
MINUTES
of the
ENVIRONMENT AND PLANNING COMMITTEE MEETING
held
9.30am, Thursday, 18 April 2019
at
Tasman Council Chamber, 189 Queen Street, Richmond

Present: Councillor T King (Chair), Mayor R Kempthorne, Councillors S Brown, S Bryant, P Canton, M Greening, P Hawkes, K Maling, D McNamara, P Sangster, A Turley, T Tuffnell, D Wensley

In Attendance: Environment and Planning Manager (D Bush-King), Executive Assistant (J Jar)

Part Attendance: Environmental Information Manager (R Smith), Building Assurance Manager (S Threadwell), Technical Lead – Building Assurance (P Beck), Environmental Policy Manager (B Johnson), Environmental Policy Planner (T Bray) and Activity Planning Manager (D L Fletcher)

1 OPENING, WELCOME

The Chairman welcomed everyone to the meeting.

2 APOLOGIES AND LEAVE OF ABSENCE

Moved Cr McNamara/Cr Tuffnell

EP19-04-1

That apologies from Crs Ogilvie and Hawkes be accepted.

CARRIED

3 PUBLIC FORUM

On behalf of the Moutere Hills Residents Association, **Matthies Bender**, President, used a powerpoint presentation to outline the need for a footpath linking the Upper Moutere Village and the Moutere Hills Domain. He highlighted how there was no access currently between the two unless you were on the highway which has a 100km speed limit and it was unsafe to walk on this.

4 DECLARATIONS OF INTEREST

Nil

5 LATE ITEMS

Nil

6 CONFIRMATION OF MINUTES

Moved Mayor Kempthorne/Cr Canton

EP19-04-2

That the minutes of the Environment and Planning Committee meeting held on Thursday, 7 March 2019, be confirmed as a true and correct record of the meeting.

CARRIED

7 REPORTS OF COMMITTEE

Nil

8 PRESENTATIONS

Mr and Mrs Mudgway spoke to their Special Housing Area application and highlighted how there are no affordable start-up areas in the Nelson/Tasman region that they can see. All new properties are in the high \$600-\$700K range. People want an opportunity to own a standalone home. There is a real need for land for residential, not commercial.

In response to a question regarding allowing relocatable housing on the sites, Mr Mudgway advised they are not opposed to this as long as it is well designed and restored.

9 REPORTS

9.1 Request for Special Housing Area - 115 Main Road Hope

Mr Barry Johnson spoke to his report and referred to the assessment criteria. In his view, the proposal should be declined as the land is not currently zoned for residential and the soils are of a high quality. It was noted that this would be the last SHA Application in Tasman District Council before the Government changed the rules.

In response to a question regarding whether the subdivision had the necessary infrastructure, Mr Johnson advised his report covers these issues off however he advised there is an issue with stormwater.

Mr Dwayne Fletcher gave further detail of the infrastructure when planning and said now the decision had been made to build the dam, it can be serviced.

Councillors stated there needed to be a coordinated approach to a development and didn't want to make it like patchwork/piecemeal approach and fracturing the land.

There was discussion around reasons for and against the proposal. There were concerns about using the land for residential purposes and not protecting it as rural land and it being in the wrong zoning, then on the other hand the awareness that there is no affordable housing in the area. There was discussion around the urgency to get something like this up and running and how it would be affordable to a significant amount of people and how choice and options is what this community needs. There were a number of concerns raised about this process, the lack of

discussion with the community and the precedent effect of any rural land for residential purposes.

In response to a question, it was noted that the applicant for the special housing area is also a shareholder in the Waimea Community Dam.

Moved Cr Sangster/Cr Turley
EP19-04-

That the Environment and Planning Committee

- 1) receives the Request for Special Housing Area – 115 Main Road Hope; and
- 2) recommends to the Minister of Housing and Urban Development that the Hope SHA – 115 Main Road Hope (T02-11) is established;

Cr Bryant called for a division.

Brown	For
Bryant	Against
Canton	Against
Greening	Against
Kempthorne	Against
King	For
Maling	Against
McNamara	For
Sangster	For
Tuffnell	Against
Turley	For
Wensley	Against
LOST	

**Moved Cr Maling/Mayor Kempthorne
EP19-04-03**

That the Environment and Planning Committee

- 1) receives the Request for Special Housing Area - 115 Main Road Hope; and**
- 2) declines to recommend to the Minister of Housing and Urban Development that the Hope SHA – 115 Main Road Hope (T02-11) is established;**

CARRIED

9.2 Approval to make Operative: Plan Change 60 - Rural Land Use and Subdivision, including Variations 1 and 2; Plan Change 67- Waimea Water Technical Amendments; Plan Change 68 - Omnibus Amendments

Mr Barry Johnson spoke to the report contained in the Agenda under Ms Maxine Day's name.

In response to a question regarding Plan Change 67, Mr Johnson advised that parties have been notified of the decision and no appeals received.

**Moved Mayor Kempthorne/Cr Bryant
EP19-04-04**

That the Environment and Planning Committee

- 1) receives the report 'Approval to make Operative: Plan Change 60 - Rural Land Use and Subdivision, including Variations 1 and 2; Plan Change 67- Waimea Water Technical Amendments; Plan Change 68 - Omnibus Amendments ; and**
- 2) approves the decision versions for Plan Changes 67 - Waimea Water Technical Amendments; and Plan Change 68 – Omnibus Amendments under Clause 17 of Schedule 1 of the Resource Management Act 1991, as Operative from the notification date of the next update, expected to be in June 2019.**
- 3) approves the decision versions for Plan Change 60 Rural Land Use and Subdivision (noting that where amended by Consent Order from the Environment Court it is already operative), and the decisions version for PC60 Variations 1 and 2 under Clause 17 of Schedule 1 of the Resource Management Act 1991, as Operative from the notification date of the next update, expected to be in June 2019.**

CARRIED

9.3 Draft Moorings and Coastal Structures Plan Change and Moorings Bylaw

Ms Tania Bray spoke to her report.

Ms Bray advised this was a long-standing issue. There are a number of unauthorised moorings in the district and there was a need to identify ways to manage moorings. A number of meetings and workshops had been held and it was now appropriate to release the draft plan changes and bylaw for public feedback.

In response to questions about timeframes, Ms Bray said she would review the 4-6 week consultation periods.

**Moved Mayor Kempthorne/Cr Canton
EP19-04-05**

That the Environment and Planning Committee

- 1) receives the Draft Moorings and Coastal Structures Plan Change and Moorings Bylaw report REP19-04-03; and**
- 2) approves the Draft Moorings and Coastal Structures Plan Change, including supporting information and Moorings Bylaw for release for public consultation as provided for in Attachments A to H of report REP19-04-03.**

CARRIED

9.4 Environmental Policy Manager's Report

Mr Barry Johnson spoke to his report. He drew Councillors attention to the recent release of the National Planning Standards and said they would impact significantly on our Resource Management plans. Mr Johnson said he will come back to the Committee in July 2019 with an update of how the National Planning Standards will affect the work programme. The standard gave Council 10 years to comply.

There was discussion on the requirement to make plans searchable. Mr Johnson said we

would work with other Council's and suppliers to avoid making the process too complicated.

**Moved Mayor Kempthorne/Cr Maling
EP19-04-06**

That the Environment and Planning Committee

- 1. receives the Environmental Policy Manager's Report REP19-04-04; and**
- 2. notes the work programme and timings as listed in Table 1 and Table 2 of the report.**

CARRIED

9.5 Public Consultation on Dangerous, Insanitary and Affected Buildings Policy

Mr Phil Beck spoke to his report and this now concludes the process of developing the Council's Policy on Dangerous, Insanitary and Affected Buildings. There was one submission received but no hearing required.

He drew Councillors attention to the minor changes from the publicly notified version.

**Moved Cr Maling/Cr Turley
EP19-04-07**

That the Environment and Planning Committee

- 1) receives the Public Consultation on Dangerous, Insanitary and Affected Buildings Policy report REP-19-04-05; and**
- 2) accepts the single submission received in response to the SCP from Nelson Marlborough Health Service attached as Attachment 2 to REP19-04-05; and**
- 3) agrees to make editorial changes to the Dangerous, Insanitary and Affected Buildings Policy reflecting the submission received; and**
- 4) approves the Dangerous, Insanitary and Affected Buildings Policy attached as Attachment 1 to REP19-04-05.**

CARRIED

9.6 Environment and Planning Committee Chair's Report 7 March 2019

The Chair Cr Tim King noted the large number of changes which will be quite fundamental to how we do things especially around water. The next six months will be interesting and big implications for our community in terms of the business we do.

Mr Phil Beck was thanked and acknowledged for the talk he delivered at the Living Well Fair at the weekend.

**Moved Cr McNamara/Cr Maling
EP19-04-8**

That the Environment and Planning Committee receives the Environment and Planning Committee Chair's Report 7 March 2019 REP19-03-06 report;

CARRIED

7 Environment and Planning Manager's Report

Mr Dennis Bush-King spoke to his report and drew Councillors attention to the national monitoring results of Council's RMA functions.

Mr Bush-King invited Mr Rob Smith to speak to section 6 of his report on the Kotahitanga mō te Taiao Strategy. Mr Smith gave an overview of the strategy and stressed that partnership with other agencies would help with leveraging funds.

Councillors gave suggestions for future reporting on earthquake prone buildings and agreed frequency can be reviewed after the first few reports.

There was discussion around items sitting on the Action sheet and noted that mini and micro hydroschemes will be picked up in the review of the TRMP. The Manager was asked for an update on the 28th July item.

Moved Cr Wensley/Cr Brown

EP19-04-9

That the Environment and Planning Committee

- 1. receives the Environment and Planning Manager's Report REP19-04-07; and**
- 2. receives and adopts the Kotahitanga mō te Taiao Strategy contained in Attachment 2 to Report REP 19-04-07**

CARRIED

The meeting concluded at 12.45pm

Date Confirmed:

Chair: