

REPORT OF THE ORDINARY MONTHLY MEETING OF THE REGULATORY AND PLANNING COMMITTEE HELD IN THE COUNCIL CHAMBERS, 29 CIVIC AVENUE, GORE ON TUESDAY 9 SEPTEMBER 2008, AT 5:28 pm.

PRESENT His Worship the Mayor (Mr Tracy Hicks JP), Cr McLennan (Chairperson), Crs Bolger, Davis, Dixey, Gardyne, Grant, Harvey, Heller, Highsted and Sharp.

IN ATTENDANCE The Chief Executive (Mr Steve Parry), General Manager, District Assets (Mr Paul Withers), General Manager, Corporate Services (Mr Russell Duthie), Parks and Recreation Manager (Mr Ian Soper), Roading Manager (Mr Murray Hasler), Keith Asset Manager, Utilities (Mr Ross Haslemore) and Corporate Support Officer (Mrs Tracey Millan)

APOLOGY Cr Dixon apologised for absence.

1. NATIONAL ENVIRONMENTAL STANDARDS FOR TELECOMMUNICATIONS FACILITIES (11.1.4)

A memo had been received from the Planning Consultant regarding the National Environmental Standards for Telecommunications Facilities that had been gazetted by the Government. The standards came into force on 10 October 2008.

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

2. PROPOSED NATIONAL POLICY STATEMENT FOR RENEWABLE ELECTRICITY GENERATION (11.1.4)

A memo had been received from the Planning Consultant, together with a copy of the National Policy Statement for Renewable Electricity Generation.

Cr McLennan advised the submission process was underway and the Council had a right to respond before 19 December 2008.

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

3. PROPOSED NATIONAL POLICY STATEMENT FOR FRESHWATER MANAGEMENT (11.1.4)

A memo had been received from the Planning Consultant together with a copy of the National Policy Statement for Freshwater Management.

Cr McLennan said being a river town it was quite important that the Council did put a submission forward as it was very much affected as a community.

Cr Bolger also thought there was a need to make a submission both as an industrial and agricultural district. Water was a valuable resource that the community used, not a resource that should be locked away. A balance was needed.

The Planning Consultant said the form that the statement was in at present concerned him a little because if the Council was required to start managing activities that could result in discharge of water, how would it go about doing that. He was happy to work in with a couple of councillors to put in a submission.

His Worship and Crs Bolger and McLennan volunteered to assist Mr Hovell with the filing of a submission.

RECOMMENDED on the motion of Cr Bolger, seconded by Cr Dixey, THAT the Council resolve to lodge a submission to the proposed Statement,

AND THAT His Worship and Crs Bolger and McLennan be appointed to consider the document and work with the Council's Planning Consultant to prepare a submission.

4. GRAVEL EXTRACTION – RIVER ROAD (3.5)

A memo had been received from the Planning Consultant regarding increasing concern about the impact of heavy vehicles on gravel roads, particularly those vehicles carting gravel.

The Roading Manager advised that River Road was a situation where considerations that were originally in place were no longer fair. Truck movements had a huge affect on the roads and pushed them to the point of seal extension. A user pay levy system needed to be introduced.

Cr McLennan thought that the Council should have a charge as to what they ended up having to pay to maintain roads due to damage caused by trucks.

The Planning Consultant advised a tracking system was currently being set up by the Council to record all financial contributions that were paid through the resource consent process.

Cr Bolger thought if the levy was high enough to offset the damage, the financial benefits of heavy vehicles accessing the district would far outweigh the negative aspects.

In response to Cr Sharp, the Roding Manager advised that one consent had been for 30,000 and another for 10,000 cubic metres.

RECOMMENDED on the motion of Cr Dixey, seconded by Cr Davis, THAT the information be received.

5. RESOURCE CONSENT PROCESSING (11.5.2)

A memo had been received from the Planning Consultant, together with a summary of resource consents that had recently been processed. It was also reported that one abatement notice had been served on the owners of 140 Wentworth Street, East Gore. A wind mill operating on the site had been the subject of complaints from an adjoining neighbour. The windmill had since been turned off and the owner was hopeful that he could modify the windmill to operate quietly.

RECOMMENDED on the motion of Cr Heller, seconded by Cr Dixey, THAT the information be received.

6. SIGNIFICANT TREES REGISTER (18.5)

A memo had been received from the Planning Consultant advising that in recent months a survey had been undertaken by Council staff and advisors to identify additional significant trees, in the district.

The Planning Consultant confirmed that the Chairperson and two out of three persons appointed to the Hearing Panel needed to have the necessary certification. The hearing would take place in the second quarter of 2009.

The Parks and Recreation Manager thought that the positive outweighed the negative responses among residents in the community.

In response to His Worship, the Planning Consultant advised that if a tree owner did not want their tree on the register, he would send notification to the Parks and Recreation Manager for further investigation. If staff thought the tree was worthy of inclusion they would report back to the Council, and a hearing would be held. The tree owner could attend. The Hearing Panel needed to declare conflicts of interest if any arose.

Cr Gardyne thought that there was a situation of invasion of property rights and perhaps a waste of money adding costs to the Council?

Cr McLennan advised that if people wanted their property in a register, then it was their right to do so.

Cr Grant advised that that his Grandfather had gifted a small acre of reserve with Wellingtonian trees growing on it, to the Council 50 years ago. The Council had never visited the site in 50 years and the Gore Round Table had erected a small monument on the reserve in the early 1970's in memory of the early settlers. He had asked Gordon Bailey to inspect the trees as they looked like they might be dying but that had never happened.

The Parks and Recreation Manager had not been aware of the request, but was happy to visit the reserve with Cr Grant.

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

AND THAT the Council appoint a Hearing Panel comprising of Cr Harvey (subject to him passing his exam), Cr Highsted and Cr Davis, to consider the Plan Change following notification.

7. CONTAMINATED SITES (11.1.4)

A memo had been received from the Planning Consultant that advised the Minister for the Environment had written to all Councils regarding managing information on contaminated land under the RMA. The Ministry had asked that the Council place information on its database of property files of sawmill sites in the district that had been identified as having used the hazardous substance PCP.

The Chief Executive said that care would need to be taken to ensure that prospective purchasers of the Ngahere Sawmill land were aware that the land could potentially contain contamination.

RECOMMENDED on the motion of Cr Sharp, seconded by Cr Gardyne, THAT the information be received.

8. DOG CONTROL POLICY AND PRACTICES (34.4.1)

A memo had been received from the Chief Executive together with the annual report on the Council's dog control.

In response to His Worship, the Chief Executive advised that menacing and dangerous dogs were monitored and muzzled. Dangerous dogs were de sexed and sometimes destroyed.

RECOMMENDED on the motion of Cr Dixey, seconded by Cr Davis, THAT pursuant to Section 10A of the Dog Control and Practices for 2007/08 be adopted.

9. BUILDING CONSENT SCHEDULE (2.14.3)

A schedule of building consents issued in October, together with comparisons of the previous two years was perused by the Committee.

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

The meeting concluded at 6.07pm.