



# UNCONFIRMED Minutes

of the

## Judicial Committee

### Ordinary meeting

Date 17 October 2014  
Venue Council Chamber  
515 Mackay Street  
Thames

#### Present

MK McLean JP (Chairperson) PA Brljevich  
LA Fox

#### In Attendance

#### Staff

Erin Berry, Marion Smith, John Kardas, Jakki Handcock, Allan Turner, Michael Jones, Nicki Williams, Steve Baker

**Meeting Commenced** 09:00

<b>Adjournment</b>	<b>Start</b>	<b>Finish</b>	<b>Reason</b>
Chairperson	10:20	10:30	Morning Tea
Chairperson	12:20	14:35	Bylaw Hearing

## Table of Contents

Item Business	Page No.
<b>1 Meeting Conduct</b>	<b>3</b>
1.1 Apologies	3
1.2 Public Forum	3
1.3 Items not on the Agenda	3
1.4 Conflict of Interest	3
1.5 5 September 2014 - Judicial Committee Minutes for Confirmation	3
<b>2 Development Contributions</b>	<b>4</b>
2.1 RMA20130115 - Special Assessment for Development Contributions - 6-8 Queen Street, Kopu	4
2.2 RMA20140116 - Special Assessment of Development Contributions - 174 Vista Paku, Pauanui	5
2.3 RMA20140133 - Request for review of development contributions - 790A Hot Water Beach Road, Hot Water Beach	5
<b>3 Community Environment Group Reports</b>	<b>6</b>
3.1 August 2014 - Community Environment Monthly Report	6
3.2 August 2014 Monthly Building Unit Report	7
<b>4 Planning Group Reports</b>	<b>6</b>
4.1 Planning Group Report August 2014	6
<b>5 Public Excluded</b>	<b>8</b>
5.1 PUBLIC EXCLUDED - 5 September 2014 - Judicial Committee Minutes <b>Bookmark not defined.</b>	<b>Error!</b>
5.2 PUBLIC EXCLUDED - October Judicial Committee Action Schedule <b>Bookmark not defined.</b>	<b>Error! Bookmark</b>

# 1 Meeting conduct

---

## 1.1 Apologies

### Resolved

That the Judicial Committee:

1. Receives the apology for Councillor Connors.

**Moved/Seconded by:** Fox/Brijevich

## 1.2 Public forum

- Graeme Lawrence from Lawrence Cross and Chapman, and Garry Reynolds from Pauanui Pines Lodge spoke to item 2.2, on the special assessment for development contributions at 174 Vista Paku, Pauanui.
- The applicant noted that campervan parks should not be treated the same as camp sites for development contributions as most campervans are self-contained.
- The applicant requested that the proposed area to be developed for campervans be considered separately from the proposed units.
- It was noted that the proposed figure was too high for campervans and should take into account that sewage is transportable in self-contained units.

### Resolved

That the Judicial Committee:

1. Receives Graeme Lawrence and Gary Reynolds as speakers in public forum.

**Moved/Seconded by:** Fox/McLean

## 1.3 Items not on the agenda

No further items were added to the agenda.

## 1.4 Conflict of interest

There were no conflicts of interest noted by members.

## 1.5 5 September 2014 - Judicial Committee minutes for confirmation

Minutes of the Judicial Committee meeting held 5 September 2014 and 25 September 2014 Judicial Committee Hearing were presented for confirmation.

### Key discussion points

- A change was requested to page 7 of the 5 September 2014 Judicial Committee minutes to replace 'resource consent' with 'management plan'.

## **Resolved**

That the Judicial Committee:

1. Confirms the 5 September 2014 Judicial Committee minutes with the requested change to page 7, replacing 'resource consent' with 'management plan'.
2. Confirms the 25 September 2014 Judicial Committee Hearing minutes.

**Moved/Seconded by:** Brljevich/Fox

## **2 Development Contributions**

---

### **2.1 RMA20130115 - Special assessment for development contributions - 6-8 Queen Street, Kopu**

A report was presented to the Judicial Committee to determine the development contributions required on a proposed diesel truck stop at 6-8 Queen Street, Kopu using a special assessment.

#### **Key discussion points**

- Staff noted that the proposed development are likely to place a higher demand on transport services and infrastructure.
- It was noted that there was no provision to differentiate between cars and heavy vehicles.
- The Committee noted that the policy should accommodate commercial activities as special assessments and also make adjustments to roading uses based on the type and size of vehicles involved.

## **Resolved**

That the Judicial Committee:

1. Receives the report detailing a special assessment for development contributions at 6-8 Queen Street, Kopu, dated 5 September 2014.
2. Determines that development contributions of \$21,851.05 plus GST are payable based on the special assessment provided with this report.

**Moved/Seconded by:** McLean/Fox

## **2.2 RMA20140116 - Special assessment of development contributions - 174 Vista Paku, Pauanui**

A report was presented to the Judicial Committee to determine the development contributions required on a commercial accommodation development at 174 Vista Paku, Pauanui using a special assessment.

### **Key discussion points**

- Staff noted that after meeting with Mr Reynolds, the proposed 16 units had been reduced to 3 units.
- The Committee raised concerns in relation to the self-containment of campervans and the use of the site by vehicles which are not self-contained such as those from Juicy rentals.

### **Resolved**

That the Judicial Committee:

1. Defers a decision on the special assessment of development contributions for 174 Vista Paku, Pauanui 4 December 2014 meeting to allow staff to clarify details of the proposal with the applicant.

**Moved/Seconded by:** McLean/Fox

## **2.3 RMA20140133 - Request for review of development contributions - 790A Hot Water Beach Road, Hot Water Beach**

The Judicial Committee was presented with a report outlining a request for review of development contributions in relation to a special assessment on three new cabins at a campground at 790A Hot Water Beach Road, Hot Water Beach.

### **Key discussion points**

- It was noted that the applicant was requesting a reassessment of the campground template for development contributions, as the costs associated with these are considered to be too high.

### **Resolved**

That the Judicial Committee:

1. Receives the report outlining a request for a review of development contributions for 790A Hot Water Beach Road, dated 24 September 2014.
2. Confirms development contributions payable of \$5,280.91 plus GST.

**Moved/Seconded by:** McLean/Fox

## 3 Planning Group reports

---

### 3.1 Planning Group Report August 2014

A report was presented to the Judicial Committee outlining key activities within the Planning Group for the past month. It also provided an update of those activities since the previous report to the Committee.

#### Key discussion points

- The Committee noted that staff needed to be aware of subdivisions and the process of development, particularly in relation to classifying the effects of a potential development.
- Staff noted that the number of consents being outsourced had decreased due to the availability of staff planners to deal with these consents.
- Consent statistics have been similar to previous years.

#### Resolved

That the Judicial Committee:

1. Receives the Planning Group monthly report for August, dated 10 October 2014.

**Moved/Seconded by:** McLean/Brljevich

## 4 Community Environment Group Reports

---

### 4.1 August 2014 - Community Environment monthly report

A report was presented to the Judicial Committee outlining key activities within Community Environment Group for the month of August 2014.

#### Key discussion points

- Parking statistics were tabled which had a correction to page 104 of the order paper.
- Staff acknowledged that a greater focus will be placed on holiday grounds for health licensing with the summer period approaching.
- The difference between cost and expenditure was discussed in relation to the Sale and Supply of Alcohol Act 2012.
- Staff noted that the Sale and Supply of Alcohol Act 2012 had placed greater pressure on Council staff since it had been adopted.

#### Resolved

That the Judicial Committee

1. Receives the Community Environment Group report, dated 9 September 2014.

**Moved/Seconded by:** Fox/Brljevich

## **4.2 August 2014 Monthly Building Unit Report**

A report was presented to the Judicial Committee outlining the key activities and results for the Building Unit for the month of August for to its role as a Building Consent Authority and a Territorial Authority.

### **Key discussion points**

- Staff noted that there had been an increase in applications for alterations and additions.
- Staff noted that IANZ audit produced a positive result for the building unit.
- The Committee thanked Mr Kardas for his efforts with the building unit over the past year.

### **Resolved**

That the Judicial Committee:

1. Receives the August 2014 monthly Building Unit report, dated 25 September 2014.

**Moved/Seconded by:** Fox/Brljevich

## 5 Public excluded

### Resolved

That the public:

1. Be excluded from the following parts of the proceedings of this meeting namely:

<b>General Subject of each matter to be considered</b>	<b>Reason for passing this resolution in Relation to each matter</b>	<b>Ground(s) Under Section 48(1) for the passing of the resolution</b>
PUBLIC EXCLUDED - Judicial Committee 5 September 2014 - minutes for confirmation	(7)(2)(g) – Maintain legal professional privilege. (7)(2)(i) – Enable any local authority holding the information to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations).	(48)(1) – Subject to subsection (3) of this section, a local authority may by resolution exclude the public from the whole or any part of the proceedings of any meeting only on one or more of the following grounds: (48)(1)(a) – That the public conduct of the whole or the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information for which good reason for withholding would exist.
October 2014 - PUBLIC EXCLUDED - Judicial Committee Action Schedule	(7)(2)(g) – Maintain legal professional privilege. (7)(2)(i) – Enable any local authority holding the information to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations).	(48)(1) – Subject to subsection (3) of this section, a local authority may by resolution exclude the public from the whole or any part of the proceedings of any meeting only on one or more of the following grounds: (48)(1)(a) – That the public conduct of the whole or the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information for which good reason for withholding would exist.

**Moved/Seconded By:** Brljevich/McLean

**Resolved**

That the public be re-admitted to the meeting and resolutions taken with the public excluded be confirmed in the public session except for the following items which are to remain in the public excluded minute book.

<b>Item</b>	<b>Description</b>
<b>5.1</b>	<b>5 September 2014 public excluded Judicial Committee minutes</b>
<b>5.2</b>	<b>October 2014 public excluded Judicial Committee Action Schedule</b>

**Moved/Seconded By:** McLean/Brijevich

**Meeting closed at 14:52**

The foregoing minutes were certified as being a true and correct record of the meeting of the Judicial Committee held on 17 October 2014.

**Chairperson** \_\_\_\_\_ **Date** \_\_\_\_\_