

MINUTES

TITLE: Environment & Planning Subcommittee
DATE: Thursday, 21 September 2006
TIME: 8.30 am
VENUE: Council Chamber, 189 Queen Street, Richmond.

PRESENT: Crs E M O'Regan and T E Norriss.

IN ATTENDANCE: Manager Consents (J Hodson), Development Engineer (D Ley) and Administration Officer (B D Moore).

1. WAIRUA FARM (2001) LIMITED, KOHATU-KAWATIRI HIGHWAY, MOTUPIKO

Mr E Baigent attended the Hearing to speak to the application by Wairua Farm to appeal the decision of Council, to impose one roading development contribution of \$2,450.00 in relation to the construction of a 30 stand herring bone dairy shed, plus staffroom and store. The milking shed valued at \$80,000.00 is located some 500 metres off State Highway 6, on Old School Road, which is located between Kohatu Hotel and Quinneys Bush.

Mr Baigent explained that the applicant already has an existing 20 stand shed, milking 400 cows, located on the eastern side of Old School Road. This is accessed directly off State Highway 6. A new 30 stand dairy shed is proposed to be accessed off the western side of Old School Road and it is proposed to retain the existing shed, but split the herd between each of the two milking sheds.

Mr Baigent said that by dividing the herd in two, the number of times the cows cross the road in any one month will be greatly diminished. The small number of vehicle movements of cows on the road as a result of this change, will have a smaller impact on the surface of the road than the existing arrangement. He said that, therefore, there will be less expensive road maintenance. Old School Road is presently a gravel surface.

Mr Baigent said that the applicant did not intend to increase the cow numbers, but is seeking better production. He said he wanted to avoid the construction of underpasses and wants minimal stock movement over Old School Road. He said that milk tanker movements amount to one truck every second day. He said that the proposal will significantly improve the safety of Old School Road.

Development Engineer Mr Ley noted that the two milking sheds will be on two separate titles on either side of Old School Road. He said that all the traffic to the new shed is from the Council owned road and that there is a traffic effect. He noted that there will be less movement over Old School Road with the consequence of less effluent and debris being deposited on the road. Mr Ley said that staff try to relate the roading HUD to an equivalent residential dwelling.

1.1 Right of Reply

Mr Baigent referred to the traffic generated from the large forest just up the road. He referred to a new dairy shed and underpass constructed by Mr Thomas at Six Mile Road, which did not require the payment of a roading levy.

The hearing concluded at 9.05 am.

2. WAIRUA FARM (2001) LIMITED, KOHATU-KAWATIRI HIGHWAY, MOTUPIKO

**Moved Crs O'Regan / Norriss
EP06/09/18**

THAT Council uphold the appeal and that an amended invoice be sent to Wairua Farm requiring the payment of only normal financial contributions for reserves and community services.

CARRIED

Date Confirmed:

Chair: