

*Minutes of a meeting of the Policy Committee held in the Council Chambers, Waipa District Council offices, 101 Bank Street, Te Awamutu on Monday 10 April 2006 commencing at 9.00am*

**1 PRESENT**

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Councillor AJH Empson - Chairperson

**Members**

Councillors – EH Barnes, RJ Cooper, GC Flay, GH Jull, PL Lee, EC Newlands, GG Scaramuzza, DL Sharpe, BJ Taranaki, BS Thomas, GRP Webber and Committee Member G Roberts

Chief Executive – J Inglis; Deputy Chief Executive – G Dyet; Group Manager – Policy and Strategy - R McNeill; Building Control Manager – G Boys (item 8 only);

**2 APOLOGIES**

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**RESOLVED**

2/06/26

*That the apology for non attendance by His Worship the Mayor and for lateness from Cr Newlands and Committee Member Roberts be received.*

Cr Sharpe/Cr Taranaki

**3 LATE ITEMS**

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There were no late items.

**4 CONFIRMATION OF ORDER OF MEETING**

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File: 01-85-12

**RESOLVED**

2/06/27

*That the order of the meeting be confirmed.*

Cr Webber/Cr Thomas

**5 VISITORS**

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Nil.

## **6 MINUTES OF PREVIOUS MEETINGS**

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File: 01-85-12

**Minutes of Policy Committee meeting held on 13 March 2006 were included in the agenda.**

**RESOLVED**

2/06/28

*That the minutes of the meeting of the Policy Committee held on 13 March 2006 be received.*

Cr Cooper/Cr Barnes

## **7 PROPOSED TRAFFIC BYLAW 2005 – CONSIDERATION OF SUBMISSIONS**

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File: 45-02-08

One submission was received. It was from Mr Ron Twidle who addressed the Committee

He said he had concerns about parking restrictions, the fee structure, parking of heavy vehicles in residential zones and said people needed to be able to sell their old cars and perhaps Council should look at providing an area where this activity could be held. He said that this would be better option than cars being abandoned.

Mr Twidle queried the clause on the restriction of heavy vehicles (mainly buses) in urban areas and said a well lit truck or bus would be no problem.

[Committee Member Roberts arrived at 9.13am]

The Committee considered the issues raised by Mr Twidle. There was discussion as to whether Transit could delegate powers to Council's Enforcement Officers.

With regard to the setting of fees the Committee was advised that these fees are set by Statute and out of the control of Council.

Advertising on roads, in particular State Highway 1 in Cambridge was discussed as it appears that businesses are using it to display vehicles for sale.

**RESOLVED**

2/06/29

*That the Policy Committee recommends that in compliance with the requirements of S.158 of the Local Government Act 2002 and following consideration of submissions received, the proposed Waipa District Traffic Bylaw 2005 publicly notified on 16 January 2006 pursuant to Council Policy Committee resolution 2/05/144 be made and that it become operative on 1 May 2006.*

Cr Sharpe/Cr Taranaki

[Cr Newlands arrived at 9.32am]

**8 PROPOSED POLICIES ON EARTHQUAKE PRONE BUILDINGS AND DANGEROUS AND INSANITARY BUILDINGS – CONSIDERATION OF SUBMISSIONS**

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File: 33-32-24

Two submissions on the Policy on Earthquake-prone Buildings were received – one from Mark Thompson and one from Antanas Procuta Architects – copies of these submissions were provided for the Committee and both submitters wished to be heard in support of their submissions.

Mark Thompson addressed the Committee and commended the Council for the standard it had set in the proposed Policy. Mr Thompson said the only change he would consider was that the list of priority buildings be expanded to cover all buildings of two stories or more capable of use by the public and built prior to 1976 because it would encompass quite a few buildings that were built during a building boom and it is discretionary whether they are assessed or not. He said a simple plaque stating that the building had not been assessed and that the public enter at their own risk is all that is required.

With In answer to a question in relation to Marae buildings, Mr Thompson said it was his opinion that most Marae buildings are quite low risk as they are built of timber and are usually only low level structures. He considered that the Waipa District is not in a high fault area and most of the buildings would survive a minor earthquake well.

Antanas Procuta addressed the Committee in support of his submission and said it was his view that Marae structures could be at risk.

Mr Procuta's said Council's proposed Policy could stagnate restoration of buildings and change the concept of towns in the district. He said the cost of earthquake strengthening could entice owners to look at new building options rather than restoration. He said several buildings including the Cambridge Museum, Gaslight Theatre and the Water Tower may not be covered by these new regulations and that the whole length of the Cambridge main street from the National Hotel to the Triangle Dairy may be at risk.

Mr Procuta asked Council to take a more proactive approach, encourage owners to renovate, and maybe make some changes in the upcoming review of the District Plan to help people choose to upgrade and renovate buildings rather than destroy them.

[The Committee broke for morning tea at 10.39 am and returned at 10.55am when they took items 9 and 10 due to submitters being in attendance. They returned to this item at 1.45pm]

Discussion on the submissions made by Mr Thompson and Mr Procuta was held. The Committee requested that staff monitor the buildings built between 1935 – 1976 to see how many are brought up to standard but would leave the proposed Policy as is. Staff advised that once buildings had been identified under the 1991 Act, the information gathered would be placed on file and be available when a Land Information Memorandum (LIM) was requested.

No submissions were received on the proposed Policy on Dangerous and Insanitary Buildings.

**RESOLVED**

2/06/30

*The Policy Committee recommends that-*

- a) *In compliance with the requirements of S.131 of the Building Act 2004 and following consideration of submissions received the proposed policy on Earthquake-prone Buildings publicly notified in February 2006 and pursuant to Council Policy Committee resolution 2/06/14 be adopted.*
- b) *In compliance with the requirements of S.131 of the Building Act 2004 the proposed policy on Dangerous and Insanitary Buildings publicly notified in February 2006 and pursuant to Council Policy Committee resolution 2/06/14 be adopted.*

Cr Jull/Cr Newlands

## **9 RETENTION OF ROAD RESERVE IN CAMBRIDGE**

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File: 90-02-25

The Chairperson received a deputation from Mr Butler who said that in 2003 he received a letter from Council asking him if he wished to purchase part of the road reserve in front of his property in Addison Street, Cambridge. He said the matter had progressed up to the point of a sale and purchase agreement being signed and then on 5 December he was contacted by the Property Department to say that the offer to sell had been withdrawn. He said he was very disappointed as he wished to purchase the additional land so he could build on the larger property.

[Cr Newlands left the meeting at 11.05am and returned at 11.11am]

Mr Butler said most property owners down Addison Street had gardens that extended onto the road reserve.

Cr Cooper said he agreed with the policy as stated but he considered that an injustice has been done in this case and an exception should be made.

Cr Sharpe said she supported the policy and if property owners were able to purchase road reserve to extend their properties they could build within 10m of the boundary which could spoil the aesthetics of the street. She said any exception would need to have a very strong case.

Cr Scaramuzza said he supported the policy because it would preserve Cambridge's character.

Cr Lee said he supported Cr Cooper's comments because a commitment had been made by Council to Mr Butler.

In response to a question, the Chief Executive advised that there were four property owners in Addison Street who are interested in purchasing the land frontages.

The Chief Executive also advised the Committee that the proposal sell the land intended to use the provisions of the Public Works Act which does not require the proposed sale to be publicly notified. He said the Committee could accept that an inconvenience had been caused to Mr Butler and compensate him for costs he has incurred.

Cr Webber said if an exception was made in this case then it could create a precedent.

It was **moved** Cr Sharpe and **seconded** Cr Scaramuzza

*That the width of road reserves in Cambridge be maintained and that the sale of any road reserve within Cambridge be permitted only if it is part of a Council approved road or street project and the existing road reserve width and the aesthetic value of the street can be maintained. Where additional road reserve is created as a result of a road or street project consideration will be given to retaining the extra width or area to enhance the street's appeal.*

Cr Taranaki said she was concerned that Mr Butler's situation was not addressed and proposed an amendment.

It was **moved** Cr Taranaki and **seconded** Cr Cooper

*That the width of road reserves in Cambridge be maintained and the sale of any road reserve within Cambridge be permitted only if it is part of a Council approved road or street project and the existing road reserve width and the aesthetic value of the street can be maintained. Where additional road reserve is created as a result of a road or street project consideration will be given to retaining the extra width or area to enhance the street's appeal. This does not apply to the section of Addison St from Shaw Street to the eastern end of Addison Street. Road reserve on this section of Addison St in excess of the minimum legal width may be sold subject to a process that includes public notification. (Res2/06/31).*

Cr Newlands stated that while he had sympathy for Mr Butler Council reimburse Mr Butler for expenses he has incurred as a result of an expected purchase.

Cr Jull asked how this would affect a similar situation in Duke Street. The Chief Executive advised that there would be a difficulty for others wishing to purchase road reserve because the proposed resolution is very clear.

The Chairperson put the amendment which was carried on a show of hands. (7 for : 5 against).

## **10 TE AWAMUTU HEAVY TRAFFIC AND CENTRAL BUSINESS DISTRICT UPGRADE**

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File: 55-28-30 & 28-04-71

Stuart Mackie (Chow Hill), Melanie Parsons (Opus Consultants) and Alasdair Gray (Greymatter Consultants) were in attendance and provided an update on the project.

Various options for solving the problem of heavy traffic in the main street were suggested and the general consensus was that the project team should work towards providing a report to the Policy Committee in August.

**RESOLVED**

2/06/32

*That -*

- a) *The report of the Deputy Chief Executive, Garry Dyet, dated 11 March 2006 be received.*
- b) *That the investigation to remove heavy traffic from the main street (Alexandra Street) of Te Awamutu be included in a Te Awamutu Central Business Development plan to achieve a balance between the activities in the CBD and the need for access in and around it. Such a plan to clearly identify improvements in infrastructure (with an emphasis on road network planning and heavy traffic movements and inclusion of the proposed western arterial bypass from SH3 to Paterangi Road), town centre development and management and ways to achieve these improvements.*
- c) *A report outlining option descriptions, costs and conclusions be presented to the Policy Committee at its meeting on 14 August 2006.*

Cr Taranaki/Cr Flay

[The Committee broke for lunch at 12.53pm and returned at 1.31pm]

[Cr Newlands left the meeting at 2.06pm]

**11 AUTHORITY FOR DETERMINING RESOURCE CONSENT  
APPLICATIONS FOR SUBDIVISION INVOLVING ROAD TO VEST**

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File: 01-89-04

**RESOLVED**

2/06/33

*That -*

- a) *That the report of the Senior Planner dated 23 March 2006 be received.*
- b) *The Policy Committee recommend to Council that its Delegations Manual be amended to authorise the Environmental Services Manager, Planning Services Manager and Senior Planner to approve straight forward subdivision applications involving roads to vest in the Council for subdivisions of 10 lots or less. Applications which are recommended to be declined by staff are to be determined by the Regulatory Committee.*

Cr Sharpe/Cr Taranaki

**12 PICQUET HILL RESIDENTIAL STRUCTURE PLAN/PLAN CHANGE PROJECT UPDATE**

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File: 65-07-47

Cr Empson withdrew from the Chair and the meeting due to having an interest in this item and sat in the public gallery for the duration of the item.

**RESOLVED**

2/06/34

*That Cr Lee be appointed as Chairperson of the Policy Committee for consideration of item 12, Picquet Hill Residential Structure Plan/Plan Change Project Update.*

Cr Webber/Cr Jull

The Committee was provided with an update on the Picquet Hill residential Structure Plan/Plan Change project, and recommendations for the next stages of work. It was informed that there was some landowner opposition to the proposal and that a staged development process would better allow concerns to be addressed.

**RESOLVED**

2/06/35

*That -*

- a) The report of the Consultant Planner dated 23 February 2006 be received.*
- b) The Draft Plan Change for the Picquet Hill Residential Structure Plan/Plan Change Project be prepared to include provision for a staged development and/or deferred residential zoning for parts of the area covered by the proposed plan change.*
- c) A Draft Plan change for public notification be presented to the Policy Committee in June 2006.*

Cr Webber/Cr Flay

**13 PROPOSED REPRESENTATION ARRANGEMENTS FOR WAIPA DISTRICT**

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File: 65-07-47

Group Manager – Policy and Strategy spoke to the report and reminded Councillors of the rationale behind the boundary changes and ward structure.

The Committee was advised that the Community Boards had considered the above recommendations at meetings in early 2006. The Te Awamutu Board supported the recommendations as presented, while the Cambridge Board recommended that board members be elected at large (rather than by ward as suggested by Council).

**RESOLVED**

2/06/36

*That -*

- a) *The report of the Group Manager Policy & Strategy, dated 14 March 2006 be received;*
- b) *The Policy Committee, following consideration of the recommendations of the Cambridge and Te Awamutu Community Boards, confirm the proposed arrangements for representation in Waipa District for the 2007 and 2010 triennial local government elections and these be notified for public comment in accordance with the consultative requirements of the Local Electoral Act 2001.*
- c) *The Policy Committee confirm that the proposed representation arrangements be as follows:*

- *The Waipa District Council comprise 12 members plus the Mayor, with all 12 members to be elected on a ward basis;*
- *The Waipa District be divided into five wards, being the Cambridge, Maungatautari, Kakepuku, Te Awamutu and Pirongia wards, and the number of members for each ward be:*

*Cambridge – 4 members  
Te Awamutu – 4 members  
Pirongia – 2 members  
Maungatautari – 1 member  
Kakepuku – 1 member:*

*as shown in attachment A;*

*Reasons:*

*The boundaries of the existing wards mean that Council can not meet the fair representation requirements of the Local Electoral Act 2001, and changing the current ward boundaries is required;*

*Retaining 12 members provides an approximate representation ratio of 1 member to 3250 residents, and this is considered to provide an effective level of representation.*

*The current urban area of Cambridge extends into the Maungatautari Ward, and the boundaries of both the Cambridge and Te Awamutu Wards have been extended to reflect current and future growth.*

- *The two existing communities and community boards be retained, with the Cambridge community (board area) consisting of the Cambridge and Maungatautari Wards and served by the Cambridge Community Board, and the Te Awamutu community (board area) consisting of the Te Awamutu and Kakepuku Wards and served by the Te Awamutu Community Board;*

*Reasons:*

*The Community Board areas (communities) reflect, and are consistent with, the communities of interest identified by the proposed Wards.*

- *The Cambridge Community Board comprise 7 members (as shown on attachment B), being 4 members elected from the Cambridge Ward, 1 member elected from the Maungatautari Ward, and 2 members appointed by the Waipa District Council;*

*Reasons:*

*The Cambridge community area is consistent with the ward boundaries for the Waipa District;*

*The number of elected members will be consistent with the fair representation requirements of the Local Electoral Act 2001, and provides for the same level of representation within communities as will apply across the District;*

*Electing members by ward will ensure that there is a member specifically elected by voters in the Maungatautari ward to represent their interests.*

- *The Te Awamutu Community Board comprise 7 members (as shown on attachment C), being 4 members elected from the Te Awamutu Ward, 1 member elected from the Kakepuku Ward, and 2 members appointed by the Waipa District Council;*

*Reasons:*

*The Te Awamutu community area is consistent with the ward boundaries for the Waipa District;*

*The number of elected members is consistent with the fair representation requirements of the Local Electoral Act 2001, and provides for the same level of representation within communities as will apply across the District;*

*Electing members by ward will ensure that there is a member specifically elected by voters in the Kakepuku ward to represent their interests.*

- d) *Submissions be called for from Thursday 13 April 2006 until 5pm Monday 15 May 2006, and that submissions be considered by the Policy Committee at a meeting on 12 June 2006.*
- e) *Following consideration of submissions, the Policy Committee recommend that Council confirm or amend the proposed representation arrangements for Waipa District at a meeting on Tuesday 25 July 2006.*

Cr Webber/Cr Jull

## **14 PROPOSED DISTRICT PROMOTION PANEL**

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File: 02-03-01

The Chief Executive said in 2005 the Policy Committee instructed staff to report back with a recommendation on the formation of a Panel to consider the District promotion Fund applications.

**RESOLVED**

2/06/37

*That;*

- a) *Council appoint a standing committee to consider and determine applications for promotion funds and sponsorship as follows:*

*Promotion Fund Allocation Committee*

*Purpose:*

*To consider and approve, in accordance with specified criteria, applications for financial assistance for the promotion and sponsorship of events within the Waipa district.*

*Membership:*

*The Mayor, the Deputy Mayor and the Chairman of the Policy Committee. The Mayor to be the chairman.*

*Meeting frequency:*

*Once per year (expected about August or September) to consider applications that have been invited by council in accordance with its policy, and thereafter on an as-needed basis.*

*Delegated authority:*

*Authority to consider and determine, in accordance with criteria specified in council policy, all invited applications and other requests made to council for financial assistance for the promotion and sponsorship of events within the Waipa district.*

- b) *The members of the Promotion Fund Allocation Committee be Mayor Alan Livingston, Deputy Mayor Peter Lee and the Chairman of the Policy Committee Alan Empson.*

*Cr Sharpe/Cr Taranaki*

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**15 HERITAGE AWARDS PROGRAMME – JUDGING PANEL**

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File: 02-13-07

The Chief Executive said at its meeting on 28 February 2006 Council resolved to establish a Heritage Awards Programme. He said it also resolved that a judging panel be appointed to consider nominations for awards and to determine their eligibility for an award. He said the judging panel would be a sub-committee of Council's Policy Committee.

The Committee was informed that at its meeting on 16 March 2006 the Waipa Heritage Council nominated Heather Garrett, Alan Hall and Annie Fullerton as Waipa Heritage Council representatives on the panel.

**RESOLVED**

2/06/38

*That the following nominations be appointed to the Heritage Awards Programme Judging Panel (sub-committee of the Policy Committee) with effect from the date of appointment until the date of the local body triennial general elections in October 2007*

*Three elected Members of Council*

*Chairperson of Heritage Council – Barbara Taranaki*

*Member of the Museum Trust Board – Alan Empson*

*Mayor – Alan Livingston*

*Three members of the Waipa Heritage Committee*

*Heather Garrett*

*Alan Hall*

*Annie Fullerton*

*One Council Staff Member*

*Heritage Manager – Andrew McFarlane*

Cr Jull/Cr Lee

There being no further business the meeting closed at 2.59pm

**CONFIRMED AS A TRUE AND CORRECT RECORD**

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

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