

Report of the ordinary meeting of the Regulatory and Planning Committee held in the Council Chambers, 29 Bowler Avenue, Gore on Tuesday 6 June 2017, at 5.08pm.

Present His Worship the Mayor (Mr Tracy Hicks, JP), Cr Highsted (Chairperson), Crs Beale, Bolger, Davis, Dickson, Gardyne, D Grant, Phillips, Reid and Sharp.

In Attendance The Chief Executive (Mr Stephen Parry) Chief Financial Officer (Mr Luke Blackbeard), General Manager Regulatory and Planning (Dr Ian Davidson-Watts), Parks and Recreation Manager (Mr Ian Soper), Transport Manager (Mr Peter Standring), Communications and Promotions Manager (Sonia Gerken), Building Control Manager (Mr Russell Paterson), 3 Waters Asset Manager (Mr Matt Bayliss), Senior Corporate Support Officer (Ceri Macleod), Animal Control Officer (David McKewen), Policy and Planning Officer (Emma Williams), Planning Consultant (Keith Hovell) and a member of the public in the gallery.

Apology Cr P Grant apologised for absence.

Cr Highsted called for any conflicts of interest. None were declared.

1. ANIMAL CONTROL ACTIVITIES REPORT FOR APRIL 2017

The Committee perused a report from the Animal Control Officer.

The Chief Executive said the commentary in the report reflected the firm but fair line taken by the Council in managing dogs, and their owners, whose behaviour did not live up to the Council's expectations. He hoped the message the Council was being proactive would give people more confidence in raising complaints, and subsequently lower tolerance for dogs that wander or cause a problem.

RECOMMENDED on the motion of Cr Davis, seconded by Cr Dickson THAT the report be received.

2. REGULATORY SERVICES REPORT

The Committee perused a report from the Senior Regulatory Officer.

The General Manager Regulatory and Planning said he thought it would be useful to provide the Committee with an update on activities that affect the public and to get feedback from the Council to help improve service delivery in this space.

Cr Dickson said she had been getting concerned about the higher levels of litter in the town.

The Transport Manager said the Council's maintenance control team regularly patrolled the area and responded to CRMs. He said if litter was reported, the Council reacted as quickly as it could.

Cr Dickson suggested it was more an issue of re-education to limit rubbish.

Cr Davis asked for further information regarding the vehicle taken to the transfer station.

The Parks and Recreation Manager said the owner had been contacted and had had to pay for the vehicle's release.

RECOMMENDED on the motion of Cr Gardyne, seconded by Cr D Grant THAT the report be received.

3. BUILDING CONTROL ACTIVITIES FOR APRIL 2017

The Committee perused an update report from the Building Control Manager.

The Manager advised that since he had put his report together the statistics for May had become available. He said these showed 47 consents had been issued for May with a \$3 million value, highlighting the month-by-month variation that could occur.

RECOMMENDED on the motion of Cr Phillips, seconded by Cr Beale THAT the report be received.

4. PLANNING DEPARTMENT REPORT

The Committee perused a report from the Resource Management Planner highlighting emerging and ongoing planning issues.

RECOMMENDED on the motion of Cr Davis, seconded by Cr Reid THAT the report be received.

5. AMENDMENTS TO THE RESOURCE MANAGEMENT ACT (SC1348)

The Committee perused a report from the Consultant Planner regarding amendments to the Resource Management Act (RMA).

The Consultant said this was the first of a series of reports dealing with amendments to the RMA. It did not include implications to district plan changes and reviews, which would be included in a future report. He explained his report summarised about 90 pages of changes to the Act, with district plan provisions representing a similar-sized volume of changes. He explained he had identified short and mid-term changes that had an impact on the planning department.

Cr Highsted asked if there was a local commissioner with Iwi experience in the Gore area.

The Consultant said he did not think there was and suggested this could be considered by the Council as part of the annual requests that were received from Iwi.

Cr Highsted asked whether the Consultant thought a standardised national planning framework was a good idea.

The Consultant replied a downside of the changes was that they would take some of the innovation out of District Plans. He said on the upside there would be uniformity in definitions across council districts. He said there were some practicalities that still needed to be addressed, but when executed the new standards should enable greater focus on more strategic issues.

Cr Gardyne asked whether proposals to remove financial contributions represented a move by Central Government to encourage development.

The Consultant explained that the majority of councils dealt with financial contributions under the Local Government Act, which had a higher testing threshold. His view was the Government would like to see greater development and there was no intention to amend the Local Government Act to remove the ability of councils to secure financial contributions.

The Chief Executive said there had been some confusion in the market place regarding financial contributions under the Resource Management Act and development contributions under the Local Government Act. He said both had their pros and cons, but it had been the Council's view that financial contributions were more flexible than development contributions and that standardisation should improve clarity. He said it might lead to a development contributions policy under the Local Government Act.

RECOMMENDED on the motion of Cr Bolger, seconded by Cr D Grant THAT the Council note the provisions of the amendments to the Resource Management Act set out in the report,

THAT the Council endorse the actions proposed in relation to those amendments,

AND THAT it be noted that further reports will be submitted to the Council in relation to delegations and implications for the district plan review.

6. BYLAW REVIEW UPDATE (GENERALLY) AND SOLID WASTE BYLAW REVIEW (SC107)

The Committee considered a report from the Policy and Planning Officer which outlined progress regarding six current bylaws that were due for review as required by the Local Government Act 2002. The report included a specific review of the solid waste bylaw.

The Chief Executive said further update reports would be presented to the Committee at future meetings.

Cr Beale noted the absence of further detail regarding a review of the Mobile Trading Bylaw.

The General Manager Regulatory and Planning confirmed this would be included in a future report.

RECOMMENDED on the motion of Cr Gardyne, seconded by Cr Davis THAT the report be received,

AND THAT the Council endorse the Waste Advisory Group's outlined process for revocation and adoption of the Solid Waste Bylaw.

7. LIQUOR BAN BYLAW REVIEW - STATEMENT OF PROPOSAL (SC107)

The Committee considered a report from the Policy and Planning Officer regarding the ten year review of the Liquor Ban Bylaw.

The Officer confirmed changes to the bylaw focused on legislation updates and terminology.

The Chief Executive said this represented one of the most effective bylaws, as demonstrated by the gradual elimination of problems associated with excess alcohol consumption.

Cr Phillips asked who set the designated bylaw areas and how geographical restrictions could be amended. He said he would like to increase the Matura alcohol ban area to include Queens Park to try and eliminate alcohol consumption in the area.

The Chief Executive said he thought the legislation allowed for technical amendments that did not affect the content of a bylaw. He suggested a change to the geographical boundary represented a technical amendment and therefore could be made. He suggested if the Committee wished to recommend Queens Park be included in the

Mataura alcohol ban area it would be presented to full Council for ratification of the recommendation, at which point Council staff would advise whether the recommendation would trigger an obligation to consult.

Cr Highsted asked Cr Phillips on what basis he suggested the change.

Cr Phillips said there had been problems in this area and that changing the geographical boundary may eliminate the congregation of young people in the area and thereby limit vandalism.

The Chief Executive said he believed separate geographical areas could be included in the ban area, in other words they did not have to be connected.

RECOMMENDED on the motion of Cr Phillips, seconded by Cr D Grant THAT the Council determine pursuant to section 155(1) of the LGA that a bylaw is the most appropriate way of addressing the perceived problem,

THAT the Council determines pursuant to section 155(2)(a) &(b) that the proposed bylaw is the most appropriate form of bylaw and does not give rise to any implications under the New Zealand Bill of Rights Act 1990,

AND THAT with the inclusion of Queens Park Mataura in the area covered by the Bylaw, the Council approve the proposed amended draft Alcohol Ban Bylaw and adopt it by a publically notified resolution, pursuant to sections 156(2)(a) and 160 of the Local Government Act 2002.

The meeting concluded at 5.36pm.