

STRATEGIC PLANNING & DEVELOPMENT COMMITTEE MINUTES 5 MAY 2009

Minutes of a meeting of the Strategic Planning & Development Committee held in the Council Chambers, 101 Bank Street, Te Awamutu on Tuesday 5 May 2009 commencing at 9.00am.

1 PRESENT

Councillor GRP Webber - Chairperson

Members

His Worship the Mayor AD Livingston (9.25am); Councillors – EH Barnes, MEH Cox, LWE Hoverd, GH Jull, PL Lee (9.25am), EC Newlands (9.15am), GG Scaramuzza, DL Sharpe, GW Simmons, BJ Taranaki, BS Thomas and Iwi Representative, G Roberts.

Others

Deputy Chief Executive – G Dyet; Group Manager – Strategic Planning & Policy – R McNeil; Group Manager Finance – S Kew; Group Manager Infrastructure Management & Planning - John Mills; Senior Planner - S Brennan, Strategic Planning & Policy Manager - G Knighton, Project Manager – F Hill, Consultant Planer - John Duffy (Beca), Senior Planner - T Kelly, Governance Support Manager – C Shaw

2 DISCLOSURE OF MEMBERS' INTERESTS

There were no disclosures

3 APOLOGIES

RESOLVED

3/09/17

That the apologies received from Crs Lee, Newlands and Mayor Livingston for lateness and Mayor Livingston, Cr Sharpe and Committee Member Roberts for leaving early due to FutureProof commitments on Wednesday 7th May 2009 be received.

Cr Taranaki/Cr Thomas

4 LATE ITEMS

There were no late items.

5 CONFIRMATION OF ORDER OF MEETING

File: 01-85-12

RESOLVED

3/09/18

That the order of the meeting be confirmed.

Cr Barnes/Cr Cox

6 MINUTES OF PREVIOUS MEETING

File: 01-85-30

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

RESOLVED

3/09/19

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

Cr Cox/Cr Hoverd

7 FUTURE PROOF (SUB-REGIONAL GROWTH STRATEGY)

File: 65-06-36

Group Manager Strategic Planning and Policy Ross McNeil advised that submissions on the draft FutureProof Growth Strategy and Implementation Plan had closed on 20 April 2009.

A total of 57 submissions had been received, with 31 submitters seeking to be heard. A number of the issues raised relate to Waipa 2050, and staff have ensured that these will be considered as part of the Waipa District Growth Strategy submission deliberation process.

The FutureProof Joint Committee will hear submissions from 6 May 2009, with deliberations scheduled for 14 and 18 May 2009. Mr McNeil confirmed the FutureProof Strategy is on track for partner council adoption on or before 30 June 2009.

RESOLVED

3/09/20

That the information be received.

Cr Jull/Cr Taranaki

8 WAIPA 2050: DRAFT DISTRICT GROWTH STRATEGY: HEARING OF SUBMISSIONS

File: 65-06-36

Report of Project Manager – District Plan Review

Group Manager Strategic Planning & Policy Ross McNeil summarised the process and the level of submissions that had been received. He said that the submissions had closed on 17 April 2009 and 102 submissions had been received. A total of 56 submitters had indicated that they wished to speak to their submission and they had been advised of the date and times of the hearings.

The following individuals/groups who wished to make a verbal presentation in support of their submission, were heard.

Active Transport (Cambridge & Te Awamutu)
Steve Besley
Peter Findlay
Ashton Family Trust
CB2 Holdings Ltd
Titanium Park

[Broke for lunch at 12.31pm and reconvened at 1.03pm]

Smith Partnership
Cambridge Community Board
Matt Hanna
Cambridge Chamber of Commerce

[Cr Cox left the meeting at 3.13pm]

Roger Brooks
Transland
New Zealand Transport Agency

RESOLVED

3/09/21

That an extension of time to 5.30pm be made.

Chairperson Webber/Mayor Livingston

Martin Lee
Martin Rump
Murray Osmond

The meeting adjourned at 5.30pm and would reconvene at 8.30am on Wednesday 6 May 2009

*Minutes of a reconvened meeting of the Strategic Planning & Development Committee held
in the Council Chambers, 101 Bank Street, Te Awamutu on Wednesday 6 May 2009
commencing at 8.30am*

PRESENT

Councillor GRP Webber - Chairperson

Members

His Worship the Mayor AD Livingston (10.22am); Councillors – EH Barnes, MEH Cox, LWE Hoverd, GH Jull, PL Lee (9.25am), EC Newlands (10.22am), GG Scaramuzza, DL Sharpe, GW Simmons, BJ Taranaki, BS Thomas.

Others

Deputy Chief Executive – G Dyet; Group Manager – Strategic Planning & Policy – R McNeil; Group Manager Finance – S Kew; Group Manager Infrastructure Management & Planning – John Mills; Senior Planner - S Brennan, Strategic Planning & Policy Manager - G Knighton, Project Manager – F Hill, Consultant Planer - John Duffy (Beca), Senior Planner - T Kelly, Governance Support Manager – C Shaw

APOLOGIES

RESOLVED

3/09/22

That the apologies received from Crs Jull, Newlands and Mayor Livingston for lateness and Mayor Livingston, Cr Sharpe for leaving early and Committee member Roberts for non-attendance, be received.

Cr Webber/Cr Taranaki

Members reconvened and continued with submitters who wished to speak to their submissions.

Hamilton Airport
Winstone Aggregates

[Adjourned for morning tea at 9.53am and reconvened at 10.22am. Mayor Livingston and Cr Newlands arrived at that time.]

Transpower
Mighty River Power
[Cr Lee arrived at 11.05am]
Te Awamutu Chamber of Commerce
David Latham

[Cr Jull arrived at 11.51am]

Richard Paul
Kihikihi Police House Restoration

[Adjourned for lunch at 12.14pm and reconvened at 12.45pm]

Waikato Hunt
M & C Ward
JHB Trust
Shirley Jenkins
Ken & Martin Reid

[Mayor Livingston and Cr Sharpe left the meeting at 2.25pm]

Lance Coombes

[Meeting adjourned for afternoon tea at 2.27pm and reconvened at 3.12pm. Cr Barnes did not rejoin the meeting.]

Cambridge Golf Club
Mary Bourke

[Meeting adjourned to await arrival of submitters at 3.43pm and reconvened at 4.05pm Cr Simmons did not rejoin the meeting at that time.]

Environmental Management Services representing clients
Fonterra, Meridian 37 and WangFu

RESOLVED

3/09/23

That the report of Project Manager – District Plan Review dated 24 April 2009, be received.

Cr Webber/Cr Taranaki

[Meeting adjourned at 5.14pm and would reconvene at 8.30am on Monday 18 May 2009 in Te Awamutu]

The meeting reconvened in the Council Chambers, Waipa District Council, 101 Bank Street, Te Awamutu on Monday 18th May commencing at 8.32am.

1 PRESENT

Councillor GRP Webber - Chairperson

Members

His Worship the Mayor AD Livingston [from 9.00am]; Councillors – MEH Cox [from 9.10], LWE Hoverd, GH Jull, PL Lee [from 11.34am], EC Newlands, DL Sharpe, GW Simmons [from 8.54am], BJ Taranaki, BS Thomas and Iwi Representative, G Roberts [from 9.03am to 9.44am].

Public

There was one member of the public present.

Others

Deputy Chief Executive & Group Manager – Environmental & Community Services, G Dyet; Group Manager – Strategic Policy & Planning, R McNeil; Group Manager – Infrastructure Management & Planning, J Mills; Group Manager – Engineering Service Delivery, J Kerr; Strategic Planning Manager, G Knighton; Project Manager – District Plan Review, F Hill; Strategic Infrastructure Manager, L Kendrick; Council's Consultant Planner, R Douch; Committee Secretary, S King.

2 APOLOGIES

RESOLVED

3/09/25

That the apologies for non attendance from Councillors Barnes and Scaramuzza; and the apology for lateness from Councillor Lee be received.

Councillor Sharpe / Councillor Jull

3 WAIPA 2050: DRAFT DISTRICT GROWTH STRATEGY

Project Manager – District Plan Review outlined the overarching issues as: Iwi, Vision, staging of infrastructure and associated implications, rural subdivision and the use of TDRs, integration of land use and transport, minerals and infrastructure, housing needs for an ageing population, industrial land supply, environmental issues and location specific.

She said that submissions relating to the Vision Statement have been both in support and in opposition and noted that of those some submissions oppose the 12-15 dwellings per hectare. Group Manager – Strategic Policy & Planning said that where the predicted scale of growth was not supported was both rural residential in the rural environment and in the level of growth in and around existing rural villages. Councillor Hoverd queried if there were any submissions around the differential between the predicted growth in Cambridge and Te Awamutu. Group Manager – Strategic Policy & Planning said that one submitter (88 – Te Awamutu Community Board) did not support the differential.

Project Manager – District Plan Review said that other issues raised by submitters included the protection of community character, retention of open space, promotion of the District, the importance of a healthy business environment, and greater focus on green engineering measures.

Councillor Webber queried if an alternative methodology could have been used to predict the population increase and Group Manager – Strategic Policy & Planning said that the methodology used to forecast population growth is robust, having been developed by the University of Waikato, and is the same as used with Future Proof.

Councillor Sharpe said that the concern relating to density of dwelling houses identified the need to highlight that this will occur only in appropriate locations. Project Manager – District Plan Review said that the Vision Statement currently identifies these locations as all new development, both brownfield and greenfield locations. Councillor Taranaki noted that the Council had identified that smaller blocks and greater density were required for a sustainable future. Deputy Chief Executive said that the District Plan provisions could provide incentives for higher density development such as retirement / apartment living and could be looked at during the District Plan review process. Councillor Webber noted that the submission from the Cambridge Community Board indicated that they did not want to oppose greater density but that they wanted to make sure that it would be done well.

Deputy Chief Executive said that a number of submissions related to the high level of rural amenity and the level of control imposed on rural residential due to a limited supply. Councillor Webber queried if the Hanna proposal would be classified as rural. Deputy Chief Executive said that it would be low density not rural. Group Manager – Strategic Policy & Planning sought to clarify that the Committee did not want to change the vision statement and the elements within the vision statement based on the submissions received. He said that the wording relating to density would be amended to provide a clearer description.

Staging of Infrastructure

Project Manager – District Plan Review said that three key rationale needed to be considered against the submissions: affordable infrastructure integrated with the 10-year Plan, servicing constraints and land supply.

Strategic Infrastructure Manager said that some key engineering considerations include where growth cells are tagged onto the end of existing infrastructure which results in upgrades throughout the entire system and that this also impacts on treatment capacity and pressure maintenance throughout the system. She then said that all the growth cells indicated in green were allowed for in the 10-year Plan while the remaining cells were not and if they were brought forward that the Plan may need to be changed.

Group Manager – Infrastructure Management & Planning said that when an area is opened up for development and the infrastructure is installed that rates fund the borrowing costs while the development occurs. Strategic Infrastructure Manager said that the green growth cells are aligned with the predicted population growth and are driven by market demand.

Group Manager – Strategic Policy & Planning noted that this discussion was to ensure that the Committee understood the consequences around making any changes to the staging before looking at each growth area in turn.

Strategic Infrastructure Manager said that plan change application for cell 'T7' had been lodged and that engineering staff had identified that, while the northerly portion may be serviced subject to further investigations on the necessary upgrades to the existing reticulation to water and waste water supply, however she did acknowledge that lack of 'raw' water. She said that due to the low lying catchment that significant stormwater retention ponds would be required and that modelling would be needed to ensure if any infrastructure upgrades would be required.

She advised that if cell 'T2' is brought forward into Stage 1 that the main issue was water supply as Council were lacking the availability of raw water supply and that there was limited storage in the Te Awamutu system and only one trunk main which was progressively being upgraded. She said that a new water source was not in the 10-year Plan but security of supply was required for new growth.

The Strategic Infrastructure Manager said that for the Te Awamutu water supply two new reservoirs were a long term solution as only 8-11 hours of storage is currently available and 24 hours was required meet the NZ Drinking Water Standards. She indicated that one option was to look at restricting rural supply which could delay major capital costs including a capacity upgrade of the treatment plant and establishing a new water source. She said that wastewater was not a major issue and could be addressed at time of development along with stormwater, although retention ponds on site would be required.

Group Manager – Strategic Policy & Planning queried if a rough estimate of costs was available for the two areas under discussion. Strategic Infrastructure Manager said that some estimates include \$7.5m for roading, water from \$10m to \$23m depending on which option was required although she noted that the water costs would be for the entire supply area.

Councillor Webber queried if the Frontier Road upgrade was part of the \$7.5m and Strategic Infrastructure Manager said that the upgrade has not been re-budgeted in the 10-year Plan to the extent that is needed for the growth cell. Councillor Webber then asked if it was fair to load the \$7.5m onto cell 'T2' and Strategic Infrastructure Manager said that it was not. Group Manager - Infrastructure Management & Planning said that the works would be a condition for the cell to develop.

Mayor Livingston said that the plan change application for cell 'T2' was for less than half the area indicated in the cell and that with the provision for services for that section and the offer for placement of a reservoir made it ideal for development. Councillor Jull said that the owner of the property is keen to develop, whereas the main submitter against the Picquet Hill development is the main property owner in that area. Strategic Infrastructure Manager said that the application was for 250 lots with a large reserve area and Mayor Livingston said that it was logical to consider that portion with the balance of the 'T2' cell as deferred residential.

Group Manager - Infrastructure Management & Planning said that substitution of areas is preferred to adding additional areas for development. Councillor Sharpe queried the servicing of cell 'T9' and the Strategic Infrastructure Manager said that substitution would ensure that a balance was maintained for water consumption only, however she did state that regardless that the middle proportion of cell 'T9' was to be deferred, the infrastructure expenditure would remain the same to service the remaining of 'T9'. She said that the proposed Bond Road development was included in the 10-year Plan and that 'TA7' would be a positive as both water and sewerage lines go through the 'TA7' area. Deputy Chief Executive said that an option was to take part of cell 'T9' and allocate the resources to 'T2' and the Strategic Infrastructure Manager said that this will aid with the water demand, however the capital expenditure is the same to service only a proportion of 'T9', so omitting the middle proportion of 'T9' does not help with capital expenditure.

Councillor Webber queried the offer of a reservoir in cell 'T2' and whether that would negate the need for a reservoir on Taylor's Hill. The Strategic Infrastructure Manager said that another one on Taylor's Hill may be required in addition to the proposed 'T2' reservoir. Mayor Livingston queried if the bores at Kihikihi could also supply cell 'T7' as well. Strategic Infrastructure Manager said that the option had been investigated but it was not a viable option as the existing two bores had been identified as requiring refurbishment work. She said that the need for a third bore had also been identified to replace the two existing bores and that government funding had been investigated for that bore, however this proved fruitless. The construction of a third bore is not in the 10-year Plan.

Councillor Sharpe queried the water for cell 'T6' and the Strategic Infrastructure Manager said that water use is minimal and metered.

Iwi Issues

Project Manager – District Plan Review said that two submissions were received on the Tangata Whenua perspectives with the first from Nga Iwi Toopu o Waipa identifying corrections relating to the use of macrons, and amendments to ensure consistency with Future Proof. She said that the second submission was from Ngati Hikairo who outlined the Treaty of Waitangi partnership approach and have indicated that they wish to be involved in planning processes with Council. She said that they had been invited to attend the Waipa 2050 hui.

G Roberts said that Council's definition of papakaianga, multiple owned land around Marae, was different to the Maori perspective which included both multiple owned land around Marae but also multiple owned land off Marae as well. She said that Ngati Hikairo were supportive of entering into a Memorandum of Understanding with Council. Deputy Chief Executive queried if Maori were concerned there was potential for others to come in with papakaianga plans and G Roberts said that Maori were protective of papakaianga and wanted to ensure developers didn't use the concept.

Project Manager – District Plan Review said that there was agreement for steps to be taken towards a Memorandum of Understanding but that through the discussions another more appropriate mechanism may be identified. Mayor Livingston queried if the boundaries of Ngati Hikairo overlap with the boundaries of Maniapoto and G Roberts confirmed that they do. She said that Iwi needed to know what they wish to do and create a document that most have consensus to before they come to Council.

RESOLVED

3/09/26

That the Tangata Whenua Perspectives section of the Growth Strategy is amended to incorporate the requested text changes sought by Tangata Whenua.

G Roberts / Cr Hoverd

RESOLVED

3/09/27

That the Committee confirm that Council's Waipa 2050 process for consulting with Tangata Whenua encompasses Ngati Hikairo.

Mayor Livingston / Cr Taranaki

Cambridge Residential

Strategic Infrastructure Manager said that waste water was the issue for Cambridge. She said that the green designated cells have had the required infrastructure included in the 10-year Plan.

She said that the submission to bring cell 'C4' forward can proceed providing the main trunk line is brought west and an upgrade of treatment capacity was completed. She said that the 10-year Plan budget includes the demolition of one of the old Karapiro reservoirs and the construction of a new reservoir on the same site. She noted that stage one of the Karapiro water treatment plan upgrade was included in the 10-year Plan which will accommodate growth in Stage 1. She said that stage two would lift the treatment capacity, and would be a pre-condition for 'C3' and 'C5' cells, but that it has not been included in the 10-year Plan.

Deputy Chief Executive queried the estimate of allotments approved but not taken up and Group Manager - Infrastructure Management & Planning said that the green designated cells still have significant amounts of allotments that have not been consented which would provide for growth for the next 10 years. Councillor Sharpe queried if the Cambridge Golf Course (subm 36 & subm 102) was included and Group Manager - Infrastructure Management & Planning said that the developer would need to meet the cost to the point of connection as determined by Council. He reiterated that the longer infrastructure in the ground is under utilized the greater borrowing cost for rate payers.

Councillor Jull queried if Mighty River Power's (MRP) (subm 53) concerns regarding power generation meant future problems with Council's ability to protect their water intake capacity. Strategic Infrastructure Manager said that MRP were seeking to have Council's consent reduced from 20,000m³/day as Council is taking substantially less than consented for. She said however that once the stage two upgrade of the Karapiro water treatment plant was completed that all the capacity of 20,000m³/day would be required to service all the proposed cells. Group Manager - Infrastructure Management & Planning said that the consent was not up for review until 2026.

Councillor Webber queried if staff had considered putting a reservoir at Pukerimu and not at Karapiro but the Strategic Infrastructure Manager said that the Karapiro reservoir was necessary as it was replacing an existing reservoir. She said that the Pukerimu pipe is failing prematurely and that once this is resolved then investigations into connecting from Pukerimu into the Cambridge system could commence.

Councillor Taranaki queried if staff had investigated the use of water meters from a conservation perspective and the Strategic Infrastructure Manager said that metering is a tool that promote reduced water use but that education would need to be implemented as well. Councillor Jull queried the cost of introducing water metering throughout the District to keep an accurate tab on water loss and Group Manager – Infrastructure Management & Planning said that initially significant savings in water usage were seen with the introduction of water metering in other areas. He said that those areas are now having to implement programs to remind people to conserve water and the Strategic Infrastructure Manager said that water metering is getting more advanced with the implementation of staged water rates.

Mayor Livingston queried the possibility of bringing water from the Pukerimu scheme back to Te Awamutu rather than the considerable expenditure planned at the Te Tahī water treatment plant. While this had been investigated some years ago, the Strategic Infrastructure Manager said that any desire for new investigations were not budgeted for in the 10-year Plan. Councillor Webber queried the southern location of cell 'C6' and the geographic suitability of that area. Strategic Infrastructure Manager said that the area of cell 'C6' was drawn bigger than anticipated and that flooding issues in the area would see the size reduced considerably. Group Manager – Engineering Service Delivery said that the more compact the towns are kept then the easier it is to construct bypasses, which then forms the town boundary and will minimize reverse sensitivity issues.

The meeting adjourned for the morning tea break at 10.10am and reconvened at 10.29am. Councillors Hoverd and Simmons were not present at that time.

Project Manager – District Plan Review said that staff have agreed with submission 1 in relation to the rate of uptake based on past rates of development and that this issue can be addressed when reviewing progress with the Growth Strategy's implementation.

Councillor Sharpe queried the timing of the District Plan review which occurs every 10 years in relation to the opportunity to review the rate of uptake and make changes. Council's Consultant said that proposed changes to the Resource Management Act may mean a minor review of the District Plan occurs every five years. Councillor Jull noted that the release of land by councils is one issue under review by central government.

Hamilton International Airport and Surrounding Area

Project Manager – District Plan Review said that the staging around the Airport was raised in submissions. Strategic Infrastructure Manager said that an agreement had been reached with the Airport in relation to both water and waste water and that these have been programmed in stage one of the programmed works. She said that no further investigation had been done into the servicing of cells 'A2' and 'A1'. She said that issues with water security were indicated.

Councillor Sharpe queried the size of cell 'A2' and Strategic Infrastructure Manager said that she would have to look at the sizing in regard to the agreement reached with the Airport. Group Manager - Infrastructure Management & Planning said that Council was not a party to an agreement between NZTA and the Airport in regard to roading. He also said that Titanium Park would provide a sewer main to the point of connection as determined by Council and that they had a desire to own that service main as they are looking to on-sell that capacity to other developers. He said that this would need to be taken into account when looking at adding areas for development. Mayor Livingston said that it was important to acknowledge areas for development even though opening those areas may not occur in the short to medium term.

Councillor Sharpe said that she would rather put emphasis into cell 'A3' rather than 'A1' and would like to see cell 'A2' reduced in size. Strategic Planning Manager said that there was a recommendation from the FutureProof Joint Committee to include 41 hectares of the Montgomery property as 'airside' space directly relevant to the future development of the Airport. Cr Sharpe said that there was an opportunity to take the views of this Committee forward to FutureProof. Strategic Planning Manager said that a discussion on Friday with the Airport centered on the disagreement between the Airport and Meridian 37 in relation to height restrictions but that alterations to incorporate the Airport navigational requirements and the alignment of the Southern Links expressway needed to be considered. Deputy Chief Executive said that in the absence of plans from the Airport regarding future requirements that a policy to keep development off the ends of the runway would be appropriate.

Group Manager – Strategic Policy & Planning said that the total land in the area was appropriate for consideration towards the total industrial land requirements. Mayor Livingston said that Council were committed to 210 hectares through FutureProof. Strategic Planning Manager said that the Committee needed to signal that Council is in agreement with where FutureProof is heading.

Project Manager – District Plan Review said that rural residential has been signalled in the Growth Strategy in terms of development via Transferable Development Rights (TDR). Deputy Chief Executive said that Cambridge Chamber Commerce submission to establish an out town belt would be a very expensive strategy and that a TDR bank for development in rural areas would be a low cost option. He said that the key issue for the Committee to consider is whether rural residential development should only occur through TDR's. He further said that FutureProof indicates only 1,000 new households in the rural area over the next 40 years which equates to 25 per annum. Mayor Livingston queried the reality of developers acquiring TDR's and incorporating that cost into a subdivision. Deputy Chief Executive said that the only way staff can achieve the FutureProof vision would be through TDR's.

Mayor Livingston said that growth in the rural areas has help sustain the viability of rural schools and that a balance needed to be found to enable some development to occur while benefiting both communities and maintaining the environment. Group Manager – Strategic Policy & Planning said that this issue is fundamental to Waipa 2050 and FutureProof, so if the Committee do not now support the target, then that must be signalled to the FutureProof Joint Committee by Council's representatives. Deputy Chief Executive reiterated that to meet the FutureProof targets that all but TDR's would need to be removed, including Long/Close Association lots and the 25 hectare minimum lot rule. Members discussed the implications of removing all rural subdivision rules except through a TDR mechanism. Group Manager – Strategic Policy & Planning said that the Committee needed to bear in mind that an increase in rural development would mean a corresponding decrease for urban and/or village development. Mayor Livingston suggested that the limit is not realistic and requested staff to provide additional information on the level of previous rural consents.

In response to question about a rail commuter service to Auckland, Group Manager – Strategic Policy & Planning said that an opportunity existed if Hamilton City Council could establish a commuter link to Auckland but that the cost of extending the starting point south of Hamilton City may make this option unaffordable. He said that work on this service was currently underway. Deputy Chief Executive said that it was hard to mount an argument for a tax/rate payer funded service when unsubsidized transport was in place and that central Government were spending primarily on expressways and road transport. Project Manager – District Plan Review said that once land use was signalled then a transportation assessment would be undertaken to determine future management opportunities, and the outcomes of this would then be incorporated into the a future review of the District Growth Strategy.

Roading and Rail Infrastructure

Project Manager – District Plan Review said that submissions were received for Council to investigate the location of a third bridge in Cambridge and she noted the importance of the Southern Links route being defined.

She said that the 10-year Plan did not include construction of a third bridge and Group Manager – Strategic Policy & Planning said that the pattern of development needed to be defined through the Growth Strategy before the location of a third bridge could be advanced as part of the District Plan review.

Project Manager – District Plan Review said that if some of the growth cell staging was amended through the Strategy that there may be implications on the timing of a third bridge. Mayor Livingston reiterated that the expressway and Southern Links were a vital component towards consideration of a third bridge and that they had not been confirmed at this stage. Strategic Infrastructure Manager said that Council were seeking a uplifting of the Hautapu to Cambridge railway designation which would help with the proposed expressway interchange and that a combined approach by Fonterra and Council to NZTA would be made.

RESOLVED

3/09/28

That the Committee support the investigation into a third bridge in Cambridge once the Growth Strategy is confirmed and the Cambridge / Waipa District Integrated Transport Study is completed.

Councillor Taranaki / Councillor Jull

RESOLVED

3/09/29

That the Committee support the retention and development of rail corridors within the District, including the possibility of a future rail link to the Airport but excluding the Cambridge to Hautapu spur.

Councillor Sharpe / Mayor Livingston

The meeting adjourned for the lunch break at 12.09pm and reconvened at 12.39pm.

Minerals and Infrastructure

Council's Consultant Planner said that submissions were received seeking greater recognition and protection of mineral resources, with amendments proposed to create consistency with FutureProof. He said that staff recommend that the majority of those amendments are incorporated into the Strategy.

Councillor Lee queried if Council staff have identified the extent of these mineral resources and Council's Consultant Planner said that the Growth Strategy indicates that this would be undertaken by the Environment Waikato for the whole region. He said that the potential for conflict between mineral extraction and urban and semi-urban use is reflected in wording in both FutureProof and the Growth Strategy. Mayor Livingston noted that such a conflict exists in Ngahinapouri. Council's Consultant Planner said that Council can provide incentives and disincentives depending on how much control is considered necessary. Project Manager – District Plan Review summarised members views that although the protection of mineral resources is important, the Committee also recognise that in some locations the sustainable development of villages is more important.

Council's Consultant Planner said that Transpower (subm 50) were seeking a 30 metre 'no build' corridor and that the Te Awamutu Chamber of Commerce (subm 51) were seeking certainty of infrastructure with the single transmission line into Te Awamutu raised as an issue. He said that Mighty River Power (subm 53) sought a recognition of the significance of the hydro scheme and the potential for reserve sensitivity in relation to growth cell 'K1'. He also said that conditions such as a 30 metre set back can be considered as part of the District Plan review. Project Manager – District Plan Review said that the Vision Statement in the Growth Strategy concentrates on storm water, water and waste water and does not focus on the national grid, power supply, broadband and existing assets within the District.

RESOLVED

3/09/30

That the Committee acknowledge the significance and importance of the national electricity grid, including the need to ensure security of power supply, the existing Waikato hydro scheme and associated assets, and access to broadband services within the District.

Councillor Webber / Councillor Cox

Project Manager – District Plan Review said that Council recognised the need to provide appropriate housing for an ageing population in terms of volume and range. She said that a submission was received focusing on the need to recognise the range of services required within retirement homes and care facilities.

RESOLVED

3/09/31

That the Committee acknowledge the range and volume of services that may be required to support an ageing population in addition to appropriate housing, such as retirement villages for older residents.

Councillor Sharpe / Councillor Taranaki

Deputy Chief Executive provided figures on the consents over the last four years for applications under the 25 hectare rule, environmental protection lot rule, transferable development right rule, and long association with a holding rule (LAH). He said that removing the LAH rule would provide approximately double the allocation or roughly 2,000 new dwellings. He said that keeping the LAH rule would mean another 3,000 new dwellings and he noted that a large number of those are sold on quite quickly and often seen as an additional revenue stream for the owner. He said that existing lots could be grandfathered, and that many may never be taken up.

Project Manager – District Plan Review said that a doubling of the rural allocation may mean that one growth cell is removed from Cambridge and Te Awamutu to ensure that the overall population figures are maintained.

RESOLVED

3/09/32

That given the number of undeveloped lots in rural areas the Committee recommend the Growth Strategy provide for an additional 2700 people, being a total of 5400 in the rural area, with projected growth levels in urban areas/villages reduced accordingly, and that this proposal be referred to the Joint Committee for inclusion in the FutureProof Growth Strategy.

Councillor Cox / Councillor Thomas

Industrial

Council's Consultant Planner said that further modelling indicates that 30-35% additional workforce in industrial areas with an average of 45 employees per hectare. He said that this density was consistent with FutureProof (44 employees per hectare) for which 80 hectares of industrial land, excluding the Airport which is a regional zone, is required for the District. He said that on this Cambridge requires approximately 40 hectares, Te Awamutu up to 30 hectares and the remaining requirements in the rural area. He then said that what is currently provided for will also take account of the existing shortfall.

Environmental

Project Manager – District Plan Review said that a range of matters have been raised by submitters, including climate change and other sustainability issues such as transport modes.

She said that the Vision Statement in the Growth Strategy has no acknowledgement of climate change and that the Committee may wish to acknowledge the importance of sustainability and the affect climate change will have in the future. She said that water management practices were recognised in the Strategy under rural areas and the management of biodiversity.

RESOLVED

3/09/33

That the wording used in Future Proof's draft Strategy regarding climate change be incorporated into the District Growth Strategy's vision statement.

Councillor Hoverd / Mayor Livingston

She then said that rural residential development has been considered in some locations around peat lakes to create increased separation between the peat lake itself and adjoining agricultural use. She said that one submitter opposed such development because of the use of septic tanks. Mayor Livingston said that the visual amenity of the lakes, the character of the area and the integrity of the ecosystem would take precedence.

Project Manager – District Plan Review said that biodiversity corridors were opposed in submission if such corridors resulted in public access. Councillor Sharpe noted that these would be created for a different purpose than public access.

Cambridge

Project Manager – District Plan Review said that two issues raised by Mighty River Power related to the suitability of some growth cells being located close to the river and the suitability of cell 'C3' for development. Strategic Infrastructure Manager said that treatment and storage of water is a limiting factor with cells on the western side.

Members discussed the location of commercial areas in Leamington and industrial areas in Carters Flat and the physical separation of the town centre and Carters Flat was noted. Strategic Infrastructure Manager said that an expansion of Carters Flat was investigated in 2003 and discounted due to servicing issues. Concern was raised about the possibility of large format retail stores as proposed at Tamahere. Members noted that a number of submitters referred to the Tansley report which indicates that Cambridge and Te Awamutu do not have sufficient population to support large format retail. Members also discussed commercial office and retail land in Cambridge which is estimated to require 27 hectares in the next forty years and a shortfall of 2 hectares of retail space was factored in.

Council's Consultant Planner said that the proposed interchange may have an affect on the viability of cell 'C1'. Group Manager – Strategic Policy & Planning said that retail and commercial areas within the town centre and also Leamington can be considered in the Town Concept Plan.

Council's Consultant Planner said that growth cell 'C8' was supported by Fonterra and opposed by NZTA. He said that both the Hautapu industrial site and 'C8' were not required. He also noted that cell 'C8' is larger than the FutureProof allocation. Strategic Infrastructure Manager said that if cell 'C8' was developed that an opportunity to dispose of Cambridge north stormwater would be a benefit to Council. Council's Consultant Planner noted that Fonterra require a consent from Environment Waikato for an anaerobic digester before development of cell 'C8' could proceed.

Project Manager – District Plan Review said that the Weddell Crown site was a potential option and Council's Consultant Planner said that vacant industrial land was already there which the market had chosen not to develop.

RESOLVED

3/09/34

That the Committee recommends both the Hautapu Industrial Plan Change area and the proposed growth cell 'C8' be confirmed for future industrial use, but that a maximum of 90 hectares from one or both areas is to be made available for development prior to 2050.

Councillor Cox / Councillor Thomas

RESOLVED

3/09/35

That the future use of the Weddell Crown site is to be considered as part of the Cambridge Town Concept Plan project.

Councillor Webber / Councillor Taranaki

Project Manager – District Plan Review said that although services are generally available on the Leamington side of the river that demand for growth was traditionally north of Cambridge. Mayor Livingston said that the Committee needed to be mindful that the timing for development of cells 'C2' and 'C3' was required to be after the expressway is in place. Deputy Chief Executive said that provision for cell 'C6' has been made in the 10-year Plan as rural residential although the owner wants large lot residential. He said that if cell 'C6' was made large lot residential then it would not be covered in the Plan as providing sewerage would mean major upgrades to the wastewater system. Strategic Infrastructure Manager said that cells 'C2-4' were not provided for in the 10-year Plan due to similar sewerage issues and the need for major renewals.

Strategic Infrastructure Manager clarified that cell 'C6' could proceed as rural residential due to the use of septic tanks but that as the Growth Strategy sought greater density where appropriate, the cell could be developed as large lot residential. She said that to provide for the greater density would require incorporation into the existing sewerage treatment system.

RESOLVED

3/09/36

That the Committee recommends:

- a) *a reduction of the size of the proposed Growth Cell 'C6' to no more than 60 hectares;*
- b) *its future use be signalled as residential;*
- c) *the timing of the development be after 2050; and,*
- d) *this be reflected in the confirmed District Growth Strategy.*

Councillor Sharpe / Councillor Simmons

The meeting adjourned for the afternoon tea break at 3.19pm and reconvened at 3.30pm. Councillor Simmons did not rejoin the meeting at that time.

Deputy Chief Executive said that development at the Golf Club would dovetail into residential activity and that stormwater would be disposed of onsite. Project Manager – District Plan Review said that staff recommend that the Golf Course is not incorporated within the town boundary but that recognition that future development may be appropriate is given in the Growth Strategy.

RESOLVED

3/09/37

That the Committee recommends that the Cambridge Golf Club not be shown within the Cambridge town boundary, but recognise that future development may be appropriate in that location.

Councillor Hoverd / Councillor Lee

Group Manager – Strategic Policy & Planning noted that Wangfu submitted to reduce their area and members discussed the timing of cells 'C2' and 'C4'.

RESOLVED

3/09/38

That the Committee recommends:

- a) *proposed Growth Cells 'C2' and 'C4' proceed once all current developments reach 80% capacity;*
- b) *the timing of development of all remaining proposed growth cells identified in the draft Growth Strategy will be after 2050; and,*
- c) *this be reflected in the confirmed District Growth Strategy.*

Councillor Cox / Councillor Jull

Airport

Council's Consultant Planner acknowledge that Waipa is charged with 223 hectares in the area with Titanium Park at 100 hectares, airside runway land (Montgomery) at 41 hectares and Ashton at 8 hectares. He said that approximately 60 hectares remained to be allocated. Project Manager – District Plan Review said that Meridian 37 had now lodged a plan change application.

Members discussed the development of land under the flight path and the Winstones property compared to the Meridian 37 property. Project Manager – District Plan Review said that the recommendation from FutureProof is to confirm the Montgomery development at 41 hectares and the Ashton property at 8 hectares, and include the balance of the Montgomery property, the Winstones property and the Meridian 37 property as part of the Southern (Rukuhia) Area study.

RESOLVED

3/09/39

That the Committee recommends:

- a) *the balance of the Ashton property (8 hectares) on Airport Road and airside portion (41 hectares) of the Montgomery property be included in the confirmed Growth Strategy for development; but,*
- b) *the Winstones and Meridian 37 properties together with the balance of the Montgomery property, are to be given further consideration as part of the FutureProof Southern (Rukuhia) Area Study.*

Councillor Webber / Councillor Cox

Te Awamutu

Project Manager – District Plan Review said that some confusion was noted in a few submissions relating to the town boundary being confused with zone boundaries. She indicated that an explanation could be inserted into the Growth Strategy to ensure confusion is minimised.

RESOLVED

3/09/40

That

- a) *the District Growth Strategy include an explanation that the town boundaries are representative of the expected extent of urban growth rather than zone boundaries; and,*
- b) *that the existing Te Awamutu rural residential areas are appropriately identified on the Te Awamutu growth map.*

Councillor Cox / Councillor Hoverd

Council's Consultant Planner said that through the Town Concept Plan process opportunities within the town centre for commercial and retail requirements would be identified and investigated. He said that submissions relating to Paterangi Road have noted that there is further capacity for industrial, however, the current District Plan provisions mean that any development in the area would have to be compatible with food processing activities.

RESOLVED

3/09/41

That the Te Awamutu town boundary be amended to show the full extent of the existing Paterangi Industrial Zone as signalled in the District Plan.

Councillor Cox / Councillor Jull

RESOLVED

3/09/42

That the meeting be extended until 5pm.

Mayor Livingston / Councillor Thomas

Policy Planner said that submissions were received to extend cell 'T6' to Pokuru Road in stages towards the railway. She said that concern was raised regarding sprawl along State Highway 3 and also loss of green space within Kihikihi. She said that only the top portion of cell 'T7' was identified within the Waipa Urban Growth Strategy 2003. Strategic Infrastructure Manager said that the Otto land had potential for up to 100 allotments but that a detailed investigation into the flood hazard was required before consideration due to stormwater disposal issues. She said that cell 'TA7' between Bond Road and the town boundary could be serviced.

RESOLVED

3/09/43

That the Committee recommends that a flood hazard investigation be completed for the Otto property in Te Awamutu, with the investigation incorporating the balance of the T7 growth cell referred to in resolution 3/09/48, prior to any decision about the future development of that area.

Councillor Cox / Councillor Jull

Councillor Thomas left the meeting at 4.48pm.

Strategic Infrastructure Manager said that cell 'T2' has water servicing issues due to the fact that Council need additional 'raw' water to supply this area. The extra capacity which is required for waste water would need to be identified, however the upgrade to the waste water trunk main would need to be completed before development occurs. She said that a proposed reservoir in cell 'T2' could be used for storage capacity, while a proposed reservoir in cell 'T9' would be used for both pressure balancing and water storage.

RESOLVED

3/09/44

That the Committee recommend

- a) *the area of the proposed growth cell 'T2' identified in the Waipa Urban Growth Strategy 2003 be approved for development subject to being accommodated within current servicing capacity; and,*
- b) *the balance be developed when the required infrastructure is provided for in a future 10-year Plan.*

Councillor Cox / Mayor Livingston

The meeting adjourned at 4.57pm and would reconvene on the 19th May.

The meeting reconvened in the Council Chambers, Waipa District Council, 101 Bank Street, Te Awamutu on Tuesday 19th May 2009 commencing at 1.04pm.

1 PRESENT

Councillor GRP Webber - Chairperson

Members

His Worship the Mayor AD Livingston; Councillors – EH Barnes, MEH Cox, LWE Hoverd, GH Jull, GG Scaramuzza, DL Sharpe, GW Simmons, BJ Taranaki [from 1.06pm], BS Thomas.

Public

There was one member of the public present.

Others

Deputy Chief Executive & Group Manager – Environmental & Community Services, G Dyet; Group Manager – Strategic Policy & Planning, R McNeil; Group Manager – Infrastructure Management & Planning, J Mills; Group Manager – Engineering Service Delivery, J Kerr; Strategic Planning Manager, G Knighton; Project Manager – District Plan Review, F Hill; Strategic Infrastructure Manager, L Kendrick; Council's Consultant Planner, R Douch; Committee Secretary, S King.

2 APOLOGIES

RESOLVED

3/09/46

That the apologies for non attendance from Councillor Lee and G Roberts be received.

Councillor Sharpe / Councillor Cox

3 WAIPA 2050: DRAFT DISTRICT GROWTH STRATEGY

Project Planner said that a submission was received to recognise Plan Change 41 and that a submission was also received from Hamilton City Council who seek an acknowledgement that Plan Change 41 is subject to appeal.

RESOLVED

3/09/47

That the District map included in the draft Growth Strategy be amended to show the area approved as part of Plan Change 41, but noting that the proposal is subject to an appeal process.

Councillor Sharpe / Councillor Simmons

Councillor Taranaki joined the meeting at 1.06pm.

Policy Planner said that 18.44 hectares of cell 'T7' was identified in the Waipa Urban Growth Strategy 2003 and that a plan change had been received for 27.5 hectares which includes houses up to Golf Road. Project Manager – District Plan Review said that the submission by Wallace for rural residential on the 1153 Rewi Street, Te Awamutu property was in the line of the proposed Western Arterial and would be more appropriate as residential.

RESOLVED

3/09/48

That the Committee recommend the progression of a portion of proposed Growth Cell 'T7', being the 18.44 hectares identified in the Waipa Urban Growth Strategy 2003, subject to infrastructure being available, and that the balance of 'T7' be considered as part of a flood plain investigation.

Mayor Livingston / Councillor Cox

Members discussed their previous resolution relating to the Otto property and agreed unanimously to alter the resolution 3/09/43 to cross reference to 3/09/48.

RESOLVED

3/09/49

That the Committee notes that servicing of cell 'TA7' has been provided for in the draft 10-year Plan, and that this area be shown in the Growth Strategy accordingly.

Mayor Livingston / Councillor Cox

RESOLVED

3/09/50

That the submission by Wallace for rural residential at 1153 Rewi Street, Te Awamutu be rejected until after the route confirmation of the Western Arterial.

Councillor Sharpe / Councillor Taranaki

Council's Consultant Planner said that the areas covered by cell 'T6' would be tidied up in the confirmed Growth Strategy and noted that because rural residential are large lots that gullies can be incorporated. Strategic Infrastructure Manager said that 700 infill properties were provided for as part of the Kihikihi sewerage project and water supply capacity had also be upgraded. She further said that low lying properties such as requested by Gwynn that are outside the sewer boundaries would require individual pump systems and Councillor Jull said that that expansion outside the town boundaries would go against the community who want to retain their character.

RESOLVED

3/09/51

That

- a) *The Committee recommend that area requested by Gwynn which is bound by the town boundary, Flat Road and McGhie Road not be included in the confirmed Growth Strategy as the low lying nature of the property raises concerns around the management of both stormwater and sewage disposal; and,*
- b) *The Committee acknowledge the quantity of sections currently available for development within the Kihikihi township boundary.*

Councillor Sharpe / Councillor Simmons

Ngahinapouri

Project Manager – District Plan Review said that information from Mr K Reid was received after the close of submissions which the Committee may wish to consider.

RESOLVED

3/09/52

That the additional information from Mr K Reid regarding the future development of Ngahinapouri be received.

Councillor Thomas / Councillor Sharpe

Project Manager – District Plan Review read the submission from Mr K Reid. Councillor Sharpe said that Reid Park was a private memorial park but that Council help with the maintenance of the Park. Project Manager – District Plan Review said that promoting a sustainable village should be the prime concern and that cell 'N3' is the next logical stage which would see an alteration in the timing of the growth cells.

She said that no submissions were received relating to the 'N5' cell and Council's Consultant Planner said that the Board of Trustees for Ngahinapouri School had been considering installing an underpass to use the area around the Church as an extension of the School.

RESOLVED

3/09/53

That the Committee recommends that:

- a) *The K Reid property on Reid Road, Ngahinapouri be included in the proposed Growth Cell 'N3';*
- b) *The balance of the S Reid property on Reid Road, Ngahinapouri be included in 'N4';*
- c) *The current yellow designated growth cell 'N3' be changed to green;*
- d) *The current orange designated growth cells 'N4' and 'N5' be changed to yellow; and,*
- e) *The Committee considers the future development and sustainability of Ngahinapouri village as holding greater importance than sand winning.*

Councillor Thomas / Mayor Livingston

Project Manager – District Plan Review said that the submission to extend cell 'N2' northwards was not conducive to good urban design with accessibility to the State Highway a main cause for concern.

RESOLVED

3/09/54

That the Committee recommends that the northwards development of Ngahinapouri (north of growth area 'N2'), as proposed by a submitter, be rejected as not conducive to good urban design and concerns about accessing the State Highway.

Mayor Livingston / Councillor Taranaki

Ohaupo

Council's Consultant Planner said that a number of submissions were received in relation to the commercial area and the rural residential growth cell to the north. He said that the Ohaupo Residents & Ratepayers Association have requested an expansion of the commercial area to include Great Collins Street which would allow the Bowling Club area to be zoned commercial with access of Great Collins Street rather than the main road which would be objected to by NZTA.

RESOLVED

3/09/55

That the Committee recommends including the Ohaupo Bowling Club property in considering a broader commercial area as part of the Ohaupo Town Concept Plan project.

Mayor Livingston / Councillor Jull

Council's Consultant Planner said that due to peat soils that cell 'O2' boundary should be adjusted to incorporate the Ohaupo orchard's elevated land, but not the whole area of the orchard due to peat soils. He also said that submissions were received to develop cell 'O2' ahead of cell 'O1'.

RESOLVED

3/09/56

That the Committee recommends that the proposed Growth Cell 'O2' should proceed ahead of proposed Growth Cell 'O1', and that development of both areas can only proceed when the required infrastructure is provided for in a future 10-year Plan.

Mayor Livingston / Councillor Sharpe

The meeting adjourned at 2.52pm and reconvened at 4.52pm.

Te Miro

Policy Planner said that Te Miro was too small to have a retail centre and that submissions were concerned about the protection of existing views. Project Manager – District Plan Review said that some submissions were to remove cell 'TM2' therefore staff recommended that the cell be downgraded to stage three designation.

RESOLVED

3/09/57

That the proposed Te Miro Growth Cell 'TM2' cell be designated orange (stage 3) and 'TM3' cell designated yellow (stage 2).

Councillor Webber / Councillor Thomas

Project Manager – District Plan Review said that the rationale for the size of cell 'TM1' was due to the gully being a boundary. Councillor Webber said that the area was already broken up to small lots therefore the protection of farms was not a consideration.

RESOLVED

3/09/58

That the Committee recommends that proposed Te Miro growth cell 'TM1' be extended to incorporate property owned by M Ward at 408 Te Miro Road being Lot 9 DPS 74848.

Councillor Jull / Councillor Thomas

Pirongia

Project Manager – District Plan Review said that the main issue raised is the extent and location of the commercial area and Group Manager – Strategic Policy & Planning said that the Pirongia Town Concept Plan is well underway, and this matter would be a consideration in that process.

Deputy Chief Executive said that the possibility for a retreat with accommodation can be handled through existing planning processes. Project Manager – District Plan Review said that a submission sought to extend the existing residential area to include the area originally part of Alexandra township and that a reduction of lot size in appropriate locations would be consistent with the Strategy. Mayor Livingston noted the existing significant problems regarding water and sewerage in that sector. Strategic Infrastructure Manager said that a high water table, boggy land would mean that a geotechnical report would be required for each lot to ensure its suitability for housing especially in relation to storm water and sewerage disposal.

RESOLVED

3/09/59

That the Committee reject the submission by Sabina Owen that the area west of the Baffin Street bridge be included in the Pirongia town boundary.

Councillor Taranaki / Mayor Livingston

Project Manager – District Plan Review said that endowment land and the location of commercial areas were raised as issues and Councillor Jull commented on the subdivision and building occurring in the Otorohanga District Council area of the mountain. Councillor Taranaki said that the mountain was part of a special landscape character area that needed continued protection.

RESOLVED

3/09/61

That the Committee advise that issues relating to commercial areas, endowment land and preservation of ambience can be dealt with as part of the Pirongia Town Concept Plan process.

Councillor Webber / Councillor Taranaki

Fencourt

Project Manager – District Plan Review said that Fencourt has not been identified as a rural residential area within the District Plan and that submission 66 had requested this as well as a commercial zone. Mayor Livingston said that the Strategy supported village-type nodes and Councillor Taranaki said that protection of prime agricultural land is a major consideration. Councillor Webber commented on the possibility for reverse sensitivity from agricultural operations on a rural residential area.

RESOLVED

3/09/62

That the Committee recommends that the submission requesting recognition of a Fencourt Village in the Growth Strategy not be supported.

Councillor Barnes / Councillor Simmons

Maungakawa

Project Manager – District Plan Review said that the Hunt Club have submitted to include as rural residential their land which is outside the existing rural residential growth node.

RESOLVED

3/09/63

That the Committee advises that consideration and location of a proposed rural residential growth node in Maungakawa to be more appropriately considered as part of the District Plan review process.

Councillor Thomas / Councillor Hoverd

Karapiro

Project Manager – District Plan Review said that Mighty River Power had raised concern over the potential increase in the number of sections close to the dam and that the District Plan review could consider the requirement for rules such as setback.

RESOLVED

3/09/64

That the Committee advises the setback issue raised by Mighty River Power to be more appropriately considered as part of the District Plan review.

Councillor Webber / Councillor Simmons

Project Manager – District Plan Review said that NZTA had raised the impact of the growth cell 'K4' on the State Highway intersection and had requested that a Development Contribution fee be implemented. Deputy Chief Executive said that the amount of use through Karapiro and the intersection would make the Development Contribution fee incredibly small and that it would not be justifiable.

RESOLVED

3/09/65

That the Committee does not support the imposition of Development Contribution fees on the proposed development of Karapiro growth cell 'K4' given the limited additional impact on the State Highway 1 / Hydro Road intersection, and that the NZ Transport Agency be advised accordingly.

Mayor Livingston / Councillor Sharpe

Rukuhia

Project Manager – District Plan Review said that the 'R2' cell has been identified as peat land and Mayor Livingston raised concern about the cell 'R4' in light of the proposed southern links project.

Project Manager – District Plan Review said that cell ‘R4’ could have a precondition that Southern Links is constructed and Group Manager – Strategic Policy & Planning reminded members that Hamilton City Council desire that any development in the Rukuhia area be incorporated into the Southern (Rukuhia) Area study.

RESOLVED

3/09/66

That the Committee recommends the Rukuhia growth cell ‘R4’ proceed ahead of growth cell ‘R3’, subject to the Southern Area study being completed beforehand.

Councillor Sharpe / Mayor Livingston

Project Manager – District Plan Review said that an extension of cell ‘R1’ of land adjoining the State Highway south of the old petrol station could not proceed until the Southern Links was completed and that further consideration was required.

RESOLVED

3/09/67

That the Committee recommends that proposed extension of Rukuhia growth cell ‘R1’ be given consideration once Southern Links was completed.

Councillor Sharpe / Councillor Thomas

Te Pahu

Project Manager – District Plan Review said that informal feedback from the road show indicated that residents felt that Te Pahu was not an ideal location for consolidated rural residential development although having some development was noted as assisting in supporting the school roll. Mayor Livingston noted that there has been no uptake of land that was zoned rural residential in 1991.

Rural

Project Manager – District Plan review said that submission 39 was seeking to ensure that Council did not tighten up rural restrictions which would cause small food producing activities to close. She said that the rural allocation split will be investigated as part of the District Plan review. Council’s Consultant Planner said that the Strategy states that orchard and horticultural activities are encouraged. He then said that that an objection was noted for the last principle in the key principles for management of rural living section. Group Manager – Strategic Policy & Planning said that the staff recommendation is to not change the principles relating to rural living as these high level principles were important in guiding the District Plan review.

Project Manager – District Plan review said that another issue raised by submitter 43 was in relation to the Tokanui Agricultural Research farm and the recognition of the importance of such centres. She said that the AgResearch farm can be given site scheduled status in the District Plan review.

RESOLVED

3/09/68

That the Committee acknowledges the significance of agricultural research to the economy and the need to make appropriate provision for such activities, and that wording similar to that included in the draft FutureProof Strategy be included in the confirmed District Growth Strategy.

Councillor Sharpe / Councillor Thomas

Group Manager – Strategic Policy & Planning said that there were no submissions received for Pukeatua.

RESOLVED

3/09/69

That

- a) *staff amend the draft District Growth Strategy in accordance with the recommendations of the Strategic Planning and Development Committee following the consideration of submissions; and,*
- b) *the Strategic Planning and Development Committee confirm the amended draft Growth Strategy at the meeting to be held on 2 June 2009, and that it be recommended to Council for adoption on 30 June 2009.*

Councillor Webber / Mayor Livingston

Mayor Livingston noted the significance of the decisions made during the meeting and reiterated the importance of those decisions to the Waipa District for the next 10 years.

There being no further business the meeting closed at 6.00pm.

CONFIRMED AS A TRUE AND ACCURATE RECORD

CHAIRPERSON

DATE:
