
Regulatory and Consents Committee

OPEN MINUTES

Minutes of a meeting of Regulatory and Consents Committee held in the Council Chambers, 15 Forth Street, Invercargill on Thursday, 23 February 2017 at 9am.

PRESENT

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| Chairperson | Gavin Macpherson |
| Councillors | Brian Dillon |
| | Paul Duffy |
| | Darren Frazer |
| | Julie Keast |
| | Neil Paterson |

IN ATTENDANCE

Group Manager, Environmental Services (Bruce Halligan), Team Leader, Resource Management (Marcus Roy), Senior Resource Management Planner (Courtney Ellison), Senior Building Solutions (Michael Marron), Environmental Health Manager (Michael Sarfaiti), Roving Museum Officer, (Johanna Massey), Communications Manager (Louise Pagan) and Committee Advisor (Alyson Hamilton).

1 Apologies

Resolution

Moved Cr Paterson, seconded Cr Dillon and **resolved:**
That the apology received from Mayor Tong be accepted.

2 Leave of absence

There were no requests for leave of absence received.

3 Conflict of Interest

There were no conflicts of interest declared.

4 Public Forum

There was no public forum.

5 Extraordinary/Urgent Items

There were no Extraordinary/Urgent items.

6 Confirmation of Minutes

There were no minutes for confirmation.

Reports

7.2 Dog Control Annual Report

Record No: R/16/11/18873

Michael Sarfaiti (Environmental Health Manager) presented this report.

Mr Sarfaiti advised the purpose of the report is to cover the administration of the Southland District Council's Dog Control Policy and its associated practices.

Members noted Section 10A of the Dog Control Act 1996 provides that every territorial authority shall report on the administration of its Dog Control Policy and dog control practices, and submit it to the Secretary of Local Government, and give public notice of the report in a daily newspaper.

Mr Sarfaiti explained the Southland District Council covers a large geographical area, which includes both urban and rural dog owners. Mr Sarfaiti advised as at 30 June 2016 there were 1,331 registered dogs of which approximately 40% were pet dogs.

The meeting noted the animal control unit has a close working relationship with key stakeholders in the community such as the Society for the Protection of Animals (SPCA), Furever Homes, local veterinarians, Police and other local authorities. He also explained that a recent contractual arrangement had been reached with Invercargill City Council (ICC) to provide Animal Control coverage in the SDC area which will assist with responses and customer service.

Mr Sarfaiti advised the Animal Control Unit operates a seven day, 24 hour service and Council's contractor ADT Armourguard Security Limited undertake the night time work and cover the whole district other than Te Anau.

Cr Duffy queried whether the dog registration fees are covering costs. Mr Sarfaiti commented that he is unsure at this stage of the overall costs and the effect of the use of the Contractor, but that the Animal Control Business Unit is currently in a sound financial position.

Mr Halligan responded that whilst council fees are the lowest among the Councils, he added that Southland District Council does not provide some of the services and facilities offered by some other councils such as dog parks, so direct comparisons of fee levels are not always comparing "apples with apples"

Resolution

Moved Cr Paterson, seconded Cr Duffy **and resolved:**

That the Regulatory and Consents Committee:

- a) **Receives the report titled "Dog Control Annual Report" dated 14 February 2017.**
- b) **Determines that this matter or decision be recognised as not significant in terms of Section 76 of the Local Government Act 2002.**
- c) **Determines that it has complied with the decision-making provisions of the Local Government Act 2002 to the extent necessary in relation to this decision; and in accordance with Section 79 of the Act determines that it does not require further information, further assessment of options or further analysis of costs and benefits or advantages and disadvantages prior to making a decision on this matter.**
- d) **Adopts the Annual Report and authorises it to be forwarded to the Secretary of Local Government by the Manager of Environmental Health, and that the report be publicly notified as required by the Dog Control Act 1996.**

8.1 Proposed Southland District Plan - Further Amendments

Record No: R/17/1/1490

Marcus Roy (Team Leader, Resource Management) and Courtney Ellison (Senior Resource Management Planner-Policy) presented this report.

Mrs Ellison advised the purpose of the report was to outline some potential changes to be made to the Proposed District Plan, that have been identified as the plan has been implemented.

Mrs Ellison explained the Proposed District Plan is a living document that should always be reviewed to ensure it is meeting the needs of its community. Since the decisions on the Proposed District Plan were released in October 2014, most of the plan has had legal effect and the rules have been applied to development activities.

Members noted that in response to the plan now being implemented, and other activities such as the new Signs and Objects on Roads and Footpaths Bylaw being developed, a number of potential changes to the Proposed District Plan have been identified.

Mrs Ellison advised approval is being sought from the Committee that a recommendation be made to Council to approve staff starting the preparation of a variation to address those matters raised in this report.

Members queried the issues that could be included in the proposed variation.

Mrs Ellison responded and explained the issues relate to;

- Sandwich Boards
- Duplication of functions between the Department of Conservation and Southland District Council
- Commercial activities and carparking requirements
- General Infrastructure Standards

The meeting noted a draft variation is being developed and will be reported back to this Committee for approval to undertake further consultation and engagement with stakeholders and relevant Community Boards or Community Development Area Subcommittees.

Resolution

Moved Cr Paterson, seconded Cr Duffy **and resolved:**

That the Regulatory and Consents Committee:

- a) **Receives the report titled “Proposed Southland District Plan - Further Amendments” dated 14 February 2017.**
- b) **Determines that this matter or decision be recognised as not significant in terms of Section 76 of the Local Government Act 2002.**
- c) **Determines that it has complied with the decision-making provisions of the Local Government Act 2002 to the extent necessary in relation to this decision; and in accordance with Section 79 of the Act determines that it does not require further information, further assessment of options or further analysis of costs and benefits or advantages and disadvantages prior to making a decision on this matter.**
- d) **Recommends to Council that staff progress the preparation of a variation to the Proposed District Plan 2012 to address the matters as outlined in this report.**

9.1 Building (Earthquake-prone Buildings) Amendment Act 2016 - Update for Committee

Record No: R/17/1/132

Mr Halligan (Group Manager, Environmental Services) and Mr Michael Marron (Team Leader, Building Solutions) spoke to this report.

Mr Halligan and Mr Marron presented a powerpoint presentation outlining the key elements of the Amendment Act 2016 noting a more significant role for councils.

Mr Halligan explained councils are required to actively identify potentially earthquake-prone buildings and report regularly to Ministry of Business, Innovation and Employment (MBIE) on progress on this, with the view that this information be included in a national register.

Resolution

Moved Chairperson Macpherson, seconded Cr Frazer **and resolved:**

That the Regulatory and Consents Committee:

- a) **Receives the report titled “Building (Earthquake-prone Buildings) Amendment Act 2016 - Update for Committee” dated 14 February 2017.**

9.2 Presentation from Roving Museum Officer Johanna Massey on Waikaia Museum Redevelopment

Record No: R/17/1/205

Johanna Massey (Roving Museum Officer) spoke to this report.

Ms Massey presented a power point presentation on the redevelopment of the Waikaia Museum noting that not only were the structure and the spaces within the previous museum unsuitable for housing and displaying collections but the environment for volunteers and visitors needed to be improved.

Ms Massey explained the redevelopment provided an opportunity for objects and stories of Switzers/Waikaia to be better told and displayed.

Resolution

Moved Cr Dillon, seconded Cr Keast **and resolved:**

That the Regulatory and Consents Committee:

- a) **Receives the report titled “Presentation from Roving Museum Officer Johanna Massey on Waikaia Museum Redevelopment” dated 14 February 2017.**

The meeting adjourned at 10.15am for morning tea and reconvened at 10.38am

7.1 Regulatory and Environmental Services Service Delivery Review

Record No: R/17/1/406

Mr Halligan (Group Manager, Environmental Services) introduced Ms Alicia McKay (External Local Government Consultant), who presented a powerpoint presentation on the Regulatory and Environmental Service Delivery review.

Ms McKay advised a service delivery review has been undertaken for the Southland District Council Regulatory and Environmental Services, in accordance with the requirements of Section 17A of the Local Government Act 2002.

Mr Halligan advised the meeting that Section 17A of the Local Government Act 2002 requires all councils to review the delivery of services by mid-2017.

Ms McKay advised that having regard to this, Southland District Council has undertaken a review of the delivery of its Regulatory and Environmental Services, this being the first formal structured review of these services since the creation of the Southland District Council in 1989 (although incremental changes and improvements to the service have been made during this time).

This service delivery review was presented to the Committee for its consideration. Committee members will note that this review contains a number of recommendations for future improvements.

Cr Duffy expressed appreciation to Ms McKay on her well prepared and well-presented report. Members concurred with Cr Duffy's comments.

Mr Halligan advised an action plan is to be prepared on the recommendations highlighted by Ms McKay and a report will be presented to the Committee in due course including this action plan.

Resolution

Moved Cr Keast, seconded Cr Duffy **and resolved:**

That the Regulatory and Consents Committee:

- a) **Receives the report titled "Regulatory and Environmental Services Service Delivery Review, dated 14 February 2017.**
- b) **Determines that this matter or decision be recognised as not significant in terms of Section 76 of the Local Government Act 2002.**
- c) **Determines that it has complied with the decision-making provisions of the Local Government Act 2002 to the extent necessary in relation to this decision; and in accordance with Section 79 of the Act determines that it does not require further information, further assessment of options or further analysis of costs and benefits or advantages and disadvantages prior to making a decision on this matter.**
- d) **Considers the content of, and recommendations from, the review and provides any feedback which it may have to officers.**
- e) **Notes that officers will report back to the Committee in due course with the actions proposed to be taken in response to each of the recommendations made in the review.**

9.3 Freedom Camping

Record No: R/17/1/1570

Michael Sarfaiti (Environmental Health Manager) and Stuart Fairbairn (Animal Control Officer) presented this report.

Mr Sarfaiti advised the purpose of the report is to present information to the Committee on freedom camping issues in the District.

Mr Sarfaiti advised Council adopted the new Freedom Camping Bylaw 2015 on 9 December 2015 which most submitters were supportive of in regards to the direction of the bylaw, including features such as resolving the problems at Waikawa, fire safety concerns and new general rules.

Mr Sarfaiti highlighted the freedom camping hotspots being Lumsden, Waikawa and the largest hotspot being the Te Anau Basin, where the Southland District Council and Department of Conservation (DOC) have a shared service for the purpose of regulating freedom camping in the Te Anau Basin during the tourist season.

Mr Sarfaiti added this service has been successful with patrols ensuring a high level of compliance. This shared service is funded by DOC, Te Anau Community Board and Southland District Council.

Further to this the meeting was advised that problems from freedom camping at the Waikawa Domain i.e. sanitary problems; costs to the ratepayer, eg rubbish collection; toilet maintenance; restricting access to other users and restricting parking access for Hall resulted in Council authorising a new freedom camping patrol service in Waikawa, with Council's Animal Control Officer, Mr Fairbairn, undertaking weekly patrols from December 2016.

Mr Fairbairn advised there was low activity at the site, possibly due to weather conditions, however he will complete more monitoring visits to determine the current need for policing.

Mr Sarfaiti informed that should freedom camping become a problem there again, it may be necessary to hire a local person as a warden to keep costs down.

However, for the Committee's information Mr Halligan also highlighted that this is potentially a high risk health and safety work for a person working alone, so the Council would have to closely consider its options for the delivery of such a service if it proves necessary and that if such a service is provided suitable budget would need to be provided to ensure that health and safety matters were adequately provided for .

Members noted Councillors Duffy and Keast have agreed to the Ward funding such a service up to \$3,000 per year.

Cr Dillon commented that prior to making any decision on funding for this arrangement it may be timely to monitor the areas where freedom camping occurs to obtain a picture of where and how many campers are coming into the area. Cr Dillon added this could be a task undertaken by residents in the area.

Following discussion the Committee requested more data on the number of freedom campers in Southland is needed to accurately monitor how the activity is growing and where people are staying.

Resolution

Moved Cr Keast, seconded Cr Paterson **and resolved:**

That the Regulatory and Consents Committee:

- a) **Receives the report titled "Freedom Camping" dated 31 January 2017.**
- b) **Requests staff seek numerical information on Freedom Camping areas to monitor how the activity is growing and where people are staying, such information to be presented to the Committee at its next meeting.**

The meeting concluded at 1.45pm

CONFIRMED AS A TRUE AND CORRECT
RECORD AT A MEETING OF THE
REGULATORY AND CONSENTS COMMITTEE
HELD ON THURSDAY 23 FEBRUARY 2017.

DATE:.....

CHAIRPERSON:.....