

MINUTES OF THE PUBLIC EXCLUDED SESSION OF THE MEETING OF THE AMBERLEY TOWN PLAN COMMITTEE, HELD IN THE COUNCIL CHAMBERS, AMBERLEY ON TUESDAY 10 APRIL AT 6.30pm.,

PRESENT:

Mrs J McKendry (Chairperson), Cr A Smart, Mr J Hibbard, Mr G Cooper

APOLOGIES:

Mayor Jackson

THAT APOLOGIES BE ACCEPTED

McKendry / Smart

CARRIED

IN ATTENDANCE: Mr P Clifford (Chief Executive Officer), A Feierabend, Mr A Parrish (Policy Planner), Ms L Weastell (Consultant Planner)

1. Public Excluded minutes of 3 April 2007

Mrs McKendry asked that the minutes were approved page by page.

On page 9 of the minutes of the meeting of the Amberley Town Plan Committee on 3 April 2007 in the sixth paragraph Cr Smart stated that the paragraph did not make a lot of sense, he stated that he had had questioned why we should be limiting development on the Amberley downs.

Mrs McKendry stated that once she left the meeting there was not a quorum. The Chief Executive reminded the committee that once this occurred the meeting was automatically adjourned and that the remainder of the minutes were just a recording of a conversation of the remaining members of the Committee.

On page 13 of the minutes of the meeting of the Amberley Town Plan Committee on 3 April 2007 in the third paragraph, Cr Smart asked for clarification as to why Amberley needed residential 1a and 1. Clarification will be provided at the next meeting.

In paragraph 8 on the same page Mr Cooper said that he had not stated that there was a need for more residential 1 but rather a need for a balanced amount of residential 1 and residential 2.

In paragraph 14 on page 14 Mr Cooper stated that he had actually said 2 weeks not 1 month.

THE MINUTES OF THE MEETING ON 3 APRIL 2007 ARE CONFIRMED TO BE A TRUE AND CORRECT RECORD OF THAT MEETING AS AMENDED.

McKendry and Cooper

CARRIED

2. Zone & Lot sizes

Ms Weastell tabled a paper on zone and lot sizes and verbally expanded on the content of this paper. Ms Weastell explained that it was important that the committee made a decision on zone and lot sizes before an Assessment of Environmental Effects and a traffic assessment can be developed.

Cr Smart suggested that there was some conflicting evidence coming from the Densem Report. Most sections in the town were around 1000m² particularly in Church Street. Ms Weastell suggested that Mr Densem was talking about existing lot sizes.

Cr Smart did not want to fix sections at 600m². He did not want to see another Seadown Crescent. Ms Weastell stated that the Committee would struggle to justify larger sections with no provision for smaller lot sizes.

Mr Clifford asked Ms Weastell to clarify what the consequence of ignoring the landscape report.

Cr Smart asked to get back to the 'nitty gritty,' Cr Smart stated that Mr Densem continually stated that that 900-1000m² sections were in keeping with the character of Amberley. Cr Smart stated that Mr Densem has changed his views. Mrs McKendry stated that she was also confused by the conflicting nature of Mr Densem's two reports.

Cr Smart stated that he would like to refer the Densem report back to the Ward Committee. Mrs McKendry stated that having all 4-600m² sections was not inline with the wishes of the Ward Committee or the community. The Community did not want to see the town to be built up with many small sections.

Cr Smart stated that he wanted to hear the argument as to why you did not get a mixture. Mrs Weastell stated that if you have an average you get sections of that size. Cr Smart reiterated that if you have small sections you cannot even get a tree to grow because there simply is not enough land.

Cr Smart stated that he was happy with 400m² sections but he wanted a range of sections. Mr Hibbard asked for clarification on the 40% site coverage. Mrs McKendry stated that the sections by the medical centre were great and the community wanted this type of development. Ms Weastell stated that the recommendation was for a comprehensive development and this would mean that a consent would be needed. Cr Smart wanted to have another discussion with Mr Densem, Cr Smart believed that the staff had provided a brief to Graham Densem.

Mr Cooper stated that we keep talking about what the community want, we need to address not only the community now and the community in the future. Mrs McKendry stated that the sometimes we are looking 25 years down the track and sometimes we are only looking five.

Mr Cooper stated that what Ms Weastell was suggesting was that some small sections are developed. Mr Cooper stated that small sections would not be

developed in every area. Mr McKendry stated that she did not want to see any area have small sections, she did not want areas of the town looking like Coronation Street. Cr Smart stated that there is no problem that there were small sections.

Lynda stated that Mr Densem recommended that residential 1a should have been small sections. Cr Smart stated that the Ward Committee should have been involved in the discussions with Mr Densem. Mr Feierabend stated that Ms Weastell was suggesting that if a comprehensive development plan did not meet the assessment criteria then the development was publicly notified and the community would have input into how it looked.

Mrs McKendry was worried that the community wanted to have little 'nests' of smaller sections with larger sections around them.

Mrs Weastell stated that it may be helpful to write down the doos and donts of comprehensive development plans. Ms Weastell then made a note of these on the white board.

- Maximum Number of Dwellings
- No Internal Fencing
- Maximum Hard Standing or a minimum landscaping requirement

Mr Cooper stated that this was a way of having a range of minimum lot sizes. Cr Smart asked what the site coverage would be for the development at Northwood. No one at the meeting could supply Cr Smart with this information.

Lynda stated that for a retirement unit you would like 2 bedrooms, open plan living and a garage. Cr Smart stated that the committee wanted to have smaller sections next to the CBD. Mrs McKendry questioned why could you not have smaller sections away from the CBD? Cr Smart stated that the Committee wanted to have a fixed area for residential 1a. Mrs Weastell stated that when considering Report 8 the Committee agreed in principle to have smaller sections near the CBD.

Mrs McKendry stated that a comprehensive development plan was a good compromise.

Cr Smart stated that in the Seavale Plan change there was a staff recommendation of where the small lot sizes should be. Mrs Weastell stated that for the record there was no recommendation as to where the smaller sections should be.

As no decision could be reached at this point by the Committee Members the committee decided to move on to recommendation number two.

Lot sizes in the normal residential zone.

Ms Weastell stated that Mr Densem recommended that in the residential 1 zone section sizes should be 600m² to 700m² but 2 flats of town houses could be built on 20% of the sites if they are 800m² or bigger. Mrs McKendry clarified that Ms Weastell's recommendation was for 20% or 15% town houses on a single site. Mr Cooper suggested that 15% is better than 20%.

Cr Smart stated that 600-700m² was too small. Cr Smart wanted to have another discussion with Mr Densem and a field trip around the District.

Mr Clifford stated that the timeframe was very tight and this was making it difficult to agree. Mrs McKendry agreed with Mr Clifford.

Cr Smart stated that he was not trying to criticise staff, but he could not reconcile the information. Cr Smart was concerned that staff had influenced Mr Densem and his recommendation. Mr Feierabend and Ms Weastell stated that Mr Densem had not been influenced by staff at all.

Mr McKendry stated that if the committee agreed they should meet with Graham Densem. Cr Smart stated that he was away next week.

The meeting then discussed the proposed lot sizes and the size of sections that the Committee wanted. Mr Feierabend asked if the Committee agreed that there should be three different lot sizes. Cr Smart stated that he would like to see some smaller rural lifestyle sections, possibly 1500m².

Rural Lifestyle Land

Cr Smart stated that he was quite happy to go with the recommendations that Mr Densem for rural lifestyle land. Ms Weastell stated that it was important that the committee meet with Mr Densem and then receive his final report. Mrs McKendry has stated that this was as far as this report could go.

The Committee however agreed in principle that;

- Three lot sizes should be used
- The committee had decided that Residential 1 a should be near the CBD
- Rural residential should be 2000-3000m² sections subject to a discussion with Mr Densem

The committee has not resolved these issues and no resolution will be made until a discussion has been had with Mr Densem

3. Location of Zones

Ms Weastell stated that until we have decided where particular zones should be staff could not write District Plan rules.

Ms Weastell tabled a report on zone location and verbally expanded on this report.

Mr Smart stated that he did not wish to be influenced by any developer. Mr Smart stated that there was a unanimous agreement that the block on the north east side of the town should be left rural residential.

Mrs Weastell suggested that the committee could consider the total package as a whole. Mr Hibbard and Mr Smart believed that the suggested map was similar to what they had discussed.

Committee agreed that the Residential 1a should be included in the proposed plan

Mr Cooper suggested that the Seavale land should be rezoned residential, and this zoning be extended across the proposed new rural lifestyle land on the opposite side of Beach Road owned by McClelland, Elrick and Harrison. Mr Cooper suggested that the Committee should not put all their eggs in one basket. Cr Smart suggested that it might be difficult to change the Council's mind. Some Councillors did not want another Seadown Crescent, the Council wanted sections and developments similar to those in Clifford place. Cr Smart reminded the committee that the Densem Report influenced the Seavale decision heavily.

Cr Smart stated that Seavale decision had decided that the minimum lot size was 400m² and 600m². Mr Cooper suggested that by staging developments we would limit the development. Cr Smart stated that he did not think that the Ward Committee wanted that.

There was extensive discussion about the number of new lots, and how this relates to minimum lot sizes.

The Committee Resolved in Principle

- Hyslops Block on the northeast side of town should be Rural Residential,
- Osborn and Courage Road should keep the existing zoning \
- Harrison's and Elrick's block to be rezoned residential.
- McClelland's land [REDACTED] is to be decided after it is discussed with Mr Densem.

4. Industrial zoning identification

Mr Parrish provided a power point presentation on the various industrial land options. Nine different options were suggested in the presentation. The Committee agreed unanimously that the Greys Road industrial site was an ideal site for an industrial development.

There was some support from the Committee on option nine a site at the Weighbridge North of Amberley. Cr Smart was concerned that there may be problems getting infrastructure there. Cr Smart considered that it may be prudent to let it go out as a draft to gain public feedback on this idea. There was some discussion by the committee as to what could be contained in the draft and whether or not having something in the draft constituted Council approval.

Cr Smart wished to defer the decision to next week to gain feedback from members of the public over whether or not there was support for Option 9.

Cr Smart state that he was intrigued by the level of interest expressed by developers since the process has started.

Mr Clifford advised the committee on the possibility of a gallery store in the lower reaches of the Waipara River as a potential water supply for Amberley, this option was currently being explored.

5. Conclusion

Mrs McKendry stated that we cannot move forward until we meet with Graham Densem.

Lynda stated that she would call him first thin on Wednesday morning, The Committee resolved to reconvene at a time that works in with Graham Densem. Cr Smart wanted to meet with Graham without staff being there. Cr Smart wanted the full committee here, Mayor Jackson, and Russell Black, in particular

The meeting was adjourned at 10.30 and will be reconvened at time when Graham can attend.

Confirmed:

Date:

RELEASED TO THE PUBLIC