

MACKENZIE DISTRICT COUNCIL

MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD IN THE COUNCIL CHAMBERS, FAIRLIE, ON TUESDAY 17 JUNE 2008 AT 9.30 AM

PRESENT:

Mayor John O'Neill (Chairman)	
Dave Pullen	Pukaki Ward
Leon O'Sullivan	Pukaki Ward
Evan Williams	Opuha Ward
Graeme Page	Opuha Ward

IN ATTENDANCE:

Glen Innes (Chief Executive Officer)
 Patricia Harte (Davie Lovell Smith)
 Nathan Hole (Manager – Planning and Regulations)
 Craig Lyon (Manager – Planning and Regulations)
 Rosemary Moran (Committee Clerk)

The Mayor welcomed everyone to the meeting including the recently appointed Manager – Planning and Regulations Nathan Hole, and Planning Consultant Patricia Harte.

I APOLOGIES:

Resolved that apologies be received from Crs McDermott and Page.

Graham Smith/Leon O'Sullivan

II MINUTES:

Resolved that the Minutes of the Planning Committee Meeting held on 6 May 2008, including such parts as were taken with the Public Excluded, be confirmed and adopted as the correct record of the meeting.

Leon O'Sullivan /Dave Pullen

Resolved that a meeting of hearing panel be convened.

Evan Williams/Graham Smith

III REPORTS:

1. RM080031 COLDWATER SUBDIVISION ON LILYBANK ROAD – LAKE
TEKAPO:

Conflicts of Interest:

The Mayor asked the member of the panel to declare any conflicts of interest with the application. No conflicts of interest were declared.

Cr Pullen said that aerial photographs would have greatly assisted his consideration of the application.

This report from the Manager – Planning and Regulations was accompanied by a report from Patricia Harte of Davie Lovell Smith on the above application.

Resolved:

1. That the report be received.
2. *That the application to subdivide lot 3 DP 393816 be non-notified.*
3. *That the RM080031 for subdivision of Lot 3 DP 393816 be granted consent subject to the following conditions and advice note:*
 - (a) *That approval of the survey plan pursuant to section 223 of the Resource Management Act 1991 shall only occur after separate titles have been issued for Lot 7 contained in RM070121.*
 - (b) *That the subdivision shall proceed in accordance with the plan stamped RM080031 and dated 09/05/08, the application and other information submitted to Council and entered into Council records as RM180031 with the exception of any amendments required by the following conditions of consent:*
 - (i) *That sections 10, 11, 14, 17-19, 22 and 23 SO 382298 and lot 7 RM070121 be amalgamated and held in one Certificate of title*

ADVICE NOTE:

The Consent Holder is advised that the grant of this subdivision consent is for the purposes specified in the application and does not give rise to any rights to build structures or reside on the land.

Dave Pullen/Leon O'Sullivan

The meeting of the Planning Committee was reconvened.

2. PLAN CHANGE 14 RESIDENTIAL HARDSTAND AREAS – RESIDENTIAL 1 AND 2 ZONES:

This report from the Manager – Planning and Regulations was accompanied by a Section 32 report on proposed changes to Building and Hard Surface Coverage Rules for adoption by Council, and subsequent notification.

Resolved that the report be received.

Evan Williams/Graham Smith

Resolved that proposed Plan Change 14, Residential Hardstand Areas - Residential 1 and 2 Zones, be publicly notified via newspaper advertisements by inclusion in the Mackenzie Messenger, Fairlie Accessible and Council website and also be available at the Council offices.

The meeting was adjourned at 10.20 am for morning tea and reconvened at 10.50 am.

3 PLAN CHANGE 13 – HEARING DATE AND PANEL MAKEUP:

This report from the Manager – Planning and Regulations referred to a proposed decision making process with respect to Plan Change 13.

The Mayor led a wide ranging discussion on the issues raised in the report and the plan change process in general.

The Committee considered the suggestion that a pre-hearing meeting be convened to talk through and explain the issues to assist submitters to better understand them. It was recommended that if a pre-hearing meeting was held, it would be wise to confine it to staff and submitters to avoid the potential for elected members to compromise themselves prior to the hearing of the Plan Change.

Ms Harte suggested that a facilitator be employed for the pre-hearing process. She emphasised that the purpose of the meeting needed to be made very clear. It was not the same as a pre-hearing meeting relating to a resource consent application at which negotiated outcomes might be achieved. The purpose of the Plan Change pre-hearing meeting would be to achieve better understanding of the issues and help submitters to become better informed.

Cr Pullen proposed that Plan Change 13 be withdrawn and re-presented in a more simplified form excluding the Manuka Terrace and Twizel zoning issues. He circulated a series of points to support his proposal.

The Chief Executive Officer suggested it would be detrimental to the Council's credibility if the plan change were to be withdrawn, given the time and effort already invested in the process. He also noted that the submitters would be expecting to be heard. If the Plan Change was withdrawn, in the absence of an alternative immediately being put in place, the way would be open for a tide of applications which could cause adverse effects on the environment of the same nature which the Council was seeking to avoid through the Plan Change.

He agreed that the Plan Change process would not be easy; it would be miraculous if the proposals proved to be right in every detail. He noted that the issues impinged on many people, there was high level of sensitivity and a degree of upset was inevitable.

Patricia Harte suggested a pre-hearing meeting would be particularly appropriate with respect to the Manuka Terrace area.

The Mayor referred to widespread discomfort about proposals in Plan Change 13 relating to the need for resource consents for remote farm buildings and the definitions of nodes. He supported the idea of pre-hearing meetings to promote better understanding and address misconceptions and groundless fears.

The Chief Executive Officer said that the Twizel zoning and community boundary issues needed to be addressed, particularly in terms of the costs and logistics of servicing a greatly expanded Twizel. He warned that the current proposal being considered by the Community Board was for too large an area in terms of what could be serviced; it could lead to economic problems for the community.

Cr Pullen advised the Twizel Community Board had recently agreed to reduce the area and he displayed the most recent proposals for the Community boundary.

Patricia Harte suggested that, if the Twizel variation was not ready in time, the Council could delay hearing the relevant submissions until it had been finalised and a decision made about its notification.

In response to a perception that the Twizel variation could suffer from being carried out with undue haste, Ms Harte said that it would not be an issue of hurrying anything, rather she was recommending that Council act and use the extensive information and results of consultation already available to resolve the Twizel zoning issues.

Motion:

That Plan Change 13 be withdrawn.

Dave Pullen /Leon O'Sullivan

The motion was put and defeated.

The meeting was adjourned for lunch at 12.35 pm and reconvened at 1.20 pm.

The process for the way forward was discussed. Ms Harte recommended that separate pre-hearing meetings be held – one for the high country issues and one for the Manuka Terrace issues - about four weeks before the formal hearing of submissions.

Resolved:

1. *That submitters be invited to attend explanatory meetings prior to the hearing of submissions to Plan Change 13.*
2. *That the Council proceed with plans for submissions to Plan Change 13 to be heard from 1 September to 12 September 2008.*
3. *That the resolution of the Twizel variation proceed in parallel with the Plan Change 13 process with the aim of notifying the variation prior to the hearing of submissions.*

Leon O'Sullivan /Graham Smith

In response to the question of their availability to be members of the Hearing Panel for Plan Change 13, Cr McDermott said he would be unavailable; Crs O'Sullivan and Pullen acknowledged their ineligibility because of involvement with submissions from Community Boards and Cr Smith expressed reluctance because he had not been involved from the beginning of the Plan Change process.

Resolved that a hearing panel consisting of David Collins, as independent chairman, the Mayor and Cr Williams be appointed to hear the submissions and make the decisions on Plan Change 13.

VI GENERAL BUSINESS:**1. NOMINATION FOR PRESIDENT OF LOCAL GOVT NZ:**

The Mayor advised that Lawrence Yule, Mayor of Hastings, and Kerry Prendergast, Mayor of Wellington, had offered themselves as candidates for election to the Presidency of Local Government New Zealand. He advised that on behalf of the Council he would be supporting Lawrence Yule.

2. LEAVE OF ABSENCE:

Graham Smith was granted leave of absence for the Council and Committee meetings to be held on 24 June 2008.

Cr O'Sullivan was granted leave of absence from 28 July 2008 to 29 August 2008.

3. APPRECIATION:

The Mayor referred to the Manager – Planning and Regulations' last meeting with the Committee and wished him well on his travels.

Craig Lyon thanked the Mayor and Council and said that he had enjoyed his time working in the District.

**THERE BEING NO FURTHER BUSINESS
THE MAYOR DECLARED THE MEETING CLOSED
AT 1.45 PM.**

MAYOR: _____

DATE: _____