

1 PRESENT

Councillor GRP Webber – Chairperson

Members

Councillors – EH Barnes, MEH Cox, LWE Hoverd, GH Jull, PL Lee, EC Newlands [from 10.08am], GG Scaramuzza, DL Sharpe, GW Simmons, BJ Taranaki, BS Thomas.

Public

There was one member of the press in attendance. There were three members of the public in attendance.

Others

Chief Executive, G Dyet; Deputy Chief Executive and Group Manager Planning & Community Relations, R McNeil; Group Manager Service Delivery, B Bergin; Manager Planning & Regulatory, W Allan; Manager Road Corridor, D Inglis; Manager Community Relationships, J Tyrrell; Manager Water Services, B Shaw; Strategic & District Planning Team Leader, F Hill; Policy Advisor Strategic & District Planning, C McAlley; Project Engineer (Specialist), I Voyle; Consultant, R Douch; Committee Secretary, S King.

2 DISCLOSURE OF MEMBERS' INTERESTS

For item 7, Councillor Webber indicated a potential conflict of interest as he is a Fonterra shareholder. For the avoidance of doubt, Deputy Mayor Lee took over the Chair during this item and Councillor Webber took no part in the proceedings.

3 APOLOGIES

RESOLVED

3/10/23

That the apology for non attendance from His Worship the Mayor AD Livingston be received.

Councillor Jull / Councillor Thomas

4 LATE ITEMS

There were no late items.

5 CONFIRMATION OF ORDER OF MEETING

File: 01-85-12

RESOLVED

3/10/24

That the order of the meeting be confirmed.

Councillor Scaramuzza / Councillor Taranaki

6 MINUTES OF PREVIOUS MEETING

File: 01-85-30

Minutes of Meeting held on 4 May 2010.

RESOLVED

3/10/25

That the minutes of the meeting held on 4 May 2010, as circulated, be confirmed as a true and accurate record of proceedings.

Councillor Cox / Councillor Simmons

7 HAUTAPU INDUSTRIAL UPDATE

File: 65-07-46

Report of Consultant Planner, Richard Douch dated 24 June 2010.

Councillor Webber indicated a potential conflict of interest, being that he is a shareholder of Fonterra, and vacated the chair for the duration of the item and took no part in the discussions. Deputy Mayor Lee assumed the chair at 9.26am.

Manager Planning & Regulatory, W Allan outlined the background before Consultant, R Douch presented more detailed information. During the presentation members clarified the impact on existing infrastructure, the level of uptake for existing subdivisions in the area and the Cambridge town concept plan in relation to Carter's Flat.

Members also commented on the relationship between Council's 10-year Plan and the proposed Cambridge section of the Waikato expressway. Mr Douch outlined the options available for consideration including a clarification of potential serviced and unserviced industrial areas.

Deputy Chief Executive and Group Manager Planning & Community Relations, R McNeil said staff were looking for the Committee's preference as which proposed option should be included in the draft District Plan. As a representative from both parties was in attendance the Committee provided them the opportunity to speak. Mr McNeil summarised the consultant's report and the opportunities and challenges provided by each option.

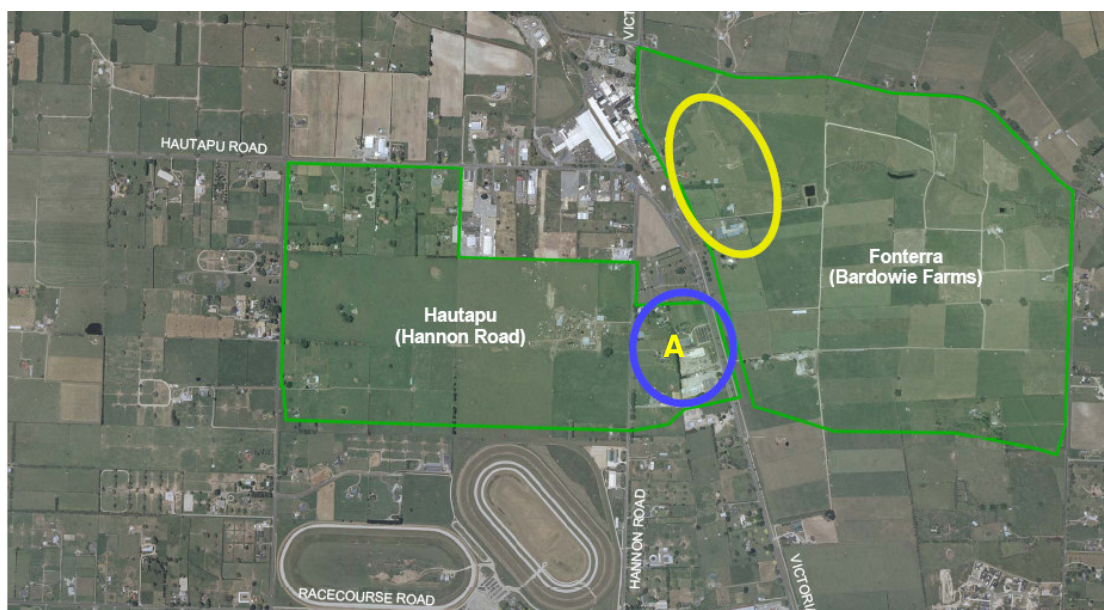
RESOLVED

3/10/26

- a) *That the report of the Consultant Planner dated 24 June 2010 be received;*
- b) *That, as part of the District Plan review process, Council Staff be directed to:*
 - i. *Rezone that area of land between Hannon Road in the west, SH1B to the east, Hautapu Cemetery to the north and the proposed Cambridge Bypass to the south (Area A as per Figure 1 below) as Unserviced Industrial, with this area intended to not be serviced by a reticulated water and wastewater network;*
 - ii. *Rezone that area identified as Hautapu (Hannon Road) within Figure 1 below, except for the area to be rezoned as Unserviced Industrial above (Area A), as a Deferred Industrial Zone; and,*
 - iii. *Retain the zoning of the area identified as Fonterra (Bardowie Farms) within Figure 1 below, as Rural.*

Councillor Scaramuzza / Councillor Taranaki

Figure 1: Hautapu Industrial Growth Cells



Reasons

1. Infrastructure to service the Hautapu area is not envisaged to be provided by Council within the 5 year period.
2. Demand during this period would likely require around 10-15ha of additional industrial land, with some capacity within the existing Hautapu Industrial area.
3. The work undertaken to date on the Hautapu Structure Plan, including the investment into that area (such as the development of the new access road) together with recent commitment and desire from the major landowner to progress the development of that land provides greater certainty over that site as opposed to the C8 growth cell.
4. The cap of 90ha for the area set under Future Proof; together with the planning for the Hautapu growth cell being over the entire area (rather than parts of it) provides limited opportunity for developing a combination of both growth cells without resulting in increased infrastructure costs.
5. The Waipa 2050 process identified a level of acceptance for the Hannon Road location being developed / zoned for Industrial purposes.

Councillor Webber retook the chair at 9.50am.

8 FUTURE PROOF (SUB-REGIONAL GROWTH STRATEGY) – UPDATE

File: 65-06-36

Southern Sector Study

Deputy Chief Executive and Group Manager Planning & Community Relations, R McNeil said a draft report was being finalised following the feedback by partner councils.

Employment Land Study

Deputy Chief Executive and Group Manager Planning & Community Relations, R McNeil said the Study would refine the work already undertaken as part of the Future Proof strategy. The information obtained from the study would be included in the proposed Regional Policy Statement.

RESOLVED

3/10/27

That the information be received.

Councillor Webber / Councillor Barnes

9 DISTRICT PLAN REVIEW – UPDATE

File: 65-06-36

Cr Newlands joined the meeting at 10.08am.

District Plan Review Team Leader, F Hill presented information on the progress to date. Mrs Hill commented on feedback received to date regarding street setbacks, height restrictions, and landscape plantings. She spoke on the impact any changes may have on the character of an area. Mrs Hill also indicated the range of views regarding on-site water storage and grey water harvesting. Members queried the feedback received on rezoning of village centres from general to retail and from the workshops/hui with Nga Iwi Toopu o Waipa.

The meeting adjourned for the morning tea break at 10.24am and recommenced at 10.40am.

RESOLVED

3/10/28

That the information be received.

Councillor Newlands / Councillor Barnes

10 WAIPA INTEGRATED TRANSPORT STRATEGY

File: 01-88-18

Report of Manager Road Corridor, Dawn Inglis dated 24 June 2010.

Manager Road Corridor, D Inglis and consultant W Moore presented information on the draft Strategy. Members discussed parking management, the promotion of walking and cycling, and public transport systems including 'park and ride'. Safety in school zones was raised as a priority issue and Mrs Inglis commented on the current measures. Deputy Chief Executive and Group Manager Planning & Community Relations, R McNeil outlined the rationale for proposed changes to the recommendation contained within the report.

RESOLVED

3/10/29

That

- a) *The report of the Manager Road Corridor, Dawn Inglis dated 24 June 2010 be received; and*
- b) *The Draft Waipa Integrated Transport Strategy dated 6th July 2010 be approved for release for consultation in general accordance with the report of the Manager Road, Dawn Inglis dated 24 June 2010.*

Councillor Taranaki / Councillor Hoverd

There being no further business the meeting closed at 11.26am.

CONFIRMED AS A TRUE AND CORRECT RECORD

CHAIRPERSON: _____

DATE: _____