

MINUTES of a hearing by an Independent Commissioner of the Waikato District Council held in the Council Chambers, District Office, 15 Galileo Street, Ngaruawahia on **WEDNESDAY 21 FEBRUARY 2018** commencing at **9.00am**.

These minutes should be read in conjunction with notes and evidence placed on the Consent file.

Present:

Commissioner I Munro

Attending:

Mrs LM Wainwright (Committee Secretary)
Mrs W Wright (Committee Secretary)
Ms S Salmon (Senior Planner)
Ms E Makin (Consents Team Leader – East)
Mr P Henderson (Senior Land Development Engineer)
Mrs B Parham (Legal Counsel, Tompkins Wake)
Ms L White (Harrison Grierson)
Ms L Jack (Landscape Architect, Harrison Grierson)
Mr B Jones (Submitter)
Mr N Patterson (Submitter)
Mr K Peach (Submitter)
Dr J Forret (Legal Counsel, Harkness Henry)
Mr I McAlley (Applicant)
Mr A Gray (Transportation Engineer, Gray Matter Ltd)
Mr D Mansergh (Mansergh Graham Landscape Architects Ltd)
Mr M Graham (Mansergh Graham Landscape Architects Ltd)
Mr C Dawson (Planning Project Manager, Bloxom Burnett & Olliver)
Mr D Hardwick (Member of the Public)
Members of staff

HEARING – TE KAUWHATA LAND LIMITED

File No. SUB0009/17

Application by Te Kauwhata Land Limited to undertake a seven-staged subdivision to create 163 residential lots, nine lots to vest as road, 16 access lots, two lots for local purpose reserves for drainage and one lot for recreation reserve; and concurrent land use consent to undertake earthworks and construct four show homes (commercial activities) within consented lots and blanket consent to enable different building coverage and impervious surfaces within consented lots.

INTRODUCTION

Commissioner Munro welcomed all parties and gave a brief outline of the hearing process.

HEARING OF SUBMISSIONS

Mr Jones presented written (Doc 1) and verbal evidence and answered questions of the Commissioner.

Mr Patterson presented verbal evidence and answered questions of the Commissioner.

Mr Peach presented verbal evidence and answered questions of the Commissioner.

The Commissioner accepted the late submission from Nga Muka Development Trust.

HEARING OF THE APPLICATION

Legal Counsel for the applicant presented written (Doc 2) and verbal evidence and answered questions of the Commissioner.

The meeting adjourned at 10.31am and resumed at 10.47am.

Mr McAlley presented verbal evidence and answered questions of the Commissioner.

Mr Gray presented verbal evidence and answered questions of the Commissioner.

Mr Mansergh presented verbal evidence and answered questions of the Commissioner.

Mr Graham presented verbal evidence and answered questions of the Commissioner.

The meeting adjourned at 12.32pm and resumed at 1.50pm.

Mr Dawson presented verbal evidence and answered questions of the Commissioner.

Mr McAlley answered further questions of the Commissioner.

STAFF REPORT

Ms Parham presented written (Doc 3) and verbal evidence and answered questions of the Commissioner.

The meeting adjourned at 2.59pm and resumed at 3.12pm.

The senior planner gave written (Doc 4) and verbal evidence in response to the applicant's evidence and answered questions of the Commissioner.

Ms White gave verbal evidence and answered questions of the Commissioner.

The senior planner gave further verbal evidence in response to the applicant's evidence.

Ms Jack gave written (Doc 5) and verbal evidence and answered questions of the Commissioner.

The senior planner gave further verbal evidence in response to the applicant's evidence.

RIGHT OF REPLY

The applicant's right of reply will be presented in writing to the Commissioner and the Waikato District Council team.

The hearing adjourned at 4.00pm and the decision reserved.

The hearing was declared closed at 9.53am on Wednesday 14 March 2018.

DELIBERATIONS

The Commissioner undertook deliberations on all evidence presented.

DECISION

THAT the Independent Commissioner confirmed the application of Te Kauwhata Land Limited be declined as outlined in the decision dated 5 April 2018.

HE1802/02