

*Minutes of a meeting of the Policy Committee held in the Council Chambers, Waipa District Council Offices, 101 Bank Street, Te Awamutu on Monday 13 November 2006 commencing at 9.00am.*

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**1 ATTENDANCE**

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Councillor AJH Empson - Chairperson

**Members**

His Worship the Mayor AD Livingston; Councillors – EH Barnes, RJ Cooper, GC Flay, GH Jull, PL Lee – from item 6.2, EC Newlands, GG Scaramuzza, DL Sharpe, BJ Taranaki, BS Thomas, GRP Webber and Committee Member G Roberts

**Staff**

Chief Executive (JC Inglis), Group Manager Policy & Strategy (R McNeil), Planning Services Manager (W Allan), Secretary (C Plowright)

**Public** – Nil.

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**2 APOLOGIES**

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Councillor Lee had given notification that he would be late joining the meeting.

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**3 LATE ITEMS**

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Nil.

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**4 CONFIRMATION OF ORDER OF MEETING**

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File: 01-85-12

**RESOLVED**

2/06/113

*That the order of the meeting be confirmed.*

Cr Barnes/Cr Flay

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**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 9 October 2006 were included in the agenda.**

### **RESOLVED**

2/06/114

*That the minutes of the meeting of the Policy Committee held on 9 October 2006 be received subject to amendment of the word "Could" to "Council" in the second paragraph on page six.*

Cr Scaramuzza/Cr Sharpe

### **Matters Arising -**

#### **6.1 Hautapu Industrial Structure Plan and Plan Change Project Update**

File: 65-07-46

Res: 2/06/101

In answer to a question from Councillor Scaramuzza, Group Manager Policy and Strategy, Ross McNeil, said staff are looking into the development of a Cycle Strategy before the end of the 2006/07 financial year.

[Councillor Lee joined the meeting at 9.21am.]

#### **6.2 Development Contribution Rebate for Rainwater Tanks**

File: 02-13-08

Res: 2/06/112

Mayor Livingston asked if Council has resolved the rainwater tanks issue with the applicants for the Amber View subdivision in Pirongia. Planning Services Manager, Wayne Allan, said Council's solicitor has written to the appellant asking whether they wish to proceed with the determination for this aspect of their appeal.

## **7 PROPOSED PLAN CHANGE 52 – CAMBRIDGE NORTH STAGE TWO**

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File: 65-07-52

**Report of Consultant Planner, Chris Dawson, from Bloxam Burnett and Olliver Ltd dated 24 October 2006 was included in the agenda.**

Consultant Planner, Chris Dawson, said landowners and key stakeholders had been sent a draft of proposed Plan Change 52 (Cambridge North Stage Two) and he outlined the key issues raised by them.

Mr Dawson said there are no significant issues in terms of servicing the land in Stage 2. He mentioned the reverse sensitivity issues associated with the ongoing operation of the Bardowie effluent spray farm and the imposition of a “no complaints covenant” was discussed.

There was discussion about the correct terminology for describing the Bardowie Farm operation. Councillor Webber said it is incorrect to refer to it as an “effluent spray farm” because the effluent has been treated and it is the wash water that is being sprayed. Councillor Newlands said it would be appropriate for Council to use the same terminology as that used by Environment Waikato in its consent. Mr Dawson said that is “.. to discharge dairy factory water and waste on to land and possible contaminants on to air..”. Mr Dawson said Environment Waikato’s consent has been designed to ensure there are no effects beyond the Bardowie farm boundary and a 100 metre buffer zone between the farm and the proposed residential development would be appropriate.

Councillor Lee said he was concerned that Cambridge North property owners are obliged to fund the installation of soakage pits, for on-site storm water disposal, and he asked who would be responsible for their maintenance. Planning Services Manager, Wayne Allan, said he would ask Council’s Building Control Manager to provide a report to the Policy Committee on the drainage requirements for the Transland subdivision. The Chief Executive said a report would be available before the proposed Plan Change is adopted.

There was discussion about the buffer reserves adjoining the State Highway and it was agreed that the cost of purchasing the land should be split 50:50 between Council and the landowner because they are dual purpose (part stormwater disposal and part recreation). Mr Dawson said Council should not be funding 100% of the cost of purchasing the land for buffer reserves as it did with Stage 1 of the Cambridge North subdivision.

Mr Dawson spoke about the need for a link road to connect to two other developments in the area and that this will be included in the proposed Plan Change. Following discussion about walkways it was suggested that Council should limit or control the height of fences on properties adjoining walkways because of security concerns. Mr Allan said he understood there is a 0.7 metre fence height limit adjoining the walkway which would be registered on any subdivision approval as a Consent Notice for properties that bound onto the walkways.

Councillor Webber asked whether there was a process that could be initiated to designate State Highway 1B from the proposed expressway down to Taylor Street as a road under Council's jurisdiction and Councillor Scaramuzza asked if that section of Stage Highway 1B could be made into a dual carriageway.

The Policy Committee was advised that the best time to consider roading/traffic issues would be when it receives the Cambridge Traffic Study. The Chief Executive said a draft of the Cambridge Traffic Study is being assessed by Council staff and should be ready for presentation to the Policy Committee before the end of the year.

Mayor Livingston said Council should give the suggestion of a "no complaints covenant" consideration, not just for proposed Plan Change 52, but for other new subdivisions such as those being proposed in Karapiro and Kihikihi. Following discussion it was asked that staff investigate the benefits or otherwise of Council placing "no complaints covenants" on future developments.

**RESOLVED**

2/06/115

*That -*

- a) *The report of the Consultant Planner dated 24 October 2006 be received; and further*
- b) *The Policy Committee authorise Council staff to notify Plan Change 52 – Cambridge North Stage Two to rezone further land within Cambridge North from Deferred Residential to Residential as attached to the abovementioned report.*

Cr Sharpe/Cr Newlands

**RESOLVED**

2/06/116

*That reports be provided to Council as soon as possible on -*

- a) *The efficacy of storm water pits in Cambridge North;*
- b) *The question of water conservation (in relation to the Amber View Subdivision in Pirongia);*
- c) *The suggestion of a Policy on "no complaints covenants".*

Mayor Livingston/Cr Jull

[The meeting adjourned at 10.40am and reconvened at 11.00am.]

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

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File: 65-07-47

**Report of Consultant Planner, Jeff Hextall, from Harrison Grierson Consultants Limited dated 24 October 2006 was included in the agenda.**

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

**RESOLVED**

2/06/117

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

Cr Jull/Cr Flay

Planning Services Manager, Wayne Allan, said two issues raised at the 9 October 2006 Policy Committee meeting, relating to access options on Cambridge Road and lot sizes, had been the subject of further investigation. He said responses to those issues had been provided in the report together with a revised draft Plan Change document.

Traffic Design Engineer, Ian China, said access to the study area from Cambridge Road could be achieved by a Tee-intersection subject to sight lines being secured. He said this would be located at the existing dairy farm access, which provides the optimum sight distances in both directions, and is further away from the existing intersection. He said safeguarding the sight distances might require the clearing of a small piece of scrub. He said installing a Tee-intersection would be substantially cheaper than a roundabout and it could be upgraded to a roundabout at a later stage to provide for additional traffic flows.

Mr Allan explained that a Consent Notice is the most effective means of ensuring no growth of vegetation which could impact on sight lines.

**RESOLVED**

2/06/118

*That site access onto Cambridge Road is provided through a Tee-intersection subject to Council gaining the consent of the affected landowner to protecting the views of the Tee-intersection and, if this is not forthcoming, to be through a designation process.*

Cr Lee/Cr Flay

On the issue of lot sizes, Mr Allan said the whole rationale behind developing this area was to provide land for high quality residential development. He said it was suggested that lot sizes should be similar to the provisions that have been adopted for Cambridge North.

**RESOLVED**

2/06/119

*That lot sizes in the Picquet Hill Residential development be no less than 600m<sup>2</sup> with an average of 700m<sup>2</sup>.*

Cr Barnes/Cr Cooper

**RESOLVED**

2/06/120

*That -*

- a) *The report of the Consultant Planner dated 24 October 2006 be received.*
- b) *The Policy Committee authorise the public notification of Proposed Plan Change No 47 "Picquet Hill TA8 Residential Plan Change" attached as Appendix 1 to the Consultant Planner's Report dated 24 October 2006 subject to the amendments authorised by the Policy Committee in resolutions 2/06/118 & 2/06/119 above.*

Cr Barnes/Cr Taranaki

## **9 POLICY COMMITTEE MEETING DATES FOR 2007**

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File: 01-85-12

The Policy Committee was advised that each year Council and its Committees are required to determine the meeting dates for the following year.

The date for the next triennial election is 13 October 2007 and it would be inappropriate for the existing Policy Committee to set any meeting dates beyond that time. The Chief Executive will set the date for the first meeting of the new Council, following the election, when meeting dates for the remainder of the year will be confirmed.

As the second Monday in April is Easter Monday it was suggested the Policy Committee meet on the third Monday (16 April).

**RESOLVED**

2/06/121

*That the following meeting dates for the Policy Committee for 2007 as set out below be confirmed -*

*12 February, 12 March, 16 April, 14 – 16 May (including the Annual Plan Submission Hearings), 11 June, 9 July, 13 August, 10 September, 8 October.*

Cr Sharpe/Cr Thomas

There being no further business the meeting closed at 11.30am.

**CONFIRMED AS A TRUE AND ACCURATE RECORD**

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

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