

**PC26 HEARING - WAIPA DISTRICT COUNCIL**

**Day 2 - 27<sup>th</sup> APRIL 2023**

**Nigel Mark-Brown, David Hill (Chair), Vicky Morrison-Shaw, Dave Serjeant**

**8.59am**

D Hill

**S42A Update**

**Damien McGahan and Melissa Needham**

**9.22am**

M Needham

**9.24am**

**QUESTIONS**

**D Serjeant**

urban form, structure, relates to plan change, urban matters do not come through, any advice

M Needham

**9.20am**

**N Mark-Brown**

storm water more work, experts and yourself

M Needham

**9.31am**

**V Morrison-Shaw**

arterial road set-back, clear, is there a definition under consideration, 4m set-back, aware of other set-backs para 2.2.5 addendum, Victoria Street, in notified plan, character street 42 a, 2.4.3, Mr Coutts para 21, was that picked up

M Needham

**9.35am**

**D Hill**

similar approach to Leamington, no incentive, Te Awamutu as well, rationale MDRS has it been specifically modeled, logic to that approach

M Needham

W Embling

**9.40am**

**Douglas Allan - Legal**

**9.51am**

V Morrison-Shaw

interpret what Hamilton means, authorities listed, what areas fall within Hamilton, back to definition

D Allan

D Serjeant

discontinuity, Pukekohe, Warkworth, clearer with map

D Allan

D Hill

academic, tier 3 urban environment, unclear

D Allan

**9.58am**

V Morrison-Shaw

Mr Quickfall GPS relevant for us, take into account, what is your submission

D Allan  
D Hill are you saying we should  
D Allan

**10.08am**

V Morrison-Shaw between existing and MDRS, drop down to existing  
D Allan  
D Hill zero changes  
V Morrison-Shaw Council power to introduce discretionary matter, does it matter no proposed, can you introduce through submission  
Ms Embling yesterday, submitters affected by Kianga Ora submission  
different process, case law relevant to consider via submission, brand new zone

D Allan  
D Hill 32 dollar Act, get on ladder, still steps to climb  
D Allan

**10.19am**

D Serjeant 12 month delay in Auckland, any movement, declarations  
D Allan

**10.22am**

D Hill incorporates principal objectives  
D Allan

**10.24am**

V Morrison-Shaw transitional provisions, series of plan changes, MPS, PC26 give effect to everything  
D Allan  
D Hill deliberately use to give effect to, do what you can/must  
D Allan

**10.30am**

V Morrison-Shaw commensurate and time frame, is it 30, 50 years  
determine commensurate, Future Proof have role  
Future Proof relevant to consider, not determine  
D Allan

**10.40am**

V Morrison-Shaw not a narrow plan change, what limits are  
example of Kiwi Rail  
D Allan

**10.46am**

V Morrison-Shaw we do not need to go through process, but we have discretion  
D Allan

**10.51am**

V Morrison-Shaw evidence Kianga Ora, effect on river, Council's obligation, required to meet through this plan change  
D Allan  
D Hill infrastructure, do we set aside

MPS, 343, long term funding, long term plan, neither in place

D Allan

**11.00am**  
**QUESTIONS**

**D Serjeant**

6.1, para C, underlined intended

D Allan

**11.01am**

**MORNING BREAK**

**11.18am**

**RESUMED**

**Gurv Singh - Corporate**

**QUESTIONS**

**11.33am**

**D Serjeant**

non-complying activity, experience talking to Council, Waipa  
does PC26 remedy that situation  
outside areas, not in consent situation  
town centre, residential above ground floor, no ability  
Cambridge, fairly broad  
10.5 evidence, assessment of infrastructure everywhere

G Singh

**11.43am**

**V Morrison-Shaw**

what more could have been done  
this plan change, what more could have been done, blunt instrument

**Brendon Liggett**

D Allan

V Morrison-Shaw

Waikato Taunui consultation, directly by your submission  
for other voices to be heard, what they want, consultation with community  
waiting list, 50% 1 and 2 bedroom units, what is other 50%  
engagement with Waipa, applications been notified

G Singh

**11.54am**

**N Mark Brown**

not much if any discussed, how much with Council, did they respond

G Singh

**11.57am**

**D Hill**

not disagreement on outcome, method

G Singh

D Hill

Kainga Ora proposal, what you are seeking, how address TWW  
not a requirement for us, how satisfy qualifying matter  
infrastructure constraint in terms of qualifying matter  
contributions, split

G Liggett

D Allan

12.04pm

Phil Osborne - Economics

12.09pm

**QUESTIONS**

**D Serjeant**

why even bother with 18m

P Osborne

D Allan

**D Serjeant**

table 3, add Hamilton, feasibility, rates and take-up  
realizable rate improve, affect Kianga Ora  
Councils 18m, enough to meet market

P Osborne

D Hill

why is it more feasible, than 18m, options you can take

P Osborne

**D Serjeant**

table 4, same point you are making

P Osborne

D Hill

maximize profit, good

P Osborne

12.22pm

**N Mark-Brown**

envisage those in Cambridge residential not commercial  
profitability 24.5, wealthy people, higher, nice view  
possible overall benefit, enhance whole economics  
difference Council 18m and 24.5

P Osborne

12.25pm

Phil Jaggard - Infrastructure

12.38pm

**INFRASTRUCTURE QUESTIONS**

**N Mark-Brown**

infrastructure overlay, where it was going to be, help with planning  
Council, whole host of developers, overloaded  
main concern smaller developments  
comment on quality of plan

P Jaggard

**D Serjeant**

time, why did knowledge get out into market place  
risk it will go ahead, only 2, efficient or just sit there

P Jaggard

**D Hill**

invoke a change to rules, static over time  
removing overlay easy, constraint overlay people oppose  
comfortable might be some other rules, not an overlay  
Council appetite is different

P Jaggard

**N Mark-Brown**

improving connections more than efficient, Council engineers say it's not, difference of opinion  
continues with **Stormwater**.....

P Jaggard

N Mark-Brown storm water quality, flat grades over flow path, controls sufficient, don't define what it is  
developers agree to do these things  
only talk about maintenance, broader than that

P Jaggard

## NO QUESTIONS

1.05pm **LUNCH BREAK**  
2.04pm **RESUMED**

### Cam Wallace - Urban Design

2.14pm  
**QUESTIONS**

D Hill any comment on methodology Ms Hill used, character clusters  
C Wallace

D Serjeant set-backs from reserves, 1.5 - 4m what is real difference  
character areas, para 6.4, expand on that  
re-building 6m back, Ms Fairgray, character areas, easy to re-develop  
character value borrowed by development around them

C Wallace

2.24pm

V Morrison-Shaw urban design, increase of 6.5m, 24.5m, what does it allow, 18m

C Wallace

D Hill not preferring a storey limit

V Morrison-Shaw Kainga Ora, Cambridge, Te Awamutu, is there difference between two, 18m might be ok for Cambridge  
stronger case for height in Cambridge

C Wallace

2.28pm

N Mark-Brown London, tree lined, similar to your proposed set-backs

C Wallace

2.29pm

D Hill shape factor, Council not in favour of  
proposed as back-up or replacement  
height for Leamington was appropriate or not, your recommendations  
not be realized any higher

C Wallace

2.33pm

### Michael Campbell - Planning

D Hill have you provided a map

M Campbell

**2.38pm**  
**QUESTIONS**

**D Serjeant**

town centre, basis for defining  
Council chosen same area, much more confined in model, outskirts residential, how defined  
24.5m, one parameter, not off capacity  
para 3.3, policy 3d, areas adjacent, how interpret  
some areas wrap around to lake  
3.5, spacial planning, tension, not good resource management, keep infrastructure tight  
having an overlay  
enabling a lot of land, downsides large areas well beyond what might be developed in future  
reasonably well recognized, conflict, MDRS not fit so well  
how match up with commensurate, measure the demand

M Campbell

**2.54pm**

**V Morrison-Shaw**

set-backs for Fonterra, reserves, confirm your view, reverse sensitivity  
Mr Leggett, plan change not gone far enough, additional thoughts

M Campbell

**2.59pm**

**D Hill**

24.5m height, 6-storeys, 4m floor to floor

M Campbell

B Liggett

W Embling

**3.04pm**

D Allan

**3.07pm**

**Department of Corrections**

**Sean Grace - Planning (with Andrea Millar - Corrections)**

**3.20pm**

**QUESTIONS**

**D Hill**

whether or not we have jurisdiction, find a route to consider

S Grace

**3.23pm**

**V Morrison-Shaw**

how many facilities, Te Awamatu, one per district, any need for more  
trigger point, population growth  
facilities located in commercial zone  
DOC, in other areas, IPI, are decisions Waikanae

A Millar

S Grace

**3.27pm**

D Hill

W Embling

V Morrison-Shaw

what is the timing for the drafting, character cluster

W Embling

D Hill

hand drawn map

W Embling

3.30pm

**ADJOURNED**