

MACKENZIE DISTRICT COUNCIL

MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD IN THE COUNCIL CHAMBERS, FAIRLIE, ON FRIDAY 10 SEPTEMBER 2010 AT 9.50 AM

PRESENT:

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

IN ATTENDANCE:

Glen Innes (Chief Executive Officer)
Nathan Hole (Manager – Planning and Regulations)
Paul Morris (Manager – Finance and Administration)
Rosemary Moran (Committee Clerk)

I APOLOGIES:

Resolved that apologies be received from Crs Simon McDermott, Dave Pullen and Graham Smith

Leon O'Sullivan /Evan Williams

LATE ITEMS

Resolved that pursuant to the Local Government Official Information and Meetings Act 1987 the reports *Fairlie Tasty* and *Employment of a South Canterbury Biodiversity Officer* be considered.

Graeme Page /Evan Williams

The reports were not included on the Agenda because they were not available in time. Consideration of them at this meeting was required to enable the issues raised to be dealt with in a timely manner.

IV PUBLIC EXCLUDED:

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

1. Lake Tekapo Holiday Park Concept Plan.
2. Plan Change 15 – Update and Variation to Plan Change 13
3. Insanitary Building

Reason for passing General subject of each matter to be considered	Ground(s) under this resolution in relation to each matter	Section 48(1) for the passing of this resolution
Lake Tekapo Holiday Park Concept Plan	Commercial Sensitivity	48(1)(a)(i)
Proposed Twizel Plan Change 15 – Twizel Zoning and Variation To Plan Change 13	To maintain the effective conduct of public affairs through the protection of such members, officers employees and persons from improper pressure or harassment	48(1)(a)(i)
Insanitary Building	To Protect the Privacy of Persons	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: *Lake Tekapo Holiday Park Concept Plan*, *Commercial Sensitivity* section 7(2)(b)(ii), *Proposed Plan Change 15, Twizel Zoning and Variation to Plan Change 13* Section and 7(2)(f)(ii), and *Insanitary Building* section 7(2)(a).

Leon O’Sullivan /Evan Williams

The Committee continued in Open Meeting.

II MINUTES:

Resolved that the Minutes of the Planning Committee Meeting held on 6 August 2010, including such parts as were taken with the Public Excluded, be confirmed and adopted as the correct record of the meeting.

Graeme Page/Evan Williams

EMPLOYMENT OF A SOUTH CANTERBURY BIODIVERSITY OFFICER:

The Manager – Planning and Regulations verbally reported on the opportunity to access funding from the National Biodiversity Fund for the employment of a South Canterbury Biodiversity Officer. The officer could facilitate education about biodiversity, work with community and school groups undertaking biodiversity projects, help acquire funding for such projects and generally assist councils with their functions in terms of Sections 6 and 7 of the Resource Management Act 1990. He said the officer would work for the Waimate, Waitaki, Timaru and Mackenzie Districts; it was anticipated that office space and administrative support would be provided by the Timaru District Council

The Manager – Planning and Regulations said employment of a Biodiversity Officer would provide Council with the opportunity to meet some of its Resource Management Act 1990 functions in a non-regulatory manner. A maximum of three year’s funding could be applied for.

The Chief Executive Officer noted that the Council's District Plan identified the outstanding environment in the Mackenzie; however, apart from regulatory measures, the Council did not support its protection. In addition the Mackenzie District was the only local authority in the region not to have adopted Environment Canterbury's Biodiversity Strategy.

Resolved that the invitation to join with the Timaru, Waitaki and Waimate District Councils in an application to the National Biodiversity Fund for financial support for the employment of a South Canterbury Biodiversity Officer be accepted, subject to the term of the position being linked to the availability of funding.

Leon O'Sullivan/Evan Williams

Cr Page voted against the motion.

CONFIRMATION OF RESOLUTIONS WHICH WERE ADOPTED WITH THE PUBLIC EXCLUDED:

Resolved that the following resolutions adopted with the Public Excluded be confirmed:

PROPOSED PLAN CHANGE 15 - FINAL DRAFT TEXT

That the **final wording** for the new Village Centre Zone, Additional Objective and Policy and the additional Rule and Assessment Matters for the Industrial Zone and Definitions sections of the District Plan be adopted.

That the following **New Rule - Deferred Industrial (Ind Def) Zone: Twizel**, be adopted:

“In the Industrial Deferred (Ind Def) Zone on Planning Map 52, the standards applicable to the Recreation A zone shall apply until:

- (a) sewer outfall is available for the area, and
- (b) a subdivision is approved outlining the full internal roading layout, access points and internal service provision.

From that time the standards applicable to the Industrial Zone shall apply.”

That the **Assessment Matters for the Deferred Industrial Zone located north of Ostler Road, Twizel**, as follows be adopted:

- (a) Co-ordination of development, particularly roading access with adjoining land;
- (b) The extent to which the provision of services can be provided efficiently and effectively.
- (c) The ability to reduce adverse amenity effects on adjoining or nearby residential areas.

APPROVAL OF PROPOSED PLAN CHANGE 15 AND VARIATION TO PLAN CHANGE 13 FOR NOTIFICATION:

1. That pursuant to Clause 5 of the First Schedule of the Resource Management Act 1991, and having carried out the evaluation required by section 32 of that Act, the Council publicly notifies proposed Plan Change 15 to the Mackenzie District Plan as attached to this record as Appendix A, on 25 September 2010 (or alternatively 2 October 2010 if the required documentation is not available for reasons beyond the control of Council).
2. That pursuant to Clause 5 of the First Schedule of the Resource Management Act 1991, and having carried out the evaluation required by section 32 of that Act, the Council publicly notify

proposed Variation 1 to Proposed Plan Change 13 to the Mackenzie District Plan as attached to this record as Appendix A on 25 September 2010 (or alternatively 2 October 2010 if the required documentation is not available for reasons beyond the control of Council).

Graeme Page/Evan Williams

**THERE BEING NO FURTHER BUSINESS
THE MAYOR DECLARED THE MEETING CLOSED
AT 12.25 PM**

MAYOR: _____

DATE: _____