



**REPORT OF THE ORDINARY MONTHLY MEETING OF THE REGULATORY AND PLANNING COMMITTEE HELD IN THE COUNCIL CHAMBERS, 29 CIVIC AVENUE, GORE ON TUESDAY 13 MARCH 2007, AT 4:04 pm.**

**PRESENT** Cr McFadzien (Chairman) Crs Bolger, Dore, Harvey, Hellier, McIntyre, McLennan, Ogg and Turnbull.

**IN ATTENDANCE** The Chief Executive (Mr Steve Parry), General Manager, District Assets (Mr Neil Jorgensen), Parks and Recreation Manager (Mr Ian Soper), Roding Manager (Mr Murray Hasler), Office Manager (Mrs Margaret Evans) and the Corporate Support Officer (Mrs Jo Waddell).

**APOLOGIES** His Worship the Mayor and Cr Davis apologised for absence.

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**1. BOUNDARY ROAD – ROAD CLOSURE DECISION (P/F)**

A memo had been received from the Chief Executive about the decision to abandon the closure of the unformed Boundary Road. A copy of the decision had been circulated with the agenda.

Cr Harvey said it was the first hearing he had taken part in and he had thoroughly enjoyed the process. He acknowledged that not all parties would be satisfied with the decision but it was for the common good.

Cr McFadzien said late information provided by the Roding Manager had helped with the process.

The Roding Manager added that it proved where there was a delay in proceedings, it was necessary to review the issues.

Cr Dore was pleased with the decision and said it took care of any future developments in that area.

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

## 2. DEMOLITION OF FORMER GORE HOSPITAL (P/F)

A memo from the Chief Executive had been received following a request at the February Council meeting about any approvals were given to enable 500 tonnes of demolition material to be buried on the site of the former Gore hospital. From the original resource consent, there was no explicit discussion relating to disposal in the written decision, however, condition 2 stated *“The material removed from the site shall be deposited at a site that has the required resource consents from the appropriate Regional and District Councils”* could be taken to infer that not all material would be removed from the site. The consent also required the preparation of a site rehabilitation plan and that plan explicitly provided for the burying of material on the site.

Cr McFadzien advised he had been passed the site prior to the meeting and was very pleased with the amount of work being carried out. He added it would be good to see it all cleared in the future.

Cr Dore queried whether it was expected that the site would be totally cleared this time.

The Chief Executive said to his best estimations it would be, and that had been the reason for the approach to the Council for a financial contribution of \$30,000.

Cr McIntyre asked if an agreement had been reached with the owner of how the Council’s contribution of \$30,000 was going to be utilised.

The Chief Executive replied he had met with the contractor onsite and sent a letter to the owner advising of the Council’s requirements for proof as money would only be paid following production of evidence.

Cr McIntyre asked whether it had been discussed with the owner the possibility of purchasing the land at a later stage.

The Chief Executive said he had not progressed that issue yet in the interests of seeing the buildings demolished and progress being maintained. He added that while the Council was interested in the land purchase, he was reluctant to do anything that could interfere with the current burst of activity.

In response to Cr Harvey, the General Manager, District Assets advised the area with asbestos would be removed separately

and double wrapped in polythene and there had been a costing calculated.

Cr McFadzien said the estimate was \$12,000 which included the cartage to the landfill.

Cr Ogg noted Mr Max Allfrey was a co-owner of the site.

The Chief Executive replied he was the sole owner as Mr Michael Gale had exited and Mr Allfrey was the person he had dealt with to date.

Cr Ogg said she had found that both the Physio, Paediatric and Geriatric Wards had also been buried onsite and that would equate to another 500 tonnes, meaning that a total of 1,000 tonnes had been buried and she queried whether it had been documented.

The Chief Executive said it would have been useful to have had prior warning about that information, but the Council did not own the site and the burial happened two years previously.

Cr Ogg said the Chief Executive was looking for a scape goat and reiterated that approximately 1,000 tonnes had been buried on site without consent. She said she had been talking to Mr Dave Connor (Environment Southland) who had informed her it was a very political issue but she did not see it that way.

The General Manager asked what the problem with it was.

Cr Ogg said Mr Connor had a problem with the burial of rubble onsite.

The General Manager asked if she had proof of the tunnels being filled in. He said Mr Connor had contacted him about the 500 tonnes buried onsite and the wording of a complaint he had received was nearly verbatim to what Cr Ogg had said the previous day in a political setting. It was two years since the rubble had been buried and suddenly a complaint had been made about alleged illegal deposits on the site.

Cr Ogg said she thought a rural ratepayer could bury rubble wherever one liked then.

The General Manager said Cr Ogg needed to understand that the Regional Council allowed up to 500 cubic metres to be buried before a resource consent was required. If there was something like 1,000 tonnes buried, for the purpose of the

consent it equated to 2 tonnes per cubic metre which was slightly less than the 500 cubic metres and it was within Environment Southland's criteria. He added the consent from the Gore District Council explicitly allowed for burial in the site recovery plan.

Cr Ogg asked if it was being monitored.

The General Manager said it was not Council owned land and if the contractor wished to bury more rubble on site, what was the problem?

*Cr Turnbull attended the meeting from 4:18 pm.*

Cr Bolger was amazed at the question and wondered what Cr Ogg's motives were as it had been clearly reported that nothing untoward was happening at the site.

Cr Ogg said it was her prerogative to make a complaint.

Cr Bolger said Cr Ogg was being a political impediment to the demolition of the old hospital and her first priority should be to the people of the District. He believed that she was trying to be mischievous.

Cr Ogg said if everything had gone well, why was there such a outcry.

Cr Hellier said the Council was informed about the burial a year ago and he thought it was time to let the contractor get on with the job. He added that there were big tunnels to fill in and it was a good idea to do so with the rubble available. He was offended the Chief Executive had been accused as he had not had any involvement with that issue.

**RECOMMENDED on the motion of Cr McLennan, seconded by Cr Harvey, THAT the information be received.**

### 3. ACCREDITATION AS A BUILDING CONSENT AUTHORITY (2.34)

A memo had been received from the Chief Executive about the requirement of the Building Act 2004 for all territorial authorities to be accredited and registered by the regulator (Department of Building and Housing) to become building consent authorities by 30 November 2007. The Council had been working with Mr Neil Gerrish of BuildCon Solutions and the accreditation project was about 60% complete with the aim to have an application forwarded to the DBH by 30 June.

The Chief Executive added that the key impediment at this stage was the lack of resources in the building department and the appointment of a Building Control Manager was the main priority so the accreditation could be in place in a timely manner.

Cr Harvey asked how it would affect the cost of building consents.

The Chief Executive replied the fees had already been raised but broadly speaking it would add \$25,000 per annum in compliance costs which would have to feed through to the fees. He said the Council needed three inspectors even with the predicted downturn in building. He added it was extremely difficult to get anyone interested in the job with the current issues being played out in the public arena and already two candidates had turned the position down.

Cr Hellier asked if the accreditation included licensing.

The Chief Executive said it was dealt with separately and would be reviewed in 2011. He hoped pragmatism would play its part and people would be accredited for their past building experience otherwise tradesmen would choose other careers.

In response to Cr Hellier, the Chief Executive said an arrangement had been made with the Invercargill City Council and Mr Peter Murphy was overseeing the more complex matters. A solution was needed quickly.

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

5. REGULATORY BULLETIN (11.5.1/2.14.2)

A summary of building consents issued for December 2006, January and February 2007 together with comparisons for the previous two years had been received. Also circulated, was a schedule of resource consents issued to 28 February 2007.

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

The meeting concluded at 4:31 pm