

Minutes of a meeting of the Strategic Planning & Development Committee held in the Council Chambers, Waipa District Council, 101 Bank Street, Te Awamutu on Tuesday 3 March 2009 commencing at 9.02am.

1 PRESENT

Councillor GRP Webber - Chairperson

Members

His Worship the Mayor AD Livingston [from 9.13am]; Councillors – MEH Cox, LWE Hoverd, GH Jull, PL Lee, GG Scaramuzza, GW Simmons, BJ Taranaki and Iwi Representative, G Roberts [from 9.05am].

Public

There were no members of the public present.

Others

Deputy Chief Executive & Group Manager – Environmental Services, G Dyet; Group Manager – Strategic Policy & Planning, R McNeil; Project Manager – District Plan Review, F Hill [items 1–9]; Policy Planner, S Brennan; Strategic Planning Manager, G Knighton [items 1–9]; Consultant Planner, R Douch [items 1–9]; Consultant Planner, M Chrisp; Committee Secretary, S King.

2 DISCLOSURE OF MEMBERS' INTERESTS

There were no disclosures.

3 APOLOGIES

RESOLVED

3/09/05

That the apologies for non attendance Councillors H Barnes, E Newlands, B Thomas & D Sharpe and the apology for lateness from Iwi Representative G Roberts be received.

Councillor Taranaki / Councillor Lee

4 LATE ITEMS

There were no late items.

5 CONFIRMATION OF ORDER OF MEETING

File: 01-85-12

RESOLVED

3/09/06

That the order of the meeting be confirmed.

Councillor Jull / Councillor Scaramuzza

6 MINUTES OF PREVIOUS MEETING

File: 01-85-30

Minutes of Meeting held on 3 February 2009 were included in the agenda.

RESOLVED

3/09/07

That the minutes of the meeting held on 3 February 2009, as circulated, be confirmed as a true and accurate record of proceedings.

Councillor Hoverd / Councillor Cox

7 DISTRICT PLAN REVIEW PROJECT – UPDATE: WAIPA 2050 DRAFT GROWTH STRATEGY - STATEMENT OF PROPOSAL

File: 65-06-36

Project Manager – District Plan Review said that two main changes had been made in accordance with the Committee’s feedback which include an updated tangata whenua vision statement linked into the ‘Home of Champions’ paragraph. She said that the second main change was the inclusion of Ohaupo for the development of a Town Concept Plan and the subsequent update of the document’s maps.

Iwi Representative G Roberts joined the meeting at 9.05am.

Project Manager – District Plan Review said that more clarification was provided on issues such as the housing needs of a changing population, including appropriate housing for elderly residents and rural residential living opportunities around some of the District’s peat lakes. She said that additional clarification was provided regarding limited service provision in rural areas and emphasis was given to accessibility to schools, both rural and urban.

She also said that the perspectives in section two highlight the important role of tangata whenua in the District and acknowledged that the local Treaty Settlement arrangements will see the role of tangata whenua change over time and provide further focus the importance of Waipa’s culture and heritage.

Mayor Livingston joined the meeting at 9.13am.

Project Manager – District Plan Review said that a Memorandum of Understanding between Council and tangata whenua has been suggested as a mechanism to clarify the roles and responsibilities associated with the implementation actions to be incorporated through the Growth Strategy, as well as assisting to work through issues raised during the course of the District Plan review project. In response to a concern, she said that reference to specific new or renewed marae would be removed and a general reference would be made instead.

She said that a new section was included outlining the relationship between the FutureProof vision level key themes and the Waipa 2050 response, including the process and assessment criteria for choosing the indicated growth cells. Mayor Livingston queried if the regional population is based on the Waikato Region or the Waikato Regional Council boundaries which are different and said that this needed to be clearly identified within the document as the Waikato Sub-Region.

Project Manager – District Plan Review said that future development pattern figures now include the base population from the 2006 census for comparison and that the photos comparing the density of dwellings (noted throughout the document as dwellings per hectare) were included to enhance understanding. Members discussed the separation of Kihikihi and Te Awamutu compared to the joint Cambridge/Leamington references and Group Manager – Strategic Policy & Planning said that the interconnectedness was acknowledged and is anticipated to strengthen over time. However, given that Kihikihi has a unique character and identify the intention was to recognise this during the town concept plan process.

Project Manager – District Plan Review said that the area covered by private plan change 41 (Findlay) had been included and that the draft Strategy identified potential for development at Te Mawhai. In response to a question, Group Manager – Policy & Strategy said that although resources such as sand and aggregate were signalled in the Strategy, that the pattern of land-use and settlement use would be given effect by the District Plan.

Project Manager – District Plan Review said that the commercial areas in Cambridge and Leamington were identified based on the underlying principles for compact urban development to ensure that land is used sustainably. She also said that the cost of infrastructure tables showing preconditions for development, the timing of development and other factors feed directly into the 10 Year and Annual Plans were and are provided to indicate to both the community and developers the costs associated with the growth cells.

Group Manager – Strategic Policy & Planning said that given the importance of the growth maps that a full page would be dedicated to each one to enhance clarity.

Members debated the merits of specifying a level of detail regarding the location of future retail development and felt that it was appropriate to address this in the development of the Town Concept Plans.

The meeting adjourned for morning tea break at 10.18am and reconvened at 10.30am.

Project Manager – District Plan Review said that additional text had been included to reflect the demand for travel accommodation around Mystery Creek in specified growth cells and with respect to reserve sensitivity matters. Mayor Livingston requested that the reference be changed to reflect the strength of Airport as a passenger and freight centre.

Consultant Planner, R Douch said that the future need for a convenience/commercial area in Ngahinapouri was indicated and included that a possible location would be the corner of growth cell M3 and State Highway 39. Project Manager – District Plan Review said that a need for a small commercial centre was also indicated at Karapiro and that a reference to the village being un-serviced would be amended to refer to the surrounding rural residential area.

Consultant Planner said that the Base Case Report and Profile Statements would be included in the public consultation documents as a summary of the research undertaken for the project and to assist in its understanding an executive summary was included at the beginning of the Base Case report. He said that these are intended as supporting documents as some people would want to find out the rationale behind the Strategy and Project Manager – District Plan Review said that the documents would be available on CD Rom and on the website. Councillor Lee said that the tourism section of the report was an interesting read with a good history.

Members queried small items to ensure that they were represented in the documentation such as halls within the District and the zoning at Pukeatua. In response, Deputy Chief Executive and Group Manager – Environmental Services said that emphasis can be placed on the restriction of development to the identified growth cells and to send a clear signal regarding tourism operations.

Group Manager – Strategic Policy & Planning said that the intention throughout the process was to align with FutureProof consultation but that due to possible delays in the release of the FutureProof documentation that an adjustment of the timing may be indicated.

RESOLVED

3/09/08

That

- a) *The proposed Draft Growth Strategy be received;*
- b) *Subject to the changes noted, the draft Statement of Proposal which includes the draft Growth Strategy be released for public comment in accordance with Section 83 of the Local Government Act 2002; and,*
- c) *The proposed consultation period may be amended to ensure better alignment with Future Proof consultation period when that is known.*

Statement of Proposal

Prepared pursuant to sections 82, 83, 87 and 89 of the Local Government Act 2002.

Summary of Information

By 2050 an additional 27,000 people are anticipated to be calling Waipa District home.

'Waipa 2050' is the Waipa District Growth Strategy which will guide growth in the Waipa District over the next 40 plus years. It will provide a clear framework outlining what it is we aspire to have in the area, where the additional population and employment is to be provided for and when and how this is expected to be achieved.

The Waipa District Growth Strategy will support the District vision of Waipa as the Home of Champions – creating an environment which is a great place to live, work and play. It will do this by:

- *Valuing what makes Waipa a special place and identifying actions or activities to protect and enhance these.*
- *Providing a policy framework which will guide, and where appropriate, encourage future growth in our district.*
- *Defining the pattern for future growth of settlements in the district (as opposed to growth locations being directed predominantly by the market)*
- *Providing certainty to the community and the market about what we want in our district, the level of amenity and where living, working and playing opportunities are to be provided for.*
- *Informing Council's infrastructure planning processes, to help to maximise the efficient timing and scale of infrastructure provision.*

Submissions & Public Consultation

The Council warmly welcomes public input on the Growth Strategy from residents, ratepayers, and stakeholders.

*It is proposed to release the draft District Growth Strategy for submissions on Monday 16 March 2009. Submissions must be in writing and will close at 5pm on Friday 17 April 2009. Council will acknowledge in writing each submission received. It is proposed that submissions will be heard by the Strategic Planning and Development Committee of Council at the meeting to be held in Te Awamutu **on 5 May 2009**. Submitters wishing to be heard in support of their submission must clearly state this in their submission. All submitters wishing to be heard will be given notice of the hearing time.*

Availability: Copies of the Statement of Proposal, Summary of Information, and submission forms will be available from:

Te Awamutu *Council Offices
101 Bank Street Te Awamutu
Phone: (07 872 0030)
Freephone: 0800 924 723*

*Council Library
Roche Street Te Awamutu*

Cambridge *Council Offices
23 Wilson Street Cambridge
Phone: (07 823 3800)*

*Council Library
23 Wilson Street Cambridge*

Website *www.waipaa2050.co.nz*

Submissions can be made as follows:

- 1) *by mail to Waipa District Council Private Bag 2402 Te Awamutu 3840*
- 2) *by email to info@waipa2050.co.nz*
- 3) *by fax to 07 872 0033*
- 4) *delivery to Waipa District Council Offices 101 Bank Street Te Awamutu or 23 Wilson Street Cambridge.*

Councillor Webber / Councillor Jull

8 FUTUREPROOF (SUB-REGIONAL GROWTH STRATEGY)

File: 65-06-36

Group Manager – Strategic Policy & Planning said that there was uncertainty over the timeframes for the public release of the sub-regional strategy as the Joint Committee are still resolving several concerns. He said that the integrity of FutureProof would not be compromised to achieve the original milestones and that Waipa’s concerns related to the balance between sustaining the city and the need to sustain the integrity and viability of the urban centres within Waipa District. He also said that this concern was an issue of clarity only.

Deputy Chief Executive & Group Manager – Environmental Services said that the language used in the agreed pattern of landuse settlement needed to reflect all the partner councils rather than focussing on the city and that this was being discussed. Mayor Livingston said that the agreement would be reached by consensus therefore it was critical that all councils involved are happy to support the document.

RESOLVED

3/09/09

That the information be received.

Councillor Lee / Councillor Taranaki

Committee Member G Roberts left the meeting at 11.15am.

**9 HAUTAPU INDUSTRIAL STRUCTURE PLAN AND PLAN CHANGE PROJECT
UPDATE**

File: 65-07-46

Report prepared by Consultant Planner Richard Douch of Beca Carter Hollings & Ferner Ltd was included in the agenda.

Consultant Planner, R Douch said that consultation resulted in feedback from both landowners and stakeholders providing a diverse range of opinions with some submissions seeking rural zoning, some seeking an un-serviced industrial zone and some a full industrial zone.

He said that the recommendation was for an initial release of 17 hectares as an un-serviced industrial zone which would meet the demand of low intensive activities for several years. He also said that the 17 hectares were fairly well developed or consented for development and that this would provide for activities, such as a small transport depots, that don't require services and that the level of development contributions would reflect that.

RESOLVED

3/09/10

That

- a) *the report of the Consultant Planner, dated 16 February 2009, be received;*
- b) *the necessary statutory documents (Proposed Plan Change and Section 32 reports) be prepared for consideration by the Strategic Planning and Development Committee prior to notifying the Proposed Plan Change seeking to:*
 - *Rezone the land within the Hautapu Industrial study area between Victoria Road and Hannon Road, being 17 hectares, to a zoning of "Unserviced Industrial";*
 - *Rezone the balance of the Hautapu Industrial study area, being bounded by Hannon, Hautapu and Peake Roads and the proposed Cambridge Bypass, to a zoning of "Deferred Industrial".*

Councillor Webber / Councillor Cox

**10 CHANGE TO THE OPERATIVE DISTRICT PLAN – PROPOSED PLAN CHANGE 61 –
LAKESIDE RESERVE ZONE**

File: 65-07-61

Report prepared by Consultant Planners was included in the agenda.

Group Manager – Strategic Policy & Planning said that this plan change would address the current administratively intensive District Plan requirements which require resource consent applications for many events at the Domain. The intention was to better align the current and future use of the Domain with suitable provisions in the District Plan.

Consultant Planner, M Chrisp said community consultation was undertaken with a view to ensure the most appropriate wording and that the bulk of the discussions were held with two parties, Mighty River Power and Mr M Osmond. He said that key issues of Mr M Osmond included traffic management, off-site parking, permanent signage and temporary event signage with the interface between the Domain and the rural residential area taken into consideration. He also said that two rules had been incorporated to deal with permanent and temporary signage as separate items.

Members discussed the size and quantity of signage included in the Plan Change and Deputy Chief Executive & Group Manager – Environmental Services said that the 5m² permanent signs would be more practical at a size of 5.8m² which relates to block size requirements.

Consultant Planner, M Chrisp said a key issue in the discussions with Mighty River Power was that the legal boundary of the waters edge does not correlate with the actual edge of the water and that a number of rules sought to address flood levels and excavations.

RESOLVED

3/09/11

That

- a) *the report of the Consultant Planners dated 12 February 2009 be received;*
- b) *the Strategic Planning and Development Committee authorise Council staff to publicly notify Plan Change 61 – Lakeside Reserve Zone, in accordance with the requirements of the Resource Management Act 1991.*

Mayor Livingston / Councillor Lee

There being no further business the meeting adjourned at 11.57am and will reconvene on Tuesday 10 March at 9.00am.

STRATEGIC PLANNING & DEVELOPMENT COMMITTEE MINUTES 3 MARCH 2009

The meeting reconvened in the Council Chambers, Waipa District Council, 101 Bank Street, Te Awamutu on Tuesday 10 March 2009 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, GW Simmons, BJ Taranaki.

Public

There were no members of the public present.

Others

Deputy Chief Executive & Group Manager – Environmental Services, G Dyet; Group Manager – Strategic Policy & Planning, R McNeil; Group Manager – Finance & Corporate Services, S Dew; Financial Planning Manager, D Frederick; Committee Secretary, S King.

2 DISCLOSURE OF MEMBERS' INTERESTS

There were no disclosures.

3 APOLOGIES

RESOLVED

3/09/12

That the apologies for non attendance Councillors Barnes, Newlands and Simmons be received.

Councillor Lee / Councillor Hoverd

4 LATE ITEMS

There were no late items.

5 FUTUREPROOF (SUB-REGIONAL GROWTH STRATEGY)

File: 65-06-36

Group Manager – Strategic Policy & Planning said that the draft Sub-Regional Growth Strategy would not be available for distribution until later in the week. He reminded the Committee of the reason behind the need to reconvene the meeting and discuss this document.

He also said that the issue of the future development of the ex-Montgomery property, which had been recently purchased on behalf of the Airport company, was discussed with Hamilton City Council who advised that the area should form part of a separate Airport growth cell and reflected as such in the draft Strategy. He said that because the Committee considered the Waipa 2050 document on 3 March and resolved to release the document for public consultation, that a resolution was required to now include the land as a new growth cell. He noted that the inclusion of this potential growth cell did not automatically confer its status, but rather signalled Council's view of the strategic nature of the land, and the need to seek public feedback on it. The Committee discussed the property in relation to the two adjacent properties, which, because of their size and location, should be included in the proposed growth cell.

RESOLVED

3/09/13

That

- a) *The area of land comprising the ex-Montgomery farm, being bounded by Raynes Road, Narrows Road and the Airport, and the adjoining two properties fronting Narrows Road, be included in the draft Growth Strategy as a proposed growth cell.*

Councillor Sharpe / Mayor Livingston

There being no further business the meeting adjourned at 9.09am and will reconvene on Tuesday 17 March at 9.00am.

The meeting reconvened in the Council Chambers, Waipa District Council, 101 Bank Street, Te Awamutu on Tuesday 17 March 2009 commencing at 9.00am.

1 PRESENT

Councillor GRP Webber - Chairperson

Members

His Worship the Mayor AD Livingston; Councillors – EH Barnes, MEH Cox, LWE Hoverd, PL Lee, GG Scaramuzza [from 9.05am], DL Sharpe, GW Simmons, BJ Taranaki, BS Thomas.

Public

There were no members of the public present.

Others

Chief Executive, J Inglis; Deputy Chief Executive & Group Manager – Environmental Services, G Dyet [item 6 only]; Group Manager – Strategic Policy & Planning, R McNeil; Strategic Planning Manager, G Knighton;

2 DISCLOSURE OF MEMBERS' INTERESTS

There were no disclosures.

3 APOLOGIES

RESOLVED

3/09/14

That the apology for non attendance from Councillors Jull & Newlands and Committee Member Roberts be received.

Councillor Sharpe / Councillor Simmons

4 LATE ITEMS

There were no late items.

5 FUTUREPROOF (SUB-REGIONAL GROWTH STRATEGY)

File: 65-06-36

Members considered the proposed draft FutureProof Growth Strategy, as recommended by the Joint Committee.

Strategic Planning Manager said that the submission period for FutureProof will run from 19 March to 20 April 2009 and that submissions would be heard by the Joint Committee in May. He said that section 6 details the proposed settlement pattern and the broad aims, and noted that Waipa 2050 is consistent with the information presented in the Strategy.

He also said that all references to a review of governance arrangements had not been removed as directed by the Joint Committee, but that this would be completed before the Strategy was released for public consultation. In response to a question, he said that governance was set aside so as to not get in the way of good planning and that any issues will be addressed once infrastructure layouts were established and the Southern Links project was finished. Members discussed the location of industrial strategic nodes and the location of heavy industrial zones.

Mayor Livingston said that Waipa was in a strong position as there is an operative District Plan which was considered to be very good. Strategic Planning Manager highlighted the priority actions to progress the Strategy towards implementation through the existing policy framework. Councillor Sharpe said that the District Plan rules were being considered in light of the Strategy and that any proposed changes would not be implemented until the District Plan review was concluded. Strategic Planning Manager said that a proposed District Plan would be notified in 2010.

He said that there was a lot of goodwill from tangata whenua and that co-management matters resulting from Treaty settlements would need to be incorporated as required. He also said that the Joint Committee will allow the councils to act as a cohesive body and make a joint submission to the Resource Management Act (RMA) amendments currently out for consultation.

RESOLVED

3/09/15

That the proposed draft FutureProof Growth Strategy, dated 13 March 2009, and associated summary be adopted, subject to removal of references to the review of governance arrangements, and released for public comment in accordance with the provisions of the Local Government Act 2002.

Mayor Livingston / Councillor Cox

6 WAIKATO REGIONAL POLICY STATEMENT REVIEW

File: 01-69-16

Environment Waikato (EW) Programme Manager – Policy & Strategy Group provided a presentation on the process for reviewing the Regional Policy Statement.

He said that the Statement was a key resource management document which would be used as a tool for the implementation of the FutureProof Strategy and that stakeholder briefings were being held commencing on 1 April at the Hamilton Gardens. He also said that the feedback from the discussion document would be followed by a series of workshops resulting in the release of a draft Statement by the end of the 2009.

He said that the current operative policy was weak on soils and was concentrated on erosion, the effects of land use practices on waterways and that integration work is required as the Regional Plan takes in 6 coastal district coastlines. Members commented on the lack of information sharing between councils and other agencies as highlighted by the Icepak fire. Programme Manager said that the implementation of shared systems require LTCCP funding and that a submission by the Council in this regard would be helpful.

He commented briefly on the changing role of tangata whenua and matters of significance to Maori, the implementation of the national policy statement on this matter and the long timeframes of the bigger issues that EW face. He said that the role of the regional council included the need to create a multi-district approach and that matters such as climate change need to be addressed in this regard.

Group Manager – Strategic Policy & Planning said that members would be informed as to staff comment on the discussion document.

RESOLVED

3/09/16

That the information be received.

Councillor Webber / Councillor Lee

There being no further business the meeting closed at 10.44am.

CONFIRMED AS A TRUE AND ACCURATE RECORD

CHAIRPERSON

DATE:
