

REPORT OF THE ORDINARY MONTHLY MEETING OF THE REGULATORY AND PLANNING COMMITTEE HELD IN THE COUNCIL CHAMBERS, 29 CIVIC AVENUE, GORE ON WEDNESDAY 14 OCTOBER 2009, AT 6.21 pm.

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

IN ATTENDANCE The Chief Executive (Mr Stephen 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), Assets Manager, Utilities (Mr Ross Haslemore), Planning Consultant (Mr Keith Hovell), Building Control Manager (Mr Russell Paterson), Plumbing and Drainage Inspector (Mr Lester Paisley), Corporate Support Officer (Mrs Tracey Millan) and three members of the public in the gallery.

APOLOGY Cr Grant apologised for absence.

1. RACECOURSE ROAD SEWAGE ISSUES (9.21)

A memo had been received from the Planning Consultant regarding advising two formal complaints had been received raising concerns at the performance of septic tanks in the Racecourse Road area. One complainant referred to smells that occurred at different times of the year, while both have observed effluent in roadside ditches or ponding on land near septic tanks.

The concerns were also held by Lester Paisley, the Council's Plumbing and Drainage Inspector.

The Consultant thought in the first instance it was appropriate to gather further information from land owners by way of a questionnaire. A draft copy of the questionnaire had been circulated, together with a plan showing the extent of the

area within which land owners would be consulted. A meeting would then be held with those surveyed to report back on the results of the questionnaire and assess what options might be available in response to the problems.

In response to Cr Gardyne who wondered why Racecourse Road was the only area being assessed, the Planning Consultant referred to the second part of the recommendation.

Cr McLennan recalled a survey had been done of the area some years ago. The problem had obviously gotten worse.

The Planning Consultant said in 1997 there had been issues with effluent getting into waterways. The Council helped rectify that situation over several years. It had been highlighted to landowners how to maintain their septic tanks. Perhaps when a change of ownership took place a brochure and some guidance on how to look after septic tanks could be provided to new landowners.

Cr Dixey said Pukerau had the same sort of problem.

RECOMMENDED on the motion of His Worship, seconded by Cr Davis, THAT the Council endorse the approach to:

- (i) gather further information to assess the extent of problems with septic tanks in the Racecourse Road area;**
- (ii) consult with affected land owners to discuss and assess possible options to rectify those problems; and**
- (iii) report back to the Council with a recommendation of future actions that the Council can take or facilitate,**

AND THAT the Council note that any off-site issues occurring with the septic tanks in other locations will be assessed and reported to the Council on a case by case basis.

2. MULTI-SPORTS COMPLEX (37.22.2)

A memo had been received from the Planning Consultant advising that as work was nearing completion on the Stage 3 indoor events centre of the multi-sports complex at Wayland Park, an audit of the development in terms of consistency would be undertaken.

It was likely some issues such as noise and traffic would require a further review as well as meetings with residents and users, once the centre was in full operation and the recently consented hockey turf was also being used.

The review was likely to take three months to complete and a report would be made back to Council.

RECOMMENDED on the motion of Cr Dixey, seconded by Cr Sharp, THAT the report be noted.

3. LIGNITE DEVELOPMENT (60.10)

A memo had been received from the Planning Consultant regarding the announcement by Solid Energy and Ravensdown for a joint study to assess the viability of constructing a coal to fertiliser plant in Southland.

Cr Bolger thought the Council, as a consenting authority, needed to be careful how it expressed its support.

Cr Harvey wondered if the matter would go to the Environmental Protection Agency (EPA) for consideration.

The Planning Consultant said he had spoken with the Agency who advised the amendment to the Resource Management Act enabled the applicant, the Council or any other person to apply to the EPA for the way a consent was to be processed. It would then be determined by the Minister. He could refer it back to the Council for processing in the normal way, refer it onto the Environment Court, or he could appoint a board of inquiry to consider it. The RMA amendment required it to then consider and make a decision within nine months.

RECOMMENDED on the motion of Cr Bolger, seconded by Cr Highsted, THAT the report be noted.

4. DOG CONTROL POLICY AND PRACTICES (22.2.2)

A memo had been received from the Chief Executive together with an annual report of the Council's dog control and practices for the year ending 30 June 2009.

RECOMMENDED on the motion of Cr Dixey, seconded by Cr Sharp, THAT pursuant to Section 10A of the Dog Control Act 1996, the Gore District Council report on Dog Control Policy and Practices for 2008/09 be adopted.

5. STAGE 3 – OUTSTANDING FEES (37.22.2)

A memo had been received from the Building Control Manager detailing a breakdown of building consent related fees charged and received since 14 September 2007 for Stage 3 of the Gore Multi-Sports Complex – the indoor events centre (consent no 203746).

In response to Cr McLennan's query as to where the Council was at, the Chief Executive said the Council had sought a report from the Building Control Manager to ascertain the level of fees outstanding but had yet to decide what it would do in regard to the fees. As he had said in his report, as the Building Control Department was a user pays operation; it needed to receive the fees one way or another. Since then, there had been more debate about Stage 3 and funding of its operation. A full report would go to the next Council meeting regarding the other two funding partners, ownership and a means of how the facility would be operated.

In response to Cr Gardyne, the Chief Executive said the Council was a normal creditor, with no priority in terms of being paid.

Cr Gardyne said despite the fact that the Council had agreed that the new complex could be signed off before the fees were paid, given developments subsequent to the recent resolution he wondered if it might be appropriate to revoke that clause, or, did it wait for the report from the Chief Executive.

The Chief Executive did not think there was a need to revoke or rescind the resolution at this stage. The Council had made the decision not to let the unpaid fees stop progress. It would have to be put "into the wash" as to how to deal with it as a Council when the operational and ownership side of things was sorted.

Cr Gardyne was concerned about the Trust's intention to repay.

The Chief Executive said because it was a capital cost, he had always envisaged it would come in the mix when the issue about ownership was considered. A letter had been received from the trustees, stating as part of the rescue package it would entertain the idea of the Council taking over ownership of the facility. Outstanding liabilities would also be something to consider.

Cr Heller said the liability would then be \$79,000, not \$29,000 as stated, as there was a \$50,000 interest free loan as well.

His Worship said the issues needed to be discussed in depth, once discussion surrounding the ownership of the building had taken place. He thought it would be premature to speculate.

In response to Cr Harvey, the Building Control Manager said the complex was getting close to completion. There were only a couple of items to sort. It could be days, rather than weeks.

In response to Cr Dixon, the Manager said there were still a few more hours to bill yet.

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

6. RESOURCE CONSENT APPLICATION – WATER BASED HOCKEY TURF – WAYLAND PARK (18.14.6)

A memo had been received from the Planning Consultant together with a copy of the resource consent decision recently issued for the hockey turf to be built at Wayland Park.

The Consultant advised that the applicant had done more ground work with the consent than any other consent he had received from any area. He congratulated those involved on their efforts.

In response to Cr Dixon, Mr Aynsley said the water was recycled back through the turf. The volume used was the equivalent to the consumption of two to three households.

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

7. REGULATORY BULLETIN (11.5.2/2.14.3)

The Committee perused the regulatory bulletin containing a schedule of building consents issued for September 2009, together with comparisons with the previous two years. A schedule of Landuse consents issued as at 10 October had also been circulated.

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

The meeting concluded at 6.42 pm