
MINUTES
of the
REGULATORY COMMITTEE MEETING
held
09.30am, Thursday, 6 May 2021
at
Tasman Council Chamber, 189 Queen Street, Richmond

Present: Cr D Wensley (Chair), Cr D Ogilvie (Deputy Chair), Mayor T King (via zoom), Crs S Bryant, C Butler, M Greening (via zoom), C Hill, B Dowler, K Maling, C Mackenzie, D McNamara, T Tuffnell, A Turley, T Walker

In Attendance: Environment and Planning Manager (D Bush-King), Executive Assistant (J Halsey), Executive Support Officer (L Atkins)

Part Attendance: Regulatory Manager, (A Humphries), Building Assurance Manager (I McCauley), Resource Consents Manager (T Harris), Team Leader Environmental Health (D Winter), Environmental Policy Manager (B Johnson), Community Relations Manager (C Choat), Communications Officer (T O'Connell), Senior Policy Advisor, Community Development (A Bywater), Database Information Administrator (P Inwood), Urban Growth Co-ordinator (J Deans)

1 OPENING, WELCOME

Councillor Wensley welcomed everyone to the meeting and invited Councillor Hill to open proceedings with a karakia.

2 APOLOGIES AND LEAVE OF ABSENCE

Moved Cr Maling/Cr Hill

RC21-05-1

That apologies for lateness from Mayor King be accepted.

CARRIED

3 PUBLIC FORUM

Nil

4 DECLARATIONS OF INTEREST

Nil

5 LATE ITEMS

Nil

6 CONFIRMATION OF MINUTES

That the minutes of the Regulatory Committee meeting held on Thursday, 1 April 2021, be confirmed as a true and correct record of the meeting.

7 PRESENTATIONS

Nil

8 REPORTS

8.1 Chairs Report

Councillor Wensley recognised that the Regulatory Department is a very busy department which sits at the heart of the wellbeing of the community and acknowledged the good work the team do. Cr Wensley acknowledged the deserved recognition of the Harbourmasters as detailed in the Regulatory Manager's report.

Cr Wensley also highlighted the loss of productive land and issues around creating more land for housing while protecting productive land, and the significant impact growth is having on the district as noted in the Manager's Report. The Council has played its part in forward thinking and providing land for growth.

Moved Cr Tuffnell/Cr Hill RC21-05-2

That the Regulatory Committee receives the Chairs Report RC21-05-01

CARRIED

8.2 Regulatory Manager's Six Monthly Report

Regulatory Manager, Adrian Humphries presented his report which was taken as read. He introduced Daniel Winter, the new Team Leader, Environmental Health.

Mr Humphries noted a correction in his report at paragraph 4.1 which should read 'carry out 329 of these verifications'.

Mr Humphries confirmed Harbour Master (HM) vessels do not currently hold automated external defibrillators (AED) on-board. Mr Humphries has conducted a risk assessment following a recent incident and determined installation was not necessary. Discussion was had around the need to have an AED available on HM vessels. It was noted that there are other networks available for vessels in distress including Marine Search and Rescue, Coastguard and Police.

Cr Turley, seconded by Cr Wensley foreshadowed an amendment to the resolution requesting staff to arrange an AED to be installed on the HM Vessel 'The Sentinel'. The amendment was put to the vote and lost.

**Moved Cr Turley/Cr Wensley
RC21-05-3**

That the Regulatory Committee requests staff to arrange an AED to be installed on the HM Vessel 'The Sentinel'

LOST

0.It was agreed that this issue warranted further investigation as to the implications of an AED at sea and Mr Humphries agreed to provide a report to Council.

The licencing of boats was discussed. All commercial boats are required to be registered and the question was asked if recreational boats should also require a licence. Mr Humphries advised national legislation would be required. Mr Bush-King advised that this matter been looked into in the past and updated advise can be reported to Council.

Mr Humphries updated the Committee on attempts to redesign mussel buoys to reduce losses from farms. The question was asked if Council could charge a fee to the companies for recovering their buoys. Mr Humphries confirmed we could charge for retrieval but it is difficult to draw a line between a public service and a revenue stream. Mr Bush-King to arrange for further advice.

The Committee congratulated the Harbour Master team on being awarded the 2020 New Zealand Rescue Co-ordination Centre Rescue of the Year award along with Nelson Coastguard.

Mr Humphries confirmed that images of the public caught on cameras on Council property set up to monitor illegal camping and rubbish dumping are not used on the Council's social media sites unless sanctioned as part of a police investigation. Concern was raised by one of the Councillors regarding the use of an image of member of the public on the Council Facebook page. Mr Humphries agreed to follow up with the Communications team.

Deputy Mayor Bryant exited the meeting at 10:10 am.

**Moved Cr Maling/Cr Hill
RC21-05-4**

That the Regulatory Committee receives the Regulatory Manager's Six Monthly Report 1 October 2020 to 31 March 2021 RRC21-05-2.

CARRIED

The meeting adjourned at 10.40 am and resumed at 10.55 am.

8.3 Building Assurance Manager's Report

Building Assurance Manager, Ian McCauley presented his report which was taken as read.

The Committee thanked staff for the support given to the Tiny Homes Expo in Motueka from February to April of this year. The feedback has been positive from the community. There were concerns expressed that some of the display homes and signage were still in place and Mr Bush-King confirmed the Compliance team are aware and working to rectify.

The report identified 549 new dwellings but it was noted that the updated figure was 601.

Cr Maling exited the meeting at 11:25 am.

Cr McNamara exited the meeting at 11:25 am.

Cr McNamara returned to the meeting at 11:27 am.

In response to a question, Mr McCauley advised that changes to meet new Climate Change standards will apply to new builds only but that Council can play a role in advising people who want to upgrade existing dwellings.

Work on earthquake prone buildings is focussing currently on Motueka.

The Councillors discussed the timeline for the demolition of the former British Tobacco building in Motueka. A meeting will be scheduled with staff and the Motueka Councillors to discuss this work.

Concern was expressed that much of the existing housing stock is not up to the standard required for the new tenancy rules and owners are not renting in some situations as they can't afford to make the required changes. Mr McCauley advised that if there was a dispute between landlord and tenant it would have to go to the Tenancy Tribunal and Council is not normally involved.

**Moved Cr Wensley/Cr Dowler
RC21-05-5**

**That the Regulatory Committee receives the Building Assurance Manager's Report,
RRC-21-05-3.**

CARRIED

8.4 Environment and Planning Manager's Report

Environment and Planning Manager, Dennis Bush-King presented his report which was taken as read.

The Tasman District Council submission to MBIE document on Supporting Sustainable Freedom Camping in Aotearoa New Zealand was presented.

Deputy Mayor Bryant returned to the meeting at 11:00 am.

Cr Tuffnell exited the meeting at 11:05 am.

The health and safety issues with Freedom Campers packing tightly into designated areas and parking closely and potentially blocking exits was raised. Mr Bywater confirmed this is not something the Minister has addressed in this proposal but the submission can be amended.

An animation was shown documenting the amount of land that has been subdivided around Richmond in the last 10 years.

Cr Maling returned to the meeting at 11:42 am.

Cr Tuffnell returned to the meeting at 11:47 am.

Deputy Mayor Bryant exited the meeting at 11:50 am.

Mr Bush-King noted the Council is currently reviewing the Tasman Environmental Plan and the Future Development Strategy but that providing more land for development, over and above what is available now, is not a quick process which is why we plan up to 10 years ahead.

In response to a question as to whether more Council land could be made available for affordable housing, Mr Bush-King confirmed staff had been looking into this but that if surplus reserve land were an option, it was not easy under the Reserves Act 1977 to relinquish reserve land for housing purposes.

**Moved Cr McNamara/Cr Turley
RC21-05-6**

That the Regulatory Committee

- 1) receives the Environment and Planning Manager's Report RRC21-05-4
- 2) endorses the Draft Submission to the *Supporting Sustainable Freedom Camping in Aotearoa New Zealand discussion document*, subject to any direction to enable staff to develop a revised submission draft.
- 3) agrees to the Committee Chair, Deputy Chair and Councillor Hill approving the final version of the submission noted in Resolution 2 on or prior to 16 May 2021.

CARRIED

9 CONFIDENTIAL SESSION

Nil

The meeting concluded at 11.55 am.

Date Confirmed:
2021-07-29

Chair:
Cr Dana Wensley