

MACKENZIE DISTRICT COUNCIL

MINUTES OF A MEETING OF THE PLANNING AND REGULATION COMMITTEE HELD IN THE COUNCIL CHAMBERS, FAIRLIE, ON THURSDAY MARCH 20, 2014, AT 2.30pm

PRESENT:

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

IN ATTENDANCE:

Wayne Barnett (Chief Executive Officer)
Nathan Hole (Manager – Planning and Regulations)
Arlene Goss (Committee Clerk)
Rob Hands (South Canterbury Principal Rural Fire Officer)

APOLOGIES:

There were no apologies.

DECLARATIONS OF INTEREST:

There were no declarations of interest.

ELECTION OF DEPUTY CHAIR:

The chairman called for nominations for the position of deputy chairperson. The chairman then nominated Mayor Claire Barlow. This was seconded by Cr Armstrong. Mayor Barlow agreed to be nominated. A vote was put and all members voted in favour. Mayor Barlow was therefore elected to the position of deputy chairperson of the Planning and Regulation Committee.

MINUTES:

Resolved that the minutes of the meeting of the Planning and Regulation Committee held on February 4, 2014, be confirmed and adopted as the correct record of the meeting.

Claire Barlow/James Leslie

VISITOR:

Rob Hands, South Canterbury Principal Rural Fire Officer, attended the meeting. The chairman welcomed him and the meeting went directly into consideration of the SCRFC Draft Statement of Intent.

REPORTS:

SCRFC DRAFT STATEMENT OF INTENT:

Rob Hands said the draft statement of intent has been forwarded for approval. It notifies intentions for the coming years. Cr Smith asked why there was such a large amount for capital works in year three. Rob Hands said this was for replacement of the Fairlie and Twizel tankers. He outlined the process for upgrading the tankers and said the Albury tanker is currently being upgraded.

The chairman asked if there were any changes coming up as to how rural fire might be structured and Mr Hands said 'yes' but nothing in the immediate future. He talked about increased participation from the Department of Conservation. The national direction is also to get some depth in the business and allow for succession planning. He discussed the organisational model used in South Canterbury and the benefits of it.

Resolved:

1. That the report be received.

Graham Smith/Russell Armstrong

2. That the committee supports the adoption of the SCRFC's 2014/15 draft statement of intent subject to confirming the proposed budget expenditure for Mackenzie District Council.

Claire Barlow/Graham Smith

SCRFC DRAFT BUDGET:

This report was prepared by Rob Hands for committee approval. It includes the purchase of a second-hand four wheel drive for the use of the deputy rural fire officer based in Fairlie.

Cr Smith has some reservations regarding this capital expenditure. The background of the issue was discussed. Last year councillors resolved not to buy a vehicle due to the cost of on-going housing and maintenance. They considered a good compromise would be for the officer to own his own vehicle and charge the council mileage for work use.

The chief executive has had a number of discussions with the deputy rural fire officer. He initially considered buying his own vehicle but is now not wishing to buy it, so we have not been able to proceed further.

This is the third or fourth year a vehicle has been requested. A four wheel drive is needed in rural areas to get into remote areas when fires occur. Waimate has a ute and there is one based at Cave for the Timaru volunteer.

Having a vehicle set up as your office is convenient, and it can be used by the 'troops' which is useful.

The Mayor asked about housing an extra vehicle. Nathan Hole said there is no reason why it cannot be kept outside. The officer would take it home when on call.

Rob Hands said there is a process to recover costs when the vehicle is used outside the district.

The chairman asked regarding the health monitoring of volunteers, which is also included in the budget. Rob Hands said this monitoring is offered to all members. A health nurse visits work sites and refers fire volunteers to a GP if they have a problem. A fitness test is also planned.

Volunteers also have life insurance which is bought at \$9 a person. It provides a pay-out of \$100,000 on the death of a volunteer.

Resolved that the report be received;

Claire Barlow/Evan Williams

The second motion was put to the committee: That the committee recommends approval of the proposed SC Rural Fire Committee budget for Mackenzie District Council.

There was further discussion on the motion

Cr Smith asked for clarification regarding whether the money for a vehicle was in the budget. The chief executive said it is included in the draft budgets for the next year starting July 1, and these papers will come to council in the next few weeks.

Nathan Hole said the capital expenditure will be paid over five years so will be \$4,000 in next year's budget. The chairman commented that the rural fire budget was a good one and tight compared to other areas.

Cr Jackson asked if the price of the vehicle would include kitting out. Rob Hands said no because the kit has been removed and used elsewhere. The make of the vehicle is Nissan Navarra ST, 177,000 km, three years old. It has a double cab with a canopy on the back.

Cr Armstrong said he doesn't regard it as a vehicle, but as equipment needed to do the job. There was no point in the officer getting close to a fire and not being able to reach the fire because he doesn't have a four wheel drive.

Cr Leslie asked if the GST was recoverable. The answer was yes.

The second motion was repeated and a vote was taken. The motion passed by majority vote.

Resolved that the committee recommends approval of the proposed SC Rural Fire Committee budget for Mackenzie District Council.

Claire Barlow/Russell Armstrong

Cr Smith voted against the motion and asked for his vote to be recorded.

Rob Hands left the meeting at 3.05pm.

PLANNING AND REGULATION MANAGER'S ACTIVITY REPORT

Planning and Regulations manager Nathan Hole spoke to his report. Councillors asked questions regarding individual consents and Nathan Hole provided background details.

Cr Leslie said Timaru District Council had been reprimanded for loose wording in its district plan. Did this have any implications for us? Nathan Hole said we don't use the same wording as Timaru but there is plenty of wording in the district plan that can be clarified. Cr Jackson asked a question regarding the height of buildings and Nathan Hole explained that height is measured from existing ground level.

Nathan Hole also reported on the upcoming district plan review. A meeting has been held with Federated Farmers to discuss this. A further meeting is being organised with the Ecan commissioners to continue this discussion.

Resolved that the report be received.

James Leslie/Evan Williams

ADJOURNMENT:

The meeting adjourned at 3.19pm for afternoon tea and reconvened at 3.40pm.

USE OF TWIZEL LANDSAR BULDING FOR CIVIL DEFENCE PURPOSES:

Mayor Claire Barlow spoke on this issue. She was approached some time ago regarding general police issues and the subject came up about the LANDSAR building in Twizel being purpose built. Would the council see some value in using it as a local emergency management centre? Council would need to provide telecommunications links if used.

There was discussion on whether council would need to maintain both the LANDSAR building and the Twizel council office. Nathan Hole said the generator for the Twizel office is included in this year's budget.

Initially his report was just about providing communications, but when he was there discussing the issue they also discussed a generator. Communications not a large amount but is reasonable amount and would add up over time.

Cr Cox asked why police would not fund phone and internet connections to the building. Nathan Hole said he was told the police did not need internet or phone connections. Cr Leslie said the fire service building in Twizel is already set up with phone, internet, a generator and a meeting room. He is not sure why the LANDSAR building would have been suggested.

The Mayor said it was a matter of exploring an opportunity. The police are not requiring us to go in there. In an emergency, the main council civil defence effort would be coordinated from the council building at Fairlie.

Resolved:

1. That the report be received.

Claire Barlow/Evan Williams

2. That the committee declines the offer of use of the LANDSAR building as an alternative emergency operations centre at the present time.

Graham Smith/Murray Cox

NEW FEE STRUCTURE FOR LIQUOR LICENSING:

Cr Smith said there have been a few anomalies in fees and this helps tidy it up. It reduces the cost of licencing from \$575 to \$207 in some circumstances.

Resolved:

1. That the report be received.

Noel Jackson/James Leslie

2. That the committee delegates to the secretary of the District Licensing Committee the authority accept an application for a Special Licence Class or an application for an On/Off/Club Licence at the reduced fee of one class or one category.

Graham Smith/Claire Barlow

RM060032 REQUEST FROM CONSENT HOLDER:

This is in relation to a subdivision consent that Mackenzie Properties holds in Twizel related to a subdivision on Manuka Terrace. They are hard up against their time frame to get their certificate of title, which has to happen within three years. Following some confusion over interpretation, they are now clear they

need to provide a physical power connection to each boundary, but are running out of time to get a contractor to do this work. Mackenzie Properties is asking council to accept an undertaking that they will provide power to the site prior to those sections being sold.

Nathan Hole said this is something we wouldn't normally do. Council would normally require a bond to be paid to cover the costs of supplying power connections, which would be returned when the work is done. Another option is to give them another three months to complete the work.

The bond would require the consent holder to provide us with quotes for the works and we add 25% to that. A time frame would be outlined so the consent holder knows the date by which the work needs to be done, or we will do it ourselves.

The committee agreed that council is not in apposition to accept an undertaking without a bond and Nathan Hole will communicate this to the consent holders.

LEGAL REPRESENTATION PLAN CHANGE 13:

Planning and Regulations manager Nathan Hole advised that David Caldwell, who represents council in the Plan Change 13 process, has left the legal firm Lane Neve and is now a partner with a different legal firm. With the agreement of Lane Neve, council has transferred our files to follow Mr Caldwell to the new firm. He will continue to represent us.

REPORT FROM UPPER WAITAKI WATER ZONE COMMITTEE

Cr Cox said there had been meetings with commissioners and Ngai Tahu demonstrating commitment to the water zones. Ecan has circulated Fact Sheets and he will circulate these to councillors. A lot of discussion at present is around the nitrogen base line. There is now good information around the plans and targets, and maps of nutrient zones.

At risk areas are Lake McGregor, Lake Alexandrina and the Wairepo Arm, so people farming in those areas will not be able to increase what they put on their land. Another water zone committee meeting will be held tomorrow with a field trip around the Lake Benmore area.

REPORT FROM ORARI OPIHI PAREORA WATER ZONE COMMITTEE

Cr Evan Williams also went to the meeting with Ngai Tahu. They are using cutting edge technology to monitor water quality on dairy farms. The OOP water zone committee is forming local catchment groups, including some in the Fairlie area. River health of the Opuha and Opihi is showing it in a better

state than before the dam was built. Nitrogen caps will limit land use in Canterbury and affect the value of land.

**THERE BEING NO FURTHER BUSINESS THE
CHAIRMAN DECLARED THE MEETING CLOSED AT 4.04pm**

CHAIRMAN: _____

DATE: _____