WAIMAKARIRI DISTRICT COUNCIL

MINUTES OF THE DISTRICT PLANNING AND REGULATION COMMITTEE MEETING HELD IN THE COUNCIL CHAMBERS, 215 HIGH STREET, RANGIORA ON TUESDAY 19 JUNE 2018 1.00PM.

PRESENT
Councillor D Gordon (Chair), Mayor D Ayers, Councillors N Atkinson, W Doody, J Meyer and S Stewart.

IN ATTENDANCE
Councillors P Williams, K Barnett and K Felstead.
J Palmer (Chief Executive), N Harrison (Manager Regulation), M Bacon (Team Leader Resource Consents) and E Stubbs (Minute Secretary).

1. APOLOGIES
There were no apologies

2. CONFLICTS OF INTEREST
There were no conflicts of interest.

3. CONFIRMATION OF MINUTES
3.1 Minutes of a meeting of the District Planning and Regulation Committee held on 17 April 2018

Moved N Atkinson seconded W Doody

THAT the District Planning and Regulation Committee:

(a) Confirms as a true and correct record the minutes of a meeting of the District Planning and Regulation Committee held on 17 April 2018.

CARRIED

4. MATTERS ARISING FROM THE MINUTES
There were no matters arising.

5. DEPUTATION
There was no deputation.
6. REPORTS

6.1 Background to Notification Process – P Mulligan, 19 Jacksons Road, Ohoka – Matthew Bacon, (Planning Manager)

M Bacon spoke to the report first providing a brief background summary. The applicant owned an approximately 4 hectare site in Jacksons Road, Ohoka, split in the middle by a right of way. The original application for subdivision and land use consents was to split the land into two parcels, retain the existing dwelling and erect a new dwelling. M Bacon noted the attached legal opinions. Following the legal opinions, the applicant withdrew the request for subdivision consent and asked that processing of the required land use consent for the new dwelling and retention of the existing dwelling continue.

M Bacon explained that the parcel was part of a long right of way servicing 2-3 other lots. Some landowners were aware of the proposed development however did not feature in the notification assessment.

The recommendation from Stephanie Styles (Boffa Miskell) was full notification under s95A of the Resource Management Act 1991 based on effects on character and amenity. The recommendation had been reviewed by staff and was supported. There was the ability for future decision makers to review objectives and policies in context of the application.

Questions

W Doody asked if the house was for dwelling purposes or another business. M Bacon confirmed it was for a dwelling.

Moved W Doody seconded N Atkinson

THAT the District Planning and Regulation Committee

(a) Receives report No. 180529058960

(b) Notes the recommendation in the s95 assessment of Stephanie Styles as set out in report No. (180529059149)

(c) Determines that full notification of RC165110 (P Mulligan, 19 Jacksons Road, Ohoka) occurs under s95A of the Resource Management Act 1991.

CARRIED

Mayor Ayers commented that he agreed with the recommendation regarding impacts on other houses in the area. He noted that the composting resource consent application consent was not too far away, and in that part of the community there may be residents asking ‘what is going on here?’

D Gordon asked if there would be financial costs to the applicant and M Bacon advised there would be processing costs involved. N Harrison commented that the time the process had taken was unusual. In regard to the hearing path, the recommendation would be to hold the costs in house. It was a relatively straightforward consent matter.
7. PORTFOLIO UPDATES

7.1 District Planning Development - Councillor Neville Atkinson
N Atkinson noted with the Greater Christchurch Land Settlement Package there was $1 billion for transport on the table. The division was $600,000 for a public transport package. There was not a lot of detail at this stage, and there was a lot to work through.

7.2 Regulation and Civil Defence – Councillor John Meyer
No current updates.

7.3 Business, Promotion and Town Centres – Councillor Dan Gordon
D Gordon continued to meet regularly for updates with S Hart (Business and Centres Manager).

D Gordon advised that Service Level Agreements were being agreed with the Town Promotions Associations. Kaiapoi Promotions Association was traveling better and starting to make good progress. There was an upcoming ‘mix and mingle’. He attended the Rangiora Promotions Association AGM and noted that the Association was strongly performing and now organising seven major events. Oxford Promotions Association was travelling well and D Gordon noted the upcoming Oxford winter lights festival. The Rangiora Winter Festival was now known as the Waimakariri Winter Festival and would be a two week event.

8. QUESTIONS
Nil.

9. URGENT GENERAL BUSINESS
Nil.

There being no further business, the meeting closed at 1.11pm.

CONFIRMED

______________________  Chairperson

______________________  Date