

NOTICE IS HEREBY GIVEN THAT THE MONTHLY MEETING OF THE REGULATORY AND PLANNING COMMITTEE, WILL BE HELD IN THE COUNCIL CHAMBERS, 29 CIVIC AVENUE, GORE, ON TUESDAY 8 AUGUST 2006 AT THE CONCLUSION OF THE OPERATIONS COMMITTEE MEETING

**Steve Parry
CHIEF EXECUTIVE**

31 July 2006

A G E N D A

1. Regulatory Bulletin

(Pages 1-3)

REGULATORY AND PLANNING COMMITTEE AGENDA

AUGUST 2006

1. REGULATORY BULLETIN

(Memo from Chief Executive – 01.06.06)

Attached is a schedule of building consents issued for July 2006, together with comparisons with the previous two years.

Also attached are schedules of resource consents issued to 31 July 2006.

RECOMMENDATION

THAT the information be received.

LANDUSE & SUBDIVISION CONSENTS ISSUED 1 July to 31 July 2006

Reference	Date Received	Name	Location	Description	Issued
SC 27/2005	24 November 2005	J D Phillips	McDougall Street	Subdivision	Suspended – Waiting for further information
SC 12/2005	1 July 2005	J C & R A McLean	Takitimu Street, Gore	Subdivision	Waiting neighbour approvals
SC 1/2006	31 January 2006	H H & C P Winsloe	Broughton Street, Gore	Subdivision	Processing
SC 2/2006	8 February 2006	J & P Ware	Wentworth St, Whiterig Rd, Boundary Rd	Subdivision	Awaiting neighbour approvals
SC 3/2006	13 February 2006	RG & ER Watson Ltd	Otama Valley Road	Subdivision	Processing
SC 5/2006	28 March 2006	VR, HM & JR MacGibbon and DA Duncan	Millane Road	Subdivision	Processing
SC 7/2006	30 March 2006	DR & AJ Smith	Crombie Street	Subdivision	Processing
SC 8/2006	31 March 2006	J D Phillips	Charlton Road / Thames Street	Subdivision	Awaiting neighbour approvals
SC 10/2006	27 June 2006	Mataura Licensing Trust	Oxford Street, Gore	Subdivision	Processing
SC 11/2006	30 June 2006	TH & MO Osborne	Hewlet Road	Subdivision	Processing
SC 12/2006	30 June 2006	Charlton Auto Limited	Charlton Lane / Aparima Street	Subdivision	Processing
SC 13/2006	18 July 2006	J D Phillips	Bridge Street, Mataura	Subdivision	Processing
LU 2006/01	17 January 2006	Trustpower Limited	Isla Road / Davidson Road West	Wind Towers	Processing
LU 2006/03		Wooshwireless	451 Crawford Road	Variation of approved communications facility	Processing
LU 2006/04	20 March 2006	P & K Molloy	33 Aotea Crescent, Gore	Building within 700mm of boundary line & above building envelope	Processing
LU 2006/07	10 May 2006	Dongwha Patinna NZ	301 Pioneer Highway	Proposed Hardwood Processing Plant	Processing
LU 2006/08	10 May 2006	Dongwha Patinna NZ	301 Pioneer Highway	Changes to Conditions	Processing
LU 2006/10	3 July 2006	Ireland Developments Ltd	136-38 Broughton Street	Childcare Centre	Publicly notified
LU 2006/11	11 July 2006	Community Impact Charitable Trust	30 Hamilton Street, Gore	Pre-School	Awaiting information

GORE DISTRICT COUNCIL

BUILDING CONSENTS ISSUED

	2004-2005				2005-2006				2006-2007			
	No. of Consents		Value of Consents \$		No. of Consents		Value of Consents \$		No. of Consents		Value of Consents \$	
July	49	<i>49</i>	2,105,001	<i>2,105,001</i>	49	<i>49</i>	696,972	<i>696,972</i>	66	<i>66</i>	924,760	<i>924,760</i>
August	51	<i>100</i>	2,314,351	<i>4,419,352</i>	74	<i>123</i>	2,554,603	<i>3,251,575</i>				
September	28	<i>128</i>	928,051	<i>5,347,403</i>	54	<i>177</i>	1,056,745	<i>4,308,320</i>				
October	36	<i>164</i>	593,869	<i>5,941,272</i>	41	<i>218</i>	1,828,297	<i>6,136,617</i>				
November	57	<i>221</i>	2,387,154	<i>8,328,426</i>	62	<i>280</i>	1,314,980	<i>7,451,597</i>				
December	59	<i>280</i>	5,024,098	<i>13,352,524</i>	42	<i>322</i>	1,400,730	<i>8,852,327</i>				
January	14	<i>294</i>	123,056	<i>13,475,580</i>	0	<i>322</i>	0	<i>8,852,327</i>				
February	35	<i>329</i>	845,434	<i>14,321,014</i>	40	<i>362</i>	1,058,974	<i>9,911,301</i>				
March	35	<i>364</i>	1,348,120	<i>15,669,134</i>	67	<i>429</i>	2,508,753	<i>12,420,054</i>				
April	66	<i>430</i>	1,573,426	<i>17,242,560</i>	38	<i>467</i>	973,290	<i>13,393,344</i>				
May	91	<i>521</i>	816,080	<i>18,058,640</i>	74	<i>541</i>	3,357,800	<i>16,751,144</i>				
June	53	<i>574</i>	1,188,519	<i>19,247,159</i>	54	<i>595</i>	770,565	<i>17,521,709</i>				

* *Italics indicate a running total*

CONSENTS ISSUED OVER \$40,000.00

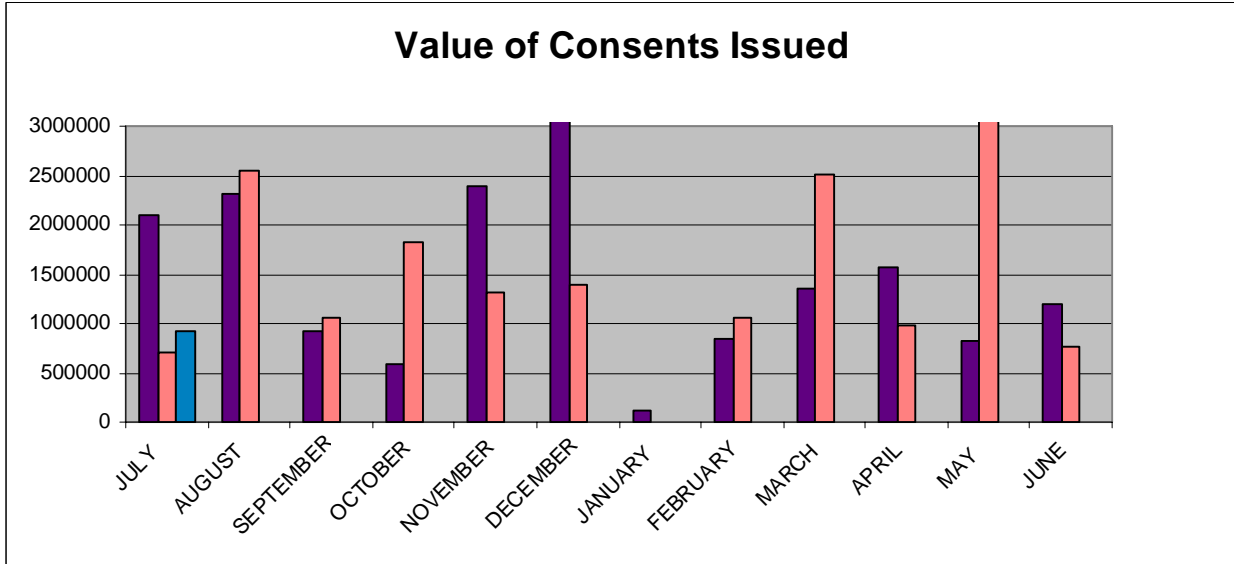
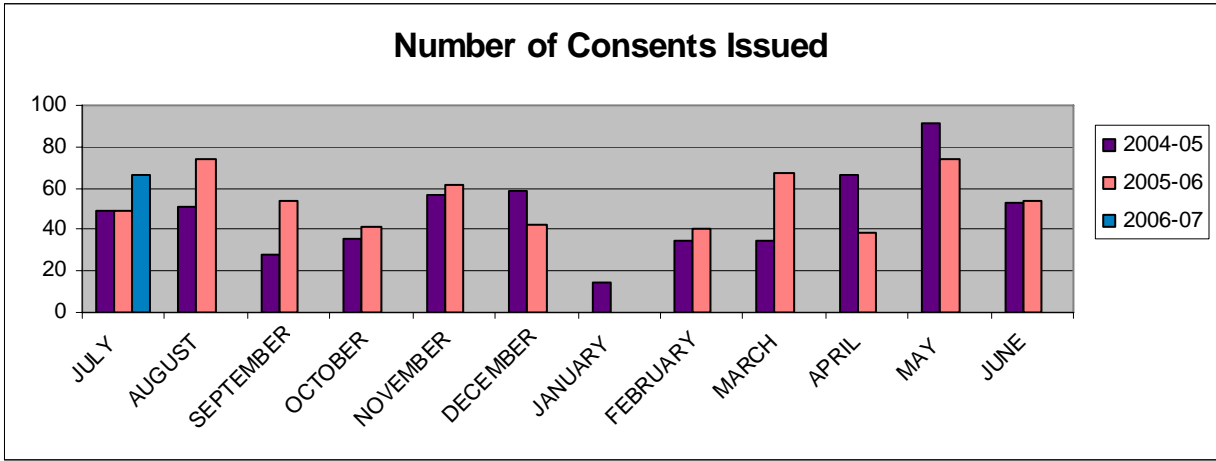
Name	Location	Description of Work	Value of Consent
T L Shanks	12 Irving Street, Gore	Alteration to kitchen and bathroom	40,000
Gormack Wilkes Davidson Gore Limited	17 Hokonui Drive, Gore	Internal alteration to existing building	60,000
Southand District Health Board	37 Hokonui Drive, Gore	Alteration to interior and upgrade	100,000
K E Fiveash	139 Knapdale Road	Rearrange interior of dwelling	45,000
Order of St John	241 Main Street, Gore	Ambulance garage	75,000
Waitaki International Ltd	18/30 McQueen Avenue, Mataura	New carton store	124,000
N J Mair	101 River Road	Relocation of and addition to dwelling	100,000

NEW DWELLINGS

(01 Jan to 31 Dec)

2000	2001	2002	2003	2004	2005	2006
10	14	23	29	32	42	38

(to date)



HISTORICAL INFORMATION – DO NOT PRINT WITH REPORT

1999-00			
No. of Consents		Value of Consents	
		\$	
56	56	806,010	806,010
46	102	1,296,869	2,102,971
37	139	568,149	2,671,120
32	171	596,002	3,267,122
30	201	205,002	3,472,124
47	248	296,454	3,768,578
9	257	191,092	3,959,670
20	277	185,000	4,144,670
41	318	891,346	5,036,016
27	345	371,285	5,407,301
61	406	489,679	5,896,980
54	460	519,557	6,416,537

2000-01			
No. of Consents		Value of Consents	
		\$	
34	34	242,380	242,380
41	45	583,680	826,060
36	111	392,293	1,218,353
37	148	1,304,712	2,523,065
37	185	469,997	2,993,062
37	222	657,064	3,650,126
24	246	626,375	4,275,501
26	272	164,751	4,441,252
37	309	647,384	5,088,636
58	367	979,857	6,068,493
51	418	5,811,504	11,879,997
47	465	818,118	12,698,115

2001-02			
No. of Consents		Value of Consents	
		\$	
39	39	633,310	633,310
40	79	4,636,730	5,270,040
23	102	1,707,081	6,977,121
43	145	1,262,989	8,240,110
43	188	343,358	8,583,468
27	215	2,556,329	11,139,794
15	230	984,300	12,124,094
25	255	563,964	12,880,058
32	287	1,110,303	13,990,361
54	341	769,733	14,760,094
45	386	667,999	15,428,093
46	432	812,272	16,240,365

2002-2003			
No. of Consents		Value of Consents	
		\$	
57	57	808,579	808,579
43	100	767,165	1,575,744
33	133	641,633	2,217,377
42	175	1,063,939	3,281,316
44	219	1,053,722	4,335,038
26	245	915,793	5,250,831
12	257	402,277	5,653,108
23	280	547,590	6,200,698
50	330	1,143,258	7,343,956
43	373	2,113,976	9,347,932
68	441	1,798,660	11,146,592
68	509	2,150,644	13,297,236

2003-2004			
No. of Consents		Value of Consents	
		\$	
49	49	566,814	566,814
48	97	1,138,420	1,705,234
52	149	1,208,432	2,913,666

39	188	1,121,207	4,034,873
32	220	3,564,544	7,599,417
54	274	4,044,596	11,644,013
10	284	94,685	11,738,698
42	326	2,262,673	14,001,371
47	373	3,121,008	17,122,379
46	419	745,108	17,867,487
57	476	685,441	18,552,928
51	527	762,407	19,315,335

2. POLICY ON FRAMES FOR SIGNS OR HOARDINGS

(Memo from Chief Executive – 2.8.06)

The Council's current policy on frames for signs or hoardings was approved on 28 March 2000 and came into effect on 1 May of that year. A copy of this policy is enclosed as Appendix 1.

A recent inquiry received from a commercial business enterprise seeking the opportunity to secure advertising space on the hoarding framework located at both ends of State Highway 1 in the Gore township, highlighted a potential anomaly with this policy. The business concerned wanted to promote a special upcoming sale and when viewed under the current wording of the policy this appeared to be permissible. However custom and practice since the policy has been established has been to preserve the advertising space on the hoardings for non-commercial or community organisations.

As councillors will be aware, a real dilemma could be caused by allowing a commercial entity to utilise the hoarding facility with other businesses in the area climbing on the bandwagon and potentially shutting out non-commercial organisations who may not be equipped to react as quickly as their commercial counterparts.

Given the custom and practice that has developed over the past six years, it is suggested that the policy on frames for signs or hoardings be amended to delete reference to commercial organisations in clause 2 of the fees schedule. An amended policy is attached as Appendix 2. A statement has been included at the foot of clause 2 of the amended policy to clarify the fact that the policy does not allow Council-owned frames for signs or hoardings to be utilised by commercial organisations. This revised policy is submitted on the basis that the Council would wish to see the continuation of established custom and practice whereby the frames for signs or hoardings are the sole preserve of non-commercial or community organisations.

RECOMMENDATION

THAT the Council approve the revised policy on frames for signs or hoardings as detailed in Appendix 2 attached.

APPENDIX 1 – CURRENT POLICY

POLICY ON FRAMES FOR SIGNS OR HOARDINGS

1. Permit Required

No person shall erect or display any sign or hoarding on the signage/hoarding frames unless a permit has first been obtained from the Gore District Council and has first been obtained from the Gore District Council and has paid the fee in accordance with Clause 2 under.

2. Fees

The following fees and charges shall be payable to the Council:

- | | | |
|-----|--|---------------|
| (a) | Non-commercial organisations | \$5 per week |
| (b) | Commercial organisations | \$20 per week |
| (c) | Commercial product or services promotion | \$50 per week |

3. Time Periods

- (a) The maximum time for a sign or hoarding to be displayed on the frame shall be three calendar weeks, which may be prior and or inclusive of the time of the event or promotion is occurring.
- (b) Bookings, confirmed with a sign or hoarding permit application, may be accepted within one year in advance of the event or promotion occurring.
- (c) The sign/hoarding shall be removed by the permit holder at the end of their time period specified on the permit.

4. Signs and Hoardings

- (a) Every sign or hoarding shall be made, erected or constructed in a neat manner.
- (b) The sign or hoarding shall be of a professional standard, that is, materials used and its artwork.
- (c) Information displayed shall be only on a single side, having a plain back.

5. Maintenance of Signs and Hoardings

- (a) Every sign or hoarding shall, at all times, be maintained in good and substantial repair to the satisfaction of the Council.
- (b) Signs or hoardings shall be checked by the permit holder frequently during bad weather, especially in strong winds.
- (c) Signs and hoardings damaged are required to be repaired and secured back on the frame or otherwise removed by the permit holder.
- (d) The Council will not be responsible for any damage or vandalism that may occur to any sign or hoarding on the frames.
- (e) Any sign or hoarding that is required to be collected, or frame needing repair or the need for turf reinstatement by the Council or its agents, may result in actual and reasonable costs being recovered from the permit holder for carrying out such works.
- (f) A sign or hoarding can be removed by the respective permit holder or the Council.

6. Only two permit holders will be allowed to utilise any one signage or hoarding frame at any one time.

7. The policy on signage and hoardings will be reviewed at least annually.

APPENDIX 2 – PROPOSED POLICY

PROPOSED POLICY ON FRAMES FOR SIGNS OR HOARDINGS

1. Permit Required

No person shall erect or display any sign or hoarding on the signage/hoarding frames unless a permit has first been obtained from the Gore District Council and has first been obtained from the Gore District Council and has paid the fee in accordance with Clause 2 under.

2. Fees

The following fees and charges shall be payable to the Council:

- (a) Non-commercial organisations \$5 per week

Note: Commercial organisations or individuals seeking a profit or pecuniary gain are not permitted to utilise Council owned frames for signs and/or hoardings.

3. Time Periods

- (a) The maximum time for a sign or hoarding to be displayed on the frame shall be three calendar weeks, which may be prior and or inclusive of the time of the event or promotion is occurring.
- (b) Bookings, confirmed with a sign or hoarding permit application, may be accepted within one year in advance of the event or promotion occurring.
- (c) The sign/hoarding shall be removed by the permit holder at the end of their time period specified on the permit.

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5. Maintenance of Signs and Hoardings

- (a) Every sign or hoarding shall, at all times, be maintained in good and substantial repair to the satisfaction of the Council.
- (b) Signs or hoardings shall be checked by the permit holder frequently during bad weather, especially in strong winds.
- (c) Signs and hoardings damaged are required to be repaired and secured back on the frame or otherwise removed by the permit holder.
- (d) The Council will not be responsible for any damage or vandalism that may occur to any sign or hoarding on the frames.
- (e) Any sign or hoarding that is required to be collected, or frame needing repair or the need for turf reinstatement by the Council or its agents, may result in actual and reasonable costs being recovered from the permit holder for carrying out such works.
- (f) A sign or hoarding can be removed by the respective permit holder or the Council.

6. Number of Users per Frame

Only two permit holders will be allowed to utilise any one signage or hoarding frame at any one time.

7. Review

The policy on signage and hoardings will be reviewed periodically.