
Minutes for a meeting of the Policy & Regulatory Committee of the Waikato District Council held in the Council Chambers, District Office, 15 Galileo Street, Ngaruawaahia on **TUESDAY, 22 AUGUST 2023** commencing at **9.30am**.

Present:

Cr CA Eyre (Chairperson)
Her Worship the Mayor, Mrs JA Church
Cr C Beavis
Cr JM Gibb
Cr P Matatahi-Poutapu – *from 9.50am*
Cr K Ngataki
Cr EM Patterson
Cr M Raumati
Cr V Reeve
Cr T Turner
Cr D Whyte

Attending:

Mr G Ion (Chief Executive)
Ms S O’Gorman (Customer Support General Manager)
Mr R MacCulloch (Service Delivery General Manager)
Mr C Morgan (Community Growth General Manager)
Mr M Balloch (Building Review Manager)
Mr T McIntyre (Policy Advisor)
Mr W Gauntlett (Growth & Analytics Manager)
Mr J Ebenhoh (Planning & Policy Manager)
Mrs K Davis-Miller (Resource Management Policy Manager)
Mr T McIntyre (Policy Advisor)
Mr R Hermann (Community Safety Manager)
Mr W Hill (Consents Team Leader)
Ms E Saunders (Senior Democracy Advisor)

The meeting was opened with a Karakia.

APOLOGIES AND LEAVE OF ABSENCE

Resolved: (Crs Ngataki/Gibb)

THAT the Policy & Regulatory Committee accept the apologies from:

- a. Cr L Thomson, Cr P Thomson & Cr Keir for non-attendance; and
- b. Cr P Matatahi-Poutapu for lateness.

CARRIED

P&R2308/01

CONFIRMATION OF STATUS OF AGENDA ITEMS

Resolved: (Crs Patterson/Beavis)

THAT the agenda for a meeting of the Policy & Regulatory Committee held on Tuesday, 22 August 2023 be confirmed and all reports be received.

CARRIED

P&R2308/02

DISCLOSURES OF INTEREST

There were no disclosures of interest.

CONFIRMATION OF MINUTES

Resolved: (Crs Beavis/Ngataki)

THAT the minutes for a meeting of the Policy & Regulatory Committee held on Tuesday, 11 July 2023 be confirmed as a true and correct record of that meeting.

CARRIED

P&R2308/03

ACTIONS REGISTER

Agenda Item 5

The report was received [*P&R2308/02 refers*] and no further discussion was held.

REPORTS

Approval to Consult – Dangerous, Affected and Insanitary Buildings Policy 2023 Agenda Item 6.1

The report was received [*P&R2308/02 refers*] and the Policy Advisor spoke to the report and no further discussion was held.

Resolved: (Crs Patterson/Gibb)

That the Policy & Regulatory Committee:

- a. adopts the Statement of Proposal on the Proposed Dangerous, Affected and Insanitary Buildings Policy 2023 (Attachment 1); and**
- b. approves consultation to commence in accordance with s83 of the Local Government Act 2002 on the Proposed Dangerous, Affected and Insanitary Buildings Policy 2023 (Attachment 2).**

CARRIED

P&R2308/04

Proposed Scope for 2024 Development Contribution Policy Review Agenda Item 6.2

The report was received [*P&R2308/02 refers*] and the Policy Advisor along with the Growth & Analytics Manager spoke to the report and the following items were discussed:

- The Policy Advisor gave an overview of the report along with the conclusions and confirmed the review is being planned in time for the next Long-Term Plan (LTP).
- There was a brief discussion in relation to Affordable Housing and the Growth & Analytics Manager provided some further information and referenced the workshop that was held the previous day. It was further advised that the next Agenda item also references affordable housing.
- A question was raised in relation to water tanks in the urban areas in the district and whether this is something that could be investigated for our communities to enable them to have a backstop of water supply. The Growth & Analytics Manager advised that it was something that could be looked at to determine whether there was an incentive to investigate this further.

Resolved: (Her Worship the Mayor, Mrs JA Church/Cr Patterson)

THAT the Policy and Regulatory Committee:

- a. directs staff to initiate a review of the Waikato District Council's Development Contributions Policy, within the following scope:**
 - i. Updating schedules, catchment maps, and levies based on changes proposed and incorporated into the 2024-2034 Long Term Plan.**
 - ii. Amending minor errors and implementation pain-points.**
 - iii. Implementing Department of Internal Affairs guidance on best practice format and implement any legislative updates.**
 - iv. Preparing the policy to implement Affordable Waters legislative reform.**
 - v. Consider adding specific provisions in relation to retirement villages to increase certainty and reduce requirement for separate deferral agreements.**
 - vi. Reconsider the classification and applicable levies for minor dwellings to ensure the levies paid are fair and proportional to the demand created.**

CARRIED

P&R2308/05

District Plan Forward Works Programme

Agenda Item 6.3

The report was received [*P&R2308/02 refers*] and the Resource Management Policy Manager along with the Planning & Policy Manager spoke to the report and the following items were discussed:

- The Resource Management Policy Manager highlighted key points in the report and referred to the workshop that was held in the Chambers a few weeks ago.
- It was noted that there is a need to provide certainty to the consenting teams to be able to move forward with applications.
- A brief discussion around Inclusionary zoning occurred and it was noted that the Principal & Senior Planner for Council are working with the Strategic Initiatives & Partnership Manager and looking at the works of Waipa District Council. It was further noted that Hamilton City Council are yet to notify anything to date.
- It was noted that in order for regional mapping to progress that Waikato Regional Council have their work to do first.
- It was noted that the report overall was written well and contained good information.
- It was confirmed that the Forward Works Programme is a living document, and this should be reflected in the resolution.

Resolved: (Her Worship the Mayor, Mrs JA Church/Cr Beavis)

That the Policy and Regulatory Committee:

- a. endorses the District Plan Forward Works Programme as a living document; and**
- b. notes the Resource Management Policy Team will commence work when applicable.**

CARRIED

P&R2308/06

Summary of Regulatory Activities for 2022/23

Agenda Item 6.4

The report was received [*P&R2308/02 refers*] and the Customer Support General Manager spoke to the report and the following items were discussed:

- It was noted that there were 13 new Off-licences in the district.
- It was advised by the Customer Support General Manager that this report came about due to the want and need to put some of this data in front of elected members and it was very much a pilot report.

Questions/Discussions:

- A question was raised in relation to Requests for Further Information for Building Consents and it was confirmed that when a request is made to an applicant the “business days processing clock” is stopped until that information is received.
- The Building Manager outlined the two different aspects of the Building Consent process which is ‘granting’ and ‘issuing’. When the Building Team get to “granting” a consent is meets the Building code however in order to issue the consent it needs to go through a planning check as well. It was further noted that the Proposed District Plan is still going through appeals and hearings, so the team are having to check two plans each time is time consuming.
- A brief discussion was held in relation to the recruitment of experienced planning staff and the challenges with this.
- Concern was raised regarding the increase in off-licence premises in the district as there are a number of alcohol related harm incidents occurring; particularly in lower socio-economic communities which needs to be noted.
- A further point in relation to Off-licence premises was raised as looking at the data supplied in the report there has been a significant increase in these premises since 2020. Are these premises operating under the new Local Alcohol Policy (LAP) or under the old legislation? It was confirmed that operation is happening under the 2017 policy as the 2022 policy is still under appeal.

- It was noted that the Infringements figures showed quite a big difference between the current numbers and what we used to do. It was further noted that an executive summary around each point is good and easy to read.
- It was confirmed that the monitoring figures shown in the report is the number of actual consents that have been monitored this year and not a reflection of all of the consents that need to be monitored.
- Noise Control figures – it was asked whether the drop in responses to noise complaints could be because of the after-hours call centre and the possibility of calls not being put through? Is this something that has been considered? The Customer Support General Manager would look into this.
- It was asked whether the Resource Consents figures could be broken down further to show what kind of development is happening in the district? How many consents are we processing that are very complex with multiple land lots; or how many consents do we have that are smaller lot subdivisions yet have dense multiple dwellings on them?

ACTION: Resource Consent information to be looked at further by the Customer Support Leadership team to provide more detail on the type of consents being processed and the complexities involved

- A brief discussion was held in relation to forecasting consent applications and whether this can be shown in our reporting. Do we have a way of painting a clear picture of what is happening in our district so a better understanding can be had of the development that is being undertaken and what the priorities could be?
- It was noted that this report would be very interesting and informative for our Community Boards and Committees to have in their meeting agendas for their discussion and engagement.

ACTION: This presentation is to be brought to the Committee every six (6) months.

The meeting closed with a Karakia.

There being no further business the meeting was declared closed at 10.40am.

Minutes approved and confirmed this _____ day of _____ 2023.

Cr C Eyre
CHAIRPERSON