



**MINUTES OF THE ORDINARY MONTHLY MEETING OF THE REGULATORY AND PLANNING COMMITTEE, HELD IN THE COUNCIL CHAMBERS, 29 CIVIC AVENUE, GORE, ON TUESDAY 14 MARCH 2006, AT 5:04 pm**

**PRESENT** His Worship the Mayor (Mr Tracy Hicks JP), Cr Davis (Chairperson) Crs Dore, Harvey, Hellier, McFadzien, McIntyre, Ogg, Sutherland and Turnbull.

**IN ATTENDANCE** The Chief Executive (Mr Steve Parry), General Manager, District Assets (Mr Neil Jorgensen), General Manager, Community Services (Miss Su Mohan Das), Parks and Recreation Manager (Mr Ian Soper), Rooding Manager (Mr Murray Hasler), Asset Manager, Utilities (Mr Ross Haslemore) Chief Financial Officer (Mr Doug Walker), Building Control Manger (Mr Murray Martin), Planning Consultant (Mr Keith Hovell), the HR/Administration Manager (Susan Jones) and Corporate Support Officer (Mrs Jo Waddell).

**APOLOGIES** Crs Bolger and McLennan apologised for absence.

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1. MANAGING FLOOD RISK – DRAFT NEW ZEALAND PROTOCOL  
(45.6.1)

A memo had been received from the Planning Consultant advising that the Flood Risk Management Governance Group comprising representatives of local and central government and the Institute of Professional Engineers had developed a draft protocol aimed at improving the management of flood risks in New Zealand. The Consultant was of the view that the protocol lacked guidance as to how it should be implemented in a practical way at the local authority/public interface. The Council's District Plan was consistent with the approach that appeared to be promoted in the draft protocol. It also promoted a catchment wide response and that would require co-ordination on issues with the Southland District Council and Environment Southland.



**RECOMMENDED on the motion of Cr Harvey, seconded by Cr Hellier, THAT the report be received.**

2. PIGS IN DORSET STREET, MATAURA (34.4.1)

A memo had been received from the General Manager, Community Services, following complaints about pigs being housed in the urban area of Mataura. A chronology of events had also been circulated. There was no specific Bylaw pertaining to the issue, however, since 27 December 2005, the Council had not received any complaints from the Mataura area concerning pigs and the Animal Control Contractor's subsequent contacts with tenants of the Dorset Street flats suggested that the problem had been resolved.

**RECOMMENDED on the motion of Cr Hellier, seconded by Cr Sutherland, THAT the report be received,**

**AND THAT the Council review the issue after six months to ascertain if there have been any further incidents related to pig rearing in the Mataura township.**

In response to Cr Ogg, the Roading Manager was not aware of a Garden Street in Mataura.

Cr Davis reminded the Committee that the Council had also had problems with goats and roosters in the past.

The Chief Executive advised the Council was obliged to comprehensively review all of its Bylaws in 2008 to comply with the Local Government Act.

3. DANGEROUS, INSANITARY AND EARTHQUAKE PRONE BUILDINGS POLICY (46.37)

A memo from the Building Control Manager had been received about a required policy on Dangerous, Insanitary and Earthquake Prone buildings to be adopted by 31 March 2006. Public consultation was also required and a draft policy had been included with the agenda. The policy adopted a minimalist approach based primarily on two factors – the low level of seismic activity and the low risk nature of the buildings in the Gore District.

The policy statement regarding dangerous and insanitary buildings reinforced current practice and legislative process. The earthquake prone building policy statement applied only where there was a building consent application pertaining to



structural work on a building or change of use. The level of required strengthening was the minimum required by legislation.

Relevant sections from the Building Act had also been provided.

Cr McFadzien asked if buildings were subject to warrants of fitness.

The Manager replied some were, such as public buildings, rest homes or changes of use etc.

**RECOMMENDED on the motion of Cr Sutherland, seconded by Cr McFadzien, THAT the proposed Policy on Dangerous, Insanitary and Earthquake-prone buildings as drafted and circulated, be approved for public consultation.**

*The Building Control Manager departed the meeting at 5.23 pm*

4. REGULATORY BULLETIN (11.5.1/2.14.2)

A summary of building consents issued for February 2006, together with comparisons for the previous two years had been received. Also circulated, was a schedule of resource consents issued to 28 February 2006.

The Planning Consultant asked the Council to note that Trustpower had applied for consent for wind recording towers.

**RECOMMENDED on the motion of Cr Ogg, seconded by Cr Dore, THAT the information be received.**

The meeting concluded at 5:27 pm

