

## APPENDIX B

### WAIKATO DISTRICT COUNCIL PRE-APPLICATION MEETING MINUTES

## PRE-APPLICATION MEETING NOTES

To	Te Kowhai Estate Limited
From	Cameron Aplin, <b>Planner</b>
Subject	Pre Application Advice for 561 Horotiu Road TE KOWHAI
File	PRE0054/19
Date	24 October 2018

### Introduction

A meeting was held on the 24 October 2018 to discuss a proposal to establish a commercial activity on land currently zoned Country Living Zone and proposed to be rezoned to Business Zone under the Proposed District Plan on a site legally described as LOT 28 DP 522977.

### In Attendance:

Richard Falconer – Agent, Terra Consultants  
Jodie Hansen – Agent, Terra Consultants  
James Cusiel - Architect  
Jason Barnes - Applicant  
Nigel Smith – Applicant  
Cameron Aplin – Council Planner  
James Templeton – Council Land Development Engineer

### Matters arising from the Meeting:

#### Applicants/Agents Overview

- Proposed building is 1050m<sup>2</sup> with 1900m<sup>2</sup> approx. hardstand surfaces.
- Applicant is currently considering when to lodge resource consent application and decision will be made taking into account the progress of Proposed District Plan (which seeks to rezone subject site to Business Zone) and the Speed Limit Bylaw Review (which seeks to extend the existing speed limits further out within Te Kowhai village).
- The proposal currently provides a buffer as per plan provided with pre application request between the proposed building and northern and eastern boundary which adjoins a consented subdivision. This is largely due to a regional council drain that exists along this boundary.

- Pedestrian access is likely to be proposed with direct access from adjoining site subject to consented café. A footpath will also be proposed as shown on the plan provided with pre application request.
- Considering different access options (one vehicle entrance vs two).
- On-site manoeuvring is compliant with district plan requirements.

## **Planning**

### **1. Rule Infringements**

If lodged under the country living zone rule framework; the proposal would be classified as a commercial activity in the rural zone which is a discretionary activity which means all relevant effects can be considered under section 95/104.

If lodged under the business zone rule framework (if proposed rezoning occurs through the district plan review); proposal would be classified as a commercial activity in the business zone which is a permitted activity subject to a building and effects rules. You have indicated there will likely be some minor non-compliances relating to these building effect rules.

### **2. Objectives and Policies**

Assessment of all relevant objectives and policies under the Operative District Plan and Proposed District Plan is required.

### **3. District Plan Rule Assessment**

Please provide a rule assessment under both the Operative District Plan and Proposed District Plan.

If seeking consent for signs under the operative plan, please provide sufficient detail so this aspect of the proposal can be assessed.

### **4. Technical reports**

- Traffic impact assessment to assess traffic effects of the proposal / any traffic related non-compliances.

- Acoustic assessment to assess noise effects and to demonstrate compliance with the relevant noise and construction noise permitted activity standards. Please ensure the acoustic report takes into account any outdoor dining areas.

Also - in particular, if lodging for under the country living zone rule framework; you may wish to consider obtaining urban design input in terms of assessing amenity and visual effects, etc of the proposed 1050m<sup>2</sup> building/activity.

### **5. Other Planning Matters**

- Affected parties more likely to be required for a non-notified application, if lodged under the country living zone rule framework.
- Please provide a detailed landscaping plan including details of any proposed fencing which will mitigate the impact of the bulk of the proposed building.
- Please provide details of hazardous substances.
- Please provide details of bicycle spaces as required by the District Plan.



- Please provide details of hours of operation, identification of outdoor dining areas and details of any lighting proposed.

### **Services**

#### 1. Water

No water reticulation available. Looking into possibility of sharing firefighting water supplies that are required to be provided by the consented Café on the adjoining site.

#### 2. Wastewater

No wastewater reticulation available. Looking into possibility of utilising on-site wastewater consented as part of the consented Café on the adjoining site.

#### 3. Stormwater

No stormwater reticulation available therefore on-site is proposed.

### **Traffic and Rooding**

#### Access / Manoeuvring / Traffic Generation

Please ensure the traffic impact assessment assess the effects of the proposed access or the options you are considering. Plans tabled during meeting showing two options: 1. Single access or two access points.

#### Timeline for Council's Speed limit Review

Submissions close on 9 November 2018.

A hearing has been scheduled for 12 December 2018

You can keep updated at <https://www.waikatodistrict.govt.nz/your-council/public-consultations/current-consultations/2018-speed-limits-by-law-review>

### **Development Contributions**

District Wide Rooding development contributions are applicable to this proposal.

This is calculated based on expected traffic movements (from the traffic impact assessment) or based on the following calculation.

#### Gross Floor Area Calculation

0.4 Household Equivalent Unit (HEU) x 100m<sup>2</sup> of Gross Floor Area. Under the 2018 DC Policy. 1 HEU = \$938. For example – a 1050m<sup>2</sup> building is 4.2 HEU which is \$3939.60.

The development contributions paid as part of the subdivision is a credit and will be subtracted from the district wide road calculation for this proposal.

### **Overall**

Prior to lodgement, please contact myself so I am aware that it is coming in.

*Disclaimer: The advice you will receive from Council is limited to the information you provide in this application, any further information you may supply at a pre application meeting and which is relevant to the provisions of any plan or proposed plan in existence at the time of the pre application meeting. Council does not accept any legal liability for any advice or view expressed by Council at the pre application meeting and any advice or view expressed is subject to further reconsideration by Council after the application is lodged. Prior to lodging any application under s88 of the RMA, applicants are advised to seek their own independent legal and planning advice in relation to all matters covered by the pre application meeting, and in the event the proposal changes or there is a delay in lodging any application. .*