

**REPORT OF THE ORDINARY MEETING OF THE REGULATORY AND PLANNING COMMITTEE HELD IN THE COUNCIL CHAMBERS, 29 CIVIC AVENUE, GORE ON TUESDAY 24 APRIL 2012, AT 5.37PM.**

**PRESENT** Cr Bolger (Chairperson), Crs Beale, Bolger, Davis, Dixon, Gover, D Grant, P Grant, Redhead, Sharp and Watt.

**IN ATTENDANCE** The Chief Executive (Mr Stephen Parry), General Manager, Corporate Services (Mr Russell Duthie), General Manager, District Assets (Mr Paul Withers), Parks and Recreation Manager (Mr Ian Soper), Roading Manager (Mr Murray Hasler), Assets Manager, Utilities (Mr Ross Haslemore), Consultant Planner (Mr Keith Hovell), Communications Co-ordinator (Mrs Sonica Gerken), Building Control Manager, (Mr Russell Paterson), Corporate Support Officer (Mrs Tracey Millan) and four members of the public in the gallery.

**APOLOGY** Cr Highsted apologised for absence.

---

1. UPDATE ON DISTRICT PLAN CHANGES

A memo had been received from the Planning Consultant.

Cr Bolger asked Cr Sharp to consider if he had a potential conflict with regard to the water protection zone and suggested that he might wish to be silent over that particular portion of the plan change.

Cr Sharp said he had one issue on page 7.

Cr Bolger said as long as it did not pertain to that issue.

The Planning Consultant said there was a range of issues. He provided an update from feedback received from the consultation process. First, the rules that had been prepared for yards, more simplicity was required and the need to have them set back. Secondly was in relation to the minimum site area in rural and residential areas. It might be appropriate to investigate a possible smaller site area for some parts of town. It would create a second residential zone. Thirdly, with regard to earthworks the way the rules were written the intent was to exempt consents about a certain limit. Feedback suggested there could be issues with enforcing conditions. It could be difficult to get consents around buildings where large amounts of water ran off roofs.

In response to Cr Bolger, the Planning Consultant said if people carried out significant earthworks prior to building on a site, an engineer's report would be required before building commenced to ensure the ground was stable.

In response to Cr Watt asking what the origin was behind four hectares being the minimum lot size, The Consultant said it was a minimum lot size used by a number of Councils. He had arrived at the four hectare mark after consultation with the Southland District Council.

Cr Watt said some people were concerned about the aggravation of rural land into lifestyle blocks. It could be less than four hectares and could be seen as a waste of good land.

The Planning Consultant said he would welcome some conversation outside of a formal setting around that. He had sent information to groups including Federated Farmers to get feedback from them also.

Cr Sharp referred the meeting to page 4, 2A, Knapdale groundwater protection zone.

Cr Bolger said Cr Sharp was too close to that topic. He lived in that area and asked him to stop.

Cr Sharp said he lived at Croydon. He disputed it because the limit was 500sq metres and a new shed for 500 cows was .55,845sq metres.

Cr Bolger said his ruling as chairman was that Cr Sharp was conflicted with the matter. He said Cr Sharp obviously wanted to discuss the matter with somebody, however he could not do so in this forum. That did not preclude anybody else in that meeting. If he lived in the Knapdale area, he would not be taking part in the discussion.

Cr Sharp suggested then that Cr Watt had a serious problem.

Cr Watt asked if he could answer that.

Cr Bolger said if he wanted Cr Watt to raise something in the future, then he could do so.

In response to Cr Redhead, the Consultant confirmed larger old signage could remain if changes were introduced. A value judgement would come into play.

In response to Cr Bolger asking for clarification around the Knapdale ground water scheme, the Consultant said zone was shown on the plan and the intent of the area was to identify the land which supplied the water to the aquifer from which the Council drew its municipal supply. The key rules that applied to the groundwater zone were the

rules that applied to earthworks. The trigger point for considering consents was tighter for the Knapdale area. The intent was not for the generation of a separate consent. Feedback from a legal source had suggested there could be difficulty with that, and that a resource consent could be required to advance some conditions.

Cr Bolger asked if earthworks and ground disturbance was different from agricultural cultivation.

The Planning Consultant referred to the exemption that had been provided at the end of the rule on page 5.

In response to Cr P Grant, the Consultant clarified that the Council was identifying the Knapdale ground water protection zone.

In response to Cr Davis, the Consultant said there had been no feedback yet in relation to the reduction of height of residential buildings. A chimney was exempt from the height restriction. He confirmed a two storey home could still be built, but might have to have a lower sloped roof.

In response to Cr Bolger wondering if more homes would be listed as historical if changes were made, the Consultant said he was hearing that more and more. Discussion papers were expected to come following a recent seminar and he did not want to pre-empt that process.

**RECOMMENDED on the motion of Cr Bolger, seconded by Cr P Grant, THAT the Council note the content of the changes proposed to the District Plan.**

## 2. REGULATORY BULLETIN (11.5.2/2.14.3)

A memo had been received from the Chief Executive along with a schedule of building consents issued for March 2012, together with comparisons of the previous two years. A schedule of landuse consents issued as at 12 April and road closures and stopping had also been received.

In response to Cr P Grant querying the price of \$150,000 for a dairy shed the Building Control Manager advised the figure was incorrect.

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

The meeting closed at 6.01pm.