

# MINUTES

**TITLE:** Tasman District Council  
**DATE:** Thursday 11 August 2005  
**TIME:** 9.30 am  
**VENUE:** Council Chamber, 189 Queen Street, Richmond.

**PRESENT:** Mayor J C Hurley (Chair), Crs T B King (Deputy Mayor), S G Bryant, R G Currie, E E Henry, M J Higgins, J L Inglis, R G Kempthorne, T E Norriss, E M O'Regan, N Riley, P K O'Shea and E J Wilkins.

**IN ATTENDANCE:** Chief Executive (R G Dickinson), Corporate Services Manager (D G Ward), Community Services Manager (L L Kennedy), Environment and Planning Manager (D C Bush-King), Policy Planner (M Honey) and Administration Officer (B D Moore).

## APOLOGIES

**Moved Crs King/Bryant  
CN05/08/01**

**THAT apologies from Cr Borlase for absence be sustained.  
CARRIED**

## 1. PUBLIC FORUM

Mr C Robinson spoke about management and funding issues at the ASB Bank Aquatic Centre.

Mr Loder comments his perceived wastage of engineering funding associated with the relocation of the Salisbury Road pedestrian crossing and funding and piping of a ditch at Motueka. He spoke about the system of rubbish collection and recyclable materials collection and the management of the Mariri Transfer Station. He referred to the potential for gravel extraction from major rivers and poor maintenance of Old Coach Road. Mr Loder suggested that the Council Office should be available for resource consent issues from 7.00 am from Monday to Saturday inclusive and also up to noon on Saturday.

Mrs Hayward of Motueka spoke in support of the proposed Motueka Pool and said that negative reporting in media can create an incorrect impression.

## **2. MOTUEKA INFORMATION CENTRE MANAGER**

The recently appointed Manager of the Motueka Information Centre, Mr Mark Chapman, was introduced to Council by Mr Peter Bourke, Motueka Information Centre Board member. He said that on behalf of Tasman Bay Promotions, a new Board has been appointed and that Board appointed Mr Chapman.

Mr Bourke said that the Information Centre had lost the Department of Conservation booking desk as that process will now be done by Internet booking. He said that an income loss of \$53,000.00 per annum plus commission would result.

Mr Chapman added that tourism is a growth industry for the Tasman District and that the Motueka Information Centre would appreciate any ideas and information regarding funding and fundraising in order to generate more income.

## **3. CONFIRMATION OF MINUTES**

### **3.1 Tasman District Council - 30 June 2005**

Cr Norriss asked that the minutes be amended by adding an additional sentence to item 8.4 Community Facilities Rate, on page 8 as follows:

“Councillor Norriss asked for a copy of the resolution that changed the community facilities rate into a regional rate.”

**Moved Crs O'Regan/Norriss  
CN05/08/02**

**THAT the minutes of a meeting of the Tasman District Council held on 30 June 2005, containing resolutions CN05/06/34 to CN05/06/55, as amended, be approved as a correct record.  
CARRIED**

## **4. REPORTS**

### **4.1 Chief Executive's Report of 3 August 2005**

The Chief Executive sought Council's direction about continued membership of The Mayors Taskforce for Jobs. Following some discussion, Mayor Hurley directed that the matter be further investigated and a report provided to Council.

Nominations were sought for a Tasman District Councillor to be appointed to the Committee to produce a management plan for the proposed Abel Tasman Foreshore Reserve.

**Moved Crs O'Regan/King  
CN05/08/03**

**THAT Cr Norriss be the Tasman District Councillor representative on the Abel Tasman Foreshore Reserve Management Plan Committee  
CARRIED**

The Chief Executive advised that he had accompanied Mayor Hurley and Peter Thomson on a visit to the CEO of Land Transport New Zealand in Wellington for the purpose of discussing the proposed Ruby Bay Bypass Project. The Chief Executive noted that this Bypass Project had been programmed by LTNZ for 2013/2014, when the resource consents and designation expire in 2010/2011. Mr Dickinson said that the discussion had emphasised that the proposed Coastal Tasman zoning had been based on the Ruby Bay Bypass transport solution.

The Chief Executive of LTNZ had undertaken to do a study to investigate any spare 'R' funding which may be available for this project.

**Moved Crs O'Regan/Kempthorne  
CN05/08/04**

**THAT the Chief Executive's report of 3 August 2005 be received.  
CARRIED**

#### **4.2 Mayor's Report of 11 August 2005**

Mayor Hurley referred to the recent commissioning of the Pohara Sewerage System.

The Tapawera Ambulance Centre, adjoining the Fire Service building, was recently officially opened.

The report advised of the Mayor's attendance at the official opening of the new Information Centre which also houses Latitude Nelson Tasman.

The Mayor and Cr Higgins attended the Local Government New Zealand Conference in Christchurch. Cr Higgins provided a verbal report about the presentations and workshops which he attended.

**Moved Mayor Hurley/Cr King  
CN05/08/05**

**THAT the Mayor's report of 11 August 2005 be received.  
CARRIED**

## **5. RICHMOND WEST RESIDENTIAL CONCEPT PRESENTATION**

The Chief Executive cautioned Council about commenting or expressing opinion on the proposed presentation as this matter will become a resource consent application.

Mayor Hurley welcomed the representatives of the Richmond West Development Group to the meeting and said that Council would receive this information on a conceptual basis with no immediate proposed response by Council.

Mr David Ward, Manager of Davis Ogilvie, introduced the presentation from the Richmond West Development Group, representing about five landowners owning a total of more than 100 hectare and that the group plans for a 900 section residential subdivision development. He introduced some of the landowners and their representatives present including Philip, Alan and Peter Field, Ian Gourdie, John Davies, Tony Alley and John McCartin.

Mr D Ward of Davis Ogilvie said that Council has proposed a preferred structure plan to indicate industrial zoning in the subject locality at Lower Queen Street of Richmond but that this preference is not shared by the residents and landowners. He displayed an illustration of the proposed residential subdivision development and noted that only Council can apply for a Zone change.

The Richmond West Development Group is in the process of presenting a resource consent application to Council.

Mr Ward referred to the dramatic expansion of residential development in the Stoke and Richmond areas during the last 50 years and that almost all of the available flat land for residential use has gone. He described the previous studies which had been carried out including the Nelson Urban Growth Study, Richmond Growth Study and Richmond Development Study. He said that a compact urban area centred on Richmond CBD, extending in a diameter of two kilometres includes the subject location.

Mr John Davies, a Real Estate salesman with 23 years experience in Richmond, described the unsatisfied demand for residential sections in Richmond and the need for moderately priced sections. He described the subject proposal as an opportunity to solve Richmond's land crisis.

Mr Alan Field said that Richmond needs sections that are affordable by young people and that infill housing cannot satisfy the existing demand. He advised that all the landowners of the subject land are in agreement and that the proposal would be very cost effective to Council. He said that industrial land needs to be located further away from the subject area.

Mr Philip Field said that the Field family has farmed in this location for 60 years and is opposed to the industrial zoning proposed by Council. He said that unless the people who own the land are in agreement, not much progress will be made.

He said that the residential zone boundary should be McShanes Road. Mr Field said that the Field family operates a boysenberry packing shed next to the stormwater channel of Borcks Creek. He said that although the landowners were opposed to industrial development, residential development could almost proceed immediately. He said that a planned suburb of Richmond could result from the subject proposal.

Mr David Ward of Davis Ogilvie spoke to a summary of the situation. He said that flat land in Nelson would be exhausted within three years and the demand for flat sections then transfers to Richmond. Mr Ward claimed that the Richmond Development Study forecast for residential section demand was too low and unsatisfied demand means higher prices. He said that the subject location is the best location for residential use, given its proximity and efficiency of servicing with the smallest eco footprint. He said that landowner cooperation is required for integrated development and the proposed industrial belt is a bad idea.

Mr Tony Alley said that the resource consent application has been made to Council and that the applicants are happy to present the information for the application to Councillors.

Mayor Hurley responded that he would like this application to go through the normal planning process.

The deputation did not leave additional information for Council to consider and left the meeting at 11.40 am.

## **6. LTCCP CONSULTATION - NEWSLINE THE MAG SUPPLEMENT**

Corporate Services Manager D G Ward and Ms A Dunn of Drycrust attended the meeting to address the proposed supplement to Newsline the Mag, titled "Have Your Say on Tasman's Future".

Cr Henry spoke to an amended page headed Cultural Wellbeing, and this was subsequently amended together with alterations and additions to the list of questions.

The questionnaire was amended to ask the respondent to indicate the status as a resident, ratepayer or visitor. An additional question was added: "In what way can family living be encouraged and strengthen?".

**Moved Crs Kempthorne/Wilkins  
CN05/08/06**

**THAT the supplement to Newsline the Mag, as amended, incorporating the questionnaire titled "Have Your Say on Tasman's Future" be issued to all residents of Tasman District.**

**CARRIED**

## 7. COMMUNITY FACILITIES RATE PROJECTS UPDATE

Community Services Manager L L Kennedy and Corporate Services Manager D G Ward were both present at the meeting and spoke to their report, responding to Councillors' questions.

An update was provided on the following projects:

Motueka Grandstand  
Murchison Sport, Recreation and Cultural Centre  
Moutere Sport, Recreation and Cultural Centre  
Motueka Community Pool  
Maruia Hall  
Lake Rotoiti Community Hall  
ASB Bank Aquatic Centre  
Saxton Field Development  
Avery Sportsfield Development  
Tasman Tennis Centre

A further facilities rate forecast report of 1 August 2005 was attached for consideration.

The subject of project reporting has been discussed at the Grants and Community Facilities Rate Subcommittee meeting held on Friday 5 August 2005, and the Subcommittee resolved that staff prepare indepth fiscal and non fiscal reports on these projects and that those reports be issued on a monthly basis to all Councillors.

Cr King referred to the Pool budget issue and expressed disappointment at the level of reporting to Council.

Cr Norriss also expressed concern about proposed additional projects for the Pool, their funding and the level of Council approval.

Mr Kennedy referred to how the Pool project was required to meet a limited budget. He referred to technological changes in the last year which have provided improvements in the treatment and filtration of disturbed water.

### **Moved Crs Kempthorne/Higgins CN05/08/07**

**THAT allocation of the funding surplus and additional costs for the ASB Aquatic Centre be passed to the Pool Subcommittee in conjunction with the Grants and Community Facilities Rate Subcommittee, for consideration and reporting back to Council.**

**CARRIED**

Mayor Hurley noted that the extra roading cost for the Pool site is the main problem and agreed there are some gaps in the reporting back.

The Chief Executive advised that information on the Pool budget was reported in the Council meeting agenda for 11 November 2004. He noted that Council had tried to complete this project with a 2.5% contingency provision whereas a standard project contingency is 10% to 15%.

**Moved Crs Riley/Currie  
CN05/08/08**

**THAT the Facilities Rate Forecast report of 1 August 2005 be received.  
CARRIED**

## **8. MACHINERY RESOLUTIONS**

**Moved Crs Bryant/O'Regan  
CN05/08/09**

**THAT the execution of the following documents under the seal of Council be confirmed:**

### **EASEMENTS**

**G R Angus and J K Angus and D W Farnsworth – RM031209 - surrender of easement in gross which is redundant.**

**A A Cooper and J and M Borcovsky – RM040213 - easement in gross in favour of council for right to drain water and right to drain sewage.**

**Grampian Properties – RM040535 – easement in gross in favour of Council for the right to drain water and the right to drain sewage.**

**Lifestyle Property Developments –RM030083 – easement in gross to council for right to drain sewage and stormwater, and right to convey water.**

**Lifestyle Property Developments Ltd – RM030083 – easement in Gross in favour of council for right to drain sewage on DP 351479.**

**A P Lewis – RM031089 - easement in gross in favour of Council for the right to drain sewage.**

**G M and G D Waring – RM010598 – easement in gross in favour of Council for the right to drain water.**

## **ENCUMBERANCE**

**Waimea Village Ltd – partial release of encumbrance #284544.3 for Lot 173 DP323334, so that this lot can be held in separate ownership from the rest of the land titles**

## **COVENANT**

**I and R Hawker – RM041160 – amalgamation covenant with council that certain allotments are not to be disposed of except in conjunction with one another.**

**T J and N A Saunders – RM050225 – covenant for second dwelling on property for use as additional family accommodation.**

**D W Taylor, D M Taylor and O G Feary – RM050461 – covenant to retain temporary dwelling whilst building new one and garage,**

## **VARIATION OF COVENANT**

**E J and M Voight – RM031197 – consent to vary a covenant to allow second dwelling to be used for rental accommodation.**

## **WITHDRAWAL OF CAVEAT**

**T and M J Logan – withdrawal of caveat placed on title for granny flat at 42 Arrow Street, Wakefield, such granny flat now removed from property.**

## **DEED OF LICENCE**

**Mapua Bowling Club Inc. – licence for premises at Mapua Domain with annual rental of \$100 plus GST per annum.**

## **DEED OF LEASE**

**Renewal of lease for Peter Gibbons Contractors Ltd for area of land containing 2.5 hectares, being part Waimea River Berm Land Right Bank Blk II Waimea Survey District.**

## **LEASE**

**Deed of Sublease from Fox to Rouse for Shed 2 at Mapua Wharf.**

## **BYLAWS**

**Chapter 6 – Trading in Streets & Public Places 2005**

**Chapter 7 – Traffic Control Bylaw 2005**

**Chapter 8 – Stock Control & Droving Bylaw 2005**



**9. RESOLUTION TO EXCLUDE THE PUBLIC**

**Moved Crs Henry/Wilkins  
CN05/08/10**

**THAT the public be excluded from the following part of the proceedings of this meeting, namely:**

**Fruit Industry**

**The general subject of the matter to be considered while the public is excluded, the reason for passing this resolution in relation to the matter, and the specific grounds under Section 48(1) of the Local Government Official Information and Meetings Act 1987 for passing this resolution are as follows:**

<b>Subject</b>	<b>Reasons</b>	<b>Grounds</b>
Fruit Industry	Update	To enable a frank and free discussion

**CARRIED**

**Moved Crs Riley/O'Regan  
CN05/08/11**

**THAT the public meeting be resumed and the business transacted during the time the public was excluded be adopted.**

**CARRIED**

Mayor Hurley thanked members for their attendance and closed the meeting at 3.15 pm.

Date Confirmed:

Chair: