



## **TO THE MAYOR AND COUNCILLORS OF THE MACKENZIE DISTRICT COUNCIL**

### **MEMBERSHIP OF THE PLANNING COMMITTEE**

John Bishop (Chairman)

Claire Barlow (Mayor)

Graham Smith

Peter Maxwell

Annette Money

Graeme Page

Evan Williams

*Notice is given of a meeting of the Planning Committee  
to be held on Tuesday 30 July 2013 following the Project and Strategies Committee  
Meeting*

**VENUE:** Council Chambers, Fairlie

**BUSINESS:** As per agenda attached

**WAYNE BARNETT  
CHIEF EXECUTIVE OFFICER**

25 July 2013



## PLANNING COMMITTEE

Agenda for Tuesday 30 July 2013

---

### I APOLOGIES

### II DECLARATIONS OF INTEREST

### III MINUTES

Confirm and adopt as the correct record the Minutes of the meeting of the Planning Committee held on 11 June 2013 including such parts as were taken with the Public Excluded.

### IV REPORTS

1. Application to MDC for Road Signage from Twizel SADD Team, letter attached – verbal report
2. Residential 3 and 4 Building Setbacks
3. Rural Subdivision Servicing – verbal report

### V PUBLIC EXCLUDED

That the public be excluded from the following part of the proceedings of this meeting namely:

4. Previous Minutes of Planning Committee 11 June 2013

<b>Reason for passing General subject of each matter to be considered</b>	<b>Ground(s) under this resolution in relation to each matter</b>	<b>Section 48(1) for the passing of this resolution</b>
---	---	---

Previous Minutes Planning Committee	Maintaining Legal Privilege 48 (1)(a)(i)	
-------------------------------------	--	--

This resolution is made in reliance on Section 48(1)(a)(i) of the Local Government Official Information and Meetings Act 1987 and the particular interest or interests protected by Section 6 or Section 7 of that Act, which would be prejudiced by the holding of the whole or the relevant part of the proceedings of the meeting in public are as follows: *Previous Minutes Planning Committee* section 7(1)(g)

# **MACKENZIE DISTRICT COUNCIL**

## **MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD IN THE COUNCIL CHAMBERS, FAIRLIE, ON TUESDAY 11 JUNE 2013 AT 9:47 AM**

### **PRESENT:**

John Bishop (Chairman)  
Claire Barlow (Mayor)  
Crs Graham Smith  
Annette Money  
Evan Williams

### **IN ATTENDANCE:**

Wayne Barnett (Chief Executive Officer)  
Nathan Hole (Manager – Planning and Regulations)  
Keri-Ann Little (Committee Clerk)

### **I APOLOGY**

Resolved that an apology from Councillor Graeme Page be received.

**Annette Money/ Graham Smith**

### **II DECLARATIONS OF INTEREST:**

There were no Declarations of Interest.

### **III MINUTES:**

Resolved that the Minutes of the meeting of the Planning Committee held on Tuesday 23 April 2013 to be confirmed and adopted as the correct record of the meeting.

**Claire Barlow/Annette Money**

### **IV PUBLIC EXCLUDED:**

Resolved that the public be excluded from the following part of the proceedings of this meeting namely:

1. Building Matter
2. Application for Environment Court Declaration on District Plan Interpretation

<b><u>Reason for passing General subject of each matter to be considered</u></b>	<b><u>Ground(s) under this resolution in relation to each matter</u></b>	<b><u>Section 48(1) for the passing of this resolution</u></b>
Building Matter	Legal Privilege	48(1)(a)(i)

Application for Environment Court  
Declaration on District Plan  
Interpretation

Legal Privilege

48(1)(a)(i)

This resolution is made in reliance on Section 48(1)(a)(i) of the Local Government Official Information and Meetings Act 1987 and the particular interest or interests protected by Section 6 or Section 7 of that Act, which would be prejudiced by the holding of the whole or the relevant part of the proceedings of the meeting in public are as follows: *Building Matter* Section 7(2)(g) and *Application for Environment Court Declaration on District Plan Interpretation* Section 7(2)(g).

**Evan Williams/ Claire Barlow**

The Planning Committee continued in open meeting.

**CONFIRMATION OF RESOLUTION TAKEN WITH THE PUBLIC EXCLUDED**

Resolved that the following resolution taken with the Public Excluded be confirmed:

**Application for Environment Court Declaration on District Plan Interpretation:**

1. That the Committee agrees to apply to the Environment Court for a declaration that we don't believe pivot irrigators are structures and require clarification.

**John Bishop/ Graham Smith**

**THERE BEING NO FURTHER BUSINESS THE  
CHAIRMAN DECLARED THE MEETING CLOSED AT 11:55 AM**

**CHAIRMAN:** \_\_\_\_\_

**DATE:** \_\_\_\_\_

8 July 2013

Mackenzie District Council  
PO Box 52  
Fairlie, 7949

To the Mayor and Councillors

### Application to Mackenzie District Council for Road Signage

We are writing to make an application to the Mackenzie District Council to obtain permission to erect a billboard.

We are the Twizel Area School student SADD team. SADD stands for "Students Against Driving Drunk". Our team works to create and support this philosophy within our student group and also the Twizel community.

As part of our SADD manifesto, we decided that we wanted to create a professional billboard that would be eye catching and give a message that we do not want people driving over the alcohol limit in our town or when they leave our town.

We envisaged that the billboard could be erected on Ruataniwha Road between Simons Street and Mackenzie Drive on the left hand side coming into town but are open to suggestions by the Council.

We have had an offer from a large organization to create the billboard professionally and it would be erected permanently adhering to Council standards. We are at the moment gathering ideas for the billboard from our student body in the form of a competition.

Attached to this letter are some slogans and signs that are already used to promote SADD and the message of not drinking and driving. We do not intend (at this stage) to use any of these existing signs but would rather come up with an original idea ourselves.

What we require is the Council's permission to have the sign erected where we have suggested or another suitable position to get our message across.

We would be pleased if you could grant permission for this billboard and be with us in making a stand in our community that drink driving is not acceptable – no matter what!

We look forward to hearing from you.

Yours faithfully

*Ally*  
*Ayem*  
*Jahar*  
*Crystal*  
*fm*  
*Mackenzie*  
*Kian. Kyle.*  
*Ryan.*  
*Carl*

**Twizel SADD Team**

## **MACKENZIE DISTRICT COUNCIL**

**REPORT TO:** PLANNING COMMITTEE

**SUBJECT:** RESIDENTIAL 3 AND 4 BUILDING SETBACKS

**MEETING DATE:** 30 JULY 2013

**REF:** REG 6/6/6

**FROM:** MANAGER – PLANNING & REGULATIONS

**ENDORSED BY:** CHIEF EXECUTIVE OFFICER

### **PURPOSE OF REPORT:**

To advise the Planning Committee of the Twizel Community Board's recommendation that the building setback for Residential 3 and 4 zones in the District Plan be reduced.

### **STAFF RECOMMENDATIONS:**

1. That the report be received; and
2. That the Committee agrees to review the building setback for Residential 3 and 4 zones as part of District Plan review; or
3. That the Committee does not agree to review the building setback for Residential 3 and 4 zones as part of District Plan.

**NATHAN HOLE**  
**MANAGER – PLANNING & REGULATIONS**

**WAYNE BARNETT**  
**CHIEF EXECUTIVE**  
**OFFICER**

## **ATTACHMENTS:**

No attachments.

## **BACKGROUND:**

District Plan zones, Residential (Res) 3 and 4 are only present in Twizel and were introduced as part of Plan Change 15. Res 3 has a minimum lot size of 2000m<sup>2</sup>, and Res 4 4000m<sup>2</sup>, providing low density residential living.

The building setback in both zones is 10m from all boundaries, for all buildings.

The setback the Council proposed in Proposed Plan Change 15 was 6m, but as a result of public submissions the Commissioners decided 10m was more appropriate. That decision was not appealed and is now part of the Council's operative District Plan

## **POLICY STATUS:**

N/A

## **SIGNIFICANCE OF DECISION REQUESTED:**

This is not a significant decision in accordance with the Council's significance policy.

## **ISSUES AND OPTIONS**

### ***Options:***

1. Do nothing, leave the setback rule unchanged.
2. Commence a plan change immediately to change the building setback rule.
3. Review the setback rule as part of District Plan review, noting that the Council has already resolved not to revisit the changes implemented by PC13 or PC15.

## **CONSIDERATIONS**

Not changing is rule is an option, but the Twizel Community Board has resolved to recommend to Council that the setback for side boundaries is amended to 6m. It is therefore a matter that the Council should consider; the question is more timing as there is a cost to undertaking a plan change.

A plan change could be undertaken immediately but I would suggest that taking into account the cost and time required, this matter would be best incorporated into the District Plan review if that was what Council decided. While the Community Board has a desire for the setback to be reduced, public submissions may influence the Commissioner's decision, resulting in a smaller or greater setback.

**CONCLUSION:**

The current setback provisions in the District Plan in relation to Res 3 and Res 4 and new, and not compromised. To maintain the integrity of the Plan in relation to these rules the policies relating to openness and amenity need to be maintained. If resource consents are granted for reduced setbacks then compliance with the policies should not be compromised unless either the decision can be justified. To simply grant exceptions without being able to defend the decisions undermines the integrity of the policies.

If the Council agrees with the Twizel Community Board's recommendation then it should move to amend those provisions in the District Plan. This need not be done immediately, and could certainly form part of District Plan review.