

*Minutes of the Regulatory Committee meeting held in the Council Chambers,
101 Bank Street, Te Awamutu on Wednesday 27 April 2005 commencing at
9.00am*

1 PRESENT

Councillor D Sharpe, Chairperson

Committee

His Worship the Mayor A Livingston; Councillors B Taranaki, G Flay,
GRP Webber

In Attendance

Deputy Chief Executive G Dyet, Planner T Kelly (item 8.1 & 8.2 only)
Planner D Bayley (item 9.1 only), Roading Regulatory Engineer – M
Brown (Item 9.1 only), Planner - H Stevenson, Secretary – C Shaw

2 APOLOGIES

RESOLVED

4/05/09

*That the apologies for non-attendance from Cr Newlands and
Committee Member Tuteao be received.*

Cr Taranaki/Cr Webber

3 LATE ITEMS

There were no late items.

4 CONFIRMATION OF ORDER OF BUSINESS

RESOLVED

4/05/10

*That the order of meeting be confirmed with item 9.3 having been
withdrawn.*

Cr Taranaki/Mayor Livingston

5 CONFIRMATION OF PREVIOUS MINUTES

5.1 Regulatory Committee

File: 01-89-04

RESOLVED

4/05/11

That the minutes of the Regulatory Committee held on 28 February 2005 be confirmed as a correct record.

Cr Webber/Cr Flay

5.2 Parachute Music Festival Debrief

File: 01-89-04

Discussion was held on the positive outcomes from this year's event and the Committee noted that there was no need at this time to review the consent conditions. The Committee noted that an improvement to the environmental effects arising out of the festival could be achieved without amending the resource consent conditions. Mayor Livingston asked whether Council staff could advise any affected parties of the outcome of the debrief meeting and the decision not to review the conditions.

RESOLVED

4/05/12

That the notes of the Parachute Music Festival Debrief meeting held on 10 March 2005 and facilitated by Dorothy Wakeling be received and that no review of the resource consent conditions be undertaken following the 2005 festival.

Cr Flay/Mayor Livingston

5.3 Hearing Commissioner – Alpha Aviation

File: 01-89-04

The decision of the Hearings Commissioner was circulated to the Committee.

RESOLVED

4/05/13

That the decision of the Hearing Commissioner C D Arcus, in relation to a resource consent application by Alpha Aviation Limited (Crater Lakes Developments limited) to establish and operate an aircraft manufacturing business at Rukuhia be received.

Mayor Livingston/Cr Webber

6 WAIPA DISTRICT LIQUOR LICENSING AGENCY

- 6.1 Monthly Schedule of Liquor License Applications
Considered by Staff Under Delegated Authority**
File: 01-85-10

RESOLVED
4/05/14

That the monthly schedule of Liquor License Applications Considered by Staff Under Delegated Authority for February and March 2005 be received.

Cr Taranaki/Cr Flay

7 GENERAL

- 7.1 Matters Considered by Staff Under Delegated
Authority – Resource Management Act 1991**
File: 01-52-01

Concern was expressed by Committee members with regard to the number and state of relocated dwellings coming into the District. Following a discussion the Committee requested staff to prepare a report for the June 2005 Policy Committee meeting in relation to the effectiveness of Council's current policies and procedures for approving the relocation of second hand dwellings into the district.

RESOLVED
4/05/15

That staff be requested to prepare a report for the June 2005 Policy Committee meeting in relation to the effectiveness of Council's current policies and procedures for approving the relocation of second hand dwellings into the district.

Cr Taranaki/Cr Webber

RESOLVED
4/05/16

That the schedule of Matters Considered by Staff Under Delegated Authority from 17 February 2005 to 14 April 2005, be received, a copy of which is attached to and forms part of these minutes.

Cr Webber/Cr Taranaki

8 REQUEST TO CHANGE MEETING DATE

- 8.1 A letter had been received from Cr Flay requesting the date of the September 2005 Regulatory Committee meeting be altered to enable the Te Awamutu Competitions Society to use the Council Chambers for their three day event.

The Chairperson also advised that the Regulatory Committee meeting planned for July 2005 was scheduled during the time of the Local Government New Zealand Council Meeting and that some members of this Committee would be attending. The Chairperson asked if Cr Webber could Chair this Regulatory Committee meeting which would need to be rescheduled for 1 August 2005.

RESOLVED

4/05/17

That

- a) *The Regulatory Committee Meeting scheduled for Monday 25 July 2005 be rescheduled to Monday 1 August 2005 and that Cr Webber be Chairperson for that meeting.*
- b) *The Regulatory Committee meeting scheduled for Monday 25 September 2005 be rescheduled to Wednesday 28 September 2005 to enable the Competitions Society to complete their event.*

Cr Taranaki/Cr Flay

9 HEARINGS

9.1 9.15 am – 10.05am

Application to Subdivide Land and Vest Road in Council: TA Properties 2004 Ltd at Moxham Road, Te Awamutu being Lot 1 DPS 91720

File: 04631/173.02

Appearing for Applicant **for** Mr D Latham – CKL Surveys Ltd
Peter and Nicola Graham

Applicant TA Properties 2004 Ltd

Appearing for Council David Bayley – Planning Officer
Steve Cornelius – Stormwater Consultant
Malcolm Brown – Roading Engineer

On behalf of his clients, Mr Latham presented the application to

subdivide land and vest a road in Council at Moxham Road, Te Awamutu. Mr Latham outlined the issues in relation to stormwater concerns and advised that further investigations will need to be carried out and engineering drawings completed to the specifications of the Manager – Utility Services before implementation. Mr Latham advised that a stormwater management plan is being discussed with staff and this will include any concerns relating to flooding near the Mangapiko Stream.

The upgrading of the Moxham Road intersection with Te Rahu Road is required and Mr Latham has requested that this work be offset by the Roothing Development Impact Fees.

Mr Bayley addressed the Committee and presented his report.

Considerable discussion was held with regard to Council upgrading the unformed section of Moxham Road. Some members of the Committee understood that the intention is for Council to connect the formed portion of Moxham Road with Te Rahu and Bond Roads and sought clarification from Roothing Officers.

Mr Brown advised that Council had no specific plans to upgrade this portion of Moxham Road and the current intention is for the developer to upgrade as much of Moxham Road as is required to service the subdivision. An option would be to close Moxham Road at this point to vehicular traffic and just allow pedestrian traffic between Te Rahu and Bond Roads.

In response to questions, Mr Brown advised that following the subdivision there will be approximately 250 metres of unformed Moxham road which is difficult terrain for road construction. He also advised that Council has the ability to stop traffic if the area is considered unsafe for prudent travel. As part of the design process there will be a cut from the first section of Moxham Road somewhere in the order of 2metres and this will be used as fill for any the new road.

Mr Latham advised that his clients could continue the construction along Moxham Road if that was Council's wish as the Contractors would be onsite. Mr Brown considered that this would be a convenient time to complete the work but there would need to be a budget set and Council approval sought as the formation of this section of Moxham Road by the developer is not a requirement of this consent process.

RESOLVED

4/05/18

That the Roding Department investigate the options for connecting Moxham Road with Te Rahu and Bond Roads and report to the June 2005 Policy Committee Meeting.

Mayor Livingston/Cr Webber

RESOLVED

4/05/19

That

- a) *The report from the Planning Officer dated 5 April 2005 be received; and*
- b) *In consideration of Section 104, 104B and 104D and pursuant to Sections 108 and 220 of the Resource Management Act, the Waipa District Council approves the subdivision for TA Properties 2004 Ltd, being Lot 1 DPS 91720 shown on the scheme plan of subdivision SP 4670 subject to the following conditions:*

Mayor Livingston/Cr Webber

- 1 *That the Land Transfer Plan to give effect to this subdivision consent shall be generally consistent with the approved plan reference G1212 Revision S1 dated 27/10/04 submitted with application SP4670, unless otherwise altered by the consent conditions.*

Power

- 2 *The consent holder shall arrange with a local network electricity operator for the underground reticulation of electricity to serve all lots and pay all costs attributable to such work. The consent holder shall submit to the Council written confirmation from the local network operator that satisfactory arrangements have been made for the reticulation of the service to all lots in the subdivision. This is to include if necessary the resiting, repositioning or removal of any electric power lines which exist on the land being subdivided.*

Where electric power lines cross the boundary of any lot registered easements shall be created for such services.

Telephone

- 3 *The consent holder shall arrange with a telephone company for the underground reticulation of telephone cables to serve all lots and pay all costs attributable to such work. The consent holder shall submit to the Council written confirmation from the telephone company that satisfactory arrangements have been made for the reticulation of the service to all lots in the subdivision. This is to include if necessary the resiting, repositioning or removal of any telephone cables which exist on the land being subdivided.*

Where telephone cables cross the boundary of any lot registered easements shall be created for such services.

Building

- 4 *The consent holder shall, in consultation with Environment Waikato, determine the 100 year return period flood and ponding level for the Mangapiko Stream where it adjoins the application site and submit this to the satisfaction of Council's Manager – Planning Services.*

- 5 *The finished floor level of all buildings shall be at a level not less than the 100 year return period flood and ponding level. This shall be confirmed in writing by a suitably qualified and registered surveyor at the time of lodging the building consent for any buildings.*

This being a condition to be complied with on a continuing basis by the subdividing owner and subsequent owners of Lot 1, Lots 4 to 6 and Lots 9 to 16, before the deposit of the survey plan the Council shall issue a consent notice pursuant to Section 221 of the Resource Management Act 1991 specifying the above conditions.

Such consent notice shall be prepared and checked at the cost of the subdividing owner by the Council's solicitors and shall be registered against the titles to Lot 1, Lot 4 to 6 and Lots 9 to 16.

- 6 *The air inlets for septic tank systems shall be at a level not lower than the 100 year return period flood and ponding level. This shall be confirmed in writing by a suitably qualified and registered surveyor at the time of lodging the building consent for any buildings.*

This being a condition to be complied with on a continuing basis by the subdividing owner and subsequent owners of

Lot 1, Lots 4 to 6 and Lots 9 to 16, before the deposit of the survey plan the Council shall issue a consent notice pursuant to Section 221 of the Resource Management Act 1991 specifying the above conditions

Such consent notice shall be prepared and checked at the cost of the subdividing owner by the Council's solicitors and shall be registered against the titles to Lot 1, Lots 4 to 6 and Lots 9 to 16.

- 7 *At the time of lodging the building consent for a dwelling the consent holder shall provide stormwater and effluent disposal details from a suitably qualified and experienced professional, to the satisfaction of Council's Manager – Planning Services.*

This being a condition to be complied with on a continuing basis by the subdividing owner and subsequent owners of Lot 1, Lots 4 to 6 and Lots 9 to 16, before the deposit of the survey plan the Council shall issue a consent notice pursuant to Section 221 of the Resource Management Act 1991 specifying the above conditions.

Such consent notice shall be prepared and checked at the cost of the subdividing owner by the Council's solicitors and shall be registered against the titles to Lot 1, Lots 4 to 6 and Lots 9 to 16.

- 8 *At the time of lodging the building consent for any buildings a suitably qualified and experienced Geotechnical Engineer will be required to inspect the site and submit to Council for approval design details on the foundations of the buildings, at the cost of the consent holder. Approval of the foundation design by Council shall be required prior to the issue of the Building Consent.*

This being a condition to be complied with on a continuing basis by the subdividing owner and subsequent owners of Lots 1 to 16, before the deposit of the survey plan the Council shall issue a consent notice pursuant to Section 221 of the Resource Management Act 1991 specifying the above conditions.

Such consent notice shall be prepared and checked at the cost of the subdividing owner by the Council's solicitors and shall be registered against the titles to Lots 1 to 16.

Roading

- 9a *That pursuant to Rule 10.8.5.4 of the Waipa District Plan*

and Section 108(10) of the Resource Management Act 1991, a financial contribution of \$53,280 (GST inclusive) shall be paid to Council. This financial contribution is for roading improvements, and is calculated as follows:

Roading Development Impact Fee: \$3,330 per new allotment (GST inclusive)

- 9b The financial contribution for roading improvements required by Condition 9(a) shall be reduced by the amount of the cost of construction of the unformed section of Moxham Road, from Te Rahu Road to the proposed new subdivision Road. Should the cost of the construction of this section of road equal or exceed the financial contribution required by this condition, then no financial contribution for roading shall be required. Council will not compensate the consent holder where the cost of the Moxham Road construction exceeds the financial contribution required by condition 9(a).*
- 10 That a corner splay on each boundary of the intersection, be provided at the corner of Moxham Road and the proposed road as indicated on the scheme plan of subdivision, in accordance with Council's standards as set out in the Code of Practice for Land Development and Subdivision and vested in Council as road.*
- 11 The consent holder shall submit to Council names for the proposed road for the Council's approval prior to the issue of a certificate pursuant to Section 223 of the Resource Management Act 1991. If names are not submitted, the Council may name the roads without reference to the consent holder.*
- 12 That Lot 18 be vested in Council as road pursuant to Section 320 of the Local Government Act 1974.*
- 13 The proposed road (Lot 18) shall be designed and constructed to the Council's standards as set out in the Code of Practice for Land Development and Subdivision for local roads. All work shall be carried out and completed to the satisfaction of Council's Roading Manager, and shall be at the consent holder's expense.*
- 14 The consent holder shall construct a standard domestic rural vehicle entrance to each of Lots 2 and 15. The entrances shall be constructed to the Council's standards, as set out in the Code of Practice for Land Development and Subdivision. All work is to be completed to the satisfaction of the Council's Roading Manager, and shall be at the consent holder's expense.*

- 15 *The consent holder shall upgrade the intersection of Moxham Road and Te Rahu Road, designed in accordance with the "Guide to Traffic Engineering Practice Part 5: Intersections at Grade: AUSTRROADS 1991" as amended by Transit New Zealand Roading Design Guidelines RD1 – Intersections at Grade. The intersection upgrading shall include the provision of a flag light. All work shall be carried out and completed to the satisfaction of Council's Roading Manager, and shall be at the consent holder's expense.*
- 16 *The consent holder shall upgrade the section of Moxham Road from the proposed road on lot 18 along the unformed section of Moxham Road including its intersection with Te Rahu Road to the Council's standards as set out in the Code of Practice for Land Development and Subdivision for rural roads. All works shall be designed, constructed and completed to the satisfaction of the Roading Manager, and shall be at the consent holder's expense.*
- 17 *Construction is not to proceed until all final construction drawings have been submitted and design approval has been obtained from Council's Roading Manager.*
- 18 *Construction is not to proceed until a Quality Assurance Plan has been submitted and approval obtained from Council's Roading Manager.*

Note: It is expected that the Quality Assurance Plan is to be submitted with the Design Approval Plans.

- 19 *RAMM forms, as-built plans and information of all infrastructure assets, to be vested in Council, shall be provided prior to the final inspection. This information is a statutory requirement.*

Note: A suitably qualified RAMM technician shall complete RAMM update forms for the construction site. The forms are available in the manual entitled "Transfund New Zealand Local Authority RAMM Database Operation Manual" (PFM7). Update sheets shall also be provided for any adjustments necessary to the RAMM information of an intersecting existing public or private road.

Stormwater

- 20 *Easement "A" as shown on the scheme plan of subdivision shall be granted in favour of Waipa District Council as an easement in gross for the purposes of Water Drainage.*
- 21 *The existing closed drain within lots 9, 10 and 17 shall be reinstated to an open drain and the 44 gallon drums removed from the site to the satisfaction of Council's Manager – Planning Services.*

- 22 *The open drains and natural overland flow paths within Lots 6, 9, 10 and 17 shall be retained as open drains and natural flow paths, and their stormwater carrying capacity not hindered by earthworks, landscaping or in any other way, except as required for Council-approved roading and stormwater management works carried out prior to the issuing of the Section 224 Certificate. Management of these drains where they flow through the property shall be the responsibility of the consent holder.*

This being a condition to be complied with on a continuing basis by the subdividing owner and subsequent owners of Lots 6, 9, 10 and 17, before the deposit of the survey plan the Council shall issue a consent notice pursuant to Section 221 of the Resource Management Act 1991 specifying the above conditions.

Such consent notice shall be prepared and checked at the cost of the subdividing owner by the Council's solicitors and shall be registered against the titles to Lots 6, 9, 10 and 17.

Reserve Contribution

- 23 *A reserve contribution of \$28,832 (GST inclusive) shall be paid to Council in respect of the 16 additional allotments created as a result of this subdivision. This is calculated on the basis of \$1802 (GST inclusive) per additional lot pursuant to Rule 10.9.1 of the Waipa District Plan.*

Esplanade Strip

- 24 *The consent holder shall enter into an agreement with Council to create an esplanade strip, in favour of Council, over Lots 9, 10, 11 12, 13 and 15 pursuant to Section 232 of the Resource Management Act 1991 and Rule 10.9.3 of the Waipa District Plan. The strip shall be 10 metres in width set aside from the western bank the Mangapiko Stream over Lots 9, 10, 11 12, 13 and 15 for the purposes set out in Section 229 of the Resource Management Act 1991.*

Filling and Earthworks

- 25 *All filling undertaken on site shall be supervised by a suitably qualified and experienced Geotechnical Engineer and shall be certified by said Engineer as suitable for the intended use of the Lots on which filling takes place.*
- 26 *All earthworks shall be carried out in accordance with the*

standards set out in the Code of Practice for Land Development and Subdivision and in accordance with NZS 4431: 1989.

- 27 *Prior to the issue of the Section 223 Certificate the consent holder shall submit a Stormwater Management Plan for the subdivision and obtain approval for this Plan from Council's Asset Manager – Utility Services. The Stormwater Management Plan shall include, but not be limited to, details of stormwater management during subdivision earthworks and construction in order to control the amount of sediment laden runoff entering the Managapiko Stream.*

Note: It is acknowledged that the layout of the subdivision may change and the number of lots may be reduced as a result of works required by the Stormwater Management Plan.

- 28 *The consent holder shall implement the works specified in the approved Stormwater Management Plan.*

- 29 *Construction is not to proceed until the consent holder has submitted all final Stormwater System Construction Drawings and design approval has been obtained from Council's Asset Manager – Utility Services. Stormwater system construction shall proceed in accordance with the approved Stormwater System Construction Drawings.*

Notes:

Note Prior to the commencement of any earthworks and/or drainage works the consent holder shall obtain all necessary approvals from the Waikato Regional Council.

Note All earthworks associated with any subdivision or development of land shall be undertaken in accordance with the following:

- a) Good engineering practice.*
- b) Any earthworks be carried out so as to provide sound foundations and avoid any hazard to persons or property.*
- c) Any earthworks be carried out so as to avoid or mitigate any detrimental effect on the environment particularly with regard to the unnecessary destruction of vegetation, the contamination of natural water or the diversion of surface or ground water flows.*
- d) The existing landform may not be altered in such a manner that adjoining properties will be detrimentally affected particularly through changes*

in drainage systems or abrupt changes in ground level.

Note Reference should be made to the Waipa District Council Code of Practice for Land Development and Subdivision for formation and construction standards.

Note The consent holder must obtain the approval of the Council's Parks, Roading and Services Department prior to any plantings being undertaken on the road.

Note In the event that bones or artifacts are discovered in the course of site excavation, the consent holder should cease works in that area and contact Council's Planning Department. The Council will notify Iwi and / or New Zealand Historic Places Trust to determine the appropriate method of recording and / or removal. It should further be noted that all sites associated with human activity prior to 1900 have protection under the Historic Places Act 1993, regardless of whether the sites are registered.

Reasons for Decision

- 1 The application is consistent with the policies and objectives of the District Plan.
- 2 Conditions have been imposed to ensure that the development complies with Councils Code of Practice for Land Development and Subdivision.
- 3 Any adverse effects resulting from the proposal are deemed to be less than minor.
- 4 The land the subject of the subdivision is potentially subject to the natural hazard of flooding. Conditions 5 and 6 are imposed as conditions to be complied with on a continuing basis and to draw the attention of all registered proprietors to the existence of the hazard and the consequences of that in connection with any application for building consent.
- 5 A Development Impact Fee pursuant to Rule 10.8.5 of the Waipa District Plan is to be offset against the cost of road construction in this instance as the cost and scope of the roading works proposed as part of the subdivision provides a public benefit greater than that of the new lots created in this subdivision.
- 6 The land the subject of the subdivision is potentially subject to areas of variable stability/sub-surface soil conditions. Condition 8 is imposed as a condition to be complied with on a continuing basis and to draw the attention of all registered proprietors to the existence of the hazard and

the consequences of that in connection with any application for building consent.

[Mayor Livingston left the room at 10.05am]

9.2 10.05am – 10.32am

Objection to Decision to Decline Subdivision Consent Pursuant to Section 357 of the Resource Management Act 1991: W R & C E Fuchs, 106 Herbert Street, Kihikihi being Lot 10, DPS 340500

File: 04651/085.00

Applicant W R & C E Fuchs

Appearing for applicant David Latham – CKL Surveys

Appearing for Council Planner, Terrena Kelly

Ms Kelly addressed the Committee and presented her report and outlined the background to Staff the declining of the subdivision.

[Mayor Livingston returned 10.17am]

Mr Latham addressed the meeting and advised that the Committee would be aware of the subject property due to an earlier plan change. He agreed with Ms Kelly's outline of the background to this application.

The Fuchs have now developed the adjoining rural residential area and have just placed these nine sites on the market of which three have already been sold therefore confirming the need for this type of development in this area.

Considerable discussion was held regarding whether this property is sufficiently unique so that it could be "set apart" from other properties that are zoned rural. Mr Latham argued that the applicants property is unique because it comprises 12 ha of low lying ground with a number of topographical constraints which render the land unable to be used for effective farming. The land has several major drainage systems crossing the block which are difficult to manage. He also argued that the property is that it is adjacent to a rural residential zoned area and that the need to maintain a level of rural amenity is therefore unjustified. Mr Latham went on to point out that there are only three possible building sites within the proposed subdivision and that no further

subdivision could occur.

In relation to Dr Chapman's land use suitability evidence, Mr Latham argued that the bulk of this land is poor. Therefore, it cannot be joined to adjacent farmers as they would not justify the costs of building stock underpasses to utilise this poor draining land.

It is Mr Latham's opinion that this places the property in a unique position and he contends that granting approval to his clients would not lead to a proliferation of this type of application for the reasons stated above.

Ms Kelly advised that in her opinion Dr Chapman's report stated that the land could be used for a range of farming activities, although there were some pockets that had poor drainage sites.

In his right of reply, Mr Latham stated that his clients have a block of land that is not being effectively used for farming at present, it adjoins a rural residential zoned area and that the land which is the subject of this application also has attributes that make it suitable for rural residential development. He argued that the granting of this subdivision will not compromise the District Plan due to the unique attributes of this particular piece of land.

RESOLVED

4/05/20

That

- a) *The report from Terrena Kelly, Planner dated 22 March 2005 be received; and*
- b) *Pursuant to Section 357(7)(a) of the Resource Management Act 1991 the Waipa District Council Regulatory Committee dismisses the objection to Councils decision under delegated authority to decline subdivision consent SP4633 dated 18 February 2005.*

Cr Webber/Cr Flay

Reasons for Decision

- 1 The proposed subdivision is inconsistent with the policies and objectives of the District Plan; in particular Policy SU3, SU10, SU13 and SU14.
- 2 The proposed subdivision is not extraordinary, or sufficiently unusual to warrant the upholding of the objection by the Committee. In terms of Section 104(1)C of the Resource Management Act 1991 (RMA), the proposed subdivision would have an undesirable negative precedent

effect on the integrity of the District Plan if the objection were upheld, and the subdivision was approved.

- 3 The subdivision fails to meet one of the threshold tests of Section 104D of the RMA, and the applicant has not satisfied the Committee that the application should be granted, bearing in mind the matters referred to in Section 104(1) of the RMA.
- 4 Dismissing the objection will ensure that the integrity of the District Plan's rules, policies and objectives are maintained; and that there is not an undesirable precedent effect on the integrity of the District Plan.
- 5 Notwithstanding that it would be possible to construct a dwelling on each of the allotments, it has not been established that the balance of each allotment can effectively be managed as a rural residential lifestyle block.

Mayor Livingston took no part in deliberations or the decision.

[The Committee had a break for morning tea at 10.32am and resumed at 10.50am]

9.3 Land Use and Subdivision Consent Application to Create Three Multi-unit Residential lots Under the Minimum Site Area Requirements: N & JB Hitchcock, 24 Queen Street, Cambridge being Lot 1 DPS 10758

File: 04351/670.00

Applicant N & J B Hitchcock

Appearing for Council Kathryn Drew Planner

This item had been withdrawn from the agenda by the applicant prior to the meeting.

10 CAMBRIDGE NORTH APPEAL

Consultant Planner Chris Dawson addressed the meeting and advised of progress in relation to discussions he had held with Transit New Zealand aimed at resolving its appeal against the Committee's decision in relation to Plan Change Number 1. This Plan Change aims to rezone Deferred Residential land north of Cambridge to Residential. Mr Dawson reported that there has been progress and there is now an agreement from Transit NZ for one exit onto Victoria Road at a point approximately 65 metres north of Taylor Street. The location is just south of the Woolbuyers Yard and is a logical point as it could form an access point to the West if future urban development proceeds in this direction. The immediate design is for a right turn bay for vehicles heading north and it is intended to allocate enough land around the area to make a roundabout if future demands require this.

Mr Dawson advised that if this proposed solution was accepted by Transit and a consent notice drawn up then this would resolve the only objection to the Cambridge North proposed Plan and steps could then be taken to make the Plan Change operative.

[Cr Taranaki left the meeting at 11.36am]

Mr Dawson advised the Committee that the second access point, which was proposed in the initial plan change, has been shown as stopped at this stage. However, the design which is now proposed allows for a good level of access to State Highway 1B and to Robinson Street.

As developments are progressing, Mr Dawson advised that there are a few small changes which have come to light and are in the scope of the appeal. However there are also some small issues that could be looked at now as a proposed Plan Change. Some of these include the Stage 1 boundary being aligned slightly differently near the Bourke's southern property boundary, reserve contributions needing to be inflated to cover increasing land costs, some minor alignment to internal roads.

Discussion was held on the buffer reserve and the price of land that the Council had to pay. Mr Dawson advised that there are several aspects to the buffer zone including stormwater catchments and the reserves. Valuers are currently allocating residential values to this land and that is one of the things that would be looked at in the proposed plan change to ensure that it is clear that this is partly infrastructure and partly for reserves and therefore the possible need for a higher reserve contribution.

[Cr Taranaki returned to the meeting at 11.40am]

Mr Dawson advised that the process required now would be to consult with Transit NZ and the Bourke's with a view to presenting an agreed consent notice to the Environment Court for its approval.

The Chairperson thanked Mr Dawson for his update and advised that Mr Dyet will keep the Committee informed of the outcomes.

**11 APPOINTMENT OF HEARING COMMISSIONER FOR RUKUHIA HALL
RESOURCE CONSENT**

Deputy Chief Executive outlined the options available for Hearing Commissioners including their expertise and suitability to hear this type of application.

RESOLVED

4/05/21

That Dorothy Wakeling be appointed Hearing Commissioner for the Rukuhia Hall Consent Hearing.

Cr Taranaki/Mayor Livingston

There being no further business the meeting closed at 11.58am

CONFIRMED AS A TRUE AND CORRECT RECORD

Chairperson: _____

Date: _____