

REGULATORY AND PLANNING COMMITTEE AGENDA

TUESDAY 5 MARCH 2019

1. ANIMAL CONTROL ACTIVITIES FOR NOVEMBER, DECEMBER 2018 AND JANUARY 2019

There were 100 reported incidents for November.

Significant incidents

There were two attacks for this month.

The first incident occurred when a man was riding his bicycle to work when a dog knocked him off his bike and bit his foot. A visit to the Hospital was required to seek treatment for his injuries. The dog was never located so the Council couldn't take any action.

The second attack occurred when a dog left its property and attacked another dog that was out walking with its owner. The dog that was attacked needed veterinarian treatment including an operation. The offending dog has received a dangerous dog classification from the Council.

A dog that had been causing a lot of complaints over the last few months, due to wandering in East Gore, has been seized by the Council. The owner has refused to control his dog, or engage in talks with the Council about measures needed to be taken to ensure the dog is contained within its residential address.

Customer Requests - Monthly Statistics	Total this period	Monthly average (between 2015-2017)	YTD	2018-2019 Monthly Average
Animals – Dog Attacks	2	1.17	13	2.6
Animals – Dog Enquires	19			
Animals – Dogs Barking	7			
Animals – Dogs Lost/ Found	22			
Animals – Dogs Rushing	0			
Animals – Dogs Wandering	34	29	142	28.4
Animals - Stock	16			
Total	100			
Dogs Impounded	16			
Stock Impounded	1			
Infringement notices	16			
Rehomed	1			

There were 81 reported incidents for December.

Significant incidents

There was one dog attack for this month.

An incident was reported where a dog tied to a shop tried to bite a passing pedestrian. The Council hasn't been able to locate the owner of this dog as he left before animal control officer arrived at the scene.

An attack occurred when one dog left its property and bit a postal worker on the shin. That dog owner has received a warning letter and an infringement notice. Due to the nature of incident and steps being taken by the dog owner to ensure the dog is properly contained within the property, no further action is being taken at this time.

The Council impounded 24 dogs for the month of December 2018. A number of them were repeat dog owners who have failed to keep their dogs contained within the property boundary, many of these dogs were not desexed.

Customer Requests - Monthly Statistics	Total this period	Monthly average (between 2015-2017)	YTD	2018-2019 Monthly Average
Animals – Dog Attacks	1	1.17	14	2.33
Animals – Dog Enquires	17			
Animals – Dogs Barking	5			
Animals – Dogs Lost/ Found	21			
Animals – Dogs Rushing	2			
Animals – Dogs Wandering	28	29	170	28.3
Animals - Stock	7			
Total	81			
Dogs Impounded	24			
Stock Impounded	2			
Infringement notices	11			
Rehomed	5			

There were 76 reported incidents in January.

Significant incidents

There were two dog attacks during this period.

This first one occurred when a dog left its section and was observed attacking poultry on a residential address. The owner of that dog was issued an infringement notice for the dog not being under control.

The second attack was when a dog left its backyard and entered the neighbours section and attacked the resident's dog. The injured dog had to go to the vets for treatment. The owner of the offending dog has been giving an infringement notice and the owners has taken proactive steps to re-fence the property and seek help from a professional dog trainer to address the behaviour of the dog in question.

This month the Council sold two lambs at the Charlton Sale Yard. These lambs had been found wandering and despite extensive advertising the owner of the lambs had not come forward to the Council.

At 13 February 2019, there were 54 unregistered known dogs.

Customer Requests - Monthly Statistics	Total this period	Monthly average (between 2015-2017)	YTD	2018-2019 Monthly Average
Animals – Dog Attacks	2	1.17	16	2.28
Animals – Dog Enquires	6			
Animals – Dogs Barking	11			
Animals – Dogs Lost/ Found	19			
Animals – Dogs Rushing	4			
Animals – Dogs Wandering	24	29	194	27.7
Animals - Stock	10			
Total	76			
Dogs Impounded	12			
Stock Impounded	1			
Infringement notices	2			
Rehomed	2			

RECOMMENDATION

THAT the report be received.

2. REPORT FROM BUILDING CONTROL MANAGER – DECEMBER 2018 AND JANUARY 2019

Recent projects

- The consent to demolish and rebuild of the Gore Farmlands store was approved in December with an estimated value of \$3.4m. The demolition and site clearing work has been largely completed to allow construction work to commence.
- The final stage of the Bupa retirement village is progressing well with several of these units fully lined and nearing completion. The floor slabs have been laid for the last two units inside the main entrance.
- A new transportable visitor centre/ablution block for the Deep Cove Outdoor Education trust was granted building consent in January. A group of local people are driving this venture which is under construction at a yard in Stratford Street. Once completed it is to be transported to the final site opposite the existing hostel at Deep Cove. This new facility includes toilets and showers and is intended for members of the public who may not have access to the hostel facilities.

December 2018		
BCs in progress (includes COAs)	23	Estimated value of work - \$3,351,400 (15 clock stop)
BCs granted (includes COAs)	20	Ave of 13.4 days to grant - \$5,490,900 value of work
CCCs determined	6	Average of 2.5 days to determine
20 day clock exceedances	1	Human error in timeclocks, 24 days for one BC

January 2019		
BCs in progress (includes COAs)	21	Estimated value of work - \$3,636,500 (18 clock stop)
BCs granted (includes COAs)	17	Ave of 10.1 days to grant - \$855,400 value of work
CCCs determined	10	Average of 0.6 days to determine
20 day clock exceedances	nil	

General

IANZ accreditation

- Our BCA accreditation certificate finally arrived on 18 January which was the culmination of a lot of effort to adjust and reword several procedures since the IANZ visit in late June 2018. This process incurred accreditation fees plus monthly audit and competency costs, and a considerable staff component which totalled an estimated 55 – 60 k over the two year period. These costs are recoverable and are funded by the accreditation levy charged on each BC application.
- The next step is to meet with our shared service neighbours to align the four variations to the procedures manual that we have combined for shared use. Clutha DC have recently been visited by IANZ and Southland DC have their biennial visit scheduled to commence shortly.

Compliance

- The next phase of the earthquake prone buildings process is due to be embarked on later this month. A workshop is being planned with the elected members to discuss the proposed priority areas and strategic traffic routes recommended by staff. The workshop date has yet to be confirmed.
- Renewals of BWoFs have been steady as we move into the second cycle since the Compliance Officer was employed. Educational guidance has been the angle for the first year with a move towards enforcement options should compliance not be achieved second time round.
- The swimming pool register is another area we want to focus on this year. We intend to publicise educational material during late winter/spring and offer an amnesty period for property owners to tell us what they have onsite. Hopefully this will enable us to compile a more accurate record of what pools are out there that may not be known about, and to begin the inspection/reinspection process as now required.

Resources

- Extended leave taken over the Christmas period has meant a staggered start for some staff members this year. However it is very encouraging to be fully staffed with experienced people because many BCAs within the southern building control group area have several vacancies for technical, compliance and administration roles.
- We are looking closely at an electronic system for capturing on-site inspections for building control functions, which may also be suitable for other inspection areas within the Council. The intention is to also progress towards an electronic portal for lodging and processing building consents in the near future. There are options available from various providers however the focus is to engage with a well-known provider who has developed a range of services to multiple BCAs across New Zealand. This process may also involve the need to scan and store building consent files electronically from the implementation date, which is unknown at this point.

RECOMMENDATION

THAT the report be received.

3. FREEDOM CAMPING REPORT

(Memo from Senior Regulatory Officer – 18.02.2019)

Background

Freedom camping continues to feature in national and local press for a variety of environmental reasons, in particular waste issues.

The Government introduced the Freedom Camping Act 2011 to enable Territorial Authorities (TAs) and the Department of Conservation to develop legislative tools (eg Bylaws) where appropriate, to manage issues around freedom camping.

In May 2017 a report was presented to the Council from the General Manager Regulatory and Planning. As part of that report it was recommended freedom camping activity and its environmental impact be monitored.

The report presented two options. Option 1 was proactive management of the provision of information and advice. Option 2 was introduction of a Freedom Camping Bylaw. Option 1 was the preferred option together with the development of a monitoring and reporting programme of this issue to the Council.

Update

As part of an MBIE funded pilot programme, GeoZone is delivering a free monthly report to District Council's reporting on user (campers) behaviour in their regions. The data is captured from the CamperMate app and other GeoZone apps. Reports are received each month from December 2018 until April 2019.

The report covers data collection including total recorded overnight stays, key areas in the region/District where users are staying, what region they are going to/coming from, number of nights spent in each region, public toilet searches etc. For Gore, the report generally shows that while some freedom campers stay in the District, the bulk tend to be passing through. The Visitor Centre has noticed an increase in the number of freedom camping activities with at least two or three counter enquiries daily during summer.

Freedom camping in the Gore District is steadily increasing. The Council's records show that since the report from the General Manager was presented in 2017 there have only been two recorded complaints from members of the public and a handful of sightings observed by staff. The two complaints recorded related to state highway picnic areas.

Having reviewed the CRM statistics for the past 18 months there were no specific complaints regarding freedom campers on road and recreation reserves in the Gore District.

The Council is officially New Zealand's southernmost motorhome friendly town providing one designated overnight and two daytime freedom camping areas in Gore.

Staff have confirmed that freedom campers pay to use Council facilities (MultiSports Centre). They have also advised that the facilities are used more frequently Monday to Friday than during weekends.

Staff continue to educate freedom campers, providing information on the location of camping sites, educational material and promoting responsible behaviour.

Outcome

Council staff provide information and advice to freedom campers on where to camp, ensuring they are responsible campers. Staff are actively developing educational material (pamphlets) ensuring these align as closely as possible with our neighbouring councils Southland District and Invercargill City.

Given the low level of issues associated with freedom camping in Gore District and that staff continue to take a proactive approach to monitoring, education and dissemination of information to campers, it is considered that continuing with this approach is the most appropriate course of action at this time.

RECOMMENDATION

THAT the report be received.

4. REGULATORY SERVICES REPORT

(Memo from senior Regulatory Officer – 19.02.19)

Alcohol licensing

The review of the Local Alcohol Policy (LAP) is underway and staff are liaising with the Police and Medical Officer of Health for comment before a draft is presented to the Council ready for the public consultation process.

The Southern Enforcement Alcohol Liaison (SEAL) group continues to work together to provide a consistent approach for the implementation of the Sale and Supply of Alcohol Act 2012 across the region.

The following alcohol applications were received:

2018/19	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
Special licences	8	6	4	10	7	3	6	3*				
Managers certificates	3	4	3	3	8	3	1	1*				
Licence renewals	14	2	1	1	1	2	0					

*as at 15 February 2019

Abandoned vehicles

There has been one abandoned vehicle reported since my last report. Staff are currently trying to locate the owner of the vehicle to arrange for its removal.

	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
2016/17	1	4	1	1	2	0	0	0	2	3	1	0
2017/18	1	0	0	1	1	2	1	3	0	0	1	1
2018/19	2	3	1*	1	1	0	0	1				

*as at 15 February 2019

Noise control

Number of complaints received and seizures:

2018/19	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
Complaints	15	13	8	15	20	25	12	9*				
Seizures	2	0	0	1	0	0	0	1				
Noise type:												
Stereo	11	7	8	15	20	23	11	9				
Not excessive	4	5										
Chainsaw		1				1						
Mower						1						
Voices							1					

*as at 15 February 2019

2017/18	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
Complaints	9	11	11	18	15	16	16	14	13	11	8	11
Seizures	0	2	0	0	0	0	1	0	0	0	0	0
Noise type:												
Stereo	9	10	9	19	12	14	12	10	7	10	8	9
Construction		1										
Alarm			1				1					
Fireworks			1		1		1					
Sander				1								
Chainsaw					1			1				
Stereo & fireworks					1							
Lawnmower						1						
No noise on arrival						1	2	3	4	0		
Helicopter									1			
Not excessive											2	2

2016/17	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
Complaints	18	16	23	24	26	27	22	39	26	16	11	15
Seizures	1	1	2	2	2	0	0	3	3	0	0	0
Noise type:												
Stereo	18	16	23	24	22	25	21	38	26	15	10	15
Motorbike						1					1	
Engine										1		
Alarm								1				
People							1					
Fireworks					3	1						
Industrial					1							

Litter

There have been 14 reports of dumped rubbish since the last report. These reports range from general household rubbish, ashes and one included an animal carcass.

	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
2016/17	4	4	1	0	5	0	0	6	5	1	5	6
2017/18	1	10	2	0	2	1	5	1	1	3	6	1
2018/19	1*	6	4	2	2	2	8	2*				

* as at 15 February 2019

Food Act

Staff are continuing to undertake food verifications of food premises to ensure they are meeting the requirements of the Food Act 2014.

RECOMMENDATION

THAT the report be received.

5. PLANNING DEPARTMENT REPORT (Fran Davies and Keith Hovell)

Resource consents

During the period 9 November to 20 February 2019, 10 new resource consents and two deemed permitted boundary activities were issued, as shown on the table below. All applications were processed within the statutory timeframe of 20 working days for non-notified applications.

Current consents are also listed below. At present, the Council is relying on external consultants to ensure consents are processed in a timely manner. That will likely continue for the foreseeable future. Any costs incurred are fully recoverable from applicants.

Completed consents 9 November 2018 – 20 February 2019			
Applicant/Address	Proposal and outcome	Decision date	Working days
Brian's Lane Ltd 80 Kakapo Street	LU 2018/372 to remove three listed trees and SC 2018/380 to create six lots	13 February 2019	8
N J Hannen & M J Vace 5 Lodge Street	LU 2018/385 convert hall to residential use in Industrial zone	11 December 2018	12
K2 Kontracting Ltd 437 River Road	LU 2018/388 renewing gravel quarry	18 December 2018	13
G E & N Wallace 29-31 Hyde Street	SC 2018/389 subdivision to create 3 lots in a rural zone	19 December 2018	19
NPD 63 Mersey Street	LU 2018/390 to establish a self-serve fuel stop	13 December 2018	16
Terry Forest 36 Ruia Street	SC 2018/391 Subdivision to create one additional lot	30 November 2018	17
Norana Bulbs Limited 6 Aparima Street	LU 2018/392 to allow worker accommodation on a contaminated site	15 January 2018	9
S R & L V Sharman 9 Cambridge Terrace	LU 2018/393 erect a garage that breaches the recession plane	14 December 2018	20
Eastern Southland Hockey Association Inc 20 Wayland Street	LU 2018/402 amend condition of consent to allow additional pavilion	23 January 2018	19
N Grant 1 Aotea Crescent	LU 2018/403 to allow dog grooming business to operate from a residential dwelling	14 January 2018	9

Current consents (20 February 2019)			
Applicant/address	Proposal	Received	Status
J E & P J Forrest 4 Kaka Street	SC2018/373 and LU 2018/374 to undertake subdivision to create 9 lots	25 June 2018	On hold at request of applicant. Planner: Kirstyn Lindsay
Eastern Southland YFC Southern Field Days Inc 575 Waimumu Road	LU 2017/347 To allow a range of commercial recreational, communal, commercial and visitor accommodation activities.	18 September 2017	On hold - awaiting further information. Planner: Kirstyn Lindsay
N M Fletcher & S J Wilson	SC 2018/394 & LU 2018/395 to create 3 lots in the rural zone for residential use	21 November 2018	On hold at request of applicant. Planner: Fran Davies
Green Valley Property	SC 2018/398 & LU 2018/399	4 December	Applicant considering

2015 Ltd 54 Waimea Street	to create 5 lots for rural/residential use	2018	whether to lodge new consent. Planner: Kirstyn Lindsay
Spark New Zealand Trading Ltd Waimea Street	LU 2018/401 to erect a cell tower over the height limit	5 December 2018	On hold at request of applicant. Alternative sites being assessed. Planner: Kirstyn Lindsay
Transpower New Zealand Limited Various locations	LU 2019/404 to replace five existing pole structures	31 January 2019	Decision to be prepared. Planner: Fran Davies
Transpower New Zealand Limited 162 & 174 Charlton Road	LU 2019/405 outdoor to indoor substation conversion	4 February 2019	Decision to be prepared. Planner: Fran Davies
Simmons Goodwill Trust 89 Charlton Road	SC 2019/406 & LU 2019/407 to allow a private school in the rural zone	13 February 2019	Decision to be prepared. Planner: Robert Buxton
T L & K L Shanks 26 Oxford Street	LU 2019/408 to erect a shed on a residential site without a dwelling	14 February 2019	Decision to be prepared. Planner: Robert Buxton
R S & S F Wilson 273 River Road	SC 2019/409 & LU 2019/410 to create 2 lots for rural/residential use	14 February 2019	Decision to be prepared. Planner: Kirstyn Lindsay
C R Hansen 25 Carteret Street	LU 2019/411 to allow a commercial petting zoo in the rural zone	15 February 2019	Decision to be prepared. Planner: Robert Buxton

District plan review – workshops

On 27 February, Council planning staff held two workshops on the upcoming Gore District Plan review; one for Council staff and one for Councillors. The workshops covered the district plan review process and timing, the regional studies and other matters informing the drafting of the new plan, the proposed plan template and the integration of ePlanning.

A report on matters considered at the workshops and recommendations on the review process will be made to full Council.

Subdivision and Land Development Bylaw hearing

Late last year public consultation took place on a revision of the Subdivision and Land Development Bylaw. A hearing was held on 4 February to consider the submissions lodged to the Bylaw. Three submitters appeared at the hearing. Deliberations by the Hearing Panel have not yet been completed. It is anticipated that a full report from the Panel will be submitted to the next full Council meeting. If the Panel considers changes should be made to the Bylaw prior to its adoption by the Council, it will recommend these as part of its report.

EPlans

At the end of last year, the four Southland Councils formed a working group comprising planners and IT representatives from each Council to assess the available ePlanning technology with a view of adopting a uniform and cost effective approach across the region. Two companies are able to provide the platform required to enable

an ePlan in a format that will meet the Ministry for the Environment requirements. One of those companies is outlining its products and services to the working group and senior Gore District Council staff at the Gore District Council offices on 1 March.

Training and development

Last month a staff member and one of the planning consultants who will be assisting with the review of the Gore District Plan, attended a course on advanced policy writing run by the New Zealand Planning Institute. The course covered the plan development and review process under the Schedule 1 process of the Resource Management Act 1991, including evaluating the effectiveness and efficiency of policies. This was a helpful introduction in relation to the upcoming review of the Gore District Plan.

RECOMMENDATION

THAT the report be received.