

## DISTRICT PLAN REVIEW MEETING

<b>MEETING PURPOSE:</b>	<b>Infrastructure Internal Stakeholder Workshop</b>
<b>PLACE:</b>	Waikato District Council, Ngaruawahia
<b>MEETING VENUE/ ROOM:</b>	Ngaruawahia Community House
<b>DATE:</b>	14 July 2017
<b>TIME:</b>	9am - 12
<b>DURATION:</b>	3 hours

<b>PRESENT</b>	
<b>NAME:</b>	<b>JOB TITLE/ ORGANISATION:</b>
Andrew Cumberpatch	Stantec
Audrey Bujang	Planning and Engineering Officer
Carolyn Wratt	Stantec
Donna Tracey	Strategic Planner
Giles Boundy	Senior Environmental Planner
Jane Macartney	Senior Policy Planner
Jason Wright	Senior Planner
Jenni Vernon	Strategic Planning and Resource Management Team Leader
Katherine Overwater	Senior Policy Planner
Kelly Nicholson	Senior Policy Planner
Kevin Stokes	Strategic Planner
Melanie Hunkin	(notes)
Peter Henderson	Senior Land Development Engineer
Sheryl Paekau	Policy Planner
Stephen Howard	Senior Planner - Water
Susan Chibnall	Policy Planner
Wayne Harden	Land Development Engineering – Team Leader
Wayne Furlong (from 9.45)	Asset Management Team Leader - Roading

Carolyn - key considerations in the WRPS include reverse sensitivity and recognising and protecting regionally significant infrastructure. Also the definitions of 'regionally significant infrastructure' vs 'infrastructure' is interesting are they are largely duplicated.

Carolyn - the NES for Telecommunication Facilities and Electricity Transmission Activities provide a nationally consistent set of provisions, which does not need to be replicated the district plan but we do need to address activities not covered by these NESs.

### **Stormwater**

Stephen – re. stormwater – it is very important for us that the central government drive for green infrastructure be incorporated.

Carolyn – there is a regional/district plan crossover here.

Stephen – our district plan needs to give us the teeth to manage this.

Giles – we hold catchment consents.

Stephen – there is a mismatch – district may be issued before regional.

Andrew – regional is generally about the quantities of water you will discharge and water quality issues.

Wayne H – in Te Kauwhata you have to account for treatment with a subdivision. Grassy swales are picking up more sediment than they would normally have. Overland flows are causing problems rather than capacity.

Kelly – the Regional Policy Statement has information about green infrastructure.

Andrew – it is hard to do hard and fast rules – we don't want to be overly prescriptive. We'll have to have ongoing discussions around this.

Jenni – re delicate balance district plan / regional plan – regional are struggling with a very old regional plan, and it won't be reviewed for another two years.

Kelly – we need to work together to achieve the best outcome.

Carolyn – are they coming next week? We need targeted discussions with them.

Donna – hasn't heard from them.

### **Low impact design**

Carolyn - did Surya give us any details on what he wants?

Andrew – yes, and it is about timing. He wanted that acknowledged. CMPs would need to be clearly defined.

Donna – there definitely are six towns – comprehensive management plans – growth areas. Maximum capacities, effects, exact locations for stormwater retention ponds, overland flow paths. Can't do much around that town-wide picture until we have further detail. The net effects downstream haven't been managed. Surya has to go to council to seek Long Term Plan funding - is a work in progress.

Kelly – is this like Tamahere? Identified the CMP.

Donna – yes. Have almost finished the CMP for Tuakau.

Audrey – want to encourage low impact design.

Kelly – it depends on the site. There are many variables. Want wording to be stronger than just 'encourage'.

Andrew – re RITS. Info there about swales, rain gardens etc. Something we can point to if we want to take this route.

Audrey – the TPI0 Auckland one gives detail on what to do in this circumstance.

Wayne H – will be a purely technical specification for reasons of regional continuity.

Wayne H – the district plan rule needs to be quite direct. District-wide concepts need to say they will fit

everywhere.

Jenni – you have to distinguish between greenfields and brown fields. One size will not fit all.

Wayne H – we can say that all new houses must have rainwater tanks. Need to say it **will** apply in every case or **not**.

Andrew – none of the plans we've looked at have strong direction re this.

Jenni – also need to be practical – what value is a rain garden on a 300ha farm? Need to look at what kind of district we really do have.

### **Infrastructure vs regionally-significant infrastructure**

Andrew – a lot of crossover between RMA and RPS.

Kelly – you wouldn't choose say every road, but main arterial routes.

### **Overview**

#### **Activity Table**

Andrew – have some underlined terms that will be defined terms.

Audrey – how will this table look in ePlan?

Donna – we are working with Consult on this. Potential issue with activity table being too wide?

### **Performance Standards**

#### **General**

#### **1.11 Minor upgrading of infrastructure**

Kelly – is there a preference to have absolutely everything in one chapter, or do we have, say sensitive areas, separate?

Carolyn – the overlays trump everything else.

Kelly – people have to accept that there can't be a free for all.

Katherine – re earthworks – what do we want for permitted activities? Need to be careful around particular areas. Be mindful of matching everything up - if it is a one stop shop we need to be careful that everything is included.

Susan – also need to think about heritage sites and sites of significance to iwi.

Andrew – are tricky. Auckland had problems with their purple circles around sites – they eventually disappeared.

Carolyn – we need to give this more thought.

Carolyn – will be really good to have the drafting day to discuss all of this – is taking place later on this month.

Donna – will want to get through the obs and pols quickly then get on to this.

#### **1.12 Temporary Infrastructure**

Susan – are temporary bridges included? What about the rehabilitation after the temporary bridge has been removed?

Donna – this is very relevant, with the bad weather this year.

Kelly – there is somewhere in the Act that allows for this emergency situation.

Jenni – s330.

#### **1.13 Electric vehicle charging stations**

Katherine – we need to think broadly where these charging stations go – e.g. supermarket car parks,

outside cafes. The rule needs to be enabling.

Kelly – who would be ‘allowed’ to set these up?

Jane – has a contact who she could ask about this. Will pass on the contact details.

Andrew – also need to think about the telco hubs (modern version of public telephones).

## The National Grid

### **I.15 The National Grid – restricted discretionary activities**

Donna – we need to chase up Transpower to make sure that we have this right.

Andrew – Transpower has provided diagrams showing what grid yard means – good to add to definitions.

Donna – diagrams are good.

Kelly – how do they reconcile existing line setups with their guidelines? They are saying that something is safe at this instance, but elsewhere they are saying it isn’t safe.

Carolyn – refer to NZECP.

## Electricity distribution

### **I.17 Overhead distribution lines and support structures**

Susan – what about rules around noise?

Donna – we need to allow for emergency generators.

Jenni – in rural areas people could be using a generator for 3 or 4 days.

Jenni – it is clear that we need to think outside the square for some of these things.

Katherine – cited the example of a wind turbine in rural residential zone – all the neighbours were opposed – nobody could ascertain whether it was compliant or not – noise was the only parameter. In this case they were reliant on the turbine specifications. The outcome is still undecided and the turbine isn’t operating.

Kevin – we do have to allow for wind turbines – there will be more and more as time goes on.

Wayne H – is it worthwhile getting that specific for temporary noises?

Susan – but a wind turbine is working all the time.

Jenni – need to differentiate between temporary and permanent.

Kevin – we do want to be enabling of domestic turbines.

Wayne F – the rise and fall of the hum is very annoying. It is hard to define the noise effects.

Jenni – in the rural zone it shouldn’t be a problem.

## Electricity generation

Andrew – want to enable new ways of generating renewable electricity.

## Water, wastewater and stormwater

### **I.20 Pipelines**

Kevin – what about adding new lines to existing bridges?

Andrew – will need to think about that.

Donna – we will be adding a pipeline to the Horotiu Bridge.

## **Stormwater**

Wayne H – is all for low impact urban design, but it needs to be practical.

Andrew – re rain tanks – we need to clarify whether the tanks are rainwater collection tanks.

### **1.29 Wastewater treatment ponds**

Donna – it was originally intended that these would just be council ones.

Jenni – this one is quite confusing – what do you mean by fully enclosed?

Kevin – at Horotiu there is a pond that is covered.

Jenni – but that is not fully enclosed. We should say that they are fully lined (per regional council). Also whether they are for human waste or animal waste.

Katherine – farm operations are changing – farmers are moving from ponds to giant effluent tanks.

Andrew – wasn't thinking that this wouldn't include farm effluent. Also the council facilities would be designated.

Susan – the big outside tanks are covered by the Building Act.

Katherine – we should focus this rule around municipal. The farm stuff should be part of Kelly's Amenity topic.

Kelly – some of the stormwater provisions aren't just about that. Would expect to see residential stormwater rules under Residential.

Jenni – we won't be able to have every chapter absolutely in a silo, there will always be some crossover.

Wayne H – where does the 30m and 150m come from?

Answer – is existing.

Susan – there is a rule in every chapter about a 300m setback, isn't there?

Andrew – re interpretation – should plans be written for the public or for practitioners? No clear answer. People will rock up and see the duty planner anyway.

Wayne H – we want it to put as little pressure as possible on the consents planners.

### **1.30 Impervious surfaces**

Carolyn – is this the right location for this rule?

Donna – might be better if it were covered by site coverage rule.

Katherine – we would expect that industrial sites will be concreted.

Wayne H – gets asked if the 'gobi blocks' are acceptable instead of concrete. Have to be careful what we say in the district plan. Alternative designs come in all the time with applications and they are very time-consuming.

Susan – a hard-packed gravel area can be impervious.

Jane – personally would like to see some flexibility – but understands that it is difficult to word that.

Katherine – queried 700m<sup>2</sup> thing in relation to Tamahere.

Kelly – we don't really have any justification for that.

Jane – do we add the word 'net'?

Wayne H – there is an increasing problem with runoff because of the coverage of sites with houses and concrete. What about water re-injection? The plan hasn't yet captured this problem.

Jane – we won't have it in time.

## **Telecommunications**

### **1.32 Telecommunications – general**

Carolyn – are meeting with the telco people in a couple of weeks, so let them know if we have any problems or questions.

## Transportation

### I.37 New roads

Andrew – will be catching up with Wayne regarding this after this session.

Katherine – we need some steer on how to deal with new roads. Do we want the construction of new roads to be permitted?

Wayne H – do we deal with minor upgrades anywhere?

Answer – yes.

Katherine - currently we say construction – surely this refers to new roads?

Donna – no, there might be an instance of deconstructing an existing road then reconstructing it.

Wayne H – don't complicate it beyond effects.

Jane – we need to make sure that we don't lose the ability to re-form a paper road and take a reserve.

Giles – is sorted – is currently under land use effects rules.

Andrew – keep the current tables, including the road lists.

### I.39 On-site parking and loading

Carolyn – will be interesting looking at the sizes to accommodate this.

Wayne H – the number of carparks becomes a subjective questions – if we specify 20 people will come back to us and say they only have room for 17. Wayne's team needs to defend every decision that they make.

Andrew – WDC seems to have lower parking requirements than other local councils.

## Table 8 – Required parking spaces and loading bays

Wayne H – where does the 50 car parks thing come from?

Answer – from the Building Act.

### Wrap up

Andrew – sorry we didn't get through this all. We will be having an obs and pols session later in July. Has taken some notes, including things that need definitions.

Carolyn – would appreciate any comments from you – things that you hate, things that don't work... any fatal flaws – we need to know now. They are meeting with infrastructure operators.

Katherine – it would be best for us to collate a single feedback document – suggests that we get comments back to Donna – can also do a track change version of this handout.

Wayne H – already has comments, and has a meeting with his team next Wednesday.

Donna – will try to do that on Monday.

Katherine – what is rural selling place?

Carolyn – isn't this a produce stall?