

MINUTES

TITLE: Environment & Planning Subcommittee
DATE: Wednesday, 15 February 2006
TIME: 10.00 am
VENUE: Meeting Room, Richmond Library, 280 Queen Street, Richmond.

PRESENT: Crs E M O'Regan (Chair), Mayor J C Hurley, Crs S J Borlase, M J Higgins and E J Wilkins

IN ATTENDANCE: Environment & Planning Manager (D C Bush-King), Policy Planners (R Biss, L Vaughan, N Jackson), Compliance Officer (C Michie), Customer Services Manager (S Westley), Coordinator Regulatory Services (P Hilliard), Administration Officer (B D Moore)

APOLOGIES

Moved Crs Borlase / Wilkins
EP06/02/05

THAT apologies from Cr Kempthorne for absence be sustained.
CARRIED

1. PUBLIC FORUM

Mr F Davidson of Iwa Street, Mapua expressed concern about a requirement to pay levies of \$17,000.00 in relation to the construction of two adjoining flats on a section at Iwa Street.

Moved Mayor Hurley / Cr Borlase
EP06/02/06

THAT a report be provided to Council regarding the potential for waiver of development impact levies regarding work by Mr F Davidson at Iwa Street, Mapua.
CARRIED

2. CONFIRMATION OF MINUTES

2.1 Environment & Planning Subcommittee – 17 October 2005 – Halstead

Moved Crs O'Regan / Wilkins
EP06/02/07

THAT the minutes of a meeting of the Environment & Planning Subcommittee held on 17 October 2005, containing resolutions EP05/10/15 to EP05/10/18, be approved as a correct record.
CARRIED

2.2 Environment & Planning Subcommittee – 31 October 2005 – Thomas

**Moved Crs O'Regan / Wilkins
EP06/02/08**

THAT the minutes of a meeting of the Environment & Planning Subcommittee held on 31 October 2005, containing resolutions EP05/10/27 to EP05/10/30, be approved as a correct record.

CARRIED

2.3 Environment & Planning Subcommittee – 7 November 2005 – Osborne

**Moved Crs Higgins / Borlase
EP06/02/09**

THAT the minutes of a meeting of the Environment & Planning Subcommittee held on 7 November 2005, containing resolutions EP05/11/01 to EP05/11/04, be approved as a correct record.

CARRIED

2.4 Environment & Planning Subcommittee – 8 November 2005 – Motueka Halls Trust

**Moved Crs O'Regan / Wilkins
EP06/02/10**

THAT the minutes of a meeting of the Environment & Planning Subcommittee held on 8 November 2005, containing resolutions EP05/11/05 to EP05/11/08, be approved as a correct record.

CARRIED

2.5 Environment & Planning Subcommittee – 14 November 2005 – Tate – Marahau Farm

**Moved Crs Higgins / O'Regan
EP06/02/11**

THAT the minutes of a meeting of the Environment & Planning Subcommittee held on 14 November 2005, containing resolutions EP05/11/37 to EP05/11/40, be approved as a correct record.

CARRIED

2.6 Environment & Planning Subcommittee – 16 November 2005

**Moved Crs Borlase / Wilkins
EP06/02/12**

THAT the minutes of a meeting of the Environment & Planning Subcommittee held on 16 November 2005, containing resolutions EP05/11/09 to EP05/11/36, be approved as a correct record.

CARRIED

2.7 Environment & Planning Subcommittee – 18 November 2005 – Davidson

**Moved Crs O'Regan / Higgins
EP06/02/13**

THAT the minutes of a meeting of the Environment & Planning Subcommittee held on 18 November 2005, containing resolutions EP05/11/41 to EP05/11/44, be approved as a correct record.

CARRIED

2.8 Environment & Planning Subcommittee – 21 November 2005 – Beatson

**Moved Crs Wilkins / O'Regan
EP06/02/14**

THAT the minutes of a meeting of the Environment & Planning Subcommittee held on 21 November 2005, containing resolutions EP05/11/45 to EP05/11/48, be approved as a correct record.

CARRIED

2.9 Environment & Planning Subcommittee – 25 November 2005 – Eatery on the Rock

**Moved Crs Wilkins / Borlase
EP06/02/15**

THAT the minutes of a meeting of the Environment & Planning Subcommittee held on 25 November 2005, containing resolutions EP05/11/57 to EP05/11/60, be approved as a correct record.

CARRIED

2.10 Environment & Planning Subcommittee – 25 November 2005 – LDWK Limited

**Moved Crs Borlase / Wilkins
EP06/02/16**

THAT the minutes of a meeting of the Environment & Planning Subcommittee held on 25 November 2005, containing resolutions EP05/11/53 to EP05/11/56, be approved as a correct record.

CARRIED

2.11 Heritage Subcommittee – 25 November 2005

**Moved Crs O'Regan / Wilkins
EP06/02/17**

THAT the minutes of a meeting of the Heritage Subcommittee held on 25 November 2005, containing resolutions EP05/11/49 to EP05/11/52, be approved as a correct record.

CARRIED

2.12 Environment & Planning Subcommittee – 28 November 2005 – CBH Limited

**Moved Crs O'Regan / Borlase
EP06/02/18**

THAT the minutes of a meeting of the Environment & Planning Subcommittee held on 28 November 2005, containing resolutions EP05/11/61 to EP05/11/64, be approved as a correct record.

CARRIED

2.13 Environment & Planning Subcommittee – 1 December 2005 – Gibbons Holdings

**Moved Crs O'Regan / Higgins
EP06/02/19**

THAT the minutes of a meeting of the Environment & Planning Subcommittee held on 1 December 2005, containing resolutions EP05/12/01 to EP05/12/04, be approved as a correct record.

CARRIED

2.14 Environment & Planning Subcommittee – 5 December 2005 – Benge

**Moved Crs Borlase / Higgins
EP06/02/20**

THAT the minutes of a meeting of the Environment & Planning Subcommittee held on 5 December 2005, containing resolutions EP05/12/05 to EP05/12/08, be approved as a correct record.

CARRIED

**2.15 Environment & Planning Subcommittee – 16 December 2005 –
Farley/Rutherford**

**Moved Crs O'Regan / Higgins
EP06/02/21**

THAT the minutes of a meeting of the Environment & Planning Subcommittee held on 16 December 2005, containing resolutions EP05/12/01 to EP05/12/04, be approved as annotated and be re-circulated in completed form.

CARRIED

2.16 Environment & Planning Subcommittee – 19 and 20 December 2005 – Galeo Estate

**Moved Crs O'Regan / Borlase
EP06/02/22**

THAT the minutes of a meeting of the Environment & Planning Subcommittee held on 19 and 20 December 2005, containing resolutions EP05/12/05 to EP05/12/08, be approved as a correct record.

CARRIED

2.17 Heritage Subcommittee – 3 February 2006

**Moved Crs Wilkins / Borlase
EP06/02/23**

**THAT the minutes of a meeting of the Heritage Subcommittee held on 3 February 2006, containing resolutions EP06/02/02 to EP06/02/04, be approved as a correct record.
CARRIED**

3. ANNUAL REPORT OF TASMAN ENVIRONMENTAL TRUST

Mr KLF Marshall and Policy Planner, Mr L Vaughan, reported on the work of the Tasman Environmental Trust. Mr Marshall acknowledged Cr Borlase as the Council Representative. Mr Marshall spoke about the current projects which the Trust is involved in including Pearl Creek, Waimea Walkway, trees on farms, QEII covenants and the Cobb Dam mitigation funding. Mayor Hurley thanked Mr Marshall and the trustees and congratulated them on their achievements.

4. NEW DWELLING CONSENTS - REPORT EP06/02/05

Policy Planner, R Biss, spoke to the report which listed the number of new dwelling consents issued by township and locality for the 2005 calendar year and compared this with data from 2004. The total of 286 new dwelling consents issued in 2005, is reduced from 410 consents issued in 2004 and the peak of 580 new dwelling consents issued in 2003.

Mr Bush-King said that the income derived from development contributions would be lower than the budgeted amount.

**Moved Crs O'Regan / Higgins
EP06/02/24**

**THAT the new dwelling consents report EP06/02/05 be received.
CARRIED**

5. STATISTICAL DATA FROM SEPTEMBER TO DECEMBER 2005 - REPORT EP06/02/08

Cr O'Regan sought the provision of income received for Community Services Reserves levies. The report from Ms S Westley stated that new dwelling consent applications for the period 1 July 2004 to 30 June 2005 were 138.

**Moved Crs Higgins / Borlase
EP06/02/25**

**THAT the statistical data report EP06/02/08 for September to December 2005 for the Environment & Planning Department be received.
CARRIED**

**6. FORESTRY COMPANY MANAGEMENT OF THE SEPARATION POINT GRANITES
– REPORT EP06/02/09**

Compliance Officer, Mr C Michie, spoke to the report and referred to the Granite Management Plan produced by Weyerhaeuser NZ Limited for forestry harvesting on Separation Point granite country. Mr Michie said that the Granite Management Plan was produced in the belief that Council could pursue this through its Resource Management Plan to require approved operator status. He recommended that this matter be revisited by Council Policy Planners.

**Moved Crs O'Regan / Borlase
EP06/02/26**

THAT:

- 1. the Forestry Company management of the Separation Point granites report EP06/02/09 be received;**
- 2. that the Environment & Planning Subcommittee requests that the Resource Management Policy Committee investigates amending the TRMP to introduce approved operator status for forestry operations as a controlled activity class of earthworks consent.**

CARRIED

**7. DRAFT EARTHQUAKE-PRONE DANGEROUS AND INSANITARY BUILDINGS
POLICY 2006/2011 - REPORT EP06/02/10**

The agenda contained a copy of the Draft Earthquake-prone, Dangerous and Insanitary Buildings Policy 2006-2011. Mr N Jackson and Mr P Hilliard were present at the meeting and the Environment & Planning Manager acknowledged their assistance in preparation of the policy package. Mr Bush-King advised that pursuant to Section 131 of the Building Act 2002, Council is required to have these policies in place by 31 May 2006.

**Moved Crs O'Regan/Borlase
EP06/02/27**

THAT:

- 1. the Draft Earthquake-Prone Dangerous and Insanitary Buildings Policy 2006-2011 report be received;**
- 2. the Environment & Planning Subcommittee adopts the draft Earthquake-Prone Dangerous and Insanitary Buildings Policy and the summary of information and statement of proposal attached to this report;**
- 3. the Subcommittee agrees to release the Draft Earthquake-Prone Dangerous and Insanitary Buildings Policy using the special consultative procedure as set out in Section 83 of the Local Government Act 2002;**
- 4. the Environment & Planning Subcommittee notes the hearing of any submissions will be on 10 May 2006.**

CARRIED

8. RESOLUTION TO EXCLUDE THE PUBLIC

Moved Crs O'Regan / Wilkins
EP06/02/28

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

Wastewater Systems

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:

Subject	Reasons	Ground
Wastewater Systems	Consideration of report	To enable the Subcommittee to carry out discussions without prejudice or disadvantage

CARRIED

Moved Crs O'Regan / Wilkins
EP06/02/29

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

CARRIED

9. ENVIRONMENT & PLANNING MANAGER'S REPORT - REPORT EP06/02/07

9.1 Legal Proceedings

Mr Bush-King referred to and spoke to the list of consent appeals annexed to this report.

9.2 Argentine Ants and Darwins Ants

A co-operative effort by Biosecurity staff and property owners was carried out in December 2005 to treat affected properties with the use of ant bait. A good level of coverage and control was achieved.

9.3 Kennel Licence Application Hearing

Moved Crs Higgins / Wilkins
EP06/02/30

THAT in accordance with Clause 32 of Schedule 7 of the Local Government Act 2002, the Environment & Planning Subcommittee delegates to a hearing panel comprised of Crs O'Regan, Kempthorne and Henry appointed to consider a kennel application by Cooper and Rhuthyn Hill under Council's Dog Control Bylaw, the power to hear and decide the matter.

CARRIED

9.4 Genetically Modified Organisms

The agenda contained an executive summary of a report that provided analysis of the options available under the Resource Management Act for community management of genetically modified organisms.

**Moved Crs O'Regan / Higgins
EP06/02/31**

THAT the Environment & Planning Subcommittee agrees not to pursue the matter of control of the use of genetically modified organisms under the RMA because it believes it is a national issue.

CARRIED

9.5 Navigation and Safety Bylaw

The Manager's report referred to a hearing conducted in 2005 for a second commercial operator licence on the Buller River. Mr Bush-King said that an amendment to the navigation bylaw would be required but that this action was not recommended.

**Moved Crs O'Regan / Higgins
EP06/02/32**

THAT any additional applications for commercial power vessels to operate on the Buller River, downstream of the Ariki Falls to the Council's southern boundary, be considered by the Environment & Planning Subcommittee.

CARRIED

**Moved Cr O'Regan / Mayor Hurley
EP06/02/33**

THAT the Environment & Planning Manager's Report EP06/02/07 be received.

CARRIED

The meeting concluded at 3.00 pm

Date Confirmed:

Chair: