



A G E N D A

**Planning and Development
Committee**

Council Chambers

**Thursday
5 February 2009
commencing at 9.15 am**



PLANNING AND DEVELOPMENT COMMITTEE

AGENDA FOR A MEETING OF THE PLANNING AND DEVELOPMENT COMMITTEE, TO BE HELD IN THE COUNCIL CHAMBERS, 36 WELD STREET, HOKITIKA ON THURSDAY 5 FEBRUARY 2009 COMMENCING AT 9.15 AM.

The meeting will commence at 9.15 am. At 9.30 am the first of several interest groups will meet informally with the Committee in a workshop session. Further interested parties will meet with the Committee during the course of the day. It is anticipated that after dealing with the minutes of the previous meeting, the Committee will adjourn to meet in a workshop session and will reconvene later in the day to record any next steps.

1. MEMBERS PRESENT AND APOLOGIES

2. CONFIRMATION OF MINUTES – 4 DECEMBER 2008.

(Pages 1-4)

3. MATTERS ARISING FROM MINUTES.

4. INWARD CORRESPONDENCE:

- 4.1 Franz Alpine Resort: Regarding Section 224 Completion Certificate Resource Consent 070129 Subdivision at Franz Alpine Resort.

(Notice has been received from Callery Holdings that they wish to discuss the possibility of bonding for the completion of a subdivision. At the time of the preparation of the agenda no correspondence had been received. The matter is added to the agenda in anticipation of correspondence being received sometime before the commencement of the meeting. It is also anticipated that there may be commercial sensitivity and that the matter would be considered with the public excluded.)

5. GENERAL BUSINESS

5.1 District Plan Review



PLANNING AND DEVELOPMENT COMMITTEE

MINUTES OF A MEETING OF THE PLANNING AND DEVELOPMENT COMMITTEE HELD IN THE COUNCIL CHAMBERS, 36 WELD STREET, HOKITIKA ON THURSDAY 4 DECEMBER 2008 COMMENCING AT 10.00 AM

1. PRESENT:

Her Worship the Mayor
Councillor B.O. Thomson (Chairman)
Councillors J.G. Birchfield, A.M. Hurley, I.W. Hustwick.

ALSO IN ATTENDANCE:

R.C. Simpson, Manager: Planning and Regulatory, R. Strang, District Planner.

2. CONFIRMATION OF MINUTES – 2 OCTOBER 2008.

Moved Her Worship the Mayor, seconded Councillor Thomson and **Resolved** that the Minutes of the Planning and Development Committee Meeting held on the 2 October 2008 be confirmed as a true and correct record.

3. MATTERS ARISING FROM MINUTES.

3.1 Item 4.2 – Franz Josef Community Council (Infrastructure)

In response to a question, the Manager: Planning and Regulatory advised that engineering staff continue to be frustrated in attempts to arrange the installation of the carpark lights at Franz Josef. It was reported that the carpark lights would be most likely installed "before Christmas".

With regard to the installation of the fire hydrant, engineering staff reported that the fire hydrant had been installed but was not operative because of the discovery of an inadequacy in the existing service in the area. Council's contractor (Westroads) has been instructed to proceed with the upgrading of the water main.

3.2 Item 4.1 - SPCA Hokitika – Shelter of stray and abandoned dogs.

The Manager: Planning and Regulatory advised that the payment for the rehoming of dogs had commenced.

3.3 Item 5.2 - Significant Natural Areas.

Members asked as to what the “next steps” would be and the Manager: Planning and Regulatory advised that the report on District Plan change options that would satisfy Council’s Section 6(c) obligations can be expected as part of the District Plan Review.

4. INWARD CORRESPONDENCE:

4.1 Ross Community Society “Exhaust Brake” Signs

The Ross Community Society had written in request of the erection of signs in Ross prohibiting the use of “exhaust brakes”.

Members noted that the adverse effects of exhaust brakes were changing as fleets were upgraded and modern technology took the severe reverberation out of the use of such brakes. Members also formed the view that it would be more appropriate to write to the various transport firms and ask for cooperation rather than institute a further regulatory regime in the nature of a bylaw.

Moved Councillor Hurley seconded Councillor Hustwick and **Resolved** that the Manager: Planning and Regulatory write to the various transport firms operating in Westland and seek assistance in drivers not using exhaust brakes in and adjacent to residential areas in Westland.

5. GENERAL BUSINESS

5.1 District Plan Review

As a commencement to the District Plan Review process, members considered the possibility of meeting with various interested parties to find out insofar as the Westland District Plan is concerned:

- i) What has worked?
- ii) What hasn’t worked?
- iii) What parts of the Westland District Plan should be changed?

Members decided to hold a “workshop” meeting in conjunction with their next regular meeting (5 February 2009) and meet with interested parties. Members formulated a list of what they considered to be interested parties and asked staff to make arrangements to meet with them in a workshop session. Members noted that such feedback was invaluable and would be of assistance as the Council moved towards the establishment of a statement of “issues and options” for the District Plan review.

5.2 LTTCP: Business Management Plans

Members considered the Draft Business Management Plan relating to:

- i) Animal Control
- ii) Elderly Housing
- iii) Inspection and Compliance
- iv) Resource Management
- v) Community Township/Planning.

Members asked the Manager: Planning and Regulatory to provide for the possible reform of the Council’s Policy on Dogs with an emphasis on animal welfare. In addition, the manager was requested to provide for the building of a partnership with the Hokitika Branch of the SPCA insofar as animal welfare was concerned.

Members considered the Council’s current commitment to elderly housing and noted that the current policies involved the straight forward approach of making low cost elderly housing available. Members noted that the business plan should provide for the change to the strategy (subject to consultation) and that the provision of modern housing in the nature of a purpose designed elderly housing complex could be an approach for the current Revell Street pensioner housing properties. It was noted that the proposed Council Controlled Organisation could enter into partnerships that provided for the establishment of a purpose made elderly housing complex.

5.3 Report on South Westland Aviation Noise Issues and Public Health

The long awaited report was tabled for the information of members as it had been received earlier in the morning.

Members noted that the conclusion reached in the report differed to the “interim report” received in August 2007. Members noted that one of the findings of the interim report was that the preliminary results justified consideration of the relocation of the helicopter landing area from the

riverbed on the grounds of protection of public health of the community of Franz Josef.

The final report concluded that helicopter noise is not a direct health risk at current levels. The Manager: Planning and Regulatory was asked to seek an explanation as to the apparent difference.

Members were advised the Aviation Noise Report had been placed on the agenda for the December Ordinary Meeting of Council.

MEETING CONCLUDED AT 12.20 PM

Confirmed:

Councillor Bryce Thomson
CHAIRMAN

____/____/____
Date