

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 4 August 2009 commencing at 9.01am.

1 PRESENT

Councillor GRP Webber - Chairperson

Members

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

Public

There was one member of the press in attendance.

Staff

Group Manager Engineering Service Delivery, J Kerr; Group Manager Infrastructure Management & Planning, J Mills; Group Manager Strategic Policy & Planning, R McNeil; Strategic Planning Manager, G Knighton; Project Manager District Plan Review, F Hill; J Duffy (Beca Consultants); S Bigwood (Bloxham, Burnett and Olliver); Senior Planner Community Planning & Governance, S des Forges; Committee Secretary, S King.

2 DISCLOSURE OF MEMBERS' INTERESTS

There were no disclosures.

3 APOLOGIES

RESOLVED

3/9/87

That the apology for non attendance from Councillor GG Scaramuzza be received.

Councillor Simmons / Councillor Lee

4 LATE ITEMS

Councillor Cox requested information on Waipa's contaminated sites following the recent court decision against Hawke's Bay Council. Group Manager Strategic Policy & Planning said a report would be presented to a future meeting of the Policy Committee.

5 CONFIRMATION OF ORDER OF MEETING

File: 01-85-12

RESOLVED

3/09/88

That the order of the meeting be confirmed.

Councillor Jull / Councillor Hoverd

6 MINUTES OF PREVIOUS MEETING

File: 01-85-30

Minutes of Meeting held on 2 June 2009 were included in the agenda.

RESOLVED

3/09/89

That the minutes of the meeting held on 2 June 2009, as circulated, be confirmed as a true and accurate record of proceedings.

Councillor Barnes / Councillor Thomas

**7 CHANGE TO THE OPERATIVE WAIPA DISTRICT PLAN 'SURPLUS RESERVES'
PLAN CHANGES (62, 64, 65 & 68)**

File: 65-30-01

Report of Consultant Planner dated 19 June 2009 was included in the agenda.

Group Manager Strategic Policy & Planning said the proposed Plan Changes were part of an ongoing process to remove reserve notations from the District Plan for parcels of land that are not classified as reserves, and Council has previously signalled that they not be classified as reserves and should be made available for sale as surplus assets.

The Property Manager said a fifth plan change for a site on Addison Street was waiting on geotechnical information before presentation to the Committee. Council's Consultant Planner said mixed feedback was received during the process of consulting with neighbours and other interested parties. He said the residents close to the sites had quite localised objections. However, most concerns were mitigated by close proximity of formal reserve areas and the way in which Council controlled the development of these areas.

The Consultant Planner outlined the concerns raised in relation to the Vogel/Taylor Street site, and noted the site was not accessible to the public as it was fenced and used for grazing. He believed that all issues raised by residents adjacent to the former gravel and cleanfill stockpiling site on Roto-O-Rangi Road could be mitigated in the development of the land and noted that the area was never set apart as a reserve under the Reserves Act.

In response to a question, the Property Manager said as part of the District Plan review, where staff were identifying all parcels and correctly notating them as some land was not used for reserve-related purposes. Group Manager Strategic Policy & Planning said the underlying rationale for this process was to enable Council to maximise the value of these surplus land assets with their status reverting to the underlying zone as shown in the District Plan. He said that as Council was owner it could specify the nature and standard of development it wanted, and this would help ensure consistency with the urban design principles underpinning the Waipa 2050 initiative.

The Consultant Planner said the Thompson Street and Burns Street proposed plan change was objected in whole or in part by seven landowners with three in support. 22 landowners were noted as neutral or did not respond. He said concerns ranged from property values, loss of grazing and potential for increased vandalism. He also said uplifting the notation would not affect accessibility to other reserves in the locality.

The Property Manager said concerns were raised that the Froude Street site was the only reserve area in the neighbourhood for children to play. He said that since the site is unencumbered fee simple land, a portion could be retained and classified as reserve, and it was on this basis that the proposed Plan Change had been prepared. Members discussed removing reserve notation from two-thirds of the site, with the balance as a playground, and agreed to proceed with the proposed Plan Change as presented.

RESOLVED

3/09/90

That:

- a) *The report of the Consultant Planner dated 19 June 2009 be received;*
- b) *The Strategic Planning and Development Committee authorise Council staff to publicly notify Plan Changes 62, 64, 65 & 68 – ‘Surplus Reserves’ in accordance with the requirements of the Resource Management Act 1991;*
- c) *Concurrently with RMA notification, Council staff satisfy the consultation requirements of Section 138 of the Local Government Act 2002 concerning the disposal of parks; and,*
- d) *Concurrently with RMA notification, and if necessary, Council staff satisfy any remaining Local Government Act consultative requirements for the sale or exchange of endowment property.*

Councillor Taranaki / Mayor Livingston

8 DISTRICT PLAN REVIEW PROJECT – UPDATE: WAIPA 2050

File: 65-06-36

Report of Project Manager District Plan Review was included in the agenda.

Group Manager Strategic Policy & Planning said this work was unprecedented in Council's planning history with the scope and budget reflecting the programme. He said that an outline scope and budget had been presented to Council in 2008 and endorsed at that time. He indicated that both scope and timing had been refined and these aspects were covered in the report. He noted that Council's decision to include Pirongia and Ohaupo in the town concept planning process had impacted on the cost of the project.

Project Manager District Plan Review commented on the Town Concept Plan phase of the project, including key milestones and timeframes as outlined in the report. She noted that the FutureProof implementation plan required immediate changes to the Waipa District Plan and the Regional Policy Statement, and staff were working with Environment Waikato (EW) on these matters. She added that EW's Regional Policy Statement was also subject to review, and Council staff would be closely involved in this process to ensure appropriate input from Waipa and alignment with the District Plan review process.

Members expressed their views on the project's achievements to date and proposed milestones, including financial aspects and central Government's proposed changes to the Resource Management Act. In response, Group Manager Strategic Policy & Planning said investment in planning now would reap benefits for the District over the longer term. He also said that changes proposed by central Government may reduce costs of doing business with Council without compromising the principals key to the District, resulting in a better outcome for residents.

Cr Newlands joined the meeting at 10.32am.

He further said that several references to cost escalations by Members were the result of decisions taken in April 2008 when Council embarked on this initiative and subsequently completed additional scoping work. He commented that an additional contributing factor was the need to conclude the project prior to the 2010 triennial elections to ensure this Council would see the project through to at least notification of the proposed District Plan.

RESOLVED

3/09/91

That:

- a) *The report of Fiona Hill, Project Manager District Plan Review dated 24 July 2009 be received; and,*
- b) *Approval be given to staff to prepare a plan change to the Waipa District Plan in accordance with the confirmed Future Proof Implementation Plan.*

Councillor Sharpe / Councillor Barnes

Cr Cox recorded his vote against part 'b' of the resolution

9 FUTURE PROOF (SUB-REGIONAL GROWTH STRATEGY) - UPDATE

File: 65-06-36

Group Manager Strategic Policy & Planning said the report focused on the implementation phase of Future Proof with details around the budget and key actions contained within the action plan. Strategic Planning Manager outlined the implementation process and said Hamilton City Council would continue to provide administrative support. He commented briefly on the Southern Study and the Office & Retail Strategy which are both currently being scoped.

In response to a question, he said New Zealand Transport Agencies' Southern Links project would take 12 to 18 months to reach the designation stage.

RESOLVED

3/09/92

That the information be received.

Councillor Webber / Mayor Livingston

There being no further business the meeting closed at 10.50am.

CONFIRMED AS A TRUE AND ACCURATE RECORD

CHAIRPERSON

DATE:

Completed and Dispatched: 10 August 2009.