

Report of the ordinary meeting of the Regulatory and Planning Committee held in the Council Chambers, 29 Civic Avenue, Gore on Tuesday 25 November 2014, at 5.00pm.

Present His Worship the Mayor (Tracy Hicks, JP), Cr Highsted (Chairperson), Crs Beale, Bolger, Byars, Davis, Dixon, Gover, D Grant, P Grant, Page, and Sharp.

In Attendance The Chief Executive (Mr Stephen Parry), General Manager District Assets (Mr Paul Withers), General Manager Community and Strategy (Mr Aaron Fox), Roading Manager (Mr Murray Hasler), 3 Waters Asset Manager (Mrs Sarah Crooks), Chief Financial Officer (Mr Luke Blackbeard), Communications Coordinator (Sonia Gerken), Senior Planner (Mr Howard Alchin), Corporate Support Officer (Mrs Kylie Weir), Senior Planning Officer (Mrs Frances Shepherd), Building Control Manager (Mr Russell Paterson) and Animal Control Officer (Mr David McKewen).

Cr Highsted asked for any conflicts of interest. Cr P Grant declared a conflict in the In Committee section of the agenda

1. URGENT LATE ITEM

RESOLVED on the motion of Cr Highsted, seconded by Cr D Grant THAT pursuant to Section 46 (a)(7) of the Local Government Official Information and Meetings Act 1987, the Gore District Council HEREBY RESOLVES to address the following which requires urgent attention.

Subject

Proposed amendment to Environment Southland’s Regional Air Quality Plan.

Reason for Urgency

To consider a request to Environment Southland to initiate a variation to the draft Regional Air Quality Plan for Southland, to avoid residents being in breach of the new plan.

2. SCHEDULE OF BUILDING CONSENTS

A memo had been received from the Building Control Manager along with a schedule of building consents issued for October 2014, together with comparisons of the previous two years.

RECOMMENDED on the motion of Cr Byars, seconded by Cr Page, THAT the information be received.

3. BUILDING CONTROL ACTIVITIES FOR SEPTEMBER AND OCTOBER 2014

The Committee perused the report from the Building Control Manager.

The Manager advised the committee that the consent statistics over the past few months had been reduced, but with the pre-Christmas shut-off, the number had increased.

Cr Highsted congratulated the Building Control Manager and Building Control Officer Trevor Gilder for achieving their diplomas.

In response to Cr Highsted, the Manager advised that the changes in the department had been implemented in the way they carried out their business to enable the team to become more effective by getting members of public and tradesman to ring ahead and make appointments. This would allow for a greater depth of knowledge and information to be provided when they asked for help rather than a quick overview like they had been receiving by just popping in.

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

4. ANIMAL CONTROL ACTIVITIES REPORT FOR OCTOBER 2014

The Committee perused the October report from the Animal Control Officer.

Cr Highsted welcomed David McKewen to the Council. He believed that there had been some good proactive work carried out in the area of dangerous dogs and checking for non-compliance.

The Chief Executive stated that it had been a good shift changing from a contractual arrangement to an in-house service. The public were more aware that the service

was out there and were being more proactive with reporting and paying registrations.

In response to Cr Dixon, the Animal Control Officer advised that the enquiries section covered people wanting to know about permits, how many dogs they were allowed in town, different services available and reporting information.

RECOMMENDED on the motion of Cr D Grant, seconded by Cr Gover, THAT the report be received.

5. DISTRICT LICENSING COMMITTEE REPORT AUGUST-OCTOBER 2014 (SC0923)

The Committee perused the report from the Senior Regulatory Officer.

In response to Cr Highsted, the Officer advised that most of the base licence renewals were coming up in the next calendar year and she was not sure of what time involvement would be required.

In response to Cr Davis, the Officer advised that she was coping with the increased workload. The licensing part had doubled and that was on top of other day to day work. The Officer advised that she intended to offload some of that work onto another colleague over the next four weeks.

In response to Cr Highsted, the Officer advised that the joint meetings had been held in the past. However, these had become more regular for high risk events. There was a committee that met consisting of the Police, the Medical Officer of Health and the organisers to talk about any potential issues and develop draft conditions to take back to the licensing committee.

RECOMMENDED on the motion of Cr Page, seconded by Cr Dixon, THAT the report be received.

6. PLANNING DEPARTMENT ACTIVITY REPORT – NOVEMBER 2014

The Committee perused the report from the Senior Planner.

The Planner advised that numbers were in line with previous years. The Air Plan changes had been a big issue for the department. The Planner made special mention of the Planning Officer, Rosie Given for her hard work and determination to familiarise herself with the issue to assist members of the public to put in submissions.

The Planner stated that the other big issue they were contending with was the notification process for the Taha Fertiliser plant. He felt the company had a bit of work to do before it was up to standard.

In response to Cr Dixon, the Planner advised that the company had not done itself any favours by storing supplies in the building already. The Planner had carried out a site visit and was satisfied that for the short term it would be adequate however, for long term storage there would need to be work carried out. Once the Council had received the deposit for the consent process it would take around 70 working days and that process would answer all questions.

In response to Cr Highsted, the Planner advised that his perception was that the approach towards earthquake prone buildings was softening but he would be able to provide more information in the workshop.

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

7. JOINT REVIEW OF THE DOG CONTROL POLICY AND BYLAW (SC0110)

A memo had been received from the General Manager Community and Strategy, advising that staff from the Southland District, Invercargill City and Gore District Councils had expressed an interest in working together to review dog control policies and bylaws.

The General Manager advised this was an initiative from the Southland District Council and it was an opportunity to update the policies and to improve the service along with aligning the policies where suitable. If the Council decided to follow that process then there was an opportunity to share staff resources and knowledge and when it came to any amendments it would go on a special consultation process which would also involve sharing the costs. These recommendations had come from Southland District Council and if the Gore District Council agreed then it would get passed onto Invercargill City Council.

The Chief Executive advised that he endorsed the approach as there was already quite a bit of communication and sharing already going on between Councils on dog control issues. He noted that the new Animal Control Officer got to spend time with the Invercargill City Council's animal control officers when he first started.

In response to Cr Beale, the Chief Executive advised that they would not be reinventing the wheel. It was more likely the case of some slight changes that the Council may decide to take on board or for the other Council's to copy what Gore District already had in place.

RECOMMENDED on the motion of Cr Gover, seconded by Cr Davis, THAT the committee authorise a review of the current Dog Control Policy and Bylaw

AND THAT the following be endorsed should the Invercargill City Council resolve similarly:

- a. **Combined development of the Dog Control Policy and Dog control Bylaw; and**
- b. **Concurrent pre-draft and post-draft public and stakeholder feedback, while maintaining separation of information collected between each District; and**
- c. **Proportionate sharing of any development costs.**

8. REQUEST TO INITIATE VARIATION TO DRAFT REGIONAL AIR PLAN FOR SOUTHLAND
(SC0461)

An urgent late report was tabled from the General Manager Community and Strategy about a request to Environment Southland to initiate a variation to the Draft Regional Air Plan for Southland. A draft letter to Environment Southland had also been circulated.

The General Manager advised the request was for Environment Southland to initiate a variation to the Regional Air Plan and some of the rules that would take effect on 1 January before the submissions had been heard or the ability to make a decision on the outcomes before the coming winter. He advised that some of the rules that Environment Southland was planning on introducing may work against the health of the community because it did not know which rules to follow at which stage.

Cr D Grant advised that he would back the change especially the part alluding to the potential of the loss of home insurance should something happen and a residential house had a fire when trying to heat their home.

RECOMMENDED on the motion of Cr D Grant, seconded by Cr P Grant, THAT the Council endorse the letter as circulated and forward it to Environment Southland.

His Worship stated that it was important to go down this path as it provided the elderly reassurance. The changes were putting people in a vulnerable situation if they cannot deal with the issues in a timely manner. The Council had a real need to look after the community.

Cr P Grant stated that if Environment Southland were going to take fires off residents, then the power companies needed to ensure that they always turned power back on after an outage and not leave people waking up in the middle of the night cold because they had not fixed the issue.

In response to Cr Bolger, the Senior Planner advised that the exceedance levels were set by National Environmental Standards (NES) and not Environment Southland. The Gore District complied with the levels during the winter just experienced and were already heading in the right direction. He said the issue was that once the rules were notified they took immediate effect.

In response to Cr Bolger, the Senior Planner advised there was an opportunity to approach central Government over the issue and the Council could send a letter asking for some guidance and assistance.

The Chief Executive believed the first port of call was to approach Environment Southland to see if it could relax its stance and push back the dates. If the response was negative then the Council could follow Cr Bolger's suggestion by writing a letter to central government.

His Worship agreed with that approach. There were several issues in front of the Council; one being the need to gain the variation, and if that did not happen, there needed to be another response.

The meeting concluded at 5.36pm