

MACKENZIE DISTRICT COUNCIL

MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD IN THE COUNCIL CHAMBERS, FAIRLIE ON TUESDAY 30 JULY 2013 AT 3:34PM

PRESENT:

John Bishop (Chairman)
Crs Graham Smith
Annette Money
Evan Williams
Peter Maxwell

IN ATTENDANCE:

Wayne Barnett (Chief Executive Officer)
Nathan Hole (Manager – Planning and Regulations)
Toni Morrison (Senior Planner)
Keri-Ann Little (Committee Clerk)

I APOLOGY

Resolved that an apology from the Mayor be received.

Annette Money/ Graham Smith

II DECLARATIONS OF INTEREST:

There were no Declarations of Interest.

III MINUTES:

Resolved that the Minutes of the meeting of the Planning Committee held on Tuesday 11 June 2013 to be confirmed and adopted as the correct record of the meeting.

Graham Smith/Annette Money

IV WELCOME:

The Chairman welcomed all to the meeting and said there will be no workshop following today's Planning Committee meeting due to time constraints. The Chairman said the Mayor would also like to attend the workshop and is unable to today due to illness. The workshop will now be held following the Council meeting on Tuesday 6 August 2013.

IV REPORTS:

1. APPLICATION TO MDC FOR ROAD SIGNAGE FROM TWIZEL SADD TEAM:

The report from the Manager Planning and Regulation Mr Hole was accompanied by a letter from the Twizel SADD (Students Against Drunk Driving) which was part of the agenda.

Twizel SADD is writing to Council to make an application to obtain permission from Council to erect a billboard. They envisaged that the billboard could be erected on Ruataniwha Road between Simons Street and Mackenzie Drive on the left hand side coming into town but are open to suggestions by the Council. Twizel SADD has had an offer from a large organisation to create the billboard professionally and it would be erected permanently adhering to Council standards. Twizel SADD is at the moment gathering ideas for the billboard from their student body in the form of a competition.

Resolved: that the report be received.

Evan Williams/ Peter Maxwell

Mr Hole said it is a discretionary activity Rec P, is not a designed activity, but then it is not a commercial sign. They would require resource consent costing \$300-400 estimated.

Cr Money said she feels Council need to see the sign first.

The Chairman said we could go back and say we are happy for the sign but would want to see the sign beforehand along with measurements of the sign.

Cr Page suggested this matter firstly goes to the Twizel Community Board.

Resolved: That this matter is referred back to the Twizel Community Board with the Council being in favour in principle.

Graeme Page/ Annette Money

2. RESIDENTIAL 3 AND 4 BUILDING SETBACKS:

This report from the Manager Planning and Regulation Mr Hole is to advise the Committee of the Twizel Community Board's recommendation that the building setback for Residential 3 and 4 zones in the District Plan be reduced.

Mr Hole provided feedback; District Plan zones Residential (Res) 3 and 4 are only present in Twizel and were introduced as part of Plan Change 15. Res 3 has a minimum lot size of 2000m², and Res 4 4000m², providing low density residential living.

The building setback in both zones is 10m from all boundaries, for all buildings.

The setback the Council proposed in Proposed Plan Change 15 was 6m, but as a result of public submissions the Commissioners decided 10m was more appropriate. That decision was not appealed and is now of the Council's operative District Plan.

Resolved:

1. That the report be received

Graeme Smith/ Annette Money

Mr Hole said what he is looking for from Council is if they have an appetite for a shift in regards to the 10m setback.

The CEO said going forward to speak to the property owner and ask him to submit a resource consent which can be then tabled to Committee.

Resolved:

1. That The Planning Committee supports the Twizel Community Boards recommendation that Council change the boundary on residential zone 3 and 4 to 6 metres from side boundaries for outbuildings. Dwellings remaining at 10 metres from all boundaries.
2. That the Committee agrees to review the building setback for Residential 3 and 4 zones as part of the District Plan review.

John Bishop/ Evan Williams

3. RURAL SUBDIVISION SERVICING:

This verbal report from Mr Hole was to inform the Committee of a request of clarification regarding the district plan requirements of servicing in rural subdivisions.

The Chairman said this will be addressed more fully during the Planning workshop next week.

1. That the committee indicates its support for retaining the status quo in relation to the district plan requirements of servicing in rural subdivisions.
2. That the above provisions be included in the District Plan Review.

Peter Maxwell/ Graeme Page

**THERE BEING NO FURTHER BUSINESS THE
CHAIRMAN DECLARED THE MEETING CLOSED AT 4:59PM**

CHAIRMAN: _____

DATE: _____