

MACKENZIE DISTRICT COUNCIL

MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD IN THE COUNCIL CHAMBERS, FAIRLIE, ON TUESDAY 1 MARCH 2011 AT 9.30 AM

PRESENT:

John Bishop (Chairman)
Claire Barlow (Mayor)
Annette Money
Peter Maxwell
Graeme Page
Evan Williams (from 10.00 am)
Graham Smith

IN ATTENDANCE:

Glen Innes (Chief Executive Officer)
Nathan Hole (Manager – Planning and Regulations)
Toni Morrison (Senior Planner)
Angie Taylor (Planner)
Rosemary Moran (Committee Clerk)

I APOLOGIES:

Resolved that an apology be received for lateness from Evan Williams.

Graeme Page/Graham Smith

II DECLARATIONS OF INTEREST:

There were no declarations of interest.

III MINUTES:

The Minutes of the meeting of the Planning Committee held on 1 February 2011 were confirmed and adopted as the correct record of the meeting.

Graham Smith/Claire Barlow

MATTERS UNDER ACTION:

Mackenzie Properties Ltd – Right of Way Request

The Manager – Planning and Regulations advised that draft lease agreement had been provided to Mackenzie Properties Ltd; however Andrew Hocken had not been happy with the proposed annual rental of \$750.00.

Cr Bishop said he considered the figure of \$750 was excessive.

The Chief Executive Officer said the value had been determined using the following criteria:

- The lessee had, by going through a resource consent process to obtain the use of the land for access to his commercial premises, recognised the value of the right of way.

- A comparison with a similar small area of Council land in Fairlie which had been leased to a Main Street business for the provision of picnic tables for outdoor eating
- The loss to the community of the amenity value of the land
- The figure of \$750 used as the starting point for discussion did not seem to be unreasonable given that the Council had not indicated there should be a concessional rental.

In response to a question from Cr Page the Chief Executive Officer said that any potential public good element would be dubious in terms of the view Council had taken in the Twizel Plan Change 15 and the fear that a satellite development in the area concerned would run the risk of drawing business away from the main Twizel commercial area Market Place. The commercial arrangement suited the developer who obviously saw considerable benefit in having the access.

Cr Bishop said the resource consent had been expensive and he reiterated that the proposed amount of the lease was unfair. He suggested that the developer was being discriminated against because in other cases people had been provided with access at no charge.

The Chief Executive Officer reiterated that he did not consider the figure excessive given that the developer had the opportunity for considerable commercial gain from the convenient access gained by using the Council's reserve land.

The Mayor considered that because eight businesses would benefit from the access, the cost of the proposed rental of \$2 a week each was not unreasonable.

Crs Page and Maxwell supported the figure of \$750.

IV REPORTS:

1. PLAN CHANGE 15 AND VARIATION 1 TO PLAN CHANGE 13 – TWIZEL:

This report from the Senior Planner advised of the progress of the Twizel Plan Change and the next steps in the process.

The Senior Planner spoke to her report. She undertook to provide a copy of the Summary of Submissions to the Elected Members.

Cr Williams joined the meeting at 10.00 am.

On behalf of the Council the Mayor thanked the Planning Officers for their work. Ms Morrison said the outcome to date was the result of the work of a long line of planners who had been working on the project since 2003.

In response to a question regarding the likely cost of hearing submissions to the Plan Change, the Manager – Planning and Regulations said the hearing process was unlikely to be more than half a day; it would not be the same prolonged process which had been required for Plan Change 13.

He added that a decision on Plan Change 13 had been anticipated mid-year; however the impact of the Christchurch earthquake was likely to have a considerable effect on that timeframe.

Resolved that the report be received.

Graeme Page /Annette Money

2. CIVIL DEFENCE UPDATE:

This report from the Manager – Planning and Regulations advised the Committee of Council’s Civil Defence obligations and provided an update on the Emergency Management Officer position which had been advertised before Christmas 2010.

Cr Smith expressed his view that the position should be filled as soon as possible.

Resolved that the report be received.

Annette Money/Graham Smith

The Manager – Planning and Regulations undertook to provide a copy of the Emergency Management Officer job description to the Councillors.

LATE ITEM

Resolved that pursuant to the Local Government Official Information and Meetings Act 1987 the report “Dog Control – Budget Discussion’ be considered.

Graeme Page/Graham Smith

The report was not included on the Agenda because it was not available in time. Consideration of the report at this meeting is required to enable the Committee to have a discussion on the level of service to be provided for dog control before the budget meeting.

DOG CONTROL – BUDGET DISCUSSION:

This report from the Manager – Planning and Regulations referred to the level of service provided for dog control within the District and how the service might be funded.

Motion:

The Dog Registration fees be increased by the rate of inflation.

Graeme Page

The motion lapsed for want of a seconder.

Resolved that a report be provided on the potential for an increased level of service for dog control to be provided by existing staff.

John Bishop/Graham Smith

Cr Smith considered that the Committee wanted to consider the possibility of increasing the dog control service for the District.

The meeting was adjourned at 10.50 am for morning tea and reconvened at 11.15 am

V PUBLIC EXCLUDED:

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

- 1 Plan Change 15 & Variation 1 to Plan Change 13 Twizel - Commissioners

| 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 |
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Plan Change 15 & Variation 1 To Protect the Privacy of Persons
to Plan Change 13 Twizel –
Commissioners

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: *Plan Change 15 and Variation 1 to Plan Change 13, Twizel – Commissioners* section 7(2)(a)

Evan Williams/Annette Money

**THERE BEING NO FURTHER BUSINESS
THE CHAIRMAN DECLARED THE MEETING CLOSED AT 11.25 AM**

CHAIRMAN

DATE