



TO THE MAYOR AND COUNCILLORS OF THE MACKENZIE DISTRICT COUNCIL

Membership of the Planning and Regulation Committee:

Cr Murray Cox (Chairman)
Claire Barlow (Mayor)
Cr Noel Jackson
Cr Evan Williams
Cr Russell Armstrong
Cr James Leslie
Cr Graham Smith

Notice is given of the Meeting of the Planning and Regulation Committee to be held on Thursday, June 12, 2014, following the completion of the Finance Committee meeting.

VENUE: Council Chambers, Fairlie.

BUSINESS: As per agenda attached

WAYNE BARNETT
CHIEF EXECUTIVE OFFICER



PLANNING AND REGULATION COMMITTEE

Agenda for Thursday, June 12, 2014

APOLOGIES – An apology has been received from Cr Evan Williams.

DECLARATIONS OF INTEREST

VISITORS:

Andrew Feierabend from Meridian Energy and Rebecca Larking from Genesis Energy will attend at 1pm for a discussion regarding Plan Change 13. This will be held in the public excluded session.

MINUTES:

Confirm and adopt as the correct record the minutes of the Planning and Regulation Committee Meeting held on Tuesday, April 29, 2014. (The manager's report from that meeting is attached to these minutes because it was not intended to be public excluded when first presented to the committee on April 29).

REPORTS:

1. Planning and Regulation Manager's Report (attached).
2. Proposed Road Name – RM050060 (attached).
3. Standing Report – Verbal report from the Upper Waitaki Water Zone Committee representative, Cr Cox, on meetings and activities.

PUBLIC EXCLUDED:

Resolve that the public, be excluded from the following part of the proceedings of this meeting namely a discussion with Meridian Energy and Genesis Energy regarding Plan Change 13.

General subject of each matter to be considered	Reason for passing this resolution in relation to each matter	Ground(s) under section 48(1) for the passing of this resolution
Discussion with Meridian Energy and Genesis Energy regarding Plan Change 13.	Maintain legal professional 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: *Discussion with Meridian Energy and Genesis Energy regarding Plan Change 13 under section 7(2)(g).*

RESOLUTION TO RESUME OPEN MEETING

MACKENZIE DISTRICT COUNCIL

MINUTES OF A MEETING OF THE PLANNING AND REGULATION COMMITTEE HELD IN THE COUNCIL CHAMBERS, FAIRLIE, ON TUESDAY APRIL 29, 2014, AT 1.00pm

PRESENT:

Cr Murray Cox (Chairman)
Claire Barlow (Mayor)
Cr Graham Smith
Cr Noel Jackson
Cr Evan Williams
Cr James Leslie

IN ATTENDANCE:

Wayne Barnett (Chief Executive Officer)
Toni Morrison (Planning and Regulations)
Arlene Goss (Committee Clerk)
James Thompson (Canterbury Civil Defence Emergency Management Group)
– until 1.30pm
Ray Gardner (Emergency Manager) – until 1.30pm
6 representatives from Environment Canterbury (observers) – until 1.30pm.

APOLOGIES:

An apology was received from Cr Russell Armstrong.

DECLARATIONS OF INTEREST:

There were no declarations of interest.

VISITOR:

James Thompson from Canterbury Civil Defence gave a presentation to councillors regarding their responsibilities during a civil defence emergency. A copy of his presentation is attached to these minutes.

Following the presentation the chairman said it was timely going into winter and very helpful. Mr Thompson commented that the Mackenzie District was known for its resilience, however resilience fades quickly and councillors have a role in picking up when community resilience is fading and making sure support is made available.

The meeting adjourned at 1.30pm and reconvened at 2.39pm. James Thompson, Ray Gardner and the Ecan representatives left the meeting at 1.30pm.

MINUTES:

Resolved that the minutes of the meeting of the Planning and Regulation Committee held on March 20, 2014, be confirmed and adopted as the correct record of the meeting.

Claire Barlow/Noel Jackson

REPORTS:

REPORT FROM UPPER WAITAKI WATER ZONE COMMITTEE

Cr Cox said the Upper Waitaki Water Zone Committee is looking at the options around the allocation of nutrients and waiting for information to come back from technical experts around soil types and land use, and the ability of land to sustain different levels of nutrients. Some farms in the district will currently be operating over and some under the limits. There is quite a bit of work to be done, with public meetings to be held in June and July.

REPORT FROM ORARI OPIHI PAREORA WATER ZONE COMMITTEE

Cr Williams said the Kakahu Stream is polluted with its high reaches full of phosphate, but it looks like natural phosphate deposits are leaking into the stream. The water zone committee has established a new catchment group, and had a meeting of the Upper Orari catchment group. He attended an Opihi River rating district meeting at Pleasant Point. On Monday there is a field trip to look at the Ngai Tahu development. Also a meeting planned the following Monday to discuss the Tekapo Transfer project.

PLANNING AND REGULATION MANAGER'S ACTIVITY REPORT:

The chairman said this item was listed on the agenda as public excluded but this was an administrative error. This report was considered in open meeting and will be attached to these minutes.

Resolved that the report be received.

Graham Smith/James Leslie

Toni Morrison gave an apology from Planning and Regulation Manager Nathan Hole and said she is available to answer questions on the report.

The High Court has set a date for a hearing on the scope of Plan Change 13, it will be the 25-26th June in Christchurch. The Environment Court is also hearing a matter related to this.

Karina Morrow from the planning department has resigned and will finish at the end of May.

The Mayor asked a question regarding the Meridian flood maps. These maps have been created to provide a model of what would happen if there was a breach of a canal. Toni Morrison said it would be helpful for Meridian to come to council and explain the maps. This is a significant issue for Plan Change 13. The risk of a canal breach is extremely low but these maps will have an impact on the value of farms and land in the at-risk areas. The information will be included on LIM reports for potential buyers.

**THERE BEING NO FURTHER BUSINESS THE
CHAIRMAN DECLARED THE MEETING CLOSED AT 3.00pm**

CHAIRMAN: _____

DATE: _____

Unconfirmed

MACKENZIE DISTRICT COUNCIL

REPORT TO: PLANNING AND REGULATION COMMITTEE

SUBJECT: GROUP MANAGER'S ACTIVITY REPORT

MEETING DATE: 29 APRIL 2014

REF: PAD 4/1

FROM: NATHAN HOLE, MANAGER PLANNING AND REGULATIONS

PURPOSE OF REPORT:

To provide the Committee with an activity report for planning and regulations for the period 14 March 2014 to 16 April 2014.

STAFF RECOMMENDATIONS:

1. That the report be received.

WAYNE BARNETT
CHIEF EXECUTIVE OFFICER

ATTACHMENTS:

Resource consent activity

Application received: 3

- 140022** Craig Herring
58 Maryburn Rd, Twizel
Locate garage within setback from internal boundary, Maryburn Road, Twizel
- 140021** Peter Divan
453 Limestone Valley Rd
Locate garage with reduced setback from road boundary, Limestone Valley,
Albury
- 140020** Grant & Patricia
Subdivide Lot 13 DP 358002 into 3 lots, Manuka Terrace, Twizel

Applications granted: 6

Land use

- 140005** John Keith – Controlled

Non – farm building (pole shed) within Manuka Terrace Rural
Residential Zone, Manuka Terrace, Twizel
- 140006** Pukaki Tourism Holdings Ltd – Controlled

Farm building associated with farming operations on lavender farm,
State Highway 80
- 140010** D Knowles – Discretionary

Recession plane breach - locate garage 1m from neighbour`s
boundary, Rata Road, Twizel
- 140012** David Allan – Controlled

Farm building outside defined farm base area, State Highway 8,
Twizel
- 140015** Des Hawke – Discretionary

Locate addition to existing dwelling within 20m setback from
neighbour`s boundary, Kimbell

Subdivision**140019**

Lake Tekapo Park Ltd – Discretionary

Extension of lapsing period of RM080104 for Stages 3d, 3e & 3f,
Mistake Drive, Lake Tekapo

CONSIDERATIONS:

Resource Consents	
Applications Received	Applications Granted
3	6
Building Consents	
Applications Received	Applications Granted
36	26
LIMs processed	
19	

The total value of granted building consents was \$2.7M.

MACKENZIE DISTRICT COUNCIL

REPORT TO: PLANNING AND REGULATION COMMITTEE

SUBJECT: GROUP MANAGER'S ACTIVITY REPORT

MEETING DATE: 12 JUNE 2014

REF: PAD 4/1

FROM: NATHAN HOLE, MANAGER PLANNING AND REGULATIONS

PURPOSE OF REPORT:

To provide the Committee with an activity report for planning and regulations for the period 17 April 2014 to 4 June 2014.

STAFF RECOMMENDATIONS:

1. That the report be received.

WAYNE BARNETT
CHIEF EXECUTIVE OFFICER

RESOURCE CONSENT ACTIVITY:

Applications Received	Applications Granted	Applications Declined
7	8	1

Applications received:**Land use**

- 140023** Opuha Water Ltd
Opuha Dam Rd, Opuha Ward
Modify Opuha Dam Downstream Weir, Opuha Dam, Fairlie
- 140026** David Williams
231 Opuha Dam Rd, Opuha Ward
Locate farm building within Opuha Dam Zone, Opuha Dam Road, Fairlie
- 140028** Peter & Joanna Johnstone
395 Glen Lyon Rd, Pukaki Ward
Visitor accommodation in Residential 4 Zone for up to 8 people, Glen Lyon Road, Twizel
- 140030** Mike & Kate Prosser
Mt Michael Rd, Opuha Ward
Commercial helicopter activity
- 140031** Stuart Paterson
Glen Lyon Rd, Twizel Community
Locate shed within setback from internal boundary, Residential 4 Zone, Glen Lyon Road, Twizel

Subdivision

- 140029** Lake Tekapo Enterprises Ltd
19 State Highway 8, Pukaki Ward
Boundary adjustment Lot 3004 DP 4700360 & Section 7 SO 18830 (separate homestead), State Highway 8, Lake Tekapo
- 140032** H Hunter
21B North West Arch, Twizel Community
Subdivide Lot 3 DP 447227 into 5 allotments, North West Arch, Twizel

Applications Granted/Declined**Land use granted**

- 140021** P Divan
Locate garage with reduced setback from road boundary, Limestone Valley, Albury

- 140022 C Herring
Locate garage within setback from internal boundary, Maryburn Road, Twizel
- 140024 Black Forest Ltd
Variation to conditions of RM100033 - max number of visitors, Black Forest Station
- 140026 D Williams
Locate farm building within Opuha Dam Zone, Opuha Dam Road, Fairlie
- 140027 M Davis
Locate dwelling 17m from internal boundary in the Rural Zone, Oldfields Road, Fairlie
- 140028 P & J Johnstone
Visitor accommodation in Residential 4 Zone for up to 8 people, Glen Lyon Road, Twizel
- 140030 M & K Prosser
Commercial helicopter activity, Mt Michael Road (Farm Barn), Fairlie

Subdivisions granted

- 140029 Lake Tekapo Enterprises Ltd
Boundary adjustment Lot 3004 DP 4700360 & Section 7 SO 18830 (separate homestead), State Highway 8, Lake Tekapo

Subdivisions declined

- 140020 G & P Robertson
Subdivide Lot 13 DP 358002 into 3 lots, Manuka Terrace, Twizel

BUILDING CONSENT ACTIVITY

Applications Received	Applications Granted
49	45

The total value of granted building consents was \$5.3M.

LIM ACTIVITY

18 LIMs processed

CIVIL DEFENCE ACTIVITY

An exercise was held on 4 June involving key staff and the newly deployed EMIS software. This was part of the annual Pandora exercise.

MACKENZIE DISTRICT COUNCIL

REPORT TO: PLANNING AND REGULATION COMMITTEE

SUBJECT: PROPOSED ROAD NAME – RM050060

MEETING DATE: 12 JUNE 2014

REF: WAS 2/29

FROM: NATHAN HOLE, MANAGER PLANNING AND REGULATIONS

PURPOSE OF REPORT:

For the Committee to consider the proposed road name for new road to vest as legal road from the completion of subdivision consent RM050060 near Twizel.

STAFF RECOMMENDATIONS:

1. That the report be received, and
2. That the Committee agrees to “The Terrace” being the name of the road to vest from RM050060

WAYNE BARNETT
CHIEF EXECUTIVE OFFICER

ATTACHMENTS:

- Letter from Southern Land Ltd
- Survey plan showing Lot 100 being the land to vest as road.

BACKGROUND:

RM050060 is a subdivision being completed by Mackenzie Properties Ltd, and is situated near the entrance to Manuka Terrace on the opposite side of the Pukaki Canal. The subdivision is accessed off Old Glen Lyon Road, and it is this new access road that is proposed to be called "The Terrace".

The land to vest as road is shown as Lot 100 on the attached survey plan.

POLICY STATUS:

The Council has no policy on naming roads, but has reserved this power to itself, rather than delegating this to staff.

SIGNIFICANCE OF DECISION:

This is a routine decision.

ISSUES & OPTIONS:

N/A

CONSIDERATIONS:

N/A

ASSESSMENT OF OPTIONS:

The name needs to be unique in the Mackenzie District. The proposed name meets this criterion.

The attached letter explains that the name proposed has been chosen to reflect the local land forms.

CONCLUSION:

I believe that the proposal is suitable and reflects the local geography. The Committee has full discretion to approve the road name, or should it consider it necessary, to suggest and approve alternatives.



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Email: tim@southernland.co.nz

26 MAY 2014

Mackenzie District Council
PO Box 52
Fairlie 7949

23 May 2014

Job Ref: O4011

Attn: Nathan Hole

Dear Nathan,

ROAD NAME – RM 050059 & RM 050060

Further to development of the Mackenzie Properties Ltd subdivision at Old Glen Lyon Road, we now wish to apply for a road name for the new internal road that will be vested as part of the subdivision.

The applicant has proposed "The Terrace" for this new road that joins Old Glen Lyon as per the attached scheme plan. The Terrace has been chosen as the applicant feels that the landform has resemblance to river terraces with the different levels across the site.

If you could please progress approval of the road name at your earliest convenience that would be great. Once approved, we will arrange for signage to be installed in terms of Councils standards.

Should you have any questions or require any further information in order to complete your approval please do not hesitate to contact the writer, or in my absence, Vergne Wilson of our office.

Yours faithfully
Southern Land

Tim Dennis
Director
BE (hons)

Directors
VERGNE WILSON
R.P.Surv, B.Surv,
NZCE (Civil), MNZIS, CSNZ,
Licensed Cadastral Surveyor

LUC WAITE
B.Surv, MNZIS, CSNZ,
Licensed Cadastral Surveyor

TIM DENNIS
B.Eng, GIPENZ

