

MINUTES

TITLE: Environment & Planning Committee
DATE: Tuesday, 4 March 2008
TIME: 9.30 am
VENUE: Council Chamber, 189 Queen Street, Richmond.

PRESENT: Cr M J Higgins (Chair), Crs S G Bryant, R G Currie, B F Dowler, J L Edgar, B W Ensor, G A Glover, J L Inglis, T B King, T E Norriss, N Riley and E J Wilkins.

IN ATTENDANCE: Environment & Planning Manager (D C Bush-King), Resource Consents Manager (R E Lieffering), Policy Manager (G S Markham), Utilities Asset Manager (J W Cuthbertson), Policy Planners (R H Biss, M A Honey and M A Baker), Development Engineer (D Ley), Administration Officer (B D Moore).

APOLOGIES

Moved Crs Riley / Norriss
EP08/03/04

THAT apologies from Mayor Kempthorne and Cr Borlase for absence be sustained.
CARRIED

1. PUBLIC FORUM

A petition of over 1,000 signatures was presented on behalf of Uniquely Motueka, a group that is opposed to the establishment of a McDonald's restaurant in High Street, Motueka. A letter of 27 February 2008 from this group was tabled at the meeting and expressed particular concerns that McDonald's restaurant will not comply with the conditions imposed by resource consent decision RM070851 in regard to lighting and emission of odours.

2. CONFIRMATION OF MINUTES

2.1 Environment & Planning Committee Minutes, 23 January 2008

Moved Crs Norriss / Currie
EP08/03/05

THAT the minutes of a meeting of the Environment & Planning Committee held on 23 January 2008, containing Resolutions EP08/01/23 to EP08/01/24, be approved as a correct record.
CARRIED

2.2 Environment & Planning Committee Minutes, 31 January 2008

**Moved Crs Edgar / Riley
EP08/03/06**

THAT the minutes of a meeting of the Environment & Planning Committee held on 31 January 2008, containing Resolutions EP08/01/01 to EP08/01/19, be approved as a correct record.

CARRIED

2.3 Environment & Planning Committee Minutes, 28 January 2008

**Moved Crs Borlase / Glover
EP08/03/07**

THAT the minutes of a meeting of the Environment & Planning Committee held on 28 January 2008, containing Resolutions EP08/01/20 to EP08/01/22, be approved as a correct record.

CARRIED

2.4 Environment & Planning Committee Minutes, 1 February 2008

**Moved Crs King / Bryant
EP08/03/08**

THAT the minutes of a meeting of the Environment & Planning Committee held on 1 February 2008, containing Resolutions EP08/02/01 to EP08/02/03, be approved as a correct record.

CARRIED

2.5 Environment & Planning Committee Minutes, 11 February 2008

**Moved Crs King / Bryant
EP08/03/09**

THAT the minutes of a meeting of the Environment & Planning Committee held on 11 February 2008, containing Resolutions EP08/02/04 to EP08/02/06, be approved as a correct record.

CARRIED

3. RESOURCE CONSENT MANAGER'S REPORT – REPORT EP08/03/03

The report contained within the agenda provided details of current resource consent workloads, a summary of decisions made under delegated authority, current appeals, a judicial review and a summary of significant hearings and applications. The agenda also provided background to the resource consent issued by Council staff under delegated authority on 21 September 2007. A public meeting had been held on the subject in Motueka on 20 February 2008 attended by Crs Higgins and Wilkins and the Resource Consents Manager.

Moved Crs Currie / Riley
EP08/03/10

THAT the Resource Consents Manager's Report EP08/03/03 be received.
CARRIED

4. MOTUEKA WEST DEVELOPMENT STRATEGY - REPORT EP08/03/04

Policy Planner, Ms R Biss, spoke to this report of 26 February 2008 contained within the agenda and tabled copies of reports from Telfer Young (Nelson) Ltd of November 2007 and Property Economics Ltd of January 2008. The report said that these two recent studies were now available to assist the Council in assessing current supply of and future demand for industrial and commercial land.

The Committee discussed the issues of the effects of the State Highway of High Street, Motueka through the Central Business District and the potential to expand the commercial area to locations other than on leasehold land. Mr Markham encouraged the Committee to have Transit New Zealand involved as a key planning party.

Moved Crs King / Wilkins
EP08/03/11

THAT the Environment & Planning Committee:

- 1. Receives the reports from Telfer Young (Nelson) Ltd and Property Economics Ltd on supply and demand for commercial and industrial land in Motueka;**
- 2. Agrees to the process steps for the Motueka West Strategy and Infrastructure Plan in Section 7 of Report EP08/03/04.**

CARRIED

5. MAPUA STRUCTURE PLAN - REPORT EP08/03/05

Policy Planner, R Biss, spoke to this report of 26 February 2008 to update the Committee on planning matters at Mapua / Ruby Bay and sought approval of a structure plan and a work programme, in order to incorporate the structure plan into the Tasman Resource Management Plan. A number of possible amendments were discussed.

Cr King noted that the structure plan suggested the provision of large commercial areas of land adjacent to Tahi Street. Mr Bush-King responded that these could become recreation reserve and incorporate car parking. He said that the Council's Enterprises Subcommittee would discuss the land uses and potential land for disposal within the remediated ex-Fruitgrowers' Chemical Company site at Tahi Street.

Mr Cuthbertson spoke of the present stormwater disposal and inundation or flooding problems in Mapua.

**Moved Crs King / Norriss
EP08/03/12**

THAT the Environment & Planning Committee agrees to:

- 1. The Draft Mapua Structure Plan for, as amended, consultation;**
- 2. The draft work programme to 20 August 2008.**

CARRIED

6. SUBMISSION ON WAHANGA LTD SUBDIVISION APPLICATION, 135 CHAMPION ROAD, RICHMOND - REPORT EP08/03/06

Policy Planner, M Honey, provided a report and attached submission to the subdivision application consent sought by Wahanga Ltd on land situated in Nelson City at 135 Champion Road, Richmond.

**Moved Crs Higgins / Glover
EP08/03/13**

THAT the Environment & Planning Committee approves the lodging of the submission attached to Report EP08/03/06 for the resource consent application by Wahanga Ltd for the subdivision and residential development of the land at 135 Champion Road, Richmond.

CARRIED

7. RICHMOND AIR QUALITY/ENERGY EFFICIENCY – BUDGET 2008/2009 - REPORT EP08/03/07

Policy Planner, M Baker, spoke to this report about an opportunity to reduce the contribution by open fires and non-compliant old woodburners to PM₁₀ in the Richmond airshed as a result of Government funding becoming available.

**Moved Crs King / Wilkins
EP08/03/14**

THAT the Environment & Planning Committee:

- 1. Requests the Ministry for the Environment to reconsider subsidy schemes targeted at low income households, so that social welfare costs associated with replacing non-compliant woodburners are not met by ratepayers;**
- 2. Recommends that Council adopts Option 5 and offers support to service providers who are partners with the Energy Efficiency & Conservation Authority, in establishing an interest-free loan programme for replacement of non-compliant woodburners and upgrades of insulation and targets Council support to households in the Richmond airshed.**

CARRIED

8. ENVIRONMENT & PLANNING COMMITTEE CHAIRMAN'S REPORT – REPORT EP08/03/08

Cr Higgins referred to heritage matters and spoke about street naming to reflect the maritime culture and history of the District and referred to the potential use of the Nelson City flag in Richmond and the wider District. He referred to an advisory group to be formed as an alternative option to the former Heritage Subcommittee. Mr Bush-King said that Mayor Kempthorne has expressed his support to the establishment of a community-based advisory group reporting heritage issues in Tasman.

Cr Higgins spoke about his attendance at a meeting in Motueka about Council's decision to grant resource consent for a McDonald's restaurant in High Street, Motueka. The report stated that the process of granting this decision was challenged and has withstood the test of scrutiny.

Moved Crs Higgins / Inglis EP08/03/15

**THAT the Environment & Planning Committee Chairman's Report EP08/03/08 be received.
CARRIED**

9. ENVIRONMENT & PLANNING MANAGER'S REPORT EP08/03/09

9.1 Building Act Accreditation

Mr Bush-King said that following a visit to Tasman District Council by the Building Act Accreditation Body Council is attending to corrective actions and striving to achieve substantial compliance with the statutory time frames.

9.2 Submissions Made

The agenda contained copies of submissions made to the Public Health Bill, the Affordable Housing Bill and the Dog Control Amendment Bill.

9.3 Aquaculture Decision

The agenda contained a copy of the preliminary decision of the Aquaculture Manager, Ministry of Fisheries on the Tasman Interim Aquaculture Management Areas. Interested parties have an opportunity to provide additional information for consideration before the final decision is made following the close of submissions on Wednesday, 16 April 2008. Mr Bush-King said in his report that the indication is that only 108 hectares out of 2,109 hectares will be approved unencumbered for marine farming. Consent has been granted to The Ringroad Consortium for a potential area 598 hectares of space for marine farming in two of the deemed Aquaculture Management Areas in Golden Bay and Tasman Bay. There will be an initial 150 hectares occupied and monitored before further uptake.

**Moved Crs Riley / Edgar
EP08/03/16**

**THAT the Environment & Planning Manager's Report EP08/03/09 be received.
CARRIED**

10. RESOLUTION TO EXCLUDE THE PUBLIC

**Moved Crs Norriss / Ensor
EP/08/03/17**

THAT the public be excluded from the following part(s) of the proceedings of this meeting.

Part Environment & Planning Manager's Report

The general subject of the matter while the public is excluded, the reason for passing this resolution in relation to each 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:

General subject of each matter to be considered	Reason for passing this resolution in relation to each matter	Ground(s) under Section 48(1) for the passing of this resolution
Part Environment & Planning Manager's Report	To consider an Ombudsman Recommendation	Section 48(1)(c)

CARRIED

11. RESOLUTION TO RESUME OPEN MEETING

**Moved Crs Norriss / Dowler
EP/08/03/18**

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

Cr Higgins thanked members for their attendance and closed the meeting at 12.45 pm.

Date Confirmed: _____

Chair: _____