

*Minutes of the meeting of the Policy Committee held in the Council Chambers, Waipa District Council Offices, 101 Bank Street, Te Awamutu on Monday 12 September 2005 commencing at 9.00am.*

## **1 MEMBERS**

---

Councillor AJH Empson - Chairperson

### **Members**

His Worship the Mayor AD Livingston; Councillors – EH Barnes, RJ Cooper, GH Jull, PL Lee, EC Newlands – from item 6, 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), Group Manager – Assets Community & Business Services (JM Mills), Planning Officer (D Bayley) – until item 8, Building Control Manager (G Boys) – until item 8, Planning Services Manager (W Allan) – until item 8, Utility Services Asset Manager (P Gunasinghe) – until item 8, Operations Engineer (C Mills) – until item 8, Development Engineer (M Brown) – until item 8, Strategic Planning & Development Manager (A McFarlane) – item 8 only, Committee Secretary (C Plowright)

**Public – 2**

## **2 APOLOGIES**

---

### **RESOLVED**

2/05/107

*That an apology for absence be received from Councillor Flay.*

Cr Webber/Cr Taranaki

## **3 LATE ITEMS**

---

Nil.

## **4 CONFIRMATION OF ORDER OF MEETING**

---

File: 01-85-12

### **RESOLVED**

2/05/108

*That the order of the meeting be confirmed.*

Mayor Livingston/Cr Jull

## **5 MINUTES OF PREVIOUS MEETINGS**

---

File: 01-85-12

**Minutes of Policy Committee meeting held on 8 August 2005 were included in the agenda.**

**RESOLVED**

2/05/109

*That the minutes of the meeting of the Policy Committee held on 8 August 2005 be received.*

Cr Taranaki/Cr Thomas

## **6 PLAN CHANGE 22 – OHAUPO SOUTH RURAL RESIDENTIAL POLICY AREA AND OHAUPO WATER SUPPLY SCHEME UPGRADE – STAGE 2 REPORT**

---

File: 65-07-22

**Report of Planning Officer, David Bayley, dated 22 August 2005 was included in the agenda.**

Planning Officer, David Bayley, advised the Policy Committee that since its meeting on 13 June 2005 Council staff have prepared proposed Plan Change 22, including a Structure Plan and an evaluation of the costs and benefits for a Rural Residential Policy Area over land currently zoned Rural, adjoining the south of Ohaupo township. The purpose of the proposed Plan Change is to provide more opportunities for rural residential development in Ohaupo to enable the township to grow. The proposed Plan Change also includes the modification of the existing Development Impact Fee for water supply for land within the Ohaupo Water Supply Scheme boundaries.

Mr Bayley advised that the Structure Plan includes undeveloped land, currently zoned Residential, adjoining the south side of the township at the end of Charles Edwards Street.

Mr Bayley explained each section of his report in detail and outlined the process that has been followed to develop the proposed Plan Change and Structure Plan.

Building Control Manager, Gary Boys, explained how dual use rainwater tanks would be used to provide a secondary water supply for dwellings in the proposed Plan Change area. It was explained that the dual system would make good use of the rainwater storage tanks, which are required for each dwelling as part of the stormwater management system for this area, and they could be adapted to be used for some

domestic purposes (such as toilet flushing, laundries and garden use) thereby reducing reliance on treated water paid for through the meter. Mr Boys said the Committee had expressed some interest in this concept at an earlier meeting and he had drawn up a system based on a typical house design. The cost of the dual system is approximately \$1,300 greater than a fully tank-fed system, although this would vary depending on the size of the house.

Mayor Livingston suggested that there should be some acknowledgement in the water supply development impact fees (DIFs) that there is a saving to Council in using dual use water supply systems. Mr Bayley said there is a metered water supply in Ohaupo so the direct benefit of having a dual use system would be to the consumer.

Mr Bayley said Opus Consultants have been asked to prepare a spreadsheet that would make it easier for builders to calculate the size of the rainwater tanks, depending on the size and design of the house, in order to obtain consistency and make the structure plan easier to administer. He suggested that the spreadsheet should be made available when the proposed Plan Change is notified.

Referring to the suggestion that there is a negligible district wide benefit in having a through road in the proposed Plan Change area, Councillor Sharpe said the road would provide some benefit to all Ohaupo residents, and particularly those living on Ryburn Road. Chairperson Empson said he felt the benefit from the road would be for the local public rather than district public. He said he questioned whether the roading DIF would stifle development in the area. Councillor Webber said, if that were the case, it would become evident through submissions on the proposed Plan Change.

Mr Bayley said he had discussed the proposed amount of DIFs with the affected landowners and only one of them had raised it as an issue.

[Councillor Cooper left the meeting at 10.15am.]

Mr Bayley explained how he had looked at comparative developments in Rukuhia and Ngahinapouri to try and obtain an expected valuation of the lots that would be created in the proposed Plan Change area. He said that based on this information new sections could be expected to sell for \$115,000 - \$130,000. He said there would be an average payment of about \$4,500 per lot for construction of the through road and about \$2,500 per lot for water supply connection.

Councillor Sharpe said she was concerned that the cost of the DIFs would defeat the whole object, which is to develop Ohaupo. Councillor Webber said the DIFs are a direct reflection of the costs required to provide the necessary infrastructure for this development. He said the developer would make a commercial decision as to whether it is feasible to proceed with development.

[The meeting adjourned at 10.22am and reconvened at 10.44am.]

Mr Bayley said landowners in the proposed Plan Change area have had the opportunity to view his report over the last 10 days and he provided a summary of feedback received.

[Councillor Cooper rejoined the meeting at 10.45am.]

Councillor Webber said he was concerned that hearing the individual views of landowners could influence the Committee's decision. Chairperson Empson said the Committee was receiving an overall picture of what ratepayers think about the proposed Plan Change and the views of ratepayers should not influence its decision.

In answer to a question from Councillor Scaramuzza, Mr Bayley said the proposed DIFs would be adjusted annually in line with the Transfund price adjustment formula, which is in the District Plan Rules for Council's existing DIFs.

Councillor Sharpe said she felt the removal of 90 metres of roadside parking from State Highway Three, in order to accommodate a right turn bay, would create some parking problems in Ohaupo. She said those parking spaces are always full. She asked what implications there would be in changing the through road to a cul de sac, as suggested by one of the landowners. Mr Bayley said Council would need to revisit traffic flows to work out what infrastructure would be needed if there were a change to the indicative roading layout. It is likely the infrastructure requirements would change and therefore DIFs would change. He said the concept of the through road had received support from the Policy Committee at its June meeting as the most efficient and effective option. Chairperson Empson said the Committee should stay with the through road, as that is what it previously decided, although it might have to look at alternatives if that issue is brought up through the submissions process.

In answer to a question from Councillor Scaramuzza regarding the provision of a cycle lane, Development Engineer, Malcolm Brown, said Council's standards require the road to be seven metres wide with a concrete nib on the side rather than kerb and channel. He said it would result in a wide urban type road and cyclists would be safe. He said a separate cycle lane was unnecessary because of the fairly low traffic volumes in the area.

**RESOLVED**

2/05/110

*That -*

- a) *The report of Planning Officer, David Bayley, dated 22 August 2005 be received; and*
- b) *Subsequent to obtaining standards for water tank design, the Policy Committee authorise the public notification of proposed Plan Change 22 – Ohaupo South Rural Residential Policy Area and Ohaupo Water Supply Scheme Upgrade, including the proposed Structure Plan and Section 32 Evaluation, in accordance with the statutory requirements of the Resource Management Act 1991.*

Cr Sharpe/Mayor Livingston

---

**7 PROPOSED PLAN CHANGE 45 – BOND ROAD RURAL ZONE TO INDUSTRIAL ZONE – STAGE 1 REPORT**

---

File: 65-07-45

**Report of Planning Officer, David Bayley, dated 22 August 2005 was included in the agenda.**

Planning Officer, David Bayley, updated the Policy Committee on the technical investigations that have taken place in the area for proposed Plan Change 45 (Bond Road Rural Zone to Industrial Zone). He said the studies show that industrial development is achievable, although it would require upgrades to existing roading, sewer and water supply services, which would have financial implications for developers and/or Council.

Mr Bayley said his report sought the Committee's approval for further public consultation and the drafting of the proposed Plan Change and Structure Plan.

Chairperson Empson said he was surprised Moxham Road had not been included in the investigations as it is an integral part of the whole area and would be used as an alternative through road when the Bond Road development has taken place. Mr Bayley said it may be necessary to look at Moxham Road in closer detail.

Chairperson Empson said concern had been expressed from the owners of residential properties in Bond Road and Ohaupo Road, who are on bore water and septic tanks, that they need to be part of a development plan for reticulated services. Utility Services Asset Manager, Punu Gunasinghe, said the rural residential area of Bond Road has been included in the reticulation model for the Structure Plan.

Chairperson Empson asked if there was a way of indicating that the proposed Plan Change area is to be used for light industrial rather than heavy industrial activities. Mr Bayley said the Structure Plan could seek to avoid heavy industrial activity close to residents which would provide some certainty for existing and future residents and for developers of the area.

**RESOLVED**

2/05/111

*That -*

- a) *The report of Planning Officer, David Bayley, dated 22 August 2005 be received; and*
- b) *The Policy Committee authorises staff to draft proposed Plan Change 45; and*
- c) *Officers report back to the Policy Committee with the draft proposed Plan Change 45 and the results of preliminary public consultation.*

Cr Webber/Cr Barnes

Mayor Livingston complimented Mr Bayley on the thoroughness of his reports and the way in which they were presented. He said both issues are extremely important to Waipa District and it is critical to get them right.

---

**8 RESOLUTION TO EXCLUDE THE PUBLIC**

---

File: 01-37-01

(Section 48, Local Government Official Information and Meetings Act 1987)

**RESOLVED**

2/05/112

*That the public be excluded from the following parts of the proceedings of this meeting.*

*The general subject of each matter to be considered while the public is excluded, the reason for passing this resolution in relation to each matter and the specific grounds under section 48(1) of the Local Government Official Information and Meetings Act 1987 for the passing of this resolution are as follows:*

Item No	Minutes/Report of:	General subject of each matter to be considered	Reason for passing this resolution in relation to each matter	Ground(s) under section 48(1) for the passing of this resolution
9	Report of Strategic Planning & Development Manager dated 18.08.05	Te Awamutu Museum – Integration of Staff with Council	Good reason to withhold exists under section 7	Section 48(1)(i)

*This resolution is made in reliance on section 48(1)(a) of the Local Government Official Information and Meetings Act 1987 and the particular interest or interests protected by section 6 or section 7 of that Act which would be prejudiced by the holding of the whole or relevant part of the proceedings of the meeting in public are as follows:*

Item No		
9	To protect the privacy of natural persons	Section 7(2) (a)

Cr Sharpe/Cr Newlands

## **9 TE AWAMUTU MUSEUM – INTEGRATION OF STAFF WITH COUNCIL**

File: 02-13-07

**Report of Strategic Planning and Development Manager dated 18 August 2005 was attached separately for Policy Committee Members.**

This item was considered during the public excluded session of the meeting.

The public were readmitted at 12.22pm.

**10 REPORTING OF RESOLUTIONS MADE IN PUBLIC EXCLUDED SESSION**

---

**10.1 Te Awamutu Museum – Integration of Staff with Council**

File: 02-13-07

**RESOLVED**

IC2/05/04

*That -*

- a) *The report of the Strategic Planning and Development Manager dated 18 August 2005 be received.*
- b) *The Policy Committee recommends to Council that a Memorandum of Understanding with the Te Awamutu Museum be entered into, and that it be signed by the Chief Executive and/or Mayor on behalf of Council.*
- c) *The Policy Committee recommends to Council that it assume responsibility, as soon as practicable, for the day-to-day management and operation of the Te Awamutu Museum in accordance with the provisions of the Memorandum of Understanding, subject to any outstanding management matters being resolved to the satisfaction of the Chief Executive.*

Cr Barnes/Committee Member Roberts

There being no further business, the meeting was declared closed at 12.22pm.

**CONFIRMED AS A TRUE AND CORRECT RECORD**

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

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