

*Minutes of a meeting of the Policy Committee held in the Council Chambers, Waipa District Council Offices, 101 Bank Street, Te Awamutu on Monday 9 October 2006 commencing at 9.00am.*

## **1 ATTENDANCE**

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Councillor AJH Empson - Chairperson

### **Members**

His Worship the Mayor AD Livingston; Councillors – EH Barnes, GC Flay, GH Jull – until 1.27pm, PL Lee, EC Newlands – from item 4 and except for part of items 7 & 10, GG Scaramuzza, DL Sharpe, BS Thomas, GRP Webber and Committee Member G Roberts

### **Staff**

Acting Chief Executive (GD Dyet), Group Manager Policy & Strategy (R McNeil), Group Manager Assets, Community & Business Services (JM Mills) – item 11, Planning Services Manager (W Allan) – items 7&8, Policy Analyst (B Bouda) – item 9, Project Manager Heritage Development & Reserves Planning (T Roxburgh) – item 10, Senior Policy Planner (S Brennan) – item 11, Services Design Engineer (L Kendrick) – item 11, Secretary (C Plowright)

### **Public - Nil**

Mayor Livingston congratulated Councillors Cooper and Taranaki on their re-election to the Waipa Power Trust.

## **2 APOLOGIES**

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### **RESOLVED**

2/06/97

*That apologies for absence be received from Councillors Cooper and Taranaki.*

Cr Thomas/Cr Sharpe

## **3 LATE ITEMS**

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Councillor Barnes asked for an update on the review of speed limits outside schools. Acting Chief Executive, Garry Dyet, said the consultants have completed the speed limits review and it is now with Land Transport New Zealand. A report to Council is anticipated in November.

[Councillor Newlands joined the meeting at 9.05am.]

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**4 CONFIRMATION OF ORDER OF MEETING**

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File: 01-85-12

**RESOLVED**

2/06/98

*That the order of the meeting be confirmed.*

Cr Flay/Cr Jull

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**5 VISITORS**

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Nil.

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**6 MINUTES OF PREVIOUS MEETINGS**

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File: 01-85-12

**Minutes of Policy Committee meeting held on 11 September 2006 were included in the agenda.**

**RESOLVED**

2/06/99

*That the minutes of the meeting of the Policy Committee held on 11 September 2006 be received.*

Cr Barnes/Cr Flay

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**7 HAUTAPU INDUSTRIAL STRUCTURE PLAN AND PLAN CHANGE PROJECT UPDATE**

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File: 65-07-46

**Report of Consultant Planner dated 21 September 2006 was included in the agenda. The draft Structure Plan Report – Hautapu Industrial Park – was attached separately to the agenda.**

**RESOLVED**

2/06/100

*That the report of the Consultant Planner dated 21 September 2006 be received.*

Cr Webber/Cr Scaramuzza

Planning Services Manager, Wayne Allan, said the report had been provided to update the Policy Committee on servicing issues relating to the proposed Plan Change and to check the project is moving in the right direction before embarking on further public consultation. He said public notification of the proposed Plan Change is anticipated early in 2007.

Mr Allan invited consultant planners Richard Douch and John Duffy from Beca Carter Hollings and Ferner Limited to address the Policy Committee on the project update.

Mr Duffy said that since the decision taken in November 2005 to extend the study area a desktop review of the original Industrial Growth Cells has been conducted. He said the review has confirmed that Hautapu is still the preferred site for industrial development, even without an interchange with the Bypass at Victoria Road. He said a detailed engineering analysis of water, wastewater and stormwater requirements has since been undertaken together with a study of landscaping requirements. Photographs of landscaping used in some other industrial areas were tabled at the meeting.

The Committee was advised that a draft structure plan and associated report has been prepared, which provides a framework for development from a servicing perspective, as well as introducing plan change recommendations by identifying possible design guidelines, landscaping requirements and the nature of activities to be accommodated. The draft structure plan will support further public consultation prior to completion of the final structure plan and associated plan change documentation.

Matters raised by Committee Members in discussing the draft structure plan included-

- Access issues.
- Drainage issues.
- Traffic related issues.
- Landscaping issues.
- Cycle lanes in the development and around Cambridge.
- Building standards (including issues such as set-back rules, screening, outdoor storage, parking and signage).

There was also discussion about the creation of a man-made lake in the centre of the development, utilising a stormwater retention pond, which would provide an amenity area for workers in the industrial park. Several Committee Members said they felt it could become more of a problem than an asset to the park and Mr Duffy said that suggestion would be re-examined.

[Councillor Newlands left the meeting at 9.52am.]

**RESOLVED**

2/06/101

*That -*

- a) *The Draft Structure Plan report (including the plan change recommendations report) be confirmed as a basis for further public consultation.*
- b) *A final Structure Plan and Draft Plan Change for notification be presented to the Policy Committee in December 2006.*

Cr Scaramuzza/Cr Lee

[The meeting adjourned at 9.55am and reconvened at 10.20am. Councillor Newlands rejoined the meeting at 10.22am.]

## **8 PICQUET HILL RESIDENTIAL STRUCTURE PLAN/PLAN CHANGE PROJECT UPDATE**

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File: 65-07-47

**Report of Consultant Planner dated 22 September 2006 was included in the agenda. Proposed Plan Change – Picquet Hill Residential Growth Cell TA8 – Section 32 Report was attached separately to the agenda.**

Chairperson Empson declared an interest in this item and did not take part in the discussion or vote.

**RESOLVED**

2/06/102

*That Mayor Livingston be appointed as interim Chairperson for item 8.*

Cr Webber/Cr Jull

Planning Services Manager, Wayne Allan, said the report provides an update on the Picquet Hill Residential Structure Plan/Plan Change project, and includes a draft Plan Change document. He asked the Committee to make any comments with respect to the content of the draft Plan Change document and provide a direction to publicly notify it.

Consultant Planner with Harrison Grierson Consultants, Jeff Hextall, said that in light of opposition from a significant landowner to the development, deferred residential zoning has been selected as the preferred option. He said this gives a clear signal to all other landowners of Council's intention to proceed with residential zoning in the future.

Mr Hextall outlined issues relating to lot sizes for the development, resident's resistance to the proposed closure of Thorncombe Road and the Te Awamutu Cemetery extension.

He said a key issue for the development relates to the design of the road and access into the proposed residential area. Traffic Design Engineer, Ian China, was asked to comment on this aspect of the project.

Mr China said that having investigated a number of access options the consultants have recommended a roundabout intersection at the Cambridge Road entrance to the residential development as it will safeguard site distances in both directions. Mr Hextall said the Committee would need to consider how the roundabout would be funded and he suggested a special financial contribution for half of the catchment area (which could equate to an additional \$4,000 per lot).

With respect to the proposed roundabout, Mayor Livingston said there are other proposals in the pipeline for Cambridge Road that would also have an impact, and the Committee would need to consider them as part of the bigger picture.

Acting Chief Executive, Garry Dyet, said the Committee needs to decide whether which it wishes to cater for the roundabout within Council's existing Development Contributions framework or whether it wishes to add on a premium for it. He said if Council was to fund some of the work associated with the roundabout it would have to be on the basis of there being a wider public benefit than that accruing to the developer.

Councillor Sharpe said she felt the roundabout would be of benefit to the wider community as it would slow down the traffic coming from Cambridge Road and would provide an entrance to the town. Councillor Scaramuzza suggested that some of the cost could be apportioned for future development.

In answer to a question from Councillor Newlands, Mr Hextall said the approximate cost of installing the roundabout is in the vicinity of \$800,000. That figure would be confirmed after more detailed design investigations.

Following further discussion about the proposed roundabout, and whether it might be possible to provide access to the residential development through a T intersection, Mr China said additional work could be undertaken to check on whether a T intersection is feasible at the farm access point. However, he said the roundabout is being proposed from a safety perspective and, for that reason, would remain the favoured option in his opinion. In answer to a question from Councillor Webber, Mr China said it would not be possible for Council to meet the criteria required to lower the 100km speed limit along Cambridge Road.

Mr Dyet said the Policy Committee could ask the consultants to investigate ways of accommodating the T intersection and, provided it complies with all the criteria, bring the Plan Change back to the Policy Committee for further consideration before notifying it. He said if it is not possible to accommodate a T intersection access to the residential development the Committee would then have to consider how to fund the roundabout. Mayor Livingston said he agreed there should be further investigation into the Structure Plan, including the possibility of a T intersection, to ensure Council has explored all options before it puts the Structure Plan out for public comment.

**RESOLVED**

2/06/103

*That there be further investigation into the Picquet Hill Residential Structure Plan, including the possibility of a T intersection on Cambridge Road, to be reported back to the Policy Committee for further direction prior to notification of Proposed Plan Change No 47 (Picquet Hill TA8 Residential Plan Change).*

Cr Scaramuzza/Cr Barnes

In response to a question from Councillor Barnes regarding lot sizes, Mr Allan said that in order to encourage high quality development in this area (as was identified in the Urban Growth Strategy) it would be preferable to have different average and minimum lot sizes than currently prescribed in the District Plan. He recommended lot sizes similar to that used for the rezoning of Cambridge North (i.e. 700m<sup>2</sup> average, 600m<sup>2</sup> minimum).

**RESOLVED**

2/06/104

*That consideration be given to making sections in the Picquet Hill Residential development no less than 600m<sup>2</sup> with an average of 700m<sup>2</sup>.*

Cr Barnes/Cr Scaramuzza

Mayor Livingston vacated the chair and Councillor Empson rejoined the meeting and took the chair at 11.23am.

**9 ADOPTION OF NEW LITTER INFRINGEMENT FEES PURSUANT TO SECTION 13 OF THE LITTER ACT 1979 (THE ACT)**

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File: 33-02-01

**Report of Policy Analyst dated 19 September 2006 was included in the agenda.**

**RESOLVED**

2/06/105

*That the report of the Policy Analyst dated 19 September 2006 be received.*

Cr Webber/Cr Jull

Acting Chief Executive, Garry Dyet, said rural refuse collection points are now no longer available for rubbish disposal and part of the strategy for discouraging the dumping of rubbish in those areas is to increase the level of infringement fee that can be enforced under the Litter Act. Signs warning that a fee of \$400 will be payable if caught littering will be posted in those areas.

**RESOLVED**

2/06/106

*That -*

- a) *The Policy Committee recommends Council adopt the proposed infringement offences and fee.*
- b) *Pursuant to Section 13 of the Litter Act 1979 the Committee resolves to publicly notify the proposed infringements and fee as stated below -*

*Any person who, without reasonable excuse –*

- *Deposits any litter in or on any public place or, in the case of any private land, in or on that private land without the consent of the occupier; or*
- *Having deposited any litter (whether inadvertently or otherwise), in or on any public place or in or on any private land without the consent of the occupier, leaves the litter there – commits an infringement offence and may be served with an Infringement Notice which carries a fee of \$400.*

Cr Barnes/Cr Sharpe

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**10 A STRATEGY FOR CONSERVING NATURAL HERITAGE**

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File: 60-16-06

**Report of Project Manager Heritage Development and Reserves Planning dated 11 September 2006 was included in the agenda.**

**RESOLVED**

2/06/107

*That the report of the Project Manager Heritage Development and Reserves Planning dated 11 September 2006 be received.*

Cr Webber/Cr Thomas

Project Manager Heritage Development and Reserves Planning, Tony Roxburgh, said Council's Heritage Policy and Implementation Strategy, adopted in November 2004, focuses mainly on historical and archaeological heritage. He said the purpose of the proposed Natural Heritage Strategy, included in the agenda, is to provide for a greater emphasis on natural heritage. Mr Roxburgh explained the principles and criteria for the proposed Strategy and outlined the work plan included in it.

[Councillor Newlands left the meeting at 11.40am.]

Group Manager Policy and Strategy, Ross McNeil, said the proposed Strategy would set the direction and framework within which future decisions and actions can be taken. Mayor Livingston said he supported the establishment of a Biodiversity Council, to meet every other month, and to work in a similar way to the Waipa Heritage Council. He said he felt it would be appropriate for the Biodiversity Council to maintain a link with Council by having two Councillor representatives in the same way as the Waipa Heritage Council.

[Councillor Newlands rejoined the meeting at 12.08pm.]

**RESOLVED**

2/06/108

*That the document "Promoting the Protection of Natural Heritage within Waipa District" (attached as Appendix 1 to the report of the Project Manager Heritage Development and Reserves Planning dated 11 September 2006) be recommended to Council for adoption and inclusion as a supplement to the Heritage Policy and Implementation Strategy.*

Cr Sharpe/Cr Thomas

**RESOLVED**

2/06/109

*That the Policy Committee recommends to Council that a Biodiversity Council be established to meet every two months with the same administration service as provided to the Waipa Heritage Council and that it have representation from two Councillors.*

Mayor Livingston/Cr Lee

Responding to a question from Committee Member Roberts, it was explained that committees such as the Waipa Heritage Council and the newly formed Biodiversity Council are made up of volunteers with an interest in heritage issues. They are not Council committees and it is not up to Council to determine the make-up of the groups. They do not receive meeting attendance fees or mileage expenses.

**RESOLVED**

2/06/110

*That the Policy Committee recommends to Council that Councillor Barnes be nominated as a Councillor representative on the Biodiversity Council.*

Cr Flay/Cr Newlands

**RESOLVED**

2/06/111

*That the Policy Committee recommends to Council that Councillor Sharpe be nominated as a Councillor representative on the Biodiversity Council.*

Cr Empson/Cr Lee

[The meeting adjourned for lunch at 12.20pm and reconvened at 12.55pm.]

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**11 DEVELOPMENT CONTRIBUTION REBATE FOR RAINWATER TANKS**

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File: 02-13-08

**Report of Senior Policy Planner dated 18 September 2006 was included in the agenda.**

Acting Chief Executive, Garry Dyet, said the issue has been raised about the appropriateness of reducing Development Contributions levied on developers for subdivisions where developers agree to accept the requirement that rainwater tanks be installed on all properties. He said there is thought to be a dual benefit to Council; through a reduction in design capacity on the stormwater system and a positive impact on the District's water supply. He said the Policy Committee needs to decide what, if any, rebate in the water supply and stormwater financial contribution might be appropriate.

Senior Policy Planner, Susan Brennan, and Services Design Engineer, Lorraine Kendrick, provided the Committee with technical advice on the issue.

With respect to water supply, it was explained that the installation of rainwater tanks on individual properties would not reduce the level of infrastructure required to service those developments, and Council still has to cater for fire fighting requirements and water supply to meet peak demand requirements.

Regarding stormwater infrastructure, it was explained that the use of rainwater tanks would result in some reduction in treatment/attenuation pond sizes and offsite pipe upgrades, but these reductions are not large. There is a small benefit to the Council in that there is consequently less storm water infrastructure (i.e. smaller ponds) to maintain.

Because the installation and maintenance of rainwater tanks are a cost for the home builder the main benefits to Council accrue through the actions of the home owner rather than the actions of the developer. In this respect, if any rebate is appropriate, it was suggested that Council could look at ways to provide a rebate to the home owner rather than the developer.

Group Manager Assets, Community and Business Services, John Mills, outlined the options currently being explored by Council in terms of additional water supplies and storage facilities.

[Councillor Jull left the meeting at 1.27pm.]

Acting Chief Executive, Garry Dyet, said Council is working with Environment Waikato on the production of a Water Conservation Strategy that anyone applying for a water take will need to comply with in future.

**RESOLVED**

2/06/112

*That -*

- a) *The report of the Senior Policy Planner dated 18 September 2006 be received.*
- b) *The Policy Committee recommend to Council that no rebate on development contributions be given to developers installing rainwater tanks, as there is no significant reduction in storm water or water supply infrastructural requirements as a direct result of their installation.*

Cr Newlands/Cr Webber

There being no further business the meeting closed at 1.44pm.

**CONFIRMED AS A TRUE AND ACCURATE RECORD**

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

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