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**MINUTES**  
of the  
**ENVIRONMENT AND PLANNING COMMITTEE MEETING**  
held  
**9.30 am , Thursday, 22 March 2018**  
at  
**Tasman Council Chamber, 189 Queen Street, Richmond**

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- Present:** Councillor T King (Chair), Mayor R Kempthorne, Councillors S Brown, S Bryant, P Canton, M Greening, P Hawkes, K Maling, D McNamara, D Ogilvie, P Sangster, A Turley, T Tuffnell, D Wensley
- In Attendance:** Environment and Planning Manager (D Bush-King), Executive Assistant (G Crichton),
- Part Attendance:** Building Assurance Manager Sharon Threadwell, Growth Co-ordinator Michael Croxford, Team Leader - Urban & Rural Development Policy - Maxine Day, Resource Scientist – Environmental Trevor James,

**1 OPENING, WELCOME**

**2 APOLOGIES AND LEAVE OF ABSENCE**

Moved Cr Tuffnell/Cr McNamara  
EP18-03-1

That apologies be accepted for the absence of Cr Greening.  
**CARRIED**

**3 PUBLIC FORUM**

Mr Mark Lile of Landmark Lile Limited introduced Mr Russell Campbell. Mr Campbell is the father of the special housing applicant reported in Section 9.3 of the Special Housing Areas Report and was present to answer any questions regarding the application. None were received.

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#### **4 DECLARATIONS OF INTEREST**

Cr Tuffnell declared an interest in relation to the Electrical Transmission Discussion Document Feedback.

#### **5 LATE ITEMS**

Nil

#### **6 CONFIRMATION OF MINUTES**

**Moved Cr Sangster/Cr Wensley  
EP18-03-2**

**That the minutes of the Environment and Planning Committee meeting held on Thursday, 8 February 2018, be confirmed as a true and correct record of the meeting with amendment.**

**CARRIED**

Cr Wensley requested that the word 'appeal' be removed in the Declarations of Interest Section and replaced with the word 'application'.

#### **7 REPORTS OF COMMITTEE**

Nil

#### **8 PRESENTATIONS**

Nil

#### **9 REPORTS**

##### **9.1 Building Assurance Manager's Report**

Building Assurance Manager Sharon Threadwell was present and drew Councillors attention to the successful IANZ reaccreditation of the Building Consent Authority.

Responding to questions Ms Threadwell explained the statistical summary in her report. Discussion followed on how Council might improve its performance and Councillors noting the forthcoming joint launch with Nelson City Council of the new digital solution AlphaOne product. It is envisaged that the shared approach and range of predetermined check lists and questions in the programme should simplify processes thus promoting stronger relationships with both Councils' staff and the local building industry.

Councillors sought clarification on the retention of Building Consents staff. Ms Threadwell advised that a recent exercise had shown the total cost of recruiting and training each new building assurance officer to be around \$80,000 and that bonding of new staff would be introduced.

In response to Councillors questions around benchmarking statistics, Ms Threadwell advised that Ministry of Business Innovation and Employment (MBIE) does not release national building statistics. Currently Tasman District Council fluctuates between the fourteenth and sixteenth highest consent volumes nationally based on Department of Statics information.

Staff were requested to provide councillors with an updated report on dwelling numbers by Ward.

**Moved Cr Wensley/Mayor Kempthorne  
EP18-03-3**

**That the Environment and Planning Committee receives the Building Assurance Manager's Report REP18-03-05**

**CARRIED**

### **9.3 Special Housing Areas**

The Growth Co-ordinator Michael Croxford was present to speak to his report and responded to questions from Councillors about compliance with Plan Change 66. Mr Croxford advised that this application had been reviewed by staff and was both compliant and consistent with other applications.

**Moved Cr Maling/Cr Tuffnell  
EP18-03-4**

**That the Environment and Planning Committee**

- 1. receives the Special Housing Areas REP18-03-02 report; and**
- 2. agrees to recommend to the Minister of Building and Housing that 10 Chisnall Street, Richmond (T02-03), be established as a Special Housing Area.**

**CARRIED**

Mayor Kempthorne and Cr Sangster exited the meeting at 10:00 am.

### **9.2 Tasman Housing Accord - Proposed Amendments to Lead Policy**

The Growth Co-ordinator Michael Croxford was present when Councillors discussed proposed amendments to the Special Housing Lead Policy. Team Leader - Urban & Rural Development Policy - Maxine Day joined the discussion and explained Council's role in the Special Housing Area process which she warned should not be confused with the Resource Consent process. Concerns were expressed around the growing aging population in the Tasman region, the availability of affordable housing for this demographic, and the use of universal design principles.

An amendment to the motion was proposed that encouraged the use of universal design principles. In a show of hands, the majority of members were in favour of an amendment.

**Moved Cr Wensley/Cr Hawkes**

**EP18-03-5**

**That the Environment and Planning Committee**

- 1. receives the Tasman Housing Accord - Proposed Amendments to Lead Policy REP18-03-01 Report; and**
- 2. approves and adopts the proposed amendments to the Lead Policy for considering and making recommendations on requests for Special Housing Area requests under the Housing Affordability and Special Housing Areas Act 2013 and the Tasman Housing Accord as included in Attachment 1 to report REP18-03-01 01 subject to amending section 2.9 encouraging the use of universal design principles.**

**CARRIED**

The Meeting adjourned for morning tea at 10.30am and reopened at 10.45am.

**9.4 Electrical Transmission Discussion Document Feedback**

Environmental Policy Planner Tania Bray spoke to this report and advised that Council had undertaken consultation with key stakeholders on the document and had received some feedback. Councillors discussed the risk of becoming the administrator of the National Policy Statement for Electrical Transmission rules, however Ms Bray advised that, by including this in the Tasman Resource Management Plan, Council would have some protection.

**Moved Cr Maling/Bryant**

**EP18-03-6**

**That the Environment and Planning Committee receives the Electrical Transmission Discussion Document Feedback Report REP18-03-03.**

**CARRIED**

**9.5 Environmental Policy Manager's Report**

Environmental Policy Manager Barry Johnson spoke to this report and took questions.

Councillors discussed the programme of rural rezoning and the need to consider the smaller townships and rural settlements where people have chosen to live in those areas for lifestyle choices. Mr Johnson advised that a broader strategic discussion with Nelson City Council on the future development strategy will be needed before heading into rezoning. It is expected that reviews could come back to Council in approximately two years.

Councillors then discussed the Te Waikoropupu Water Conservation Order and the Water Conservation Tribunal hearings. Mr Johnson advised that once the Special Tribunal's recommendations are released, the Policy team will come back to Council with recommendations on progressing the Takaka freshwater plan change. An EPC workshop to receive the Takaka FLAG recommendations is tentatively booked for 23 May 2018.

Environment and Planning Manager, Dennis Bush-King noted that Takaka water consents, which are up for renewal shortly, desirably should be assessed under the revised water management framework.

In response to questions from Councillors about natural hazards and sharing resources with other councils, Mr Johnson advised that Tasman District Council is part of a national hazards special interest group. Work on air quality regulations is not expected to commence until the National Air Quality NES Review is completed.

Councillors thanked the Policy team for the work they were doing and supported the good cooperation between the Planning and Engineering Departments.

**Moved Cr Wensley/Cr Brown  
EP18-03-7**

**That the Environment and Planning Committee**

- 1. receives the Environmental Policy Manager's Report REP18-03-04; and**
- 2. approves the revised work programme as listed in Table 1 of the report and as part of the programme:**
  - a. Approves the commencement of scoping options for a review of Part 2 of the TRMP as it relates to the Council's powers to control land use**
  - b. Approves the commencement of scoping for an environmental policy work programme for natural hazards**
  - c. Agrees to incorporate the following projects into the review of Part 2 of the TRMP:**
    - re-zone land in Brightwater as indicated in paragraph 5.5 of REP18-03-04,**
    - re-zone rural land as indicated in paragraph 5.5 of REP18-03-04; and**
    - updating archaeological sites in the TRMP**

**CARRIED**

Cr Bryant left the Meeting at 11.15am.

Mayor Kempthorne returned to the meeting at 11:31 am.

**9.6 Environment and Planning Committee Chair's Report**

The Chair explained to Councillors why the Waimea FLAG Terms of Reference was in the Confidential section of the Agenda.

**Moved Cr McNamara/Mayor Kempthorne  
EP18-03-8**

**That the Environment and Planning Committee receives the Environment and Planning Committee Chair's Report EPC18-03-07**

**CR MCNAMARA AND MAYOR KEMPTHORNE**

**CARRIED**

**9.7 Environment and Planning Manager's Monthly Report**

Environment and Planning Manager Dennis Bush-King spoke to this report which was taken as read. He advised Councillors that the surplus reported in financial accounts was related to the ex-Rural Fire Budget and that this imbalance would be fixed in future reports.

Discussion followed on the water clarity and sedimentation investigations. Responding to questions Resource Scientist – Environmental Trevor James was able to advise that we can only speculate on effects from cyclones or earthworks coming from subdivision but that fine sediments will remain in waterways for a long time.

Councillors sought clarification about dam shareholders taking water from the Waimea Plains. Mr Bush-King advised that it is possible to be a shareholder without being a landowner, but you would not be able to use the water without having a water permit that was linked to land.

In response to Councillors questions, Mr Bush-King agreed to circulate information on the budget for native habitats.

**Moved Cr Brown/Cr Turley  
EP18-03-9**

**That the Environment and Planning Committee receives the Environment and Planning Manager's Monthly Report REP18-03-06**

**CARRIED**

**10 CONFIDENTIAL SESSION**

**10.1 Procedural motion to exclude the public**

**Moved Cr Hawkes/Mayor Kempthorne  
EP18-03-10**

**THAT the public be excluded from the following part(s) of the proceedings of this meeting. The general subject of each matter to be considered 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 the passing of this resolution follows.**

**This resolution is made in reliance on section 48(1)(a) of the Local Government Official Information and Meetings Act 1987 and the particular interest or interests protected by**

section 6 or section 7 of that Act which would be prejudiced by the holding of the whole or relevant part of the proceedings of the meeting in public, as follows:

### 10.2 Environment and Planning Manager's Report – Addendum Weathertight Homes

Reason for passing this resolution in relation to each matter	Particular interest(s) protected (where applicable)	Ground(s) under section 48(1) for the passing of this resolution
The public conduct of the part of the meeting would be likely to result in the disclosure of information for which good reason for withholding exists under section 7.	<p>s7(2)(g) - The withholding of the information is necessary to maintain legal professional privilege.</p> <p>s7(2)(i) - The withholding of the information is necessary to enable the local authority to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations).</p>	<p>s48(1)(a)</p> <p>The public conduct of the part of the meeting would be likely to result in the disclosure of information for which good reason for withholding exists under section 7.</p>

### 10.3 Wakefield Plan Change 65

Reason for passing this resolution in relation to each matter	Particular interest(s) protected (where applicable)	Ground(s) under section 48(1) for the passing of this resolution
The public conduct of the part of the meeting would be likely to result in the disclosure of information for which good reason for withholding exists under section 7.	48(i)(d) - To deliberate in private in a procedure where a right of appeal lies to a Court against the final decision.	<p>s48(1)(a)</p> <p>The public conduct of the part of the meeting would be likely to result in the disclosure of information for which good reason for withholding exists under section 7.</p>

**CARRIED**

The meeting went into the confidential session at 12.00 noon.

The meeting concluded at 12.35pm

Date Confirmed:

Chair: