

MINUTES

TITLE: Environment & Planning Subcommittee
DATE: Wednesday, 10 May 2006
TIME: 9.00 am
VENUE: Council Chamber, 189 Queen Street, Richmond

PRESENT: Cr E M O'Regan (Chair), Crs R G Kempthorne, E J Wilkins, M J Higgins and S J Borlase.

IN ATTENDANCE: Environment & Planning Manager (D C Bush-King), Manager, Consents (J S Hodson), Policy Planners (N T Jackson, R H Biss), Customer Service Manager (S E Westley), Co-ordinator, Building Control (P Hilleard), Administration Officer (B D Moore).

1. CONFIRMATION OF MINUTES

1.1 Environment & Planning Subcommittee, 20 January 2006

Moved Crs Wilkins / O'Regan
EP/06/05/05

THAT the minutes of a meeting of the Environment & Planning Subcommittee held on 20 January 2006, containing Resolutions EP06/01/01 to EP/06/01/04, be approved as a correct record.

CARRIED

1.2 Environment & Planning Subcommittee, 27 January 2006

Moved Crs O'Regan / Borlase
EP/06/05/06

THAT the minutes of a meeting of the Environment & Planning Subcommittee held on 27 January 2006, containing Resolutions EP06/01/05 to EP/06/01/08, be approved as a correct record.

CARRIED

1.3 Environment & Planning Subcommittee, 15 February 2006

Moved Crs Borlase / Wilkins
EP/06/05/07

THAT the minutes of a meeting of the Environment & Planning Subcommittee held on 15 February 2006, containing Resolutions EP06/02/05 to EP/06/02/34, be approved as a correct record.

CARRIED

1.4 Environment & Planning Subcommittee, 23 February 2006

**Moved Crs O'Regan / Kempthorne
EP/06/05/08**

THAT the minutes of a meeting of the Environment & Planning Subcommittee held on 23 February 2006, containing Resolutions EP06/02/35 to EP/06/02/39, be approved as a correct record.

CARRIED

1.5 Environment & Planning Subcommittee, 13 March 2006

**Moved Crs O'Regan / Kempthorne
EP/06/05/08**

THAT the minutes of a meeting of the Environment & Planning Subcommittee held on 13 March 2006, containing Resolutions EP06/03/01 to EP/06/03/04, be approved as a correct record.

CARRIED

1.6 Heritage Subcommittee, 17 March 2006

**Moved Crs Wilkins / O'Regan
EP/06/05/09**

THAT the minutes of a meeting of the Heritage Subcommittee held on 13 March 2006, containing Resolutions EP06/03/05 to EP/06/03/12, be approved as a correct record.

CARRIED

1.7 Heritage Subcommittee, 28 April 2006

**Moved Crs Wilkins / Borlase
EP/06/05/10**

THAT the minutes of a meeting of the Heritage Subcommittee held on 28 April 2006, containing Resolutions EP06/04/01 to EP/06/04/07, be approved as a correct record.

CARRIED

2. ABEL TASMAN NATIONAL PARK DRAFT MANAGEMENT PLAN SUBMISSION, APRIL 2006 - REPORT EP06/05/07

Policy Planner, Mr N Jackson, attended the meeting and spoke to his report contained within the agenda. The report suggested that the word "tranquillity" be deleted from the vision statement and objectives for the National Park. Councillors discussed the activities which occur in the waters surrounding the National Park, including the activity of vessels, especially speedboats. It was considered the submission should be modified to retain reference to "tranquillity" as an objective but that the text be amended to acknowledge the activity on the waters adjoining the ATNAP.

Moved Crs Borlase / Higgins
EP/06/05/11

THAT the Environment & Planning Subcommittee ratifies the submission prepared on the Draft Management Plan for the Abel Tasman National Park, subject to amending it to retain reference to “tranquillity” as an objective and providing further text concerning the uses that people make of the land, foreshore and sea surrounding the Park.

CARRIED

3. PUBLIC FORUM

Mr K Eggers of Murchison spoke in the public forum and said that he had come to hear Mr M Allan speak about his application submitted to Council to operate a jet boat on the Buller River. It was noted that Mr Allan was not present at this meeting. Mr Eggers said that he had purchased the Buller River Jet Boat business from the estate of the late Mr P Goodwin.

4. MANAGEMENT REPORTS AND STATISTICAL DATA - REPORT EP06/05/10

Customer Service Manager, Mrs S Westley, spoke to this report and responded to Councillors' questions.

Moved Crs O'Regan / Kempthorne
EP/06/05/12

THAT the Statistical Data Report EP06/05/10 for the period January to March 2006 be received.

CARRIED

5. DANGEROUS, EARTHQUAKE-PRONE AND INSANITARY BUILDINGS POLICY, REPORT ON SUBMISSIONS, APRIL 2006 - REPORT EP06/05/08

Submitters were present to speak to the Draft Policy.

The Heritage Subcommittee submission was presented by Policy Planner, Ms R Biss and she outlined the main points contained in the submission included in today's agenda. Mr P Hilleard spoke about the Building Code for earthquake strength and the level of compliance that it was proposed that heritage buildings achieve. Policy Planner, Mr N Jackson, advised that December 2010 is the date for notices regarding heritage buildings and then a period of 25 years is proposed to be allowed to improve the building. This would include strengthening buildings up to 76% of the requirements for a new building.

Mr G Anderson read a submission as a member of the Nelson Branch of New Zealand Institute of Architects. He sought that dispensation be afforded to heritage buildings to avoid future adverse effects. Mr Anderson suggested that the Policy should refer to earthquake risk instead of earthquake-prone and the terminology “insanitary buildings” be replaced by “health risk buildings”. He noted that the Draft Policy is in conflict with the Council's heritage policy statements incorporated in the Tasman Resource Management Plan, Draft Annual Plan and Long Term Council Community Plan.

The submission from Department of Conservation was addressed by Planning Supervisor, Mr R McMichael. The submitter was concerned that the policies could result in back country huts and shelters being categorised as insanitary. The Department has concerns about buildings, which it manages for historic values, that could be considered as earthquake-prone. The Department sought further discussion on dangerous heritage buildings, in advance of corrective notice being issued.

Mr N Jackson spoke to his report contained within the agenda and suggested that the policy on heritage buildings be redrafted to define heritage buildings and provide balance. He suggested that the information under Item 13 on Page 4 of his Report EP06/05/08 be included with each of the policies for insanitary buildings and dangerous buildings.

**Moved Crs Wilkins / Borlase
EP/06/05/13**

**THAT the Dangerous, Earthquake-Prone and Insanitary Buildings Policy be adopted with the amendments noted.
CARRIED**

6. SOILS INFORMATION IN THE TASMAN DISTRICT - REPORT EP06/05/11

A map of the soils of the lower Takaka Valley produced by Dr I Campbell of Land & Soil Consultancy Services was displayed at the meeting. Cr Borlase spoke of the importance of this information for the District and Golden Bay.

Mr A Burton, Resource Scientist, was unable to be present to speak to the report but it was considered appropriate to receive it so it can be released publicly. A separate date is to be arranged to hear from Mr Burton.

**Moved Crs Borlase / Kempthorne
EP/06/05/14**

**THAT the Soils Information in the Tasman District, Report EP06/05/11 be received and the soils of the lower Takaka Valley report by Dr I Campbell, Land & Soil Consultancy Services, be released by Council for publication.
CARRIED**

7. ENVIRONMENT & PLANNING MANAGER'S REPORT - REPORT EP06/05/06

7.1 Legal Proceedings

Annexed to the report was a list showing the status of consent appeals.

7.2 Dog Control Changes

The need to microchip new dogs comes into force on 1 July 2006 and Council must contribute \$7,501 for its share of the National Dog Database Levy. It was noted a separate discussion on this matter is to be arranged.

7.3 Delegations to Commissioners

**Moved Crs Kempthorne / Borlase
EP/06/05/15**

THAT the following delegations to Commissioners be approved:

- 1. to appoint Brian Dwyer as Hearing Commissioner to hear and decide on resource consent applications RM040782 and RM060092 by C and G Petry on 1 May 2006 in Collingwood and applications RM061003 and RM060112 by Tasman District Council on 23 May 2006 in Collingwood;**
- 2. to appoint Hugh Briggs as Hearing Commissioner to hear and decide on resource consent application RM051023 by T and J Inglis on 5 May 2006 in Richmond.**

CARRIED

7.4 Building Act Accreditation

Mr Bush-King spoke to a submission prepared in response to the Department of Building & Housing Discussion Document on the Proposed Process and Standards to be adopted for accreditation under the Building Act 2004 as a Building Consent Authority.

7.5 Departmental Progress Report and Financial Statement

Mr Bush-King said that Output 3 for the March accounts for resource consents and compliance shows a deficit relating to under-recovery of non-rate income and through increased costs including legal and consultants costs. Staff time on subdivision consents processing and compliance monitoring (discharges) are also well above budget. Reviews are underway on how to address the situation, including a proposal to adopt an integrated job costing system.

**Moved Crs Kempthorne / Higgins
EP/06/05/16**

THAT the Environment & Planning Manager's Report EP06/05/06 be received.

CARRIED

8. RESOLUTION TO EXCLUDE THE PUBLIC

**Moved Crs Wilkins / Borlase
EP06/05/17**

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

Insurance Update

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	Grounds
Insurance Update	Protect the privacy of natural persons, including that of deceased natural persons.	A right of appeal lies to the Environment Court against the final decision of Council.

CARRIED

**Moved Crs O'Regan / Borlase
EP06/05/18**

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

CARRIED

Cr O'Regan thanked members for their attendance and the meeting closed at 11.55 am.

Date Confirmed:

Chair: