

Minutes of a meeting of the  
**City Development Committee – OPEN**

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Time and date:	9.00am, Tuesday, 15 May 2007.
Venue:	No. 1 Committee Room, 9 <sup>th</sup> Floor, Tower Block, Garden Place Hamilton.
Committee Members:	Councillors G D Chesterman (Chairperson) J R Gower R E Hennebry D G Macpherson (Part only) G M Saunders M J Westphal
In Attendance:	Councillors Bell, Di Maio and Mahood. Acting Chief Executive, General Manager Communication & Marketing, General Manager Community Services, General Manager Corporate, General Manager Strategic, Community Development Unit Manager, Strategy & Research Unit Manager, Property Portfolio Manager, Team Leader District Plan and Senior Policy Analyst.
Secretary:	Ms F M Yates
Apologies:	Councillors Simcock & Wilson Councillor Macpherson (early departure)
Resolved:	(Crs Chesterman/Gower) That the apologies be accepted.

**SECTION A: DECISIONS MADE UNDER DELEGATED AUTHORITY FOR NOTING BY THE COUNCIL**

**1. Confirming the Agenda**

The Committee to confirm the agenda.

**Resolved:** (Crs Hennebry/Gower)  
That the agenda be confirmed noting that Item 9 will be considered immediately after Item 4 to accommodate the attendance of Councillor Macpherson.

**2. 13/16/26. Chairperson's Report**

The Committee to receive the above report.

**Resolved:** (Crs Hennebry/Westphal)  
That the report as circulated be received.

**3. 13/16/26. Council Resolution Monitoring Report**

The Committee to receive the above report.

**Resolved:** (Crs Gower/Westphal)  
That the report as circulated be received.

**4. 15/4-2. Waikato Valley Emergency Operations Area Emergency Management Committee**

The Committee to receive the open minutes of a meeting of the Waikato Valley Emergency Operations Area Emergency Management Committee on 4 April 2007.

**Resolved:** (Crs Hennebry/Gower)  
That the minutes as circulated be received.

## SECTION B: RECOMMENDATIONS OF THE COMMITTEE FOR ADOPTION BY THE COUNCIL

The following item was taken out of order to accommodate the attendance of Councillor Macpherson.

5. **111/3/5/ & 13/1. Options for Review of Council's Class 4 Gambling Venue Policy**  
The Committee to consider a report and recommendations from the General Manager Strategic.

**Motion:** (Crs Macpherson/Gower)  
That:

- a) the report as circulated be received,
- b) in respect of the matters outlined in the report before the Committee, Council confirm the following in the proposed policy:
  - the cap on the number of authorised gambling machines permitted in the city be amended to 617 machines
  - the cap on the number of authorised gambling machines permitted in the city reduce:
    - when clubs merge and consolidate gambling operations - by the difference between the sum of machines operated at clubs before they consolidated gambling activities and the number of machines able to be operated at the venue after consolidation (policy sets this at a maximum of 24) and,
    - when large venues (operating more than 9 machines) cease operation – by the difference between the number of machines that were authorised to be operated at the closing venue minus 9.
  - a venue cap should be introduced to limit the total number of venues able to be operated within the city and that this cap reduce :
    - if two or more clubs legally merge and consolidate their gambling operations then the number of venues permitted under the cap should be reduced by the number of merging clubs minus one
- c) Council adopt the Proposed Class 4 Gambling Venue Policy (Appendix 1.0 of the report before the Committee) noting the venue cap restriction as above and instruct the General Manager Strategic to notify this proposal for public submission using the Special Consultative Procedure, and
- d) any submissions to the proposed policy be considered by the City Development Committee (and provision be made for hearings to be held for submitters who wish to speak in support of their written submission) and recommendations forwarded to Council for final adoption.

**The Motion was declared carried on the voices as the Committee's recommendation for adoption by the Council.**

**6. 290/A11. Road Stopping and Land Sale, Aberdeen Drive.**

The Committee to consider a report and recommendations from the General Manager Corporate.

**Recommended:** (Crs Gower/Saunders)

That:

- a) the report as circulated be received,
- b) pursuant to Section 116 of the Public Works Act 1981, Hamilton City Council consents to the Minister of Land Information declaring the portion of road described in the following schedule and shown as Area A on Appendix 2 of the report before the Committee, be stopped,
- c) further pursuant to Section 117(3)(b) of the Public Works Act 1981 that it considers it equitable to vest the stopped road in Mr & Mrs Syed and that they be required to amalgamate it with their adjoining property, Lot 3 DPS 35413,
- d) Mr & Mrs Syed pay to Council the sum of \$25,000 inclusive of GST, and
- e) Survey costs of approximately \$5,000 be met by Council.

**Schedule**

<b>Area</b>	<b>Description</b>
400 square metres (subject to survey)	A rectangular area running between Aberdeen Drive and Courtney Avenue shown as "Area A" on Appendix 2 of the report before the Committee.

**7. 45/6/R18. Peachgrove Lounge Surplus Land**

The Committee to consider a report and recommendations from the General Manager Corporate.

**Recommended:** (Crs Westphal/Saunders)

That:

- a) the report as circulated be received,
- b) the area of land previously set aside for the motorcamp future development be declared surplus to strategic requirements and be amalgamated with Lot 2 DP 353619 in preparation for sale by seeking registrations of interest for development initiatives in accordance with Council's Design Brief,
- c) Council ratifies the key design principles set out in the Design Brief, evaluation process and criteria and the process for disposal for land declared surplus at Peachgrove Lounge as is set out in the report before the Committee, and.

- d) the proceeds of sale of the combined surplus land to be apportioned as:
  - i. \$100,000 to be utilised to fund infrastructure upgrade and reconfiguration development of the Municipal Camping Ground, to be progressed as funds are available, and
  - ii. the balance of funds to be allocated to offset City Debt.

**8. 49/2 & 33/2. Disposal of Off- Street Parking Reserves in Fairfield**

The Committee to consider a report and recommendations from the General Manager Corporate.

**Motion:** (Crs Saunders/Gower )  
That:

- a) the report as circulated be received,
- b) Council sell at market value to Housing New Zealand Corporation (HNZC) the two Shakespeare Avenue lots so that they can be incorporated into the HNZC Residential Development. Any agreement to sell being conditional on Council's Social Well Being and City Scope Strategies being incorporated in the Residential Redevelopment on the two lots,
- c) the Coleridge Drive and Blake Street lots be offered to Habitat for Humanity at Current Market Value, and
- d) if Habitat for Humanity decline to acquire the lots from Council, that they be offered for sale on the open market at current market value.

**Amendment:** (Crs Westphal/Hennebry)  
That:

- a) the report as circulated be received,
- b) Council sell at market value to Hamilton New Zealand Corporation (HNZC) the two Shakespeare Avenue lots so that they can be incorporated into the HNZC Residential Development. Any agreement to sell being conditional on Council's Social Well Being and City Scope Strategies being incorporated in the Residential Redevelopment on the two lots,
- c) the Coleridge Drive and Blake Street lots be offered to Habitat for Humanity at Current Market Value,
- d) if Habitat for Humanity decline to acquire the lots from Council, that they be offered for sale on the open market at current market value, and

- e) the sale of 9 Blake Street and 5 Coleridge Street be conditional on the following:
  - i. the dwellings be orientated to the north to maximise passive solar gain,
  - ii. internal layout of dwelling should ensure that living spaces be orientated to the north,
  - iii. insulation should exceed Council's Energy Standards, and
  - iv. impermeable surface of the site should not exceed 40% of the site.

**The Amendment was declared carried 4-1 on a show of hands.**

**The Amendment as the Motion was then put and declared carried on the voices as the Committee's recommendation for adoption by the Council.**

**Councillor Saunders dissenting.**

**9. 124/6/5-E05. Hamilton City Proposed District Plan November 2001 (References Version): Proposed Variation No. 13: Residential Centres**

The Committee to consider a report and recommendations from the General Manager Strategic.

Mr Graham Power, a Resource Management Consultant, was in attendance and answered questions from Councillors.

**Motion:** (Crs Saunders/Westphal)  
That:

- a) the report as circulated be received,
- b) Hamilton City Council adopt "Hamilton City Proposed District Plan November 2001 (References Version) Proposed Variation No. 13: Residential Centres to the Proposed District Plan" as set out in Appendix 1 of the report before the Committee, and
- c) in accordance with Clause 3 of the First Schedule to the Resource Management Act 1991, the General Manager Strategic be instructed to proceed with notification of the Variation.

**The Motion was declared carried on the voices as the Committee's recommendation for adoption by the Council.**

**Councillor Hennebry dissenting.**

## 10. Exclusion of the Public

**Resolved:** (Crs Gower/Saunders)

That the public be excluded from the following parts of the proceedings of this meeting, namely consideration of the public excluded agenda.

The general subject of each matter to be considered while the public is excluded, the reason for passing this resolution in relation to each matter, and the specific grounds 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.	Reasons for Passing this resolution in relation to each matter.	Ground(s) under Section 48(1) for the passing of this resolution.
a) Closed Landfill	Commercial sensitivity	Subsection 1(a)
b) Land Purchase	Commercial sensitivity	Subsection 1(a)

This resolution is made in reliance on Section 48(1)(a) of the Local Government Official Information and Meetings Act 1987 and the particular interest or interests protected by Section 6 or Section 7 of that Act or Section 6 or Section 7 or Section 9 of the Official Information Act 1982 as the case may require are listed above.

# Committee Minutes

The following minutes are attached:

Waikato Valley Emergency Operations Area  
Emergency Management Committee ..... 4 April 2007

## W.V.E.O.A. (Waikato Valley Emergency Operations Area) Emergency Management Committee – OPEN

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- Time and date: 10:00am, Wednesday, 4 April 2007.
- Venue: Emergency Operations Centre, Duke Street, Hamilton.
- Committee Members: Mr R Pooley (Hamilton City Council) Chairperson  
Cr J R Gower (Hamilton City Council)  
Cr P M Mahood (Hamilton City Council)  
Mr R Breeze (New Zealand Fire Service)  
Mr B Morris (Environment Waikato)  
Mr G Ion (Waikato District Council)  
Mr G Dyet (Waipa District Council)  
Mr J Moran (Waitomo District Council)  
Mr S Cockburn (Waikato District Health Board)
- In Attendance: Emergency & Community Safety Manager, Emergency Management Officers (3)
- Secretary: Ms S J Thorpe.
- Apologies: Mr G Gallop (Ministry of Civil Defence), Ms S Pickles (Waikato District Council), Ms L Prior (Waikato District Health Board), Mr M Pudney (St John Ambulance Services), Mr D Williams (Otorohanga District Council), Senior Sergeant F Grace (New Zealand Police), Inspector J Kelly (New Zealand Police), Ms J Mead-Rose (Otorohanga District Council), Mr J Titmus (Ministry of Civil Defence), Mr S Wakeman (Hamilton International Airport).
- Resolved: (Mr Pooley/Cr Gower)  
That the apologies be accepted.

### SECTION A: DECISIONS OF THE COMMITTEE MADE UNDER DELEGATED AUTHORITY FOR NOTING BY THE CITY DEVELOPMENT COMMITTEE

- A. Confirming the Agenda**  
The Committee to confirm the agenda.

**Resolved:** (Mr Pooley/Cr Gower)  
That the agenda be confirmed with the addition of two extra items, Welfare Response Plans and Co-ordinating Executive Group Working Party to be considered, followed by item B of the agenda to be considered at the end of the meeting.

**B. 15/4-2. Waikato Valley Emergency Operations Area - Activities October 2006 to March 2007**

The Committee to consider a report and recommendations from the Emergency and Community Safety Manager.

Mr Paul Blewman, Emergency & Community Safety Manager, presented the report and responded to questions from members of the Committee. It was agreed that in future the Welfare section of the activities report include a regular update on liaison with local iwi. Their expertise in organising large numbers of people at short notice would be valuable and should be utilised in welfare planning.

**Resolved:** (Cr Mahood/Mr Pooley)  
That:

- a) the report as circulated be received, and
- b) future activities reports include a section on liaison with local iwi.

**C. 15/4-2. Waikato Valley Emergency Operations Area - Recovery Plan - Draft**

The Committee to consider a report and recommendations from the Emergency and Community Safety Manager.

Mr Paul Blewman, Emergency & Community Safety Manager, presented the report and responded to questions from members of the Committee. It was noted that the appointment of a Recovery Manager would be significant and that further consideration needed to be given to it.

**Resolved:** (Crs Gower/ Mahood)  
That:

- a) the report as circulated be received,
- b) the Waikato Valley Emergency Operations Area Recovery Plan be adopted, and
- c) a Subcommittee comprising four members, an officer each from Hamilton City Council and Waikato District Council, the Emergency & Community Safety Manager and the Waikato Group Emergency Management Officer be appointed to consider and report back in due course on the appointment of a Recovery Manager in the Waikato Valley Emergency Operations Area.

**D. 15/4-2. Waikato Valley Emergency Operations Area – Controller Appointments**

The Committee to consider a report and recommendations from the Emergency and Community Safety Manager.

Mr Paul Blewman, Emergency & Community Safety Manager, presented the report and responded to questions from members of the Committee.

**Resolved:** (Messrs Moran/Dyet)  
That:

- a) the report as circulated be received,
- b) a Working Party comprising the Local Controller, Cr J Gower, and three members of the Waikato Valley Emergency Operations Area Committee, Ms S Pickles (Waikato District Council) Chief Executive, Otorohanga District Council and Chief Executive, Waitomo District Council, be established to consider nominations based on the Ministry of Civil Defence Emergency Management Controller position description guidelines, and
- c) the Working Party report back to the next meeting of the Waikato Valley Emergency Operations Area Committee.

**E. 15/4-2. Waikato Valley Emergency Operations Area – Relationship Management**

The Committee to consider a report and recommendations from the Emergency and Community Safety Manager.

Mr Paul Blewman, Emergency & Community Safety Manager, presented a verbal update report and responded to questions from members of the Committee. He advised that there was duplication in some areas and this was being addressed at present.

Mr Brendon Morris, Waikato Group Emergency Management Officer, added that the Coordinating Executive Group had been considering its priorities and that review had had an impact on progress of the relationship matter.

**Resolved:** (Messrs Pooley/Morris)  
That:

- a) the report be received, and
- b) it be noted that relationship management is being progressed.

**F. 15/4-2. Waikato Valley Emergency Operations Area – Exercise Programme 2007 to 2014**

The Committee to consider a report and recommendations from the Emergency and Community Safety Manager.

Mr Paul Blewman, Emergency & Community Safety Manager, presented the report and responded to questions from members of the Committee.

**Resolved:** (Crs Gower/Mahood)  
That the report as circulated be received.

**G. 15/4-2. Waikato Pandemic Planning**

The Committee to receive an update on the Co-ordinating Executive Group Pandemic Working Party and Exercise Cruickshank from the Waikato District Health Board.

Mr Stu Cockburn, Waikato District Health Board, made a verbal presentation on the exercise planned from 10 – 13 May 2007. It would be a multi- agency exercise based in the Waikato. A steering group had been set up to co-ordinate with other groups in surrounding regions.

The involvement of territorial local authorities in the exercise had not yet been decided and would be discussed at the Civil Defence Emergency Management Group.

**Resolved:** (Mr Pooley/Cr Mahood)  
That the report be received.

**H. 15/4-2. Auckland Volcanic Exercise Ruamoko**

The Committee to consider a verbal update from the Emergency and Community Safety Manager.

Mr Graeme Cleaver, Emergency Management Officer, made a verbal presentation on the Volcanic Exercise – Ruamoko, planned for March 2008. The exercise would be based in Auckland and was being developed with the involvement of areas adjoining the Auckland region. There would be a commitment in staff time that had not been planned in the programme and it may be that it could take the place of an exercise already scheduled.

**Resolved:** (Mr Pooley/Cr Mahood)  
That the report be received.

**I. Waikato Valley Emergency Operations Area Exercises March 2007**

The Committee to consider a report and recommendations from the Emergency and Community Safety Manager.

It was requested that consideration be given to the exercise being repeated later in the year for those local authorities that could not take part on the planned date.

**Resolved:** (Cr Gower/Mr Dyet)  
That:

- a) the report as circulated be received, and
- b) the Emergency and Community Safety Manager report back to the next meeting of the Waikato Valley Emergency Operations Area Committee on the Group and National Exercise Programmes.

**J. Waikato Valley Emergency Operations Area – Community Response Module 50 People**

The Committee to consider a Community Response Module document circulated at the meeting.

Ms Vicky Blair, Emergency Management Officer, presented the draft Community Response Module document and responded to questions from the Committee.

**Resolved:** (Cr Mahood/Mr Pooley)  
That the report as tabled be received.

**K. Co-ordinating Executive Group Working Party**

Mr Paul Blewman, Emergency & Community Safety Manager, presented a verbal report and responded to questions from members of the Committee.

It was noted that regular reports from the Civil Defence Emergency Management Group and the Co-ordinating Executive Group needed to be circulated to all the Waikato Valley Emergency Operations Area Committee members.

**Resolved:** (Crs Mahood/Gower)  
That the Waikato Valley Emergency Operations Area Committee requests regular written updates from the Co-ordinating Executive Group that are circulated as minutes to Waikato Valley Emergency Operations Area Committee members.

**L. 15/4-2. Election of Chairperson**

The Committee to consider the election of a Chairperson.

Mr Ray Pooley advised that he would stand down as Chairperson and Committee member.

**Resolved:** (Crs Gower/Mahood)  
That the resignation of Mr Ray Pooley as Chairperson and member of the Waikato Valley Emergency Operations Area Committee be accepted with regret.

**Resolved:** (Mr Dyet/Cr Gower)  
That the Chairperson of the Waikato Valley Emergency Operations Area Committee be elected in rotation on an annual basis.

Nominations were called for the position of Chairperson of the Waikato Valley Emergency Operations Area Committee.

**Moved:** (Crs Gower/Mahood)  
That Mr John Moran, Waitomo District Council, be nominated as Chairperson of the Waikato Valley Emergency Operations Area Committee for the next year.

There being no further nominations Mr John Moran was declared Chairperson of the Waikato Valley Emergency Operations Area Committee for the next year.

**The meeting was declared closed at 12.05pm.**

The above minutes of a meeting of the City Development Committee before the Council.

**Motion:** (Crs Chesterman/Saunders)  
That with the exception of Items 7 and 9, the decisions in Section A be noted and the decisions in Section be adopted.

**The Motion was declared carried on the voices.**

**Item 7: 45/6/R18. Peachgrove Lounge Surplus Land**

**Motion:** (Crs Chesterman/Saunders)  
That:

- a) the report as circulated be received,
- b) the area of land previously set aside for the motorcamp future development be declared surplus to strategic requirements and be amalgamated with Lot 2 DP 353619 in preparation for sale by seeking registrations of interest for development initiatives in accordance with Council's Design Brief,
- c) Council ratifies the key design principles set out in the Design Brief, evaluation process and criteria and the process for disposal for land declared surplus at Peachgrove Lounge as is set out in the report before the Committee, and.
- d) the proceeds of sale of the combined surplus land to be apportioned as:
  - i. \$100,000 to be utilised to fund infrastructure upgrade and reconfiguration development of the Municipal Camping Ground, to be progressed as funds are available, and
  - ii. the balance of funds to be allocated to offset City Debt.

**Amendment:** (Crs Macpherson/Gower )  
That point c) above be amended to read:

- c) the key design principles set out in the Design Brief, evaluation process and criteria and the process for disposal for land declared surplus at Peachgrove Lounge be referred back to the next City Development Committee Meeting to review the weighting of the non priced attributes.

**The Amendment was declared carried on the voices.**

**The Motion incorporating the Amendment was the put and declared carried on the voices.**

**Item 9: 124/6/5-E05. Hamilton City Proposed District Plan November 2001  
(References Version): Proposed Variation No. 13: Residential Centres**

The Chairperson advised that he would deal with this matter in parts.

**Definition of Resthomes**

**Motion:** (Crs Bell/Macpherson)  
That the word "full-time" be deleted from the definition of Resthomes, ie. the following definition:  
*Rest Homes – means land or buildings for the accommodation of the elderly and/or infirm where full-time nursing/medical care is provided. They exclude hospitals, management care facilities and residential centres.*

be amended to read:

*Rest Homes – means land or buildings for the accommodation of the elderly and/or infirm where nursing/medical care is provided. They exclude hospitals, management care facilities and residential centres.*

**The Motion was declared carried on the voices.**

**Managed Care Facilities – Maximum Occupancy**

**Motion:** (Crs Bell/Mahood)  
That the maximum occupancy standard for managed care facilities be increased from 7 to 10 (excluding staff who do not live on the premises).

**Those for the Motion:** Councillors Bell, Di Maio and Mahood.

**Those against the Motion:** His Worship the Mayor, Councillors Bos, Chestermn, Gower, Hennebry, Macpherson, Saunders, Westphal and Wilson.

**The Motion was declared lost.**

**Deferment of Adoption of Variation 13**

**Motion:** (Cs Bell/Mahood)  
That the adoption of Variation 13 be deferred, with staff to report back to the next City Development Committee Meeting on the situations which would be captured by the Court ordered and CYPS premises in the variation.

**The Motion was withdrawn with the leave of the Council in accordance with Standing Order 2.18.2.**

**Proposed Variation No. 13: Residential Centres**

**Motion:** (Crs Chesterman/Westphal)  
That:

- a) the report as circulated be received,
- b) Hamilton City Council adopt "Hamilton City Proposed District Plan November 2001 (References Version) Proposed Variation No. 13: Residential Centres to the Proposed District Plan" as set out in Appendix 1 of the report before the Committee, noting the change to the definition of resthomes as noted in the resolution above, and
- c) in accordance with Clause 3 of the First Schedule to the Resource Management Act 1991, the General Manager Strategic be instructed to proceed with notification of the Variation.

**Those for the Motion:** His Worship the Mayor, Councillors Bell, Bos, Chesterman, Di Maio, Gower, Macpherson, Saunders, Westphal and Wilson.

**Those against the Motion:** Councillors Hennebry and Mahood.

**The Motion was declared carried.**