

Report of a meeting of the Regulatory and Planning Committee, held in the Council Chambers, 29 Bowler Avenue, Gore, on Tuesday 1 May 2018, at 5.33pm

Present His Worship the Mayor (Mr Tracy Hicks, JP), Cr Highsted (Chairman), Crs Beale, Bolger, Davis, Dickson, Gardyne, D Grant, Phillips, Reid and Sharp.

In Attendance The Chief Executive (Mr Stephen Parry), Chief Financial Officer (Mr Luke Blackbeard), General Manager Regulatory and Planning (Dr Ian Davidson-Watts), General Manager Infrastructure (Mr Ramesh Sharma), Parks and Recreation Manager (Mr Ian Soper), Transport Manager (Mr Peter Standing), 3 Waters Asset Manager (Mr Matt Bayliss), Project Manager Infrastructure (Mr Hashem Ramezan-zadeh) Communications/Promotions Manager (Sonia Gerken), Principal Planner/Consultant (Mr Keith Hovell), Building Control Manager (Mr Russell Paterson) Corporate Support Officer (Mrs Suzanne Lucas), H/R Manager (Susan Jones), Animal Control Officer (David McKewen) and Junior Planner (Ms Fran Davies).

Apology Cr P Grant apologised for absence.

1. ANIMAL CONTROL ACTIVITIES REPORT

The Council perused a report from the Animal Control Officer.

The Officer said he was now working more with people through visits to ensure registration of dogs.

The General Manager Regulatory and Planning said the incidence of wandering dogs and dog attacks had decreased but it would take a few years to see a real trend. He added a report of the Dog Action Plan would be presented at the next meeting.

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

2. REPORT FROM BUILDING CONTROL MANAGER

The Council perused a report from the Building Control Manager.

The Manager recommended a visit by all to the MVM site before the opening of the plant and start of operation.

Cr Highsted congratulated the Manager on the reduced processing time for consents and also commented that it was encouraging to see projects in Gore progressing.

Cr Gardyne asked why information regarding a Building Warrant of Fitness (BWof) was not being sent out with the account.

The Manager explained that under a new process, general information was circulated to all building owners, and approximately six weeks prior to their BWof expiry, a reminder letter was sent with the invoice so the information was being sent.

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

3. REGULATORY SERVICES REPORT

The committee perused a report from the Senior Regulatory Officer.

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

4. FEES AND CHARGES (SC2074)

A report had been received from the Principal Planner/Consultant. The report considered the fees and charges associated with the Council's regulatory functions under the Resource Management Act 1991.

The Consultant explained that a deposit was generally an average cost but the real cost tended to be higher. With this new service all options were covered as new items not previously charged for were now included in the schedule.

The Consultant noted an amendment – under the Building Act which should read section 73 not 37.

Cr Dickson commented that there appeared to be a big jump in the fee for a change of conditions.

The Consultant explained that the new schedule would more accurately reflect the work involved and give more transparency around the process and associated costs of a resource consent

Cr Sharp noted the difference between in fees for land use consents and subdivision consents between the Southland District Council and the Gore District Council.

The Consultant explained the new fees more accurately reflected the actual costs and he believed that other Councils were likely to review their costing and realign their fees and charges.

The General Manager commented that the comparisons could be misleading. He explained that the Consultant was charged with working out the real cost of undertaking RMA work in the district. In the past it was common to give refunds but the aim now was to get it 100% right from the start.

The Chief Executive commented that the RMA was now 27 years old, and following this review the Council would be better equipped advice to provide all applicants which would make the process easier for all concerned.

RECOMMENDED on the motion of Cr D Grant, seconded by Cr C Bolger, THAT the report be received,

AND THAT for the purpose of consultation, the Council adopt the planning services fees and charges for 2018-19 as set out in the report.

5. PLANNING REPORT

The Council perused a report from the Principal Planner/Consultant.

The Chief Executive Officer confirmed that through his delegations he was able to appoint Mr Nixon and Cr Dickson as commissioners to consider the application for the demolition of 128 Main Street, Gore.

The Consultant introduced new staff member, Fran Davies who has recently commenced the role of Junior Planner.

Cr Highsted asked for clarification regarding the consent which was on hold for the Waimumu Field Days site.

The Consultant replied that the application was complex in regard to the range of activities that applicant wants to undertake. The role of the consent needs to provide certainty for all concerned.

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

AND THAT the Council note that Mr Bob Nixon of Queenstown and Cr Dickson will be appointed to consider the resource application of J D Phillips to demolish a

scheduled heritage structure to enable the construction of a new commercial building at 128 Main Street Gore.

6. UPDATE ON EARTHQUAKE PRONE BUILDING IDENTIFICATION PROCESS AND MANAGEMENT (SC0980)

A report from the General Manager Regulatory and Planning had been received advising that the Building (Earthquake-prone Buildings Act 2016) Amendment Act 2016 had come into force 1 July 2017. It introduced the current system for identifying and remediating earthquake-prone buildings.

The General Manager explained that the Council is now obliged to add to the public register properties had now been identified as earthquake prone. However some of those properties may need to be reassessed to establish if they were a priority building. The new Act was designed for future management of buildings and for making the public aware of earthquake prone buildings. All building owners had been contacted and notices would be issued in due course.

Cr Gardyne asked if schools were included as a priority building.

The General Manager replied that it would depend if they were included as an evacuation centre.

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

The meeting concluded at 6.04pm