

MACKENZIE DISTRICT COUNCIL

MINUTES OF A MEETING OF THE MACKENZIE DISTRICT COUNCIL HELD IN THE COUNCIL CHAMBERS, FAIRLIE, ON TUESDAY 21 MARCH 2006 AT 9.00 AM

PRESENT:

John O'Neill (Mayor)
Crs John Gallagher
Simon McDermott
Dave Pullen
Barry Stringer
Evan Williams

IN ATTENDANCE:

Glen Innes (Chief Executive Officer)
Martin King (Manager – Planning and Regulations) for parts of the meeting
Jason Beck (Manager – Finance and Administration) for parts of the meeting
Bernie Haar (Asset Manager) for parts of the meeting
John O'Connor (Utilities Engineer) for part of the meeting
Hayley Shearer (Senior Planner) for parts of the meeting
Rosemary Moran (Committee Clerk)

Resolved that the Council convene as the Hearings Panel.

E Williams/S McDermott

II REPORTS:

1. PLAN CHANGE 7 – FINANCIAL CONTRIBUTIONS:

This report from the Manager – Planning and Regulations was accompanied by a report which included a summary of the proposed Plan Change, a summary of the submissions received following public notification of the proposed Plan Change, and discussion of its Application to Commercial and Residential Development, Application to Existing Services, Details of Formula, Amount of Contributions, Other Fees and Charges and Miscellaneous Matters. There was also a list of Submissions in Support and Recommendations from Staff. A copy of Proposed Plan Change 7 also accompanied the report.

Resolved that the report be received.

B J D Stringer/S McDermott

The Manager – Planning and Regulations spoke to the report, answered questions and clarified issues for Councillors.

Cr Pullen advised that Frank Hocken had tendered his apology for not appearing to speak to his submission.

There was considerable discussion regarding the application of the proposed new rule, particularly with regard to stormwater infrastructure. The Mayor suggested the consideration of the issue be deferred until the staff was able to provide clarification on the points which had been raised.

Cr Stringer requested that the following issues, although not relevant to the Plan Change Hearing Process, be noted for possible future consideration:

- Cr Williams asked at what point in the future financial contributions would not be required.
- Cr Pullen suggested that the formula for calculation of financial contributions was not equitable across the District.

The meeting was adjourned at 10.20 am for morning tea and reconvened at 10.45 am.

The Chief Executive Officer clarified that stormwater discharged from a subdivision into Council's stormwater infrastructure system, (pipes, channels, open drains or swales) would trigger the stormwater financial contribution rule; every lot in such a subdivision would be treated as a beneficiary of the system.

He noted that some submitters had suggested that financial contributions for disposal of stormwater should not be charged in Twizel until there was a reticulated stormwater disposal system in place. The Council had to either accept or reject these submissions. He noted that the Asset Manager had shown quite clearly that the submissions were not correct.

The Chief Executive Officer advised that the only way to deal with the submissions, unless the Council was persuaded that they were sensible amendments, was to retain the status quo.

The Manager – Planning and Regulations said the issue under debate was simply, “Should the rule regarding financial contributions be adopted or not?”. It was not how financial contributions should be applied. This would be decided when applications for consent to subdivide were considered. Some applications would be assessed under authority delegated to staff; others would be referred to the Council. He said each application for consent to subdivide was unique and one blanket policy regarding the *application* of the financial contributions rule was not practicable. Each case had to be considered on its merits.

The Chief Executive Officer advised that if at any time the Council was uncomfortable with a rule, a process to change it should be initiated. In terms of the current Plan Change Hearing, the focus must be solely on the submissions received.

Cr Pullen expressed concern over the current wording of the change and sought to have the words *will receive benefit from* in Clause 8.1.4 of the proposed Plan Change replaced with the words *are connected to*.

The Manager – Planning and Regulations expressed some reservations about that approach, noting that the wording of the proposed Plan Change as publicly notified had not been challenged in the submission process. He therefore argued that the Council might be on dangerous ground to unilaterally make a change that had not been signalled beforehand.

Resolved that:

1. For the reasons set out in the report from the Senior Planner *Plan Change 7 – Financial Contributions*, dated 6 March 2006, that Plan Change 7 be approved, subject to incorporating the changes below, and that the Mackenzie District Council:

Accept Submissions:

1.1, 3.1 (i), 4.1, 5.1, 6.1, 7.1, 13.1, 16.1, 18.1

Accept in Part Submissions:

8.2, 9.2, 10.2, 11.2, 12.2, 14.2, 15.2, 8.3, 9.3, 10.3, 11.3, 12.3, 14.3, 15.3

Reject Submissions:

2.1, 3.1 (ii), 3.2, 3.3, 8.1, 9.1, 10.1, 11.1, 12.1, 14.1, 15.1, 17.1, 19.1, 19.2, 19.3, 19.4

2. That the following amendments to the Mackenzie District Plan as a result of considering the submissions to Plan Change 7, be adopted:

Amend Rule 8.1.1 as follows:

For the purpose of Rules 8.1.2, 8.1.3 and 8.1.4 the following definitions apply:

Capital Reserves Balance means the balance at 1 July each year of each of the funds established for capital expenditure for water, sewage or stormwater assets, as outlined in the Council's Policy for Funding Capital Expenditure in the Long Term Council Community Plan.

Amend Rule 8.1.4 as follows:

Where a proposed subdivision or multi-unit residential development is within Fairlie Town, Lake Tekapo village or Twizel stormwater disposal areas, or in any future stormwater disposal area, and the allotment(s) or multi-unit residential development and/or its associated roading network will receive benefit from the existing stormwater system, the Council shall recoup as a financial contribution the fair and reasonable share of the cost of the existing stormwater system which serves the subdivision or multi-unit residential development. The maximum financial contribution shall be in accordance with the following formula:

B J D Stringer/S McDermott

Crs Pullen, Page and Gallagher voted against the resolution.

The meeting of the Hearings Panel was adjourned and the meeting of the Council was re-convened.

The meeting was adjourned at 11.45 am and reconvened at 11.50 am.

2. DRAFT PROPOSED DISTRICT PLAN CHANGE – SIGNAGE:

This report from the Manager – Planning and Regulations referred to issues and options to address the issues associated with signage within the District which had been formulated into a draft plan change for consideration and initial approval.

The report was accompanied by a draft of Proposed Plan Change 10.

Resolved that the report be received.

B J D Stringer/S McDermott

The Senior Planner gave a power point presentation setting out the general provisions which were the subject of the following further suggestions from Councillors:

1. **Temporary Signs:**

It was suggested that temporary signs for jubilees and centennials be permitted for 365 days and for other events for 60 days. It was noted that most temporary commercial signs, eg for bull sales, were on-site signs and as such were not covered under this provision.

2. **Community Information Signboards:**

Currently there are 3 information kiosks/sign boards in Twizel. This provision relates to the establishment of new ones.

3 **Signs in Business Zones**

4. **Signs in Residential Zones**

5. **Signs in Rural Zones**

Should be green and white but many are not - there seem to be no adverse effects. Should a colour palette be applied?

6. **Signs in the Opuha Dam Zone**

7. **Signs in Recreation and Open Space Zones**

6. **Signs in Airport Zones**

7. **Pukaki Village Zone**

8. **STA Zone**

Resolved that Draft Plan Change 10 – Signage be approved for initial consultation with, and comment from potentially affected parties.

S McDermott/B J D Stringer

The meeting was adjourned for lunch at 12.20 pm and reconvened at 1.45 pm.

7. EASTERN MACKENZIE LANDSCAPE STUDY:

This report from the Manager – Planning and Regulations was accompanied by the Eastern Mackenzie Landscape Study prepared by Graham Densem, a visual assessment of Mackenzie District east of Burkes Pass and the Two Thumb Range.

The Mayor welcomed Graham Densem to the meeting and introduced him to Councillors and Staff.

Resolved that the report be received.

S McDermott/E Williams

Mr Densem spoke to his report and answered questions from Councillors.

He said his report was not the last word on the issues, but a technical starting point for the process of how the Eastern Mackenzie landscape should be dealt with in the District Plan.

He recommended Councillors accept what they agreed with, reject what they did not agree with and add anything else that they considered to be important.

Mr Densem emphasised that while his report was one person's view, it did have value. He suggested that often outsiders could see things that local people could not see in their own areas. His report was offered as a challenge to demonstrate enthusiasm about the things Councillors liked about their area and would be willing to fight to maintain.

He suggested that there were positive possibilities in the report. He noted also that while one could dwell on rights which might be taken away, the report highlighted things that were right and good about the Eastern Mackenzie area.

Mr Densem said he offered his ideas with confidence that they could withstand any technical scrutiny they might come up against. He said it was entirely up to Councillors how much or how little they did with it. He encouraged them to have vision.

Resolved that the Eastern Mackenzie Landscape Study prepared by Graham Densem be provided to the Fairlie Branch of Federated Farmers, Environment Canterbury and the Fairlie Community Board for initial comment.

D Pullen/J Gallagher

The Mayor thanked Mr Densem for his presentation and suggested that Council could use his services as part of the ongoing process.

Mr Densem said he would be happy to work for the Council. He also shared Council's concerns regarding the Mackenzie Basin and proposed scoping up a brief statement regarding a process which could be followed.

The meeting was adjourned at 3.05 pm for afternoon tea and reconvened at 3.25 pm.

3. LTCCP ASSUMPTIONS – REVALUATIONS:

This report from the Manager – Finance and Administration sought Council's acceptance of the assumptions in respect to revaluations both for the District Revaluation for Rating Purposes and for the Revaluation of Council's Assets that are required to be used in developing the Long Term Council Community Plan.

Resolved that the report be received.

G Page/S McDermott

Resolved that the Council adopts the assumption that the current capital value of the District will remain constant over the period of the Long Term Council Community Plan with adjustments only made for new sections and capital improvements as per the Council's assumptions.

S McDermott/G Page

4. GROWTH IN RATING BASE:

This report from the Manager – Finance and Administration sought Council's acceptance of the assumptions in respect of the growth in the rating base for the 2006/07 year and for the remaining years of the Long Term Council Community Plan. required to be used in developing the Long Term Council Community Plan.

Resolved that the report be received.

S McDermott/G Page

Resolved:

1. That the Council adopts the assumption that the number of new sections, land value, financial contributions and reserve contributions for the 2006/2007 year will be as follows:

| <u>Rating Area</u> | <u>Number of New Sections</u> | <u>Added Land Value</u> | <u>Financial Contributions</u> | <u>Reserve Contributions</u> |
|--------------------|-------------------------------|-------------------------|--------------------------------|------------------------------|
| Fairlie | 3 | \$30,000 | \$11,305 | \$1,500 |
| Tekapo | 20 | \$1,900,000 | \$61,877* | \$95,000 |
| Twizel | 51 | \$2,040,000 | \$281,621 | \$102,000 |
| Rural | 128 | \$6,400,000 | Nil | \$320,000 |
| Total | 202 | \$10,370,000 | \$354,803 | \$518,500 |

* 15 of the sections created by a developer who has a Financial Contribution Agreement

2. That the Council adopts the assumption that the number of new sections, land value, financial contributions and reserve contributions for the remaining years of the LTCCP will be as follows:

| <u>Rating Area</u> | <u>Number of New Sections</u> | <u>Added Land Value</u> | <u>Financial Contributions</u> | <u>Reserve Contributions</u> |
|--------------------|-------------------------------|-------------------------|--------------------------------|------------------------------|
| Fairlie | 3 | \$30,000 | \$11,305 | \$1,500 |
| Tekapo | 20 | \$1,900,000 | \$61,877* | \$95,000 |
| Twizel | 15 | \$600,000 | \$82,829 | \$30,000 |
| Rural | 6 | \$300,000 | Nil | \$15,000 |
| Total | 44 | \$3,100,000 | \$156,011 | \$141,500 |

* 15 of the sections created by a developer who has a Financial Contribution Agreement

4. That the Council adopts the assumption that the increase in the Improvement Value of the District for each year of the LTCCP be:

| <i>Rating Area</i> | <i>Added Improvement Value</i> |
|--------------------|--------------------------------|
| Fairlie | \$300,000 |
| Tekapo | \$2,000,000 |
| Twizel | \$1,000,000 |
| Rural | \$1,000,000 |
| Total | \$4,300,000 |

S McDermott B J D Stringer

5. STANDBY GENERATOR:

This report from the Asset Manager referred to the opportunity to secure a standby generation set for Council's foul sewer pump stations.

Resolved that the report be received.

E Williams/B J D Stringer

The Asset Manager clarified that the power outages referred to in his report had occurred since October since **2002** (not 2006).

Resolved that no action be taken to purchase a standby generation set for Council's foul sewer pump stations in the meantime and that the issue be reviewed in two years time in the light of the developments which may have taken place by then.

B J D Stringer/J Gallagher

6. EVERSLEY RESERVE WASTE WATER OPTIONS:

This report from the Asset Manager was accompanied by a report entitled Waste Water Treatment/Disposal Options for Eversley Reserve, Fairlie, dated 29 November 2005.

Resolved that the report be received.

G Page J Gallagher

The Asset Manager gave a power point presentation of the costs of the three options which had been dealt with in the report, ie Septic Tanks, Septic Tank Effluent Pump and Gravity Sewer Reticulation.

Resolved that further analysis of the financial information in the report be developed and brought back to the Council before the report is presented to the public.

S McDermott/J Gallagher

The Asset Manager noted the current pressure on staff developing the draft Long Term Council Community Plan and said he would endeavour to provide the further information to the Council as soon as possible. In the meantime he undertook to keep Mrs Elizabeth Brien informed regarding the issue.

The Asset Manager noted the risks associated with encouraging development in the Reserve which was in a high flood risk area. He said new buildings would have to have raised floor heights and be able to withstand the potential water velocity.

The Mayor noted the need to have all relevant information to hand to enable a balanced presentation of the waste disposal options and other issues to be made to the public. This should include the planning requirements as well as the potential costs for individual land holders.

**THERE BEING NO FURTHER BUSINESS THE
MAYOR DECLARED THE MEETING CLOSED
AT 4.40 PM**

MAYOR: _____

DATE: _____