

*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 8 December 2009 commencing at 9.00am*

## **1 MEMBERS**

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Councillor GRP Webber - Chairperson

### **Members**

His Worship the Mayor AD Livingston; Councillors – EH Barnes (9.48am), MEH Cox, LWE Hoverd, PL Lee, GG Scaramuzza, DL Sharpe, GW Simmons, BJ Taranaki, BS Thomas and Iwi Representative, G Roberts.

### **Public**

There were no members of the public in attendance.

### **Staff**

Group Manager Strategic Policy & Planning – R McNeil; Group Manager Service Deliver – J Kerr; Strategic Planning Manager – G Knighton; Consultant Planner – R Douch, Project Manager District Plan Review – F Hill; Bill Mitchelmore; Lorraine Kendrick; Governance Support Manager – C Shaw

## **2 DISCLOSURE OF MEMBERS' INTERESTS**

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There were no new disclosures.

## **3 APOLOGIES**

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### **RESOLVED**

3/09/108

*That the apology for lateness from Cr Barnes be received.*

Cr Thomas/Cr Taranaki

## **4 LATE ITEMS**

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There were no late items.

## **5 CONFIRMATION OF ORDER OF MEETING**

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File: 01-85-12

### **RESOLVED**

3/09/109

*That the order of the meeting be confirmed.*

Cr Thomas/Cr Simmons

## **6 MINUTES OF PREVIOUS MEETING**

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File: 01-85-30

Minutes of Meeting held on 6 October 2009 were included in the agenda.

### **RESOLVED**

3/09/110

*That the minutes of the meeting held on 6 October 2009, as circulated, be confirmed as a true and accurate record of proceedings with an alteration on Page 12 the word "saff" be changed to "staff".*

Cr Sharpe/Mayor Livingston

## **7 MEETING DATES 2010**

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File: 01-85-12

### **RESOLVED**

3/09/111

*That in accordance with the Local Government Act 2002, Schedule 7 Clause 19(6)(i) the Strategic Planning & Development Committee adopts the following schedule of meeting dates for 2010 (generally being the first Tuesday of each month except for January) –*

*2 February  
2 March  
6 April  
4 May  
1 June  
6 July  
3 August  
7 September  
5 October*

Cr Taranaki/Cr Hoverd

## **8 HAUTAPU INDUSTRIAL PLAN CHANGE PROJECT: PLAN CHANGE & SECTION 32 REPORT FOR NOTIFICATION**

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File: 65-07-46

Consultant Planner Richard Douch presented the Plan Change and updated Councillors on the process to date. He outlined a proposed timeline and scenario options for consideration.

Cr Barnes arrived at 9.48am

**RESOLVED**

3/09/112

*That*

- a) *The report of the Consultant Planner dated 16 October 2009 be received.*
- b) *Council proceed with Option 4 outlined in Section 5 of the report by the Consultant Planner dated 16 October 2009. In particular that:*
- *The rezoning of land for industrial purposes at Hautapu should be undertaken as part of the full review of the District Plan rather than through a separate plan change process.*
  - *The location of which growth cell to proceed with shall be considered at the Committee's April 2010 Meeting, with the 3 Options being:*
    - 1 *The Hautapu Plan Change (being the proposal submitted to the December 2009 Committee meeting);*
    - 2 *The C8 Growth Cell (being predominantly the Fonterra property); or,*
    - 3 *A combination of 1. and 2.*

Cr Scaramuzza/Mayor Livingston

**Reasons:**

- There is merit in the C8 Growth Cell and Council needs sufficient information to properly assess that option;
- Compared with a separate Plan Change process, advancing the rezoning of land as part of the District Plan review will not significantly delay the future availability of industrial land;
- There are cost savings and efficiencies to be made to Council by considering the plan amendments as part of the full District Plan Review rather than running a separate plan change process.

**9 DISTRICT PLAN REVIEW PROJECT – WAIPA 2050 HEARING OF SUBMISSIONS: DRAFT TOWN CONCEPT PLANS AND DRAFT ENVIRONMENT STRATEGY**

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File: 65-06-36

**Report of Project Manager District Plan Review dated 30 November 2009**

**Submissions document provided separately to Councillors**

Project Manager District Plan Review said the second phase of the Waipa 2050 project involves the preparation of Town Plans. The Draft Town Plans and the Environment Strategy have taken key directions from the Waipa 2050 District Growth Strategy and have been prepared and consulted upon widely.

She provided an overview of the consultation process, the submissions that have been received and the key issues that have been raised. Due to the tight timeframes, staff recommendations have not been included but will be available at the time of the hearing.

A number of submitters have indicated that they wished to be heard in relation to their submission. A copy of the submissions received had been circulated to Councillors in a separate document.

Group Manager Strategic Policy & Planning outlined the procedure for the hearing and consideration of submissions, and noted the number of submissions involved. He said the first part of the process, involving hearing from the submitters, was about ensuring members understood what submitters were seeking, and that the deliberations would follow after all submissions had been presented. .

The Committee then heard verbal submissions from the following people:

CB2 Holdings

Ian Johnson on behalf of St Peters School Trust (Keith Laing) Fonterra, Newtownards Holdings and Meridian 37

Mr Osmond

Cambridge Community board

Selwyn Foundation

[Broke for morning tea at 9.59am and reconvened at 10.14am]

Broke for lunch at 12.11pm and reconvened at 12.35pm

NZTA

Cambridge Chamber of Commerce

Cambridge Kindergarten

Cambridge Tree Trust

Bryan Mayo

Cr Barnes left the meeting at 2.15pm

Jennie Gainsford

Roger Williams

Cambridge Timber and Hardware

Paul & Linda Garland

Meeting adjourned for the day at 4.56pm and will reconvene in the Council Chambers on Wednesday 9 December 2009 at 9.00am

*Minutes of a reconvened meeting of the Strategic Planning & Development Committee held in the Council Chambers, Waipa District Council, 101 Bank Street, Te Awamutu on Wednesday 9 December 2009 commencing at 9.00am*

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**1 MEMBERS**

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Councillor GRP Webber - Chairperson

**Members**

His Worship the Mayor AD Livingston; Councillors – EH Barnes (9.48am), MEH Cox, LWE Hoverd, GG Scaramuzza, DL Sharpe, GW Simmons, BJ Taranaki, BS Thomas.

**Public**

There were no members of the public in attendance.

**Staff**

Group Manager Strategic Policy & Planning – R McNeil; Group Manager Service Deliver – J Kerr; Strategic Planning Manager – G Knighton; Consultant Planner – R Douch, Project Manager District Plan Review – F Hill; Development Engineering Manager - Bill Mitchelmore; Design Engineer - Lorraine Kendrick; Governance Support Manager – C Shaw

The Committee reconvened and continued to hear verbal submissions;

Pirongia Residents and Ratepayers Association

Shirley Brown

Phillip Wallace

Peter Robertson

[Adjourned for cup of tea at 10.41am and reconvened at 10.55am]

Waikato Federated Farmers

Environment Waikato

Mighty River Power

[Adjourned for lunch at 12.28pm and reconvened at 12.58pm]

Auckland/Waikato Fish & Game  
Waikato Biodiversity Council  
Pirongia Te Aroaro O Kahu Restoration Society  
Mark Waters  
Peter Fulton-Bevers  
Sustainable Cambridge  
Bill Garland

**RESOLVED**

3/09/113

*That an extension of time until 4pm be approved.*

Cr Webber/Cr Scaramuzza

There meeting adjourned at 4.02pm and will reconvene in the Council Chambers on Friday 11 December 2009 at 9.00am

*Minutes of a reconvened meeting of the Strategic Planning & Development Committee held in the Council Chambers, Waipa District Council, 101 Bank Street, Te Awamutu on Friday 11 December 2009 commencing at 9.00am*

**1 PRESENT**

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Councillor GRP Webber - Chairperson

**Members**

His Worship the Mayor AD Livingston; Councillors – EH Barnes; MEH Cox, LWE Hoverd, G Jull; GG Scaramuzza, DL Sharpe, GW Simmons, BJ Taranaki.

**Public**

There were no members of the public in attendance.

**Staff**

Group Manager Strategic Policy & Planning – R McNeil; Group Manager Service Deliver – J Kerr; Strategic Planning Manager – G Knighton; Consultant Planner – R Douch, Project Manager District Plan Review – F Hill; Bill Mitchelmore; Lorraine Kendrick; Governance Support Manager – C Shaw

District Plan Review Project Manager Fiona Hill said that staff had looked at the matters raised by the submitters and had prepared draft recommendations. The meeting then worked through the concept plans having regard to the matters raised.

***Kihikihi***

Acknowledged that there needed to be more cycleways and walkways provided to allow for children and residents to cycle or walk to school or work..

There was general support from submitters for Leslie Street to go to residential rather than light industrial. How much work has been done about Flat Road/McGhie Road as industrial and Councillors questioned the appropriateness of the proposal and requested staff to do research in the interim. Retailers see Leslie Street not as residential bit they are wanting it to remain as light industrial, attract new business to become vibrant and have the whole place tidied up.

***Te Awamutu***

General discussion on Bilimag and the options for the area around that site.

Commercial focus considered but would need to be specified users and there would be an opportunity to look at it in more detail through the District Plan review.

### ***Ohaupo***

Discussion on the proposal of building a road to provide for connectivity was considered to be a great expense and nobody will use it. Cr Sharpe said that a developer would not even look at it as the roading contribution alone will kill it. Even though it was shown in the Structure plan it just won't happen. Good in principle but not practical and maybe it should be reviewed.

Perhaps the use of a cycle/walking track to make connectivity would be a viable option but a road would be too expensive.

### ***Pirongia***

Considerable discussion around allowing lot sizes to be down to a minimum of 2,000m<sup>2</sup> and it was considered that the area did not want all of the new development to be down at that size but that there could be different sizes within the development. It was agreed that the wording could be changed to allow for "an average" of 2,000m<sup>2</sup>.

Discussion on the Town Concept Plans provided was held and it was suggested that this be amended as the cycle track as shown was not achievable and the reserves and golf course had been excluded. Councillors were cautious of indicating scenarios on the maps as they may indicate that it is definitely being done when in fact the cost is too great.

It was considered that the Wetland area takes in far more land than what is intended and that it was to be only about an acre down below the Redoubt.

Identification of the Matakītaki Pa site on the maps and there was support for Council purchasing the private property that is on the pa site.

### **Common Submissions**

Two and three level development was supported but in the right places.

Large format retailing – design standards to remain as in the document and they will apply to everyone.

### ***Cambridge***

Some concern was shown for the two and three level retirement residences and Councillors were of the general opinion that they would not want to see too many developments such as this. There was a preference for developments such as Lauriston Park

Neighbourhood site – a request for some clarification around the cb2 area as to what was included eg was there a supermarket and would there be a control and restrictions on the footprint of the shop sizes. Discussion on whether a further supermarket was required in Cambridge and some feasibility was being done on this. Members considered a supermarket in Leamington would be good and would keep the traffic off the bridge. Makes good sense to have the entrance to the neighbourhood site off Victoria Street. More work is still to be done because they think 6,000 may have an effect on what goes there.

Transmission lines

Discussion on the request for consideration by St Peter's School was held and there was confusion as to whether the sections were to be serviced or not. The transmission lines were an issue as the current 150m as shown on the concept plans would mean that there could be no development on the St Peter's land.

There was a suggestion that there needed to be a bit more consistency through District to District as there were different size lines everywhere. Health or amenity issues were discussed and it was suggested that the 150m buffer could be reduced.

Break at 12.41pm reconvened for environment strategy at 1.10pm

**RESOLVED**

3/09/114

*That the report of Fiona Hill, Project Manager, District Plan Review, be received.*

Cr Hoverd/Mayor Livingston

Cr Barnes left at 2.15pm, Mayor Livingston left at 1.15pm, Cr Sharpe left at 2.00pm

Discussions around the vista to Lake Te Ko utu was held and staff agreed to relook at the site plan of the railway area and see what improvements could be made to the area.

The meeting adjourned at 2.30pm and would reconvene in the Council Chambers on Tuesday 15 December 2009 at the conclusion of the Council meeting.

*Minutes of a reconvened meeting of the Strategic Planning & Development Committee held in the Council Chambers, Waipa District Council, 101 Bank Street, Te Awamutu on Tuesday 15 December 2009 commencing at 2.29pm*

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**PRESENT**

Councillor GRP Webber - Chairperson

**Members**

His Worship the Mayor AD Livingston; Councillors – MEH Cox, LWE Hoverd, G Jull; P Lee; E Newlands; GG Scaramuzza, DL Sharpe, GW Simmons, BJ Taranaki.

**Public**

There were no members of the public in attendance.

**Staff**

Strategic Planning Manager – G Knighton; Project Manager District Plan Review – F Hill; Heritage & Development Project Manager T Roxburgh; ; Governance Support Manager – C Shaw

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**APOLOGIES**

At the meeting held on 2 February 2010 it was resolved that the apology for non-attendance from Councillor Barnes for 15 December, which had not been recorded, be included.

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**10 DISTRICT PLAN REVIEW PROJECT – FUTURE PROOF PROPOSED PLAN CHANGE**

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File: 65-06-36

**Report of Project Manager District Plan Review dated 30 November 2009**

The Proposed Plan change proposes to amend RS67 of the Operative Plan. The purpose of this Plan Change is to implement the land use pattern defined in FutureProof and Waipa 2050, particularly as it relates to rural residential development. The plan change is an identified action in the approved FutureProof Strategy and Implementation Plan.

Future Proof and the Waipa 2050 District Growth Strategy signal the need to generally concentrate rural residential development around existing towns and villages, protect high quality soils and retain the rural environment for rural uses by paying particular attention to reverse sensitivity effects.

The Committee considered the proposed Plan Change. There was discussion on proposed sub-clause h) and there was a feeling of the Committee that this was probably not required but reference to the 1km to the Hamilton City boundary could be clarified.

The Committee considered that where consents/plan changes had been approved through an Resource management Act process, but had yet to take effect, these should be exempt from the proposed amended Policy RS67, and that the wording of the proposed Plan Change 70 be amended to reflect this. The Committee also considered the importance of including criteria to allow for the consideration of development proposals where significant environmental benefits would accrue.

**RESOLVED**

3/09/115

*That*

- a) proposed amendment (h) relating to the 1km of Hamilton City Boundary be deleted from Plan Change 70 Future Proof residential development*
- b) the words "Hamilton City" be deleted from page 100.*
- c) the proposed amended policy RS67 be further amended to include:*
  - i) a Policy exempting the application of proposed policy RS67 from applying to plan changes for which decisions have been issued and where a plan change has not yet been made operative.*
  - ii) an additional provision to proposed Policy RS672d to allow for the consideration of development proposals where significant environmental outcomes can be achieved.*
  - iii) the words "subject to a" be included at the beginning of proposed Policy 2b*

Mayor Livingston/Cr Sharpe

**RESOLVED**

3/09/116

*That*

- a) The report, District Plan Review Project – Future Proof Plan Change be received.*
- b) Subject to the changes confirmed in resolution 3/09/115, and the provision for staff to make minor editorial changes, Plan Change 70 Future Proof Rural Residential Development be approved for public notification in accordance with the requirements of the Resource Management Act 1991.*

Cr Jull/Cr Sharpe

There being no further business the meeting closed at 3.44pm

**CONFIRMED AS A TRUE AND ACCURATE RECORD**

**CHAIRPERSON:** \_\_\_\_\_

**DATE:** \_\_\_\_\_