

Report of a meeting of the Regulatory and Planning Committee, held in the Council Chambers, 29 Bowler Avenue, Gore, on Tuesday 4 June 2019, at 4.41pm.

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

In attendance The Chief Executive (Mr Stephen Parry), General Manager Infrastructure (Mr Ramesh Sharma), Parks and Recreation Manager (Mr Ian Soper), Transport Manager (Mr Peter Standing), 3 Waters Asset Manager (Mr Matt Bayliss), Communications/Marketing Manager (Sonia Gerken), Corporate Support Officer (Suzanne Lucas), Building Control Manager (Mr Russell Paterson), Planning Manager (Dean Balkin), Senior Regulatory Officer (Frances Shepherd), Consultant Planner (Keith Hovell), Planner (Fran Davies), Animal Control Officer (David McKewen), and one member of the public in the gallery.

Apology Cr P Grant apologised for absence.

1. ANIMAL CONTROL ACTIVITIES FOR APRIL

A report from the Animal Control Officer had been received.

Cr Sharp asked if the reported wandering dogs were repeat offenders.

The officer said there were a number of repeat offenders and appropriate action had been taken and processes followed.

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

2. PLANNING DEPARTMENT REPORT

The Council perused a report from the Planning Consultant.

The Planning Consultant introduced the new Planning Manager, Dean Balkin to the Committee.

The Planner informed the Committee the revised consent for the Southern Field Days had been granted.

The Chairman asked for clarification of permitted marginal activity. The Planner explained it was an activity that affected a neighbour on the boundary where a rule in the District Plan was being broken, but that activity was deemed small enough that a full resource consent was not required.

Cr Sharp referred to length of time taken for the Eastern Southland YFC application. The Planner explained the application had originally been received in 2017 and a revised consent lodged in September 2018. There had been a period when the application was put on hold at the request of the applicant and a period of redrafting the conditions of the consent in consultation with the applicant. The Consultant added that it had been a limited notified consent which added to the number of working days and the applicant had asked for that to be delayed. Under the Act, and because it had been put on hold, the Council had 101 days in which to process the application. It was completed in 93 days so well within the time limit allowed.

Cr Beale referred to the toilet block at the site and comments he had received from a contractor regarding the signing off of the building. The Building Manager responded and said the building did not comply and had to be redesigned to be fit for purpose.

His Worship asked if it would be possible for future reports to reflect any extended time limits. The Consultant said although this was noted within the report, a column could be added to the table for clarification.

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

3. REGULATORY SERVICES REPORT

The Council perused a report from the Senior Regulatory Officer.

In response to questions posed by Crs D Grant and Beale regarding PayMYPark, the Officer said there would be a minimal fee and this would be made clear to the public prior to use. Current meters would not need to be updated - a sticker on the existing meter would be an indicator of the availability of the PayMYPark app and could be operated by the individual's own device. The parking warden would monitor those meters electronically and infringement notices would also be electronic.

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

4. TELECOMMUNICATION FACILITIES (AC0226)

A report from the Planning Consultant had been received which detailed the legal framework for the erection of a telecommunications facility and the statutory requirements of the Council.

The Consultant reminded the Committee that the facility complied with the provisions of the National Environmental Standard for Telecommunications Facilities (NESTF) 2008. He noted that the radio frequency fields that discharge from it would comply with NZ standards which are far tighter than many overseas countries. Alternative sites had been considered, but did not meet the technical requirements. Following a reduced height of the construction, it was deemed compliant and the Council was obliged to issue the consent. The Council had some ability to alter the look of the structure but it would be at a cost and was not justified. Approval to proceed with installation had been approved.

In response to a Cr D Grant's suggestion the telecommunications facility be erected within the Gore cemetery, the Consultant said the National Environmental Standard for Telecommunications Act applied to roadways and not to land owned by the Council. The Parks and Recreation Manager said it would not fit with the Reserve Management Plan that covered the cemetery.

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

5. REPORT FROM BUILDING CONTROL MANAGER

A report from the Building Control Manager had been received.

The Manager referred to his report and said that since writing, 49 building consents had been granted for May and the majority had been for solid fuel heating.

The Chairman asked if the Council could submit to the Building System Legislative Reform Programme. The Manager said this would have needed to occur prior to the last Council meeting to be ratified, but the timeframe was deemed too tight. Cr D Grant asked if it was possible for the Manager to voice his concern formally about the timeframe. The Manager replied it would be discussed at the next cluster meeting. In response to a query from Cr Dickson regarding changes to the Building Act, the Manager said there would be an expansion into the more modern building systems and product certification streamlined.

The Consultant left the meeting at 5.09pm.

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

6. PROPOSED GORE DISTRICT LOCAL ALCOHOL POLICY 2019 (SC2371)

A report from the Senior Regulatory Officer had been received together with the draft Gore District Local Alcohol Policy for consideration.

The Officer said there were a few updates to the Policy as noted in the report but no other significant changes. The Police and health officials had been consulted however a response or input had not been received. The consideration of social impact of new off licences was new to the policy but due to restricted trading of off-licence establishments, was not relevant to the Gore district.

The Chairman asked what the process would be once feedback had been received. The Officer said it could be considered by the Council as a whole or a subcommittee appointed. The Chairman suggested waiting until submissions had been received, and if it was not onerous could be contained within a normal committee cycle.

RECOMMENDED on the motion of Cr Phillips, seconded by Cr Sharp, THAT the report be received and the draft Gore District LAP 2019 be considered,

THAT the Committee confirm the draft Gore District LAP 2019,

AND THAT the draft LAP be publicly notified using the special consultative procedure.

The meeting concluded at 5.14pm.