

**MINUTES OF A MEETING OF THE PLANNING AND REGULATORY COMMITTEE  
(TO HEAR SUBMISSIONS ON PLAN CHANGE 21) HELD AT WAITAKERE  
CENTRAL, 6 HENDERSON VALLEY ROAD, HENDERSON,  
WAITAKERE, ON TUESDAY, 7 NOVEMBER 2006,  
COMMENCING AT 10.14 AM.**

---

**PRESENT:**

Councillors	VS	Neeson, JP (Chairman)
	RP	Dallow, QPM, JP (Deputy Chairman)
	DQ	Battersby, JP
	MFP	Chan, JP
	LA	Cooper
	AK	Corban, OBE, JP
	WW	Flaunty, QSM, JP
	C	Harding, JP
	CA	Stone

**IN ATTENDANCE:** Group Manager: Planning and Community Services  
Manager: Legal Services  
Senior Planner: Policy Implementation: C McAlley  
Committee Secretary: A Chan

**1 APOLOGIES**

2154/2006

MOVED by Cr Harding, seconded Cr Flaunty:

That apologies from Crs Clews, Clow, Lawley, Hulse and Gilmour for absence be received and sustained.

**CARRIED**

**2 PROPOSED PLAN CHANGE 21: SITE SPECIFIC SUBDIVISION CONTROL IN THE BUSH LIVING ENVIRONMENT SUBDIVISION CONTROLS IN THE OPERATIVE WAITAKERE CITY COUNCIL DISTRICT PLAN**

**Note:** No submitters attended this meeting to be heard.

2155/2006

MOVED by Cr Flaunty, seconded Cr Dallow:

1. That pursuant to Clauses 10 and 16 of the First Schedule of the Resource Management Act 1991, Proposed Plan Change 21: Site Specific Subdivision control in the Bush Living Environment Subdivision controls in the District Plan, is adopted, with the amendments as described in Sections 8.0 of this report and listed in the attachments at pages A48 to A49 of the agenda, with A49 being further amended as follows:

	District Plan Section	Chapter	Pg	Reference No	Proposed Plan Change
1.	Subdivision Rules : Bush Living	Subdivision Rules	62	District Plan Rules No: 2	<p>Insert new Rule</p> <p>10.01 Limited Discretionary Activities</p> <p>(a) A subdivision, which incorporates the total area of the <i>existing site</i> contained within 35 Turanga Road (Certificate of Title 1887/99) and creates one (1) additional lot to contain a future dwelling. The building platform for the new dwelling will be identified through this application, and will be located in the Managed Natural Area, utilising the area of degraded vegetation. The subdivision will also include a boundary adjustment between the subject site, and adjacent Auckland Regional Council parkland.</p> <p>Assessment of Limited Discretionary Activity applications will be limited to matters of</p> <ul style="list-style-type: none"> <li>• The <i>design</i>, scale and location of <i>sites</i>;</li> <li>• Provision for landscape treatment and restoration planting;</li> <li>• Protection of natural features and native vegetation, including the use of protective covenants;</li> <li>• The location, design and construction of infrastructure;</li> <li>• The design, location, construction and alignment of driveways;</li> <li>• The location of the building platform, particularly in relation to effects on protected vegetation.</li> </ul> <p>And will be considered in accordance with Assessment Criteria 10(a)-10(aa).</p>

2. That pursuant to Clause 10(1) of the First Schedule to the Resource Management Act 1991, the relief sought by the submitters is rejected, or accepted as outlined in the discussions relating to each submission in the body of this report.

**CARRIED**

10.25 am

The Chairman thanked Members for their attendance and attention to business and declared the meeting closed.

CONFIRMED AT A MEETING OF THE PLANNING  
AND REGULATORY COMMITTEE HELD ON

**DATE:**.....

**CHAIRMAN:**.....