

SOUTH WAIRARAPA DISTRICT COUNCIL

15 JULY 2015

AGENDA ITEM D1

PLANNING AND ENVIRONMENT GROUP REPORT

Purpose of Report

To update Councillors on the activities of the Planning and Environment Group and work progress against Annual Plan performance measures.

Recommendations

Officers recommend that the Council:

1. *Receive the information.*

1. Resource Management

1.1 Resource Management Act - District Plan

Council may recall that Mr Tim Martin and Ms Victoria Read appealed a decision of an independent commissioner to decline consent to the subdivision of their land situated at 18 Weld Street, Martinborough.

The subdivision was on land within the special rural zone and the subdivision would have created 1 new lot. This application was vigorously opposed by 7 other parties.

The applicants appealed the Commissioners decision to the Environment Court. Staff have subsequently been involved in a mediation process under the Courts supervision.

This mediation process has resulted in agreement of all the parties (the applicants and 7 submitters and Council) by way of Consent Order.

The Consent Order issued by Judge Thompson has allowed the subdivision subject to all the conditions proposed by Council and a number of additional conditions, which were designed to meet the concerns of the submitters relating to privacy, noise and loss of amenity (views, sunlight).

The Consent Order was signed on 1 July 2015. This will now enable the subdivision of the land and development of a dwelling on the new lot.

The Environment Court has also recently concluded the prosecution taken by Council against Westwood Developments which had previously pleaded

guilty to proceeding with a development at 74-76 Main Street, Greytown, without previously having obtained a Resource Consent. The required resource consent was necessary because the development was within the Greytown Historic Heritage Precinct.

The penalty decided by the Court, after due consideration of the facts and the submissions on sentencing submitted by the defendant and Council, was that a fine of \$11,000 was appropriate.

Council will receive \$9900 of this fine, with the balance going to the Crown.

SERVICE LEVEL – Council has a Combined District Plan that proves certainty of land-use/environmental outcomes at the local and district levels.

RESOURCE MANAGEMENT KEY PERFORMANCE INDICATORS	TARGET 2014/15	YTD RESULT	COMMENT SOURCE, AND ACTIONS TAKEN TO ACHIEVE TARGET
Ratepayers and residents satisfied with the District as a "better" place to live	65%	N/A	NRB Survey
Ratepayers and residents satisfied with the image of the closest town centre shown as "satisfied"	65%	N/A	NRB Survey

1.2 Resource Management Act - Consents

SERVICE LEVEL – All resource consents will be processed efficiently.

RESOURCE MANAGEMENT KEY PERFORMANCE INDICATORS	TARGET 2014/15	YTD RESULT	COMMENT SOURCE, AND ACTIONS TAKEN TO ACHIEVE TARGET
Consent applications completed within statutory timeframes	100%	94.4%	NCS
s.223* certificates issued within 10 working days	100%	100%	NCS (manually corrected as on-hold times not recognised by NCS)
s.224* certificates issued within 15 working days of receiving all required information (note no statutory requirement)	85%	97.1%	NCS

Council received 18 applications between 21 May 2015 and 29 June 2015.

Officers provide detailed information as part of regular updates, subject to data availability, on all consents direct to Council and Community Board members, so this information is not listed here.

1.3 Reserves Act – Management Plans

SERVICE LEVEL – Council has a reserve management plan programme.

RESOURCE MANAGEMENT KEY PERFORMANCE INDICATORS	TARGET 14/15	YTD RESULT	COMMENT SOURCE, AND ACTIONS TAKEN TO ACHIEVE TARGET
Council maintains and updates reserve management plans as required.	1	0	

1.4 Local Government Act – LIM's

SERVICE LEVEL – Land Information Memoranda: It is easy to purchase information on any property in the District.

RESOURCE MANAGEMENT KEY PERFORMANCE INDICATORS	TARGET 14/15	YTD RESULT	COMMENT SOURCE, AND ACTIONS TAKEN TO ACHIEVE TARGET
My LIM contains all relevant accurate information (no proven complaints)	-	-	
My non-urgent LIM is processed within 10 days	100%	100%	

TYPE	YTD 1 JULY 14 TO 30 JUNE 2015	PREVIOUS YTD 1 JULY 13 TO 30 JUNE 2014	PERIOD 21 MAY 2015 TO 30 JUNE 2015	PREVIOUS PERIOD 21 MAY 2014 TO 30 JUNE 2014
Standard LIMs (Processed within 10 working days)	156	140	19	14
Urgent LIMs (Processed within 5 working days)	138	119	13	20
Totals	294	259	32	34

2. Public Protection

2.1 Building Act - Consents and Enforcement

SERVICE LEVEL - Council certifies all consented work complies with the building code, ensuring our communities are safe. The Council processes, inspects, and certifies building work in my district.

PUBLIC PROTECTION KEY PERFORMANCE INDICATORS	TARGET 2014/15	YTD RESULT	COMMENT SOURCE, AND ACTIONS TAKEN TO ACHIEVE TARGET
Code Compliance Certificate applications are processed within 20 working days	100%	97.83%	NCS – Continued monitoring of processing days. Year to date, one CCC accidentally went over the 20WD's.
Building consent applications are processed within 20 working days	100%	100%	NCS – Continued monitoring of processing days. Due to staff shortages processing contractors have been used to maintain service levels.
Council maintains its processes so that it meets BCA accreditation every 2 years	Yes	Yes	IANZ review 2016
Earthquake prone buildings reports received	100%	143/227	The government is proposing to make changes where by the assessments will need to be completed by a certain time. The government is currently working on this.

The next accreditation review for Council's BCA functions has been scheduled for late January 2015. Due to the resignation of the Team Leader, Mr Neil Gerrish has been contracted to assist the new Team Leader (once selected and appointed) with this process.

Mr Gerrish is currently assisting both MDC and CDC with their systems development, in the case of MDC this is being done for their upcoming (September) accreditation review.

Mr Gerrish has also been contracted to fulfil the role of QMS manager and Technical Leader for the Building Team until such time as these functions can be returned in-house.

In addition he is undertaking a programme for Council to upskill the building staff, so that they are each qualified to process, inspect and issue R1, R2 and C1 building consents.

This is estimated to take 2 years. At present Mr Gerrish is reviewing all existing staff for competency as required by the Building Regulations.

The following table provides a snapshot of the number and types of building consents granted for the period.

TYPE	NUMBER	VALUE
Commercial (shops, restaurants, rest home – convalescence, restaurant /bar / cafeteria / tavern, motel, commercial building demolition - other commercial buildings)	3	\$125,507
Industrial (covered farm yards, building demolition, warehouse and/or storage, factory, processing plant, bottling plant, winery)	8	\$156,500
Residential (new dwellings, extensions and alterations, demolition of building, swimming and spa pools, sleep-outs, garages, relocations, heaters, solid fuel heaters.	76	\$1,446,536
Other (public facilities - schools, toilets, halls, swimming pools)	0	\$0
Totals	87	\$1,728,543

2.2 Dog Control Act – Registration and Enforcement

SERVICE LEVEL – Dogs don't wander freely in the street or cause menace to humans or stock.

PUBLIC PROTECTION KEY PERFORMANCE INDICATORS	TARGET 14/15	YTD RESULT	COMMENT SOURCE, AND ACTIONS TAKEN TO ACHIEVE TARGET
Undertake public education, school and community visits to promote safe behaviour around dogs and/or responsible dog ownership	6 visits	4	Education programme targeting schools is in progress using the Christchurch City Council Dog Smart programme.
Complaints about roaming and nuisance dogs are responded to within 4 hours	100%	100%	

Registration is currently in progress. All dogs are required to be registered before 1 August 2015.

So far there has been a relatively low level of response to the new fees for the 2015/16 registration year (no more than a half dozen enquiries).

However, staff consider that more reaction is likely to occur as the close off date for payment approaches. This is expected to increase dog owner awareness of the changes.

As at 30 June 2015 399 dogs with 262 owners have completed registration. 2507 dogs with 1393 owners are still to register their dogs.

INCIDENTS REPORTED	
Attack on Pets	5
Attack on Person	2
Attack on Stock	3
Barking and whining	3
Lost Dogs	7
Found Dogs	2
Rushing Aggressive	3
Wandering	15
Welfare	3
Total	43

2.3 Public Places Bylaw 2012 - Stock Control

SERVICE LEVEL – Stock don't wander on roads, farmers are aware of their responsibilities.

PUBLIC PROTECTION KEY PERFORMANCE INDICATORS	TARGET 14/15	YTD RESULT	COMMENT SOURCE, AND ACTIONS TAKEN TO ACHIEVE TARGET
Stock causing a traffic hazard is responded to within 1 hour	100%	100%	
Council responds to complaints regarding animals within 40 hours	100%	100%	

INCIDENTS REPORTED	TOTAL
Stock	11

2.4 Resource Management Act – afterhours Noise Control

SERVICE LEVEL – The Council will respond when I need some help with noise control.

PUBLIC PROTECTION KEY PERFORMANCE INDICATORS	TARGET 14/15	YTD RESULT	COMMENT SOURCE, AND ACTIONS TAKEN TO ACHIEVE TARGET
% of calls received by Council that have been responded to	100%	100%	

AFTER HOURS NOISE CONTROL COMPLAINTS RECEIVED	YTD 1 JULY 14 TO 21 MAY 15	PREVIOUS YTD 1 JULY 13 TO 21 MAY 14	PERIOD 1 APRIL 15 TO 21 MAY 15	PREVIOUS PERIOD 1 APRIL 14 TO 21 MAY 14
Total	118	170	12	11

2.5 Sale and Supply of Alcohol Act - Licensing

SERVICE LEVEL – The supply of liquor is controlled by promoting responsible drinking.

PUBLIC PROTECTION KEY PERFORMANCE INDICATORS	TARGET 2013/14	YTD RESULT	COMMENT SOURCE, AND ACTIONS TAKEN TO ACHIEVE TARGET
Premises that sell alcohol that are checked prior to renewal to make sure they comply with the Sale and Supply of Alcohol 2012	100%	100%	All premises inspected at new or renewal application.

ALCOHOL LICENCE APPLICATIONS PROCESSED	YTD 1 JULY 14 TO 30 JUNE 2015	PREVIOUS YTD	PERIOD 21 MAY 2015 TO 20 JUNE 2015	PREVIOUS PERIOD
On Licence	27		2	
Off Licence	25		2	
Club Licence	3		1	
Manager's Certificate	86		5	
Special Licence	57		7	
Temporary Authority	24		0	

Note: Previous YTD and period figures unavailable due to reporting errors with NCS

2.5.1. Compliance Inspections and Controlled Purchase Operations

Environmental Health officers have been undertaking normal compliance inspections with the Police and Medical Officer of Health in accordance with the Sale and Supply of Alcohol Act 2015 of On Licence premises.

A Controlled Purchase Operation (CPO) whereby minors attempt to purchase alcohol from On and Off Licensed premises has also been undertaken jointly with Masterton Police and Public Health.

Six licenced premises were tested, with no under-age sales made. This is a good result and reflects positively on the performance of licensees in the South Wairarapa District.

2.6 Health Act - Safe Food

SERVICE LEVEL – Food services used by the public are safe.

PUBLIC PROTECTION KEY PERFORMANCE INDICATORS	TARGET 2013/14	YTD RESULT	COMMENT SOURCE, AND ACTIONS TAKEN TO ACHIEVE TARGET
Premises failing to comply with Food Hygiene regulations that are re-inspected within a 3 month period and enforcement is affected if offence continues	100%	100%	All premises are inspected and no enforcement action has been required

Annual food premise inspections are in progress, however due to workloads it is unlikely that all will be able to be inspected within the normal 12 month timeframe.

Staff are currently focussing on and working with the food sectors that will be required to transition from the requirements of the Food Hygiene Regulations 1974 to the new Food Act 2014.

The food licencing workload will increase once the new Food Regulations come into force. Resourcing is already stretched in this area. Decisions on Council's future role in this sphere will be required in the next year, as these will drive resource requirements.

2.6.1. System improvements

Environmental Health officers have found using the new tablets and templates helpful as they make inspections and processing more efficient.

2.6.2. Bylaws

Four litter complaints were received from 1 May 2015 to 30 June 2015. No long grass notices were issued and no letters regarding overgrown trees and hedges were issued. No abandoned vehicles were reported. One general complaint was received concerning a bee swarm.

Contact Officer: Murray Buchanan, Group Manager, Planning and Environment