

SOUTH WAIRARAPA DISTRICT COUNCIL

22 FEBRUARY 2012

AGENDA ITEM D2

PLANNING AND ENVIRONMENT GROUP REPORT

Purpose of Report

To update Councillors on the Planning and Environment Group's activities.

Recommendations

Officers recommend that the Council:

1. *Receive the information.*

1. Planning

1.1 Resource Consents

Officers received 17 consent applications since 1 December 2011. Eleven consents were approved since 1 December (three of which were received in October and November) all within the statutory timeframes. Officers now provide detailed fortnightly updates on all consents direct to Councillors and Community Board members, so consent details are not listed here.

1.2 Music events

1.2.1 La De Da

The La De Da music festival was granted Resource Consent (RC 3932) and was held on 30 December 2011 – 1 January 2012 at Daisy Bank Farm. In accordance with the resource consent issued for this event, Council officers will be conducting a debrief meeting with festival organisers in March 2012 to discuss how everything went in terms of the conditions of consent. Post-event investigations indicate the event was successful and compliant with the terms of the consent.

1.2.2 Tora! Tora! Tora! Music festival

Recently it came to the Planning Department's attention that a small music festival was organised for the Tora coastal area on 4-6 February 2012. The festival, called "Tora! Tora! Tora!", was held on private land and attracted up to 200 attendees. The organisers were not aware that resource consent and camping licences were required at the time, and there was insufficient time to issue them anyway. Therefore, for this year's event the Council and the festival organisers came to an agreement about covering the main issues of water, fire, emergency management, health (including toilets and

hygiene) and noise management. The organisers are required to consult with Council to address these and any related issues at least 3 months before any future event.

1.2.3 Forest and Bird 2012

Another small music festival (not to exceed 1000 people) is proposed to be held on 10 March 2012 on private land on Western Lake Road, Featherston. The Planning Department and the Environmental Health Department have worked closely with the organisers to address water, fire, emergency management, health (including toilets and hygiene) and noise management. A Resource Consent application (RC 3970) has been submitted and is currently being assessed.

1.3 Trust House/Featherston Supermarket Application

Further submissions on the Trust House/Featherston Supermarket application closed on 8 February 2012. There are still submissions opposing the application so a hearing is likely and will be in approximately a month's time.

1.4 Policy

1.4.1 Lake Domain Development Plan

The Lake Domain Draft Development Plan is out for public consultation and submissions close on 17 February 2012.

1.5 Enforcement

1.5.1 Breach of RMA

A free range egg farm in Martinborough is in breach of its resource consent for failing to complete all resource consent conditions, including failing to operate according to an audited Risk Management Plan. Council officers visited the site in January 2012 and subsequently notified the SPCA for animal welfare concerns. The farm appeared to have been abandoned as there was no food, hen houses had not been cleaned in months, chickens were fending for themselves and dozens of carcasses littered the site. The owner has been asked to surrender the resource consent, and has recently cleaned up the carcasses. Officers will ensure the owner cleans the site to the Environmental Health team's satisfaction.

2. Building

2.1 Building consents

Processing statistics for: 1 December 2012 – 31 December 2012

Item	Period	Year to date	Same period last year	Annual Plan
Consents received	24	324	24	N/A
Consent processing performance (within 20wd's)	100%	99.69%	95.65%	90%
COA processing performance	0%	70%	100%	N/A
CCC processing performance	100%	98.39%	95.83%	100%

COA - Certificate of Acceptance

CCC - Code Compliance Certificate

Building consent numbers from 1 July 2012 to 9 February 2012 show as 174. For the same period the year before the number was 203.

Consents granted by project

Code	Type	Avg. Duration (Days)	No. of consents	Value
AA	Internal Alterations	10.0	1	11,500
AD	Single Story Brick Veneer with P&D	18.0	1	90,000
AF	Single Story Weatherboard with P&D	15.0	1	130,000
CE	Minor Commercial Work – no P/D	17.0	1	40,000
CL	Commercial/Industrial \$500,001 - \$1,000,000	14.5	2	1,900,000
MA	Solid Fuel Heater	5.8	5	19,528
MG	Private Marquee >100sqm	1.0	1	850
MJ	Swimming/Spa Pools	10.5	2	13,600
NC	Single Story Weatherboard Urban	16	1	218,000
ND	Single Story Weatherboard Rural	7	1	225,000
NQ	Single Story Weatherboard Rural detached garage	6	1	70,000
NV	Multi Story Weatherboard Urban detached Garage	12.0	1	290,000
RB	Relocated Residential Dwelling - Rural	41.0	1	75,000
SB	Decks/Conservatories etc	14.0	3	53,000
SC	Minor Farm Buildings	10.5	2	28,800
SD	Large Farm Buildings	8.0	1	75,021
SF	Proprietary Garages Standard	7.0	1	18,000
SI	Proprietary Garages & sleepout - inc P/D	18.0	1	50,000
SJ	Garages, Custom Design	12.0	2	28,500
		12.0	29	3,336,799

Processing statistics for: 1 January 2012 – 31 January 2012

Item	Period	Year to date	Same period last year	Annual Plan
Consents received	20	326	18	N/A
Consent processing performance (within 20wd's)	100%	99.68%	100%	90%
COA processing performance	0%	70%	0%	N/A
CCC processing performance	100%	98.38%	100%	100%

COA - Certificate of Acceptance

CCC - Code Compliance Certificate

Building consent numbers from 1 July 2012 to 9 February 2012 show as 174. For the same period the year before the number was 203.

Consents granted by project

Code	Type	Avg. Duration (Days)	No. of consents	Value
AA	Internal Alterations	3.0	2	8,000
AB	Internal Alterations with P&D	1.0	1	15,000
MA	Solid Fuel Heater	6.0	1	3,500
MD	Drainage Work – New Effluent Systems	12.0	1	15,000
NA	Single Story Brick Veneer Urban	14.0	1	250,000
NC	Single Story Weatherboard Urban	13.5	2	783,000
NE	Single Story Stucco/Texture Coat etc – Urban	2.0	1	150,000
NF	Single Story Stucco/Texture Coat etc – Rural	7.0	1	490,000
NL	Multi Story Stucco/Texture Coat etc – Rural	9.0	1	570,000
RA	Relocated Residential Dwelling - Urban	1.0	1	19,500
SC	Minor Farm Buildings	3.7	3	58,568
		6.0	15	2,362,568

2.2 Enforcement

2.2.1 Dangerous Buildings

Cape Palliser Road, Whatarangi

The buildings at Cape Palliser continue to be monitored. The demolition of another dwelling is due to be completed by the end of February.

2.3 Policy

None to report.

2.4 Other matters

2.4.1 Accreditation

The building department has just had their two yearly audit completed by IANZ (International Accreditation NZ) for their policies and procedures. An excellent result was achieved in that only 1 Corrective Action Request (CAR) was made by IANZ. It is worth noting that the two previous audits identified 7 and 10 CAR's. The IANZ auditors were very impressed with the building department's procedures and also the implementation of these procedures. The documented response sent to IANZ has been cleared even though the BCA had until 4 May 2012 to complete this. The Building Control Authority of the South Wairarapa District Council now fully complies with the Building (Accreditation of building consent authorities) Regulations 2006.

3. Environmental Health

3.1 Liquor licencing

28 Liquor licences were issued during December and 10 during January.

3.2 LA De Da concert Martinborough

Council staff actively monitored the stringent liquor licence conditions imposed. Adverse weather conditions made some of the compliance monitoring difficult because of access to the site.

This year a Liquor Ban area was in place for the immediate environs around the event and Pirinoa Road and the Martinborough square. Due to adverse weather conditions there were some problems with enforcing the liquor ban in the Dry River Road. Festival patron's cars were allowed to park on the roadside because the site was inaccessible to vehicles. This has been identified as a problem that will need to be addressed for any future events.

3.3 Food Bill Update

There is no change to the status of the new Food Bill. It has been through the select committee and MAF is hopeful that it will be passed in June 2012. Implementation would be six months later with a two year phase in period. As indicated in previous reports this mean a significant allocation of staff resources over this year and next year.

3.4 Martinborough Fair

All participating food operators at Martinborough Fair were inspected as usual during the February Fair. In general terms there was good compliance.

3.5 Noise Control

Council has continued with its zero tolerance policy for after hours noise complaints. This means that if a justified noise complaint has been received

the attending officer issues an excessive noise direction (END) requiring the noise to cease for a period of 72 hours. Failure to comply with the END results in seizure. Council officers have been working proactively with Armourguard and have managed to effect seizures of a number of stereos at problem addresses. The aim is to have it known in the community that Council is serious about excessive noise and will take action where required.

49 Noise complaints were received from mid December to end of January. This resulted in 12 excessive noise direction (END) notices being issued and three seizures taking place.

3.6 Bylaws and Animal Control

3.3.1 Summer camping

Council employed a contract bylaws officers dedicated to actively police the coastal reserves on a daily basis over the summer holiday period. Generally campers were very well behaved and there were no significant concerns. Overall it was a positive outcome.

Bylaws staff worked well with contractors. There was a minor issue with miscommunication regarding refuse collection days at Ngawi and blocked public toilets. Both issues were able to be resolved at the time.

Council need to continue to communicate that there is a no dog policy at coastal reserves particularly the Tora camping areas. Although there is good signage and this information is included in the camping bylaw information brochures, we continue to get a problem with a small number of campers bringing dogs with them on holiday. Again we will be looking to improve information to users of this area and issue infringement notices for non compliance for next season.

The updated Camping Guide information booklet on camping reserves has been well received by the community and was freely distributed to campers.

The contract bylaws officer actively asked campers to provide feed back information about camping via Councils website.

3.3.2 Long Grass

Bylaws officers have been actively checking and issuing long grass notices to properties where conditions are likely to cause a hazard.

- 37 Long grass notices have been issued
- 12 have been issued a second notice
- 2 have had work done by contractor at the property owners cost.

3.3.3 Dog Control

The department has had a major effort to ensure compliance with the Dog Control Act for both registration and micro chipping of dogs. To date this has been very successful.

	December 2011	February 2012
Unregistered dogs	285	61
Non microchipped dogs	43	10

3.3.4 National Dog Data base

Council has reduced its error rate so that it is now in the top 10% of Councils for error reports.

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