

# STRATEGIC PLANNING & DEVELOPMENT COMMITTEE MINUTES 3 AUGUST 2010

*Minutes of a meeting of the Strategic Planning & Development Committee held in the Council Chambers, 101 Bank Street, Te Awamutu on Tuesday 3 August 2010 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, GH Jull, PL Lee, GG Scaramuzza, DL Sharpe, BJ Taranaki, and BS Thomas.

### **Other**

Group Manager Planning & Community Relations – R McNeil; Manager Planning – W Allan; Manager District Plan Review – F Hill; Consultant Planner – C Dawson (Bloxam Burnett & Olliver); Governance Support Senior – C Shaw

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

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There were no new Disclosures of Interest. Cr Webber stated he was a shareholder of Fonterra which had land in Cambridge North (part of Item 9).

## **3 APOLOGIES**

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### **RESOLVED**

3/10/30

*That the apologies received for non attendance by Councillors GW Simmons and EC Newlands and Committee Representative G Roberts be received.*

Cr Thomas/Cr Lee

## **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**

3/10/31

*That the order of the meeting be confirmed.*

Cr Scaramuzza/Cr Taranaki

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**6 MINUTES OF PREVIOUS MEETING**

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File: 01-85-30

**Minutes of Meeting held on 6 July 2010.**

**RESOLVED**

3/10/32

*That the minutes of the meeting held on 6 July 2010, as circulated, be confirmed as a true and accurate record of proceedings.*

Cr Webber/Cr Taranaki

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**7 FUTURE PROOF (SUB-REGIONAL GROWTH STRATEGY) UPDATE**

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File: 65-06-36

Group Manager Planning & Community Relations advised the Committee that the Southern Sector Study compiled by Beca Consultants had been presented to the July meeting of the Future Proof Joint Implementation Committee. He said that the Committee had decided to hold over this report to the next meeting for more detailed consideration pending further on several aspects covered by the report.

With regard to the Employment Land Study, Group Manager Planning and Community Relations said that the FutureProof Strategy process had taken a broad approach to identifying the amount of business land for the sub-region, and then allocated this across the sub-region. Since this time, work on the Waikato Regional Transport Modelling initiative has signalled the possible of provision of business land. The Employment Land project will assess and refine the earlier work to ensure the most appropriate amount of land is identified, along with its location and development timing, and that the rationale behind this is clear and robust. Mr McNeil said the recommendations of the project group would be subject to further consideration by chief executives prior to consideration by Joint Implementation Committee. He noted that Council would be updated on progress with this work.

**RESOLVED**

3/10/33

*That the information be received.*

Cr Webber/Cr Lee

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**8 DISTRICT PLAN REVIEW UPDATE**

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File: 65-06-36

Manager – District Plan Review outlined the progress being made to date on the Heritage properties and advised that letters would be sent to all on the database in the next week or so.

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Considerable discussion was held around incentives to encourage people to retain heritage sites as often there are restrictions imposed on the buildings in terms of parking and the like. Cr Lee asked how can Council's ensure these buildings are retained and cited the recent enforcement notice served on the National Hotel owners. He said what protection is there to ensure owners do the building up rather than let it fall into disrepair. Mrs Hill said that the ultimate protection is for Council to purchase buildings that it feels has a strategic heritage element and there is a whole range of options open to it. However, "demolition by neglect" is an option used by some developers under the Resource Management Act, where the owner appeals to the Environment Court to say that they have been denied reasonable use and then ask that the building be demolished.

Cr Scaramuzza asked if there was a process to go through and asked whether it was time for Council to get involved seriously and try to retain this building. Group Manager Planning and Community Relations said if that was the desire of the Committee then Management could investigate further. The proposed District Plan provisions will not take effect for some time and if there is the view that the property is an imminent risk then the existing Heritage Policy can be used to evaluate the risk and the value to the District. He said it may be that during the process a number of avenues could be identified to preserve the building. The investigation would also highlight any impediments to preserving the building for future owners.

### RESOLVED

3/10/34

*That in light of the concern about the condition of the Cambridge National Hotel, the Strategic Planning and Development Committee recommends that an investigation be undertaken to determine the issues, options and opportunities for retaining and enhancing the heritage value of the property and that the investigation process have regard to Council's Heritage Policy and the review of the District Plan.*

Cr Scaramuzza/Cr Lee

Mrs Hill then presented the key dates and steps for finalising the Draft Plan Councillors information.

Stage	Dates	Task
1	16 <sup>th</sup> July	80% draft proposed Plan for staff review
	30 <sup>th</sup> July	Comments back from staff on 80% draft version
	30 <sup>th</sup> July – 17 <sup>th</sup> August	Updating draft proposed Plan
	5 <sup>th</sup> August	Consultation on proposed protection provisions
2	17 <sup>th</sup> August	90% draft proposed Plan distributed to Councillors for Workshop

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Stage	Dates	Task
	24 <sup>th</sup> August	Workshop with Councillors on 90% draft proposed Plan (will not include feedback from consultation on protection provisions)
	27 August	Completion of consultation on proposed protection provisions
	24 <sup>th</sup> August – 3 <sup>rd</sup> Sept	Update 90% draft Plan following workshop
	7 <sup>th</sup> September	Workshop with Committee on feedback on proposed protection provisions
3	6 <sup>th</sup> – 10 <sup>th</sup> Sept	Council staff review of final draft proposed Plan 100% version
	13 <sup>th</sup> – 17 <sup>th</sup> Sept	Update draft proposed Plan for Committee
	20 <sup>th</sup> Sept – 1 <sup>st</sup> Oct	Councillor Review of final draft proposed Plan
4	5 <sup>th</sup> October	Seek approval to notify proposed Plan
5	November	Notification of proposed Plan (mid-November)

**RESOLVED**

3/10/35

*That the information be received.*

Mayor Livingston/Cr Barnes

[Adjourned at 10.09am for morning tea and reconvened at 11.27am]

**9 CAMBRIDGE NORTH PLAN CHANGE - UPDATE**

File: 65-07-52

**Report of Consultant Planner, C Dawson dated 16 July 2010.**

Manager Planning outlined the Plan Change to date. Consultant Planner Chris Dawson answered questions around the provision for stormwater runoff.

In response to a question, Mr Dawson said that with the interchange going over parts of this area and the potential to block sun from some properties, there may be a need to review the number of reserves in the northern corner and even provide for some commercial land in that area. The buffer itself is designed to have a combined use as stormwater runoff and as a walkway/cycleway with planting to compensate for these areas.

Mr Dawson outlined the process should Council agree to the withdrawal of the plan change and having this area included in the District Plan review. He said a letter will be sent to all submitters to the plan change immediately advising them of the change and what the new process would be. Mayor Livingston said that any changes would need to help progress the expressway rather than hinder it. Mr Dawson responded that this change would help re-enforce the Town Concept Plans and the District Plan process and expected the request for alteration for the bypass designation to be lodged in September or October. Manager Planning said that staff are working with NZTA to produce the best outcome for both parties and, if it requires the use of part of the buffer area for bunding or the like, then they would accept that to produce the best benefits for the residents.

Mr Dawson said another aspect to consider was the preservation of archaeological sites. He said that there is a prime site of borrow pits/garden area on Swayne Road in the area of the bypass on the Transland property. Discussions have been held with both Iwi and Historic Places Trust and they have advised that this site is the best preserved in the area and they would like to see the preservation of this site for the Community. Mr Dawson said that they indicated that this agreement could see the loss of other sites along the expressway route.

Discussions on whether land needed to be set aside for the growth of Cambridge High School. Mrs Hill said that in the development of the Waipa 2050 strategy, discussions were held with the Ministry and their preference was for perhaps one more Primary School and concerns about growth around Leamington. A decision on a new High School was not imminent and they said they would prefer to wait and intensify within Cambridge High School.

#### **RESOLVED**

3/10/35

*That:*

- a) *The report of the Consultant Planner dated 16 July 2010 be received;*
- b) *The Strategic Planning and Development Committee recommend that Council authorise staff to withdraw the previously notified version of Plan Change 66 and to incorporate the information and technical reports associated with the plan change into the Proposed District Plan processes currently underway;*
- c) *The Strategic Planning and Development Committee recommend that Council authorise staff to undertake such investigations and additional work as is necessary to complete the Plan Change documentation ready to incorporate it into the Proposed District Plan; and,*
- d) *The Strategic Planning and Development Committee recommend that Council authorise staff to withdraw the designations notified at the same time as Plan Change 66 and undertake the necessary work to incorporate these designations into the Proposed District Plan.*

Cr Taranaki/Cr Sharpe

There being no further business the meeting closed at 11.01am

**CONFIRMED AS A TRUE AND CORRECT RECORD OF PROCEEDINGS**

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

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