

MINUTES OF THE PUBLIC EXCLUDED SESSION OF THE MEETING OF THE AMBERLEY TOWN PLAN COMMITTEE, HELD IN THE COUNCIL CHAMBERS, AMBERLEY ON TUESDAY 23 MAY 2007 AT 7.00 P.M., BEING A CONTINUATION OF THE MEETING COMMENCED ON 3 APRIL

PRESENT:

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

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.

Chairperson

CARRIED

2. PUBLIC EXCLUDED MINUTES OF 10 APRIL 2007

THE MINUTES OF THE PUBLIC EXCLUDED SESSION OF THE MEETING ON 10 APRIL 2007 ARE CONFIRMED TO BE A TRUE AND CORRECT RECORD OF THAT MEETING AS AMENDED:

Change date to 10 April.

Note comment on northeast in two places to be changed to northwest.

Chairperson

CARRIED

3. DENSEM LANDSCAPE REPORT

The Committee discussed a draft landscape report prepared by Graham Densem on the character of Amberley. A staff review of the study had identified several amendments required to resolve minor inconsistencies in the report.

The Committee noted the report had captured the character of Amberley and links back to the concept plan. Noted the actual changes occurring in Carters Road by Transit NZ, It appeared to be in line with this thinking. The Committee commended the proposed development of Markham Street.

THAT THE REPORT BE RETURNED TO GRAHAM DENSEM FOR AMENDMENT AS DISCUSSED.

Chairperson

CARRIED

4. ZONE AND LOT SIZES

Discussion and Recommendation for Report on Zone and Lot Sizes.

The report dated 25 January and headed "Amberley Town Plan Change Report No 9 – Residential Zones and Lot Sizes" . Ms Weastell was proposing 400m² for lots around the high residential density zone.

Mayor Jackson noted the need to keep the covenant issues aside for this Committee – agreed. Part 1 of the recommendation was agreed to:

A HIGH RESIDENTIAL DENSITY ZONE LOCATED CLOSE TO THE TOWN CENTRE/BUSINESS AREA, WITH A MINIMUM ALLOTMENT SIZE OF 400M²; MAXIMUM SITE COVERAGE of 40%; AND ANY DEVELOPMENT SUBJECT TO A COMPREHENSIVE DEVELOPMENT PLAN.

Jackson/Smart

CARRIED

The second recommendation was considered.

The map (Map A) was tabled and examined to determine the extent of such an area. Map B was also tabled as the recommended zoning. Noted a rural lifestyle strip was proposed along SH1 and curving with the railway line.

Agreed the market is to sort out the development – the Committee's role was to treat all developers the same. The one provision was that new developments must link to the old. Agreed the suggested zoning proceed on the understanding that access to water was in hand.

Mr Parrish spoke on a potential Plan clause which stated no developments should take place unless the infrastructure was in place.

Noted the Densem report recommended a 7-800m³ site stage.

Mrs McKendry pointed out the need for the rezoning to last 25-years.

A TRADITIONAL OR SUBURBAN RESIDENTIAL ZONE WITH A MAXIMUM RESIDENTIAL DENSITY OF 1 DWELLING PER 700M² ON AVERAGE; MINIMUM LOT SIZE OF 400M²; MAXIMUM SITE COVERAGE OF 35%; AND WITH PROVISION FOR TWO FLATS OR TOWNHOUSES ON UP TO 20% OF THE LOTS IN EACH SUBDIVISION, PROVIDED EACH LOT IS A MINIMUM OF 800M² IN SIZE.

Jackson/Cooper

CARRIED

Noted the next recommendation made for a more restrictive zone. Teviotdale and Cedar Place and Thistlefields are all examples. Clarified the sizing included houses plus garages

A TRADITIONAL RESIDENTIAL ZONE WITH A AVERAGE LOT SIZE OF 700m² OF LAND WITH A SINGLE HOUSE DENSITY AND PROVISION FOR A MINIMUM LOT SIZE OF 400M² PROVIDING NO MORE THAN 20%

OF ANY ONE DEVELOPMENT FALLS BELOW THE 700M AVERAGE. INCLUDING THE PROVISION FOR TWO FLATS OR TOWNHOUSES ON ONE LOT WITH A MINIMUM OF 800M² IN SIZE. THE MAXIMUM SITE COVERAGE SHALL BE 35%.

Smart/Hibbard

CARRIED

5. LOCATION OF ZONES

Discussion and Recommendation for Report on Location of Zones

The 25 January report titled “Amberley Town Plan Change Report No 10 – Location of Zones (Excluding Industrial)” was discussed.

Noted the Densem report recommended zoning the whole of Amberley. Noted Densem was also recommending a concentric “ring” approach. Mayor Jackson recommended extending the “green” area to the east with conditions in place. Mr Feierabend noted the need to have a buffer zone to protect the rural outlook of existing houses. This would affect Seavale and the Teviotdales. Noted submissions came from Teviotdale residents about their outlook being affected by the Seavale development.

Mayor Jackson recommended a planning instrument to create a rural lifestyle zone as the buffer where 2000m² sections would guarantee “greening” and planting. This provides a graduated structure around the periphery of the township. Agreed this was confidential so as not to affect the mediation process. Map B was considered and lines drawn on as discussed to increase the “green” area and provide buffer zones as appropriate to protect the rural outlook. There was still the ability of developers to come back with structure plans.

Mrs McKendry recommended meeting with developers to give them an introduction of what the proposed direction is.

Agreement was reached that the green area to the left of SH1 change to grey with an underlying structure plan. Hill development was noted – the Concept Plan saw it as a later stage development – there were potentially infrastructure problems for that proposed development.

To test the feeling of the meeting, Cr Smart and Hibbard moved a motion to include the southern 3rd of the “blue” area on the Amberley Hills, as shown on the map “Potential Zone on Amberley Zones”. There was no support from the other four members (the Chairperson did not vote) and the motion was subsequently withdrawn.

THAT THE COMMITTEE RESOLVES TO INCLUDE THE AREA FOR REZONING IN THE DRAFT AMBERLEY TOWN PLAN CHANGE, AS SHOWN ON THE PLANNING MAP B, AS AMENDED BY DISCUSSION.

Malthus/Hibbard

CARRIED

6. INDUSTRIAL LAND

Discussion and Recommendation for Report on Industrial Land. The Powerpoint presentation given to the April meeting was discussed – attachment 2 provided more information as a precursor to a section 32 report. Noted a investigation into a breakdown of light and heavy industrial zoning had not been carried out as to do so, would prove restrictive to developers.

THAT THE COMMITTEE CONSULT ON TWO INDUSTRIAL SITES AS PART OF THE CONSULTATIVE DRAFT

Smart/Black

CARRIED

THAT ONE SITE IS LOCATED ON GREYS ROAD SHOWN AS SITE 2 ON MAP 1 ATTACHED TO THE REPORT AND ONE SITE IS LOCATED NORTH OF AMBERLEY BY THE WAIPARA WEIGHBRIDGE SHOWN AS SITE 9 ON MAP 1 ATTACHED TO THE REPORT.

Black/Smart

CARRIED

7. THE FUTURE

Discussion on Process Forward / Further Work to Complete / Future Meeting Dates

- Reserves to the east of State Highway One
- Infrastructure - Water Supply
- Infrastructure - Sewerage
 - Infrastructure – Traffic Assessment (can only be done when zone and lot sizes are decided)

The draft Plan change now needs to be considered,. There are a series of other reports that need to follow including open reserve policy and infrastructure.

Communication to interested public discussed – either a public meeting or writing to interested parties. Mr Feierabend recommended two-weeks to prepare documents and ensure the processes are workable. A timeline was therefore needed. All agreed there was a need to communicate in the interim in two informal information briefings (one public and the other for the known principal developers). Noted Seavale discussion was off-limits because of the mediation process.

THAT THE COMMITTEE RELEASE INTO THE PUBLIC DOMAIN THE FOLLOWING DECISIONS:

A HIGH RESIDENTIAL DENSITY ZONE LOCATED CLOSE TO THE TOWN CENTRE/BUSINESS AREA, WITH A MINIMUM ALLOTMENT SIZE OF 400M²; MAXIMUM SITE COVERAGE of 40%; AND ANY DEVELOPMENT SUBJECT TO A COMPREHENSIVE DEVELOPMENT PLAN.

A TRADITIONAL RESIDENTIAL ZONE WITH A AVERAGE LOT SIZE OF 700m² OF LAND WITH A SINGLE HOUSE DENSITY AND PROVISION FOR A MINIMUM LOT SIZE OF 400M² PROVIDING NO MORE THAN 20% OF ANY ONE DEVELOPMENT FALLS BELOW THE 700M AVERAGE. INCLUDING THE PROVISION FOR TWO FLATS OR TOWNHOUSES ON ONE LOT WITH A MINIMUM OF 800M² IN SIZE. THE MAXIMUM SITE COVERAGE SHALL BE 35%.

A LOW DENSITY RESIDENTIAL ZONE WITH A MAXIMUM RESIDENTIAL DENSITY OF 2,000M² (AS EITHER A MINIMUM OR A MINIMUM AVERAGE); MAXIMUM SITE COVERAGE OF 20%; AND NO PROVISION FOR FLATS OR TOWNHOUSES (OTHER THAN AN ATTACHED "GRANNY FLAT")

THAT THE COMMITTEE RESOLVES TO INCLUDE THE AREA FOR REZONING IN THE DRAFT AMBERLEY TOWN PLAN CHANGE, AS SHOWN ON THE PLANNING MAP B, AS AMENDED BY DISCUSSION AND EXCLUDING SEAVALE

THAT THE COMMITTEE CONSULT ON TWO INDUSTRIAL SITES AS PART OF THE CONSULTATIVE DRAFT

THAT ONE SITE IS LOCATED ON GREYS ROAD SHOWN AS SITE 2 ON MAP 1 ATTACHED TO THE REPORT AND ONE SITE IS LOCATED NORTH OF AMBERLEY BY THE WAIPARA WEIGHBRIDGE SHOWN AS SITE 9 ON MAP 1 ATTACHED TO THE REPORT.

Black/Cooper

CARRIED

Noted the briefing meetings should include the Manager Engineering Services in case there questions arise about infrastructure.

Agreed to hold the developers briefings on 31 May at 10 a.m. and public briefings on 6 June at 7 p.m. (with Amberley Ward Committee members to also be invited)

Mayor Jackson reported public concerns about the Amberley Domain re the need to protect it against the growth of Amberley – is expansion a matter to be considered. Agreed the matter needs to come back to the Ward Committee. An open-space reserve report is to come to the group and the report should cover that matter.

Noted the traffic assessment will be undertaken when the Plan change is out. The other reports listed will be dealt with in public session.

Cr Malthus left the meeting at 10.06 p.m.

The meeting concluded at 10.10 p.m.

Confirmed:

Date: