

REGULATORY AND PLANNING COMMITTEE AGENDA

TUESDAY 16 APRIL 2019

1. ANIMAL CONTROL ACTIVITIES FOR FEBRUARY AND MARCH 2019 (David McKewen)

There were 58 reported incidents for February.

Significant incidents

There were two dog attacks for this month.

The first attack occurred when two dogs left their section and attacked two sheep that were in a nearby paddock. These dogs have been given a menacing classification and two infringement notices issued.

The second attack took place when a lady was walking her dog on a lead and a dog left its property and attacked the dog being walked. Unfortunately, the dog died from the injuries it sustained in the attack while on its way to the vet in Gore. The Council is currently considering all enforcement options.

The Animal Control team have started to seize dogs which are not registered for the 2018/2019 registration period.

Customer Requests - Monthly Statistics	Total this period	Monthly average (between 2015-2017)	YTD	2018-2019 Monthly Average
Animals – Dog Attacks	2	1.17	18	2.25
Animals – Dog Enquires	12			
Animals – Dogs Barking	8			
Animals – Dogs Lost/ Found	10			
Animals – Dogs Rushing	0			
Animals – Dogs Wandering	18	29	212	26.5
Animals - Stock	8			
Total	58			
Dogs Impounded	16			
Stock Impounded	0			
Infringement notices	4			
Rehomed	0			

There were 68 reported incidents for March.

Significant incidents

There was one dog attack for this month.

This attack happened when a dog jumped out an open window of a car and attacked a dog that was been walked on a lead. The dog that was attacked needed to be treated by a vet for the injuries it sustained. The Council hasn't been able locate the owner of the offending dog despite talking to other Territorial Authorities and the Police.

The Council has received a number of barking complaints this month. The Animal Control team is trying to educate individuals about their responsibilities as dog owners.

The Council has 3311 registered dogs for this current financial year and 11 dogs which remain unregistered.

Customer Requests - Monthly Statistics	Total this period	Monthly average (between 2015-2017)	YTD	2018-2019 Monthly Average
Animals – Dog Attacks	1	1.17	19	2.11
Animals – Dog Enquires	10			
Animals – Dogs Barking	23			
Animals – Dogs Lost/ Found	11			
Animals – Dogs Rushing	1			
Animals – Dogs Wandering	14	29	226	25.11
Animals - Stock	11			
Total	71			
Dogs Impounded	4			
Stock Impounded	2			
Infringement notices	1			
Rehomed	0			

Dog Control Action Plan update – GM Regulatory and Planning

The following table lists the key actions within the Council's action plan and highlights progress towards these.

1	Review dog registration fee incentives and payment options	Complete	Review finalised and Council approval for changes in June 2019.
2	Develop general enforcement policy	Complete	Signed off by the Council in 2018

3	Promotion of online registration	Ongoing	Service available of users
4	Develop AMO code of conduct	Not complete	Due by end 2019
5	Visit all primary schools with dog presentation each year- how to safely meet and greet dogs.	Ongoing	Schools yet to agree. Library event planned.
6	Develop information pack on costs of owning a dog for potential dog owners	Not complete	Due by end 2019
7	Undertake dog owner awareness survey	Not complete	Due by end 2019
8	Develop information pack on keeping your dog from wandering	Not complete	Due by end 2019
9	Deliver free microchipping days and de-sexing support	Not complete	Due by end 2019
10	Develop/review code of conduct for dogs in public places	Not complete	Due by end 2019 in line with dog park establishment
11	Review and re-populate website and social media with AMT information and updates/news.	Ongoing	

12	Establishment of dog exercise area in Gore	Not complete	Due by end 2019
13	Establishment of dog exercise in Mataura	Not complete	Due by end 2019
14	Pound relocation	Not complete	Due by end 2020
15	Develop and implement dog bins and bag strategy	Ongoing	Part of ongoing training plans
16	AMOs to undergo conflict resolution training	Ongoing	Part of ongoing training plans
17	Develop and use incident pack to record, assess and guide enforcement decisions.	Complete	All dog attacks are assessed using this method
18	Implement dog 'training instead of fine' policy	Ongoing	
19	Property fencing checks of high risk areas and advice for property owners.	Not complete	Due by end 2020
20	Implement '3 strikes and you're out policy' (disqualification after 3 infringements)	Ongoing	
21	Develop offenders consequences and options information pack	Not complete	Due by end 2019

2. REPORT FROM BUILDING CONTROL – FEBRUARY AND MARCH 2019

(Memo from Building Control Manager – 4.04.19)

Recent projects

The BCA team have been dealing with a large number of consent issues over this period. Several historic consents have been revisited due to pending property sales or they have reached their two year expiry date. Lapsing consents that featured in the last report have also been revisited and either signed off or CCC has been refused.

- Consent figures for February and March show substantially different results. We have seen a major increase in consent applications lodged in March although the \$ value is still lower than in previous years.
- An increase in the number of CRM enquiries has also been noted especially for storm water complaints where residential properties are being affected with run off from neighbouring structures. These are often difficult to resolve without buy in from all parties involved.
- Several of the projects approved in late 2018 are now in the construction phase which has increased the site inspection numbers for the team at present.

February 2019		
BCs in progress (includes COAs)		(Numbers not available)
BCs granted (includes COAs)	20	Ave of 7.2 days to grant - \$ 429,008 value of work
CCCs determined	20	Average of 2.0 days to determine
20 day clock exceedances	Nil	

March 2019		
BCs in progress (includes COAs)	36	Estimated value of work - \$ 5,219,070 (24 clock stop)
BCs granted (includes COAs)	25	Ave of 10.3 days to grant - \$ 759,170 value of work
CCCs determined	31	Average of 1.4 days to determine
20 day clock exceedances	Nil	

- February and March building consent statistics are attached.

General Items

Technical/legislation

- There has been some movement towards the Shared Services aim to align general building consent fees across the region. The proposal has recently been endorsed by the Shared Services Forum to deliver some common fees for the start of the 2021 financial year.
- Asbestos management plans and demolition survey plans are being requested with BC applications for demolitions or alterations to pre 2000 buildings. This is now a requirement of the Health and Safety at Work (Asbestos) Regulations 2016 and is a relatively new concept for building contractors and designers to grasp.

Compliance

- A workshop was held with the elected members on 25 March to discuss the EPB proposed priority areas and strategic traffic routes as recommended by staff. These areas closely resemble the alcohol ban and skateboard bylaw areas already in place.
- The next phase of the EPB process is to meet with the building owners, developers and engineers to discuss the proposed priority areas and recommend any changes for Council to determine.
- Ian Davidson-Watts and I attended a recent meeting of the Gore Master Builders. Specific topics were raised by attending members who appeared to appreciate Council staff being available to discuss some of the critical areas they see as needing attention by the wider Council. Ian delivered a summary of some topical issues including climate change, spatial plan, subdivision bylaw, etc. and I spoke of EPB progress and issues on the horizon for building control like common fees and eServices.

Resources

- We are getting closer to deciding on an eServices system for capturing on-site inspections for building control functions, and an electronic portal for lodging and processing building consents. The timing of implementation is important as once any new system is installed we require at least six months of BCA records available for IANZ when they revisit us in June next year.
- The proposed building upgrade will also pose some challenges for us to ensure our services are delivered in a similar manner to what is now expected. Some aspects will require careful strategic planning to implement them effectively without too much disruption for staff or customers.

RECOMMENDATION

THAT this report be received.

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

Resource Consents

During the period 20 February to 1 April 2019 eight new resource consents were issued, as shown on the table below. 100% of applications were processed within the statutory timeframe of 20 working days for non-notified applications.

Spark have withdrawn a resource consent seeking approval to erect a cellphone tower adjacent to the cemetery in Waimea Street. It has however submitted a new proposal for a tower of a reduced height and have requested the Council to issue a Certificate of Compliance confirming this modified proposal complies with the provisions of the National Environmental Standard for Telecommunication Facilities and all relevant district plan rules.

Current consents are also listed below. The Council continues relying on external consultants to ensure consents are processed in a timely manner. Any costs incurred are fully recoverable from applicants.

Completed Consents 20 February - 1 April 2019			
Applicant / Address	Proposal and Outcome	Decision Date	Working Days
HMWK Trust 23 Kitchener Street	LU 2019/417 to erect a carport	1 April 2019	11
Harrex Group Limited 81 Hokonui Drive	LU 2019/415 to vary a condition to extend existing accounting business	28 March 2019	13
L & R Bell 15 River Terrace	SC 2019/413 & LU 2019/416 to vary conditions on a subdivision consent and provide for a retaining wall/earthworks	22 March 2019	6
R S & S F Wilson 273 River Road	SC 2019/409 & LU 2019/410 to create 2 lots for rural/residential use	12 March 2019	18
I Shanks 38a Norton Street	LU 2019/412 to erect a garage	12 March 2019	12
T L & K L Shanks 26 Oxford Street	LU 2019/408 to erect a shed on a residential site without a dwelling	11 March 2019	17
Transpower New Zealand Limited 162 & 174 Charlton Road	LU 2019/405 outdoor to indoor substation conversion	4 March 2019	20
Transpower New Zealand Limited Various locations	LU 2019/404 to replace five existing pole structures	28 February 2019	19

Current Consents (1 April 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	LU 2017/347 To allow a range of commercial recreational,	18 September	On hold - awaiting further information.

Southern Field Days Inc 575 Waimumu Road	communal, commercial and visitor accommodation activities.	2017	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 2015 Ltd 54 Waimea Street	SC 2018/398 & LU 2018/399 to create 5 lots for rural/residential use	4 December 2018	Applicant considering whether to lodge new consent. Planner: Kirstyn Lindsay
Simmons Goodwill Trust 89 Charlton Road	SC 2019/406 & LU 2019/407 to allow a private school in the rural zone	13 February 2019	On hold - awaiting further information. Planner: Robert Buxton
C R Hansen 25 Carteret Street	LU 2019/411 to allow a commercial petting zoo in the rural zone	15 February 2019	On hold - awaiting further information. Planner: Robert Buxton
Tilt Renewables Ltd 25 Noble Road & 231 River Road	LU 2019/414 to construct a transmission line across the Maitara River	3 March 2019	Decision to be prepared. Planner: Robert Buxton
Shiv Indian Mart 2 Oreti Street	LU 2019/418 to establish an Indian grocery and takeaway in an industrial area	21 March 2019	Decision to be prepared Planner: Fran Davies
J Jeffrey 7 Lyne Street	LU 2019/419 to erect a new dwelling	22 March 2019	Decision to be prepared Planner: Fran Davies
P R Joostens Maitara River Corridor	LU 2019/420 to operate a commercial rafting activity on the Maitara River	25 March 2019	Decision to be prepared Planner: Robert Buxton
K Duncan 29 Coutts Road Gore	LU 2019/421 to operate a dog grooming business in a residential area	29 March 2019	Decision to be prepared Planner: Fran Davies

Earthquake Prone Buildings – Workshop

On 25 March, a workshop was held with Councillors on earthquake prone buildings. The presentation covered the relevant legislation, timeframes for compliance and the proposed priority areas for Gore. Planning staff contributed to this presentation with regards to historic heritage. In particular, which rules are applicable under the current District Plan for earthquake strengthening works on heritage buildings and available sources of funding for private owners of heritage buildings.

District Plan

A report was submitted to the full Council in March outlining the approach to be adopted for the review of the Gore District Plan. Work currently being undertaken includes:

- Putting in place practical procedures and systems for collating and storing the vast amount of information that will be brought together during the review process.
- Inviting people and organisations who wish to be consulted on issues during preparation of the District Plan to contact the Council.
- Providing an opportunity for people to identify any trees or heritage items that

could be recognised in the new district plan. A study will then be undertaken by suitable experts to determine whether the items currently included in the district plan and any suggestions made meet the standard required for inclusion in the district plan.

- Meeting with the Maitāhara Community Board on 8 April to enable the Review team to understand the current aspirations of the Board, and future options for development in their area.
- Preparing for a workshop with Councillors to be held on Wednesday 8 May at 5:00 pm to discuss issues associated with some of the District Plan topics. Further details will be provided on content closer to the time.
- Progressing the establishment of the supporting programmes to enable the new Plan to be prepared in the required ePlan format. This is being done in conjunction with other Southland Councils.

Training and Development

Earlier this month Fran Davies attended the annual New Zealand Planning Institute Conference in Napier. The conference ran from 2 - 5 April and included the Emerging Planners Congress, field trips, presentations and workshops. The presentations covered a wide range of topics from ePlanning to climate change adaptation to food security in the agricultural sector. The conference meets the professional development requirements for maintaining membership with the New Zealand Planning Institute, as well as providing updates on legislative changes and emerging planning issues. It is also a great opportunity to network with other planners from around the country.

RECOMMENDATIONS

THAT the report be received

4. REGULATORY SERVICES REPORT

(Memo from Senior Regulatory Officer – 03.04.2019)

Alcohol licensing

The review of the Local Alcohol Policy (LAP) is underway. The draft GDC LAP has been sent to the Police and Medical Officer of Health (MOH) for comment. A draft response has been received from the MOH and staff are waiting for a reply from the Police. As soon as comment has been formally received from the MOH and Police, a report will be prepared and the draft LAP will be 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 our 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	6	5	2*		
Managers certificates	3	4	3	3	8	3	1	5	6	1*		
Licence renewals	14	2	1	1	1	2	0	1	1			

*as at 3 April 2019

Abandoned Vehicles

There have been two abandoned vehicles reported since my last report. One is a private carpark and the other at Monaghans Beach which was unable to be located on investigation.

	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	2	1			

*as at 3 April 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	23	26	0*		

Seizures	2	0	0	1	0	0	0	2				
Noise type:												
Stereo	11	7	8	15	20	23	11	23	26			
Not excessive	4	5										
Chainsaw		1				1						
Mower						1						
Voices							1					

*as at 3 April 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 five reports of dumped rubbish since my last report. These complaints included a bed on a footpath, animal carcasses, offal, broken glass and household rubbish.

	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	3	2	2*		

* as at 29 March 2019

Food Act and Environmental Health

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

The Ministry of Primary Industries (MPI) undertook a fact finding visit of GDC's food regulation systems and services, which confirmed it was fit for purpose with some minor administrative improvements suggested.

Staff recently attended the NZ Institute of Environmental Health (NZIEH) annual national professional development conference in Dunedin which covered a wide range of topics, for example; hoarding, warm/dry homes, the NZ Defence Force's role in food safety during the Kaikoura earthquake, food safety, lessons learnt from the Ross Creek boil water notice, flood clean-up/dealing with mould, noise, body piercing/beauty therapist bylaw etc.

NZIEH is a non-profit organisation which has a wealth of experience with a diverse range of professional backgrounds that members can call upon when required. It illustrates the importance of working collaboratively to support each other on matters and problems as they arise.

RECOMMENDATION

THAT the report be received.