

**MEETING OF
THE AMBERLEY TOWN PLAN COMMITTEE,
6.32 P.M., TUESDAY 3 JULY 2007**

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PRESENT

Mayor Jackson, Cr A Smart, Cr M Malthus, Mrs J McKendry (Chairperson), Mr J Hibbard, Mr G Cooper

APOLOGIES:

Cr Black

THAT THE APOLOGY BE ACCEPTED

Chairperson

CARRIED

IN ATTENDANCE:

Mr P Clifford (Chief Executive Officer), Mr A Feierabend (Manager Environmental Services), Mr A Parrish (Policy Planner), Ms L Weastell (Consultant Planner), Mr P Croucher (Council Secretary)

BUSINESS:

URGENT BUSINESS

- Reserve Space

1. MINUTES

THAT THE MINUTES OF THE AMBERLEY TOWN PLAN COMMITTEE MEETING HELD ON 10 APRIL 2007 AS CIRCULATED, ARE TAKEN AS READ AND NOW CONFIRMED.

Pages 6 – 8

McKendry/Hibbard

CARRIED

2. GENERAL BUSINESS

2.1. AMBERLEY LANDSCAPE CHARACTER ASSESSMENT

Mr Parrish spoke tot the final report developed by Graham Densem and Jeremy Head.

Pages 9 – 53

THAT THE COMMITTEE RECEIVE THE REPORT TITLED
“AMBERLEY TOWN CONCEPT A LANDSCAPE CHARACTER
REPORT”

McKendry/Hibbard

CARRIED

Clarified that copies of the report will be available to the wider public at the time of the draft. A copy of the Plan will now be placed on the Council website.

2.2. INDICATIVE ROAD PATTERN

Mr Parrish provided a copy of a suggested indicative road pattern.

Pages 54 – 58

Noted that Transit NZ consider the proposal well planned, but have not yet given formal approval to it.

Cr Smart queried the position if a developer came to Council with a slightly different layout. Mr Parrish noted the plan was indicative only and any changes could be considered.

Mayor Jackson asked about discussions with Transit NZ. Did Transit NZ ask about access to SH1? Mr Parrish advised a traffic assessment will be made and that will determine the suitability of the indicative layout.

THAT THE INDICATIVE ROAD PATTERN, AS ATTACHED IN THE
REPORT, BE INCLUDED IN THE CONSULTATIVE DRAFT PLAN
CHANGE (DWLP HSPL ECON ESIN)

Chairperson/Cooper

CARRIED

2.3. INDICATIVE WALKING AND CYCLE TRACKS

The report by the Policy Planner providing a proposed plan for an indicative cycling and walking network.

Pages 59 – 63

Noted that developers had the opportunity to propose changes. It is intended that as apart of the draft, the public can make feedback on what was being proposed.

THAT THE INDICATIVE WALKING AND CYCLING ROUTES ARE INCLUDED IN THE CONSULTATIVE DRAFT PLAN CHANGE (DWLP HSPL ENVR ESIN)

Smart/Malthus

CARRIED

2.4. WAIPARA WEIGHBRIDGE INDUSTRIAL ZONE

Mrs Weastell reported that her report addressed the planning process for investigating and consulting on a proposed industrial area next to the Waipara Weighbridge on SH 1.

Pages 64 – 67

1. THAT THE COMMITTEE RECOMMEND TO THE COUNCIL THAT THE POSSIBILITY OF AN INDUSTRIAL AREA LOCATED ON LAND ADJOINING THE WAIPARA WEIGHBRIDGE SITE BE INVESTIGATED IN A SEPARATE BUT CONCURRENT PLANNING PROCESS TO THE PLAN CHANGE FOR AMBERLEY TOWNSHIP.
2. THAT REFERENCE TO THIS PROCESS BE INCLUDED IN THE INFORMATION PAMPHLET ABOUT THE DRAFT PLAN CHANGE FOR AMBERLEY (DWLP ECON ENVR)

Jackson/Cooper

CARRIED

2.5. DRAFT PLAN CHANGE NO 13 – AMBERLEY TOWNSHIP

The report by the Consultant Planner advised that a draft plan change for Amberley township has been prepared based on the work from Amberley Town Concept Plan (2005) and the more recent decisions of the Amberley Town Hall Plan Committee. A copy of the Plan is attached as an Appendix.

Pages 68 – 92

Mrs Weastell spoke to her report. Recommendation 3 was necessary to explain the process in simpler terms.

The proposal was considered in detail.

Page 73 – Mayor Jackson noted the Town centre matter was outside of the current planning process. Agreed to insert words to clarify that this would be a separate consultation/planning process. Noted the question of Osborne Road – agreed to change the wording to indicate further north than the existing urban boundary to the north. Correction required to change policy 20.2 to 21.2.

Page 75 – agreed to change SIMTL to Railway, and add the words “in the future” at the end of paragraph 21.7

Page 75 – change the date 1878 to 1876.

Mayor Jackson noted the plan change was developed on the assumption that the State Highway remains in the middle of Amberley without any ring-roads. This goes back to the original Concept Development Plan. Council is conscious of some public feedback with an opposite view and this will come through in the consultation process. Mrs McKendry noted the majority supported the highway where it was.

Cr Smart noted Council has worked to mitigate the effects of the main road coming through the township. Transit NZ's view would be important.

Page 75 paragraph 7: replace “retain” with “manage”

Cr Malthus suggested there was a need to know if there was sufficient capacity within existing storm water management plans to handle the proposed developments? Agreed a direction, or new method, will be given in the draft proposal and that it needs to be clarified before consultation commences.

Page 76 add “facing the street” after “blank walls” in paragraph 4.

Paragraph 21.12 to commence “To provide a specialist industrial Zone”.

Paragraph 21.13 – required reference to the high density residential zone must be considered in accordance with the concept development plan.

Cr Smart left the meeting at 7.22 p.m.

Mrs Weastell noted that on page 90, a suggested policy was being proposed.

Cr Smarty rejoined the meeting at 7.25 p.m.

Mayor Jackson recommended taking the option of not prescribing this and retain a flexible approach as determined by the market.

Point 2 on page 90 was considered. The suggestion was considered as were the three options.

Cr Smart supported option 2 – Mayor Jackson noted a quantitative assessment was also supported.

The 2.3. Option or Compulsory matter was considered. Mrs Weastell opposed forcing sub dividers into a comprehensive development plan. All agreed.

High density (page 091) was considered. Established 28 lots would fit at 400 m². Agreed both would be offered And feedback continued.

Page 79, District Wide Rules were looked at. The minimum lot size of 2000 m² for low residential zones was agreed.

Agree a minimum lot size is not needed for business zones. Agree also high density with a development plan to allow for high density residential within a business zone. This would go through a consent process.

Paragraph 1.4: agreed to remain consistent with the Densem Report across the township.

Page 80 – point iii considered – staging of subdivision – this rule follows the principle that the land needs to be taken up, i.e. sold and built on). The number of lots (i.e. 40) was arbitrary. This would not restrict rapid development. Some Environment Court decisions indicate that Council's should not rezone land it does not intend to develop.

“A” Zones (i.e. the hatched zones on the plan)

Medium residential zones were considered. Point (vi) agree leave the limit at two. All agreed they were happy with the direction so far.

Discretionary Activities was considered.

Point 3.2 (11) Mayor Jackson supported 1000m² for the low residential zone. This was agreed to.

Page 82 – landscape buffers on SH1. Agreed the rural outlook was of important. Noise mitigation from both the highway and railway line was important. Agree to include both these matters into the draft (SH and railway line).

Section B: Rules – page 82. Agreed to.

Page 92 – set-back rules. Garages were discussed – should they be attached if sited in the front? Cr Smart noted section layouts varied.

General agreement to attachment if located at the front of the section. Agree that comments would be invited as part of the consultation.

Front yard set-back for high density zones. Agree this can be reduced provided landscaping is not compromised.

Landscape Business and Industrial zones (page 92) – agreed this did not need to be restrictive.

Page 82 – 2.5.3 – agreement reached on the proposal.

2.5.4 - retail activity in the industrial zone.

Page 92 – garages – Cr Smart queried accessory buildings height restrictions for low density allotments. Mrs Weastell confirmed 8.5m was the limit. Farming is a permitted activity in all residential zones. The accessory buildings could be limited to one-story (i.e. 4m, with anything over being a discretionary activity). Agreed.

Relocatable homes on new subdivisions. Mrs Weastell advised it was a restricted discretionary activities applying to homes 20-years old or more – restrictions apply to landscaping, design, height, locations. Requires written approval of affected parties. Cr Smart queried allowing relocatables. Mrs Weastell noted relocatables could be restricted to existing residential area – they already go through a consent process. Cr Malthus recommended existing rule be left in place but feedback sought on it.

Page 84 – the level of flood protection was debated. Noted that there was no way of measuring what requirements were needed. The requirements of Environment Canterbury needed to also be considered at the time.

The meeting recessed from 8.51 pm to 9.03 p.m.

Page 85 – correction noted for (iii) “any one concept plan”. Agreed to delete (iii) from the rule

Assessment Matters – page 85 and onwards.

Planting and landscaping – a local nursery had assisted with determining tree types – the list was tabled. It had been vetted by Mr Densem. The aim was for Council to take the list and determine street planting and green area planting (passive reserves etc.). Cr Smart supported the principle. Agreed the determination was needed and public feedback was also essential. Ward Committees could be involved. Agreed.

THAT THE PROPOSED TREE LIST BE RECEIVED AND THAT IT BE MADE REFERENCE TO IN THE PLAN CHANGE, WITH THE DETAIL

TO BE REFERRED TO THE RESERVE MANAGEMENT PLANS AND
REQUEST THE AMBERLEY WARD COMMITTEE TO GET GREATER
PUBLIC FEEDBACK
(DWLP ENVR)

Jackson/Hibbard

CARRIED

Financial Contributions: Page 87 – these are allowed for under the RMA, but not Development Contributions at the same time (only Amberley Pavilion and Queen Mary Site use that source).

Section D - Interpretation

Protected trees – Mrs McKendry noted some problems around Chamberlain Park protected trees, when some are scheduled for removal. Agreed this be discussed with the manager Engineering Services by the Planners.

1. THAT THE ATTACHED DRAFT PLAN CHANGE NO 13 - AMBERLEY TOWNSHIP BE APPROVED BY THE COMMITTEE FOR RELEASE AS A DRAFT PLAN CHANGE FOR PUBLIC CONSULTATION; SUBJECT TO ANY CHANGES MADE AT THIS MEETING AND SUBJECT TO ANY MINOR CHANGES TO THE FORMAT OR WORDING MADE BY COUNCIL STAFF TO IMPROVE CLARITY.
2. THAT THE COMMITTEE ALLOWS FOUR WEEKS FOR THE PUBLIC TO MAKE WRITTEN COMMENTS ON THE DRAFT PLAN CHANGE, ONCE RELEASED.
3. THAT AN INFORMATION PAMPHLET BE RELEASED WITH THE DRAFT PLAN CHANGE WHICH OUTLINES THE KEY ASPECTS OF THE PLAN CHANGE AND EXPLAINS THE CONSULTATION AND PLANNING PROCESSES. (DWLP ECON ESIN ENVR)

Smart/Cooper

CARRIED

2.6. OPEN SPACE REPORT

This report was tabled.

As part of any Plan Change for the Amberley Township, the matter of open space will need to be considered in order to ensure that the Plan Change addresses the continued provision of reserve space within the Town taking into account the potential for population growth.

Mr Feierabend presented the report. Noted correction of “eastern side” to “western side”.

Options were debated. Cr Smart noted option 5 stated a “moderate” area – this needed determining. Discussed – about 3,000 or 4,000 m²

THAT THE COMMITTEE ADOPT OPTIONS 2 & 5 FROM THE FOLLOWING REPORT AS THE MOST APPROPRIATE WAY TO ADDRESS THE PROVISION OF OPEN SPACE WITHIN AMBERLEY (DWLP ENVR)

Jackson/Smart

CARRIED

Mayor Jackson noted the original concept plan defined green space – this linked to the Town centre concept also, which should have an element of green space.

2.7. CONSULTATION PLAN

A suggested Consultation Plan was tabled.

Mr Parrish reported that Council has agreed to the release of a consultative draft plan change by the Amberley Town Plan Committee to gauge public feedback before a proposed plan is notified under the RMA. To ensure that the Community are provided with sufficient information in a format that will enable them to understand what is being proposed it is suggested that a consultation programme is developed to ensure that the community and interested parties are made aware of what is being proposed.

Mayor Jackson noted the need for a section on reserves and the options 2 and 5 already agreed to.

THAT THE CONSULTATION PROGRAMME OUTLINED IN THIS REPORT IS IMPLEMENTED WITH THE ADDITION OF ITEMS REFERRED TO (LETTERS TO ABSENTEES LANDOWNERS, PRESS RELEASE, WEBSITE ENHANCEMENT ETC.)

THAT THE PLAN CHANGE GUIDE SHEET ALONG THE LINES OF THAT ATTACHED TO THIS REPORT IS RELEASED WITH THE DRAFT PLAN CHANGE WITH MODIFICATIONS AS DISCUSSED TO THE GUIDE SHEET TO INCLUDE REFERENCE TO RESERVES.

THAT THE SUBMITTERS ARE PROVIDED THE OPPORTUNITY TO SPEAK IN SUPPORT OF THEIR SUBMISSION

THAT A TIME PERIOD OF FOUR WEEKS BE ALLOCATED FOR PEOPLE TO MAKE COMMENTS FROM THE DATE THE DRAFT PLAN IS NOTIFIED
(DWLP HSPL ECON ENVR)

Jackson/Smart

CARRIED

3. PUBLIC EXCLUDED SESSION

THE GENERAL SUBJECT OF THE MATTER TO BE CONSIDERED WHILE THE PUBLIC IS EXCLUDED, THE REASON FOR PASSING THIS RESOLUTION IN RELATION TO THE MATTER AND THE SPECIFIC GROUND UNDER SECTION 48(1) OF THE LOCAL GOVERNMENT OFFICIAL INFORMATION AND MEETINGS ACT 1987 FOR THE PASSING OF THIS RESOLUTION ARE AS FOLLOWS:

General subject of each matter to be considered	Reason for passing this resolution in relation to each matter	Grounds under section 48 (1) for the passing of this resolution
Item 1 Public Excluded minutes of 23 May 2007 minutes of the Amberley Town Plan Committee	Minutes contain information which if released would affect the privacy of natural persons.	Section 48 (1) (a) (i)
Item 2 Release of Publicly Excluded reports and Minutes of the Amberley Town Plan Committee	To enable any local authority holding the information to carry out, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations)	Section 7 (2)(i)
Item 1 To protect the privacy of natural persons, including deceased natural persons. Section 48 (1) (a) (i) of the Local Government Official Information and Meetings Act (1987).		
Item 2 To enable any local authority holding the information to carry out, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations). Section 7 (2)(i) of the Local Government Official Information and Meetings Act (1987).		

Pages 44 – 76

Chairperson

CARRIED

THAT THE MEETING RESUME IN OPEN SESSION. AND THAT THE MATTERS DISCUSSED REMAIN CONFIDENTIAL, WITH THE EXCEPTION OF THE FOLLOWING REPORTS AND MINUTES (AS AMENDED) AGREED TO BE RELEASED:

Reports 9, 10 and Industrial Zone report
Public Excluded minutes of 3 April, 10 April and 28 May 2007 as amended by
discussion.

Jackson/Smart

CARRIED

The meeting finished at 10.50 p.m.

Confirmed: _____ Date: _____

DRAFT