

Report of a meeting of the Regulatory and Planning Committee, held in the Council Chambers, 29 Bowler Avenue, Gore, on Tuesday 16 April 2019, at 4.28 pm.

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

In attendance Chief Financial Officer (Mr Luke Blackbeard), General Manager Regulatory and Community Services (Dr Ian Davidson-Watts), General Manager Infrastructure (Mr Ramesh Sharma), Parks and Recreation Manager (Mr Ian Soper), Transport Manager (Mr Peter Standring), 3 Waters Asset Manager (Mr Matt Bayliss), Project Manager Infrastructure (Mr Hashem Ramezan-zadeh), Communications/Marketing Manager (Sonia Gerken), Building Control Manager (Mr Russell Paterson), Planner (Fran Davies), Animal Control Administrator (Mrs Rowena Burnby), Corporate Support Officer (Suzanne Lucas) and one member of the public in the gallery.

Apologies Cr Davis and the Chief Executive apologised for absence.

1. ANIMAL CONTROL ACTIVITIES FOR FEBRUARY AND MARCH 2019

A report from the Animal Control Officer had been received.

The Administrator informed the committee that the Animal Control department was still working through one attack incident as it had been unable, despite extensive efforts, to locate the owner of the offending dog. It was hoped that with continued police involvement the out of town owner would be found.

The General Manager Regulatory and Community Services provided a Dog Action Plan update. He said dog registration fees had been addressed, online registration promoted, code of conduct for staff discussed along with the complaint process, as well as continued involvement with schools and education. Further, “three strikes and you’re out” had already being implemented whereby three infringements within a two year period, could mean the owner would be disqualified from owning a dog for five years. The offender still had a right to appeal this decision through the Council.

Cr D Grant referred to the planned dog exercise parks and asked where they would be located and the timing of that development.

The Parks and Recreation Manager said the exact locations of the dog parks would be outlined in a future report and an indication of the shape, size and configuration given.

In response to a comment from Cr D Grant, the General Manager agreed dog socialisation in a neutral space was an important tool for reducing dog attacks.

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

2. REPORT FROM BUILDING CONTROL MANAGER

A report from the Building Control Manager had been received.

The Manager said that since his report had been submitted, the number of building consent applications to be processed had increased to 47.

The Manager said on a recent visit to Oamaru he observed a number of E-services that had recently been implemented and noted that after after one month 90% of building consent applications were being submitted electronically. He asked for pages 12-18 of his report to be disregarded as it was historic information.

In response to a question from the Chairman, the Manager explained, the next phase with earthquake prone buildings was with regard to compliance and identifying priority areas. Property owners would be invited to attend a meeting and asked to prepare a formal proposal which would be presented to the Council.

Cr Beale asked when next stage of demolition of building on Main St was to continue.

The Manager said he believed there was an ongoing issue could be issue between the contractor and WorkSafe regarding products and systems.

Cr Dickson asked how buildings with earthquake issues would be targeted.

The Manager said the Council were confident which buildings needed to be addressed but would most likely engage the services of an engineer for initial identification before a formal assessment was made.

The General Manager said further to a discussion regarding the alignment of fees for consents between the three Councils, the system and would be formalised in the next Long Term Plan. A meeting with master builders in Gore had occurred and that had enabled a lot of feedback form this it was evident there was a positive relationship with the Council.

RECOMMENDED on the motion of Cr P Grant, seconded by Cr Bolger, THAT the report be received.

3. PLANNING DEPARTMENT REPORT

The Council perused a report from the Principal Planner/Consultant.

The Planner provided an update. There were nine new resource consent applications. Following a meeting with the Matura Community Board regarding the direction of the District Plan, a number of outcomes had been arrived at and would be presented at the next Council workshop. The certificate of compliance had been issued for the Spark cellphone tower.

The General Manager explained the Spark tower had initially exceeded height rules in the location they had proposed, but after consideration they had reduced the height to within the district plan limit. In response to Cr Reid, the General Manager confirmed the proposed location of the tower had not changed.

Cr Beale expressed his surprise that the Council was obliged to allow a commercial company to erect such a structure with so few restrictions, in the middle of town. The General Manager said that as a utility company they had such powers.

Cr Gardyne asked if the under the district plan review, would that right be changed. The Planner replied that the National Environmental Standard for Telecommunications Facilities dictated that as long as the tower did not exceed the height of surrounding utilities, its erection was allowed.

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

4. REGULATORY SERVICES REPORT

The Council perused a report from the Senior Regulatory Officer.

The General Manager explained a draft local alcohol policy would be presented at the next Council meeting and that it was as consistent with other alcohol licencing authorities.

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

The meeting concluded at 4.52pm.