

Minutes of the meeting of the Strategic Planning & Development Committee held at the Waipa District Council Chambers, 101 Bank Street, Te Awamutu on 4 November 2008 commencing at 9.00am

1 PRESENT

Councillor GRP Webber - Chairperson

Members

His Worship the Mayor AD Livingston; Councillors – MEH Cox, LWE Hoverd, GH Jull, PL Lee, GG Scaramuzza, DL Sharpe, GW Simmons, BJ Taranaki, BS Thomas and Iwi Representative, G Roberts.

Public – there were no public present.

Others

Group Manager – Policy & Strategy, R McNeil; Group Manager – Assets, Community & Business Services, J Mills [from Item 9]; Beca consultant, R Douch; Planning Services Manager, W Allan [from Item 9]; Committee Secretary, S King.

2 DISCLOSURE OF MEMBERS' INTERESTS

There were no disclosures.

3 APOLOGIES

RESOLVED

3/08/46

That the apologies for non attendance from His Worship the Mayor & Councillors Barnes & Lee be received.

Cr Sharpe / Cr Scaramuzza

4 LATE ITEMS

There were no late items.

5 CONFIRMATION OF ORDER OF MEETING

File: 01-85-12

RESOLVED

3/08/47

That the order of the meeting be confirmed.

Cr Thomas / Cr Taranaki

6 MINUTES OF PREVIOUS MEETING

File: 01-85-30

Minutes of Meeting held on 7 October 2008 were included in the agenda.

RESOLVED

3/08/48

That the minutes of the meeting held on 7 October 2008, as circulated, be confirmed as a true and accurate record of proceedings.

Cr Thomas / Cr Hoverd

7 FUTUREPROOF - UPDATE

File: 65-06-36

Councillor Scaramuzza joined the meeting at 9.04am.

Group Manager – Policy & Strategy, R McNeil provided an overview of the status of the growth strategy projects and the open days held recently. Strategic Planning Manager, G Knighton commented on the open days indicating that a wide range of views were expressed.

He noted that the recent Joint Committee considered the types of planning tools that might be used to implement the Sub-Regional Growth Strategy. Mr Knighton advised that in an upcoming discussion this matter will be expanded further, including the parameters for growth and impacts of an agreement with strategic partners. Mr McNeil noted that, while growth may seem entirely positive, there are costs associated with providing for growth and the key is to have sufficient growth capacity without being unrealistic and compromising future strategy.

Mr McNeil acknowledged that some planning decisions in the last 20 years have proved to be not always in the best interests of local communities and the sub-region. In response to a question, Mr Knighton discussed the definition of urban limits and its local application. Mr McNeil indicated that an important aspect of FutureProof was the consideration of community infrastructure and ensuring that the planning and provision of such infrastructure is better coordinated across the sub-region.

RESOLVED

3/08/49

That the information be received.

Cr Hoverd / Cr Jull

8 WAIPA 2050 - UPDATE

File: 65-06-36

Mr McNeil advised that attendance and feedback from the open days, and the number of hits on the Waipa 2050 website indicate a strong level of interest around the project. He noted that all three open days were well received based on comments from attendees. He added that a tangata whenua hui had been held the previous afternoon.

Committee member G Roberts queried the future of the Iwi representation group when FutureProof finishes. She noted that it has fifteen representatives and four boards. Mr McNeil noted the value of having the tangata whenua reference group in place at a sub-regional level and if local Iwi saw this group as being effective, that may see the review of the existing Iwi consultation framework within Waipa.

RESOLVED

3/08/50

That the information be received.

Cr Cox / Cr Scaramuzza

Councillor Scaramuzza left the meeting at 9.31 am.

9 HAUTAPU INDUSTRIAL STRUCTURE PLAN AND PLAN CHANGE PROJECT UPDATE

File: 65-07-46

Report of Planning Services Manager W Allan dated 24 October 2008 was included in the agenda.

The Chief Executive, J Inglis explained why this item was deferred until this meeting and the financial implications of confirming the proposed plan change. He noted the recent discussions relating to the capital works budget, and outlined the proposed development contributions regime and the funding requirements for the development. Mr Inglis commented on infrastructure that is required to precede the development, and that this would fall to Council to fund initially. The costs associated with such a move were significant and carried a high risk for ratepayers in that it may take many years for the costs to be recouped via development contributions.

Councillor Scaramuzza rejoined the meeting at 9.33am.

Planning Services Manager, W Allan outlined the options available, including zoning the area 'Deferred Industrial', which would signal Council's intention that the area be developed as industrial, but not allow development to occur until the necessary infrastructure was in place.

Councillor Taranaki left the meeting at 9.58am.

Mr Allan advised that a conservative approach would be the deferred industrial zone option, with a developer required to fund infrastructure before another plan change could proceed to change the zoning from deferred industrial to industrial. He felt that this would send a clear signal to landowners and developers that Council is not prepared to rezone until all infrastructure services are in place, but that at a future point Council intends the zone to be industrial.

Councillor Taranaki rejoined the meeting at 10.03am.

The meeting adjourned for the morning tea break at 10.11am and reconvened at 10.33am.

Beca consultant, R Douch presented the key aspects of the proposed plan change.

Councillor Scaramuzza left the meeting at 10.38am and returned at 10.41am.

Mr Douch outlined the recommendations and the options to be considered, and Mr Allan advised that consultation with affected landowners would be required if the proposed plan change was to become deferred industrial.

RESOLVED

3/08/51

That Council request that Council staff and consultants consult on and prepare the necessary statutory documents to rezone the land at Hautapu for deferred industrial purposes with the intention that the documents will be brought back to committee in February 2009 prior to public notification.

Cr Cox / Cr Hoverd

CONFIRMED AS A TRUE AND ACCURATE RECORD

CHAIRPERSON _____

DATE: _____