

SOUTH WAIRARAPA DISTRICT COUNCIL

16 MAY 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 Staffing

Vanessa Tipoki is on parental leave from 30 April 2012 to 29 April 2013. To cover her leave, Russell Hooper (previously of Adamson Shaw consultants) has joined us for the next 12 months as Resource Management Planner.

1.2 Resource Consents

Officers received 20 consent applications since 1 March 2012. 12 consents were approved since 1 March (1 of which was received in a previous month) 11 of which 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.

1.2.1. Featherston supermarket consent 3812 approval

The Trust House Ltd application for a commercial development (supermarket) in Featherston was heard on 19 April 2012 and approved on 27 April 2012. The appeal period on the decision ends on 18 May 2012.

1.2.2. Private Plan Change 3858 appeal

Private Plan Change 3858 was approved by the Combined Planning Committee on 15 February 2012. On 26 March 2012 The New Zealand Transport Agency (NZTA) appealed the Committee's decision to approve rezoning the properties near the SH 2 / Bidwills Cutting Road intersection. The Senior Planner has had subsequent discussions with the applicant and considers agreement could be reached through mediation. Council is also seeking some clarification from NZTA prior to formal mediation.

1.3 Policy

1.3.1. Reserve Management Plans

The Martinborough Square Reserve Management and Development Plans were re-notified on 21 March 2012 and submissions close on 30 May 2012.

The Coastal Reserves Management Plan is the next plan to be reviewed. Officers anticipate having a draft out for public consultation in August/September 2012 and completing the plan by the end of 2012.

The Rural Reserves Management Plan will then be reviewed in 2013 with the expectation to complete it by the end of 2013.

1.3.2. Wairarapa Moana Management Group

Officers are still actively participating in the Wairarapa Moana Management group. The Lake Domain Development Plan was approved by Council on 4 April 2012 and physical works are underway. The first upgrade will be to make an attractive entrance gate to the Western Recreation area and officers are in the process of costing this initial part of the development project.

2. Building

2.1 Building consents

Processing statistics for: 1 March 2012 – 31 March 2012

Item	Period	Year to date	Same period last year	Annual Plan
Consents received	20	313	39	N/A
Consent processing performance (within 20wd's)	100%	99.67%	100%	90%
COA processing performance	100%	72.73%	0%	N/A
CCC processing performance	100%	99.33%	93.94%	100%

Consents granted by project: 1 March 2012 – 31 March 2012

Code	Type	Avg. Duration (Days)	No. of consents	Value
AF	Single Story Weatherboard with P&D	11.0	1	50,000
AG	Single Story Stucco/Txt Ct etc	11.0	1	25,000
CF	Commercial/Industrial <\$50,000	13.0	2	58,000
MA	Solid Fuel Heater	2.6	9	36,412
MB	Minor Plumbing Work	11.0	2	9,300
NF	Single Story Stucco/Texture Coat etc – Rural	0.0	1	218,000

SA	Garden Sheds/Retaining Walls/Carports	6.0	1	3,000
SC	Minor Farm Buildings	4.3	3	47,500
SJ	Garages, Custom Design	7.0	1	18,000
SK	Garages, Custom Design incl. P&D	8.0	1	44,000
SM	Residential Demolition	2.0	1	5,000
		6.0	23	514,212

Processing statistics for: 1 April 2012 – 31 April 2012

Item	Period	Year to date	Same period last year	Annual Plan
Consents received	30	313	30	N/A
Consent processing performance (within 20wd's)	100%	99.66%	100%	90%
COA processing performance	0%	72.73%	0%	N/A
CCC processing performance	86.36%	98.32%	100%	100%

Consents granted by project: 1 April 2012 – 31 April 2012

Code	Type	Avg. Duration (Days)	No. of consents	Value
AB	Internal Alterations with P&D	6.0	2	33,000
MA	Solid Fuel Heater	2.2	5	17,700
MB	Minor Plumbing Work	4.0	1	5,000
NE	Single Story Stucco/Texture Coat etc – Urban	12.5	2	802,894
NF	Single Story Stucco/Texture Coat etc – Rural	13.0	1	330,000
NL	Multi Story Stucco/Texture Coat etc – Rural	10.0	1	350,000
NQ	Single Story Weatherboard Rural detached garage	5.0	1	190,000
RB	Relocated Residential Dwelling - Rural	12.0	1	80,000
SF	Proprietary Garages Standard	7.0	1	13,900
		7.0	15	1,822,494

COA Certificate of Acceptance

CCC Code Compliance Certificate

Building consent numbers from 1 July 2011 to 1 May 2012 show as 251. For the same period the year before the number was 288.

2.2 Enforcement

None to report

2.3 Policy

None to report

2.4 Other matters

Licensed Building Practitioners (LBP)

The Licensed Building Practitioners (LBP) scheme has now been in place for two months. Due to the current backlog of licensing applications some designers/builders are still waiting to become licensed by the Department of Building and Housing. This is causing frustration for the designers as a consent that has restricted building work cannot be submitted until they are licensed or they are supervised by a licensed LBP.

Some contractors that are licensed feel their license removes the need for inspections. This is not the case. The Building Consent Authorities (BCA) legal requirement for certifying building work has not changed. The BCA is still required to issue the Code Compliance Certificate based on being satisfied on reasonable grounds, through the process of plan checking and completing inspections.

There has been an issue with the wording of the design memorandum the designer is required to submit with a consent. The memorandum was created by the DBH. Some designers are refusing to sign the prescribed form due to liability issues. The BCA has only accepted one change that has been approved by the DBH and refuses any other change to the form. This is currently being addressed by the Department of Building and Housing.

There is an increasing amount of frustration within Building Consent Authorities (BCA's) with regards to the changes to the Building Act 2004. The DBH are asking BCA's to implement changes to the act but are not providing clear explanations for issues that are raised about any particular change. The DBH has advised that BCA's should seek their own legal advice where applicants are making changes to the wording of a DBH form, putting the onus back on processing officers. It is not practical to seek legal advice every time a form is changed.

Council officers are also spending a considerable amount of time dealing with designers to achieve compliance the NZ Building Code on their plans and specifications. There is a clear lack of competency with regards to some designers and a complaint to the LBP boards is being considered if the issues continue.

Building Act amendments

Several amendments to the Building Act 2004 have now been passed by government. The two main changes are owner/builder exemptions and compliance schedule changes for building warrant of fitness's.

If an owner wants to build their own house, where restricted building work is identified, the owner is required to meet certain prescribed requirements and completes declarations to state this. There is no change in how a consent is processed by the BCA where the owner is the builder. Any LIM for the property will state the building work has been completed by the owner.

The second main change is that all existing compliance schedules are required to be amended. Letters are being sent to owners of buildings where a compliance schedule exists asking that an amendment is required. These

letters are being sent out on the anniversary date of the building warrant of fitness to spread the workload over a 12 month period.

The changes will increase the administrative workloads within the department.

Future building act changes are currently being processed by the Government which may introduce different categories of building consents that will require a reduced number of inspections depending on the type of consent being submitted. The proposal is to have 4 different consent types,

- standard building consent
- low risk building consent
- simple residential building consent
- commercial building consent

A date has not been given when this amendment will be approved but could happen by the end of the year. Processing days for 2 of the consents will be 5 working days. Due to the limited involvement of Council in processing these consents, reliance will be on the licensed building practitioners i.e. designer, builder, roofer etc to be accurate and compliant.

A change to the ACS system will be required to acknowledge the new consent types. A significant change to our procedures manual will also be required. Reduced inspections may be required on these types of consents.

Fees

An amendment to the building department's fee schedule is required. Please refer to appendix 1 Building Fee Schedule. To create consistency within the region our fee schedule has been amended to match Masterton's fees schedule.

Forms

Two new national building consent application forms have been created by local government. The first is for a Residential dwelling and the second is for a Commercial and Complex Residential building. A decision has been made at a recent cluster group meeting to use the new forms. This will create consistency between the lower North Island BCA's and depending on whether other BCA's implement the new forms it will create consistency throughout the country. The form will be implemented on 1 July 2012.

3. Environmental Health

3.1 Liquor licencing

Alcohol Reform Bill update: The Alcohol Reform Bill, complete with amendments, is set to return to Parliament for final consideration next month. The Bill contains a broad set of measures to reduce alcohol-related harm in

our communities. It will empower local communities to determine where and how alcohol is sold, increase personal and parental responsibility for the supply of alcohol and introduce a risk-based licence fee regime. It reduces availability of and access to alcohol, for example by stopping sales from dairies and convenience stores. A split purchase age of 18 for on-licence premises such as bars, restaurants and 20 for off-licences such as supermarkets and liquor stores is proposed.

The Bill was introduced to Parliament in November 2010 and was reported back from Parliament's Justice and Electoral Committee in August 2011.

The government has since addressed detailed policy issues arising from the Bill and the select committee recommendations, and is now ready to progress the Bill through its remaining stages in Parliament.

Parliament will consider the proposed split purchase age as a conscience vote during committee stage consideration of the Bill.

19 liquor licenses were issued during April 2012

3.2 Food premises

Officers have been processing applications for the Martinborough Fair rerun on 5 May and will be undertaking inspections on site.

3.2.1 Food Bill:

There have been no further updates on the Food Bill

Food Control Plans: One new food premise in Featherston has agreed to participate in the Voluntary Implementation Programme for the new food system. SWDC has had a very good uptake of food premises changing to the new Food Control Plan system in anticipation of the new legislation.

3.2.2 By-laws and Animal Control

11 Dog complaints were received during April 2012.

Five in Featherston, two in Martinborough and four in Greytown.

3.3 Noise Control

18 noise complaints were received during April 2012.

Twelve in Featherston, five in Martinborough and one in Greytown.

3.4 Policy

Gambling Policy Review: At a joint Wairarapa hearing, Councillors have heard the submissions for the Gambling Policy Review and are currently deliberating.

3.5 Other matters

Bylaw Review: Council staff are currently working with Masterton District Council officers in preparation for the Bylaw review.

4. Appendices

Appendix 1 – Building Fee Schedule

Contact Officer: Glenn Bunny, Group Manager Planning and Environment

Appendix 1 – Building Fee Schedule

SOUTH WAIRARAPA DISTRICT COUNCIL Building Consent & PIM Fees Effective 1st July 2012 to the 30th June 2013		All fees are GST inclusive. The total fee including levies is to be paid at lodgement time	
Classification	Description	PIM fee (if applying prior or with BC application additional to BC fee)	Building consent (BC) only fee excluding BRANZ & DBH Levies
Minor Work			
MA	Solid fuel Heater	\$40.00	\$260.00
MB	Minor Plumbing, Drainage Work-Fittings, Drain alteration, Solar Panel	\$40.00	\$328.00
MC	Drainage Work eg. New Minor Subdivision Services & Common Drains (see commercial fees for larger subdivision)	\$40.00	\$840.00
MD	Drainage work eg.New Effluent Disposal System	\$40.00	\$840.00
ME	Wet Area Shower (vinyl floor)	\$40.00	\$416.00
MF	Wet Area Shower (tiled floor)	\$40.00	\$624.00
MG	Private Marquee <i>professional assembly only</i> (no insp.)	\$40.00	\$120.00
MH	Public Marquee >100 sq m > 50 people <i>professional assembly</i> (with insp.)	\$40.00	\$120.00
MI	Public Marquee >100 sq m > 50 people Private marquee >100 sq m (with insp.)	\$40.00	\$248.00

Sheds / Garages / Conservatories etc

MJ	Spa Pools, Swimming pool 1200 above ground & swimming pool fence only	N/A	\$72.00
SN	Inground swimming pool	\$40.00	\$300.00
SA	Garden Sheds/Retaining Walls/Carports/Decks/Conservatories/Other minor works	\$40.00	\$440.00
SC	Minor Farm Buildings Haysheds covered yards 1-6 bays etc	\$80.00	\$576.00
SD	Larger farm buildings (covered yards, wool sheds) no plumbing or drainage	\$80.00	\$904.00
SE	Larger farm buildings (covered yards, wool sheds) with plumbing or drainage	\$80.00	\$1,256.00
SF	Proprietary Garages Standard	\$80.00	\$608.00
SG	Proprietary Garages with Fire Wall	\$80.00	\$704.00
SO	Proprietary Garages with plumbing and drainage	\$80.00	\$888.00
SH	Proprietary Garages including sleepout no plumbing or drainage	\$80.00	\$704.00
SI	Proprietary Garages including sleepout with plumbing and drainage	\$80.00	\$960.00
SJ	Garages, Simple Custom Design Single Level	\$80.00	\$760.00
SK	Garages, Simple Custom Design Single Level with P & D (if sleepout use dwelling fee)	\$80.00	\$1,112.00
SL	Residential Repile	\$40.00	\$496.00
SM	Residential Demolition	\$40.00	\$208.00

Residential New Dwellings

NA	Single Story Brick Veneer - Urban	\$320.00	\$2,784.00
NB	Single Story Brick Veneer - Rural	\$320.00	\$3,360.00
NC	Single Story Weatherboard - Urban	\$320.00	\$2,912.00
ND	Single Story Weatherboard - Rural	\$320.00	\$3,520.00
NE	Single Story Stucco/Texture Coating/Ply/Steel/Block or multi cladding - Urban	\$320.00	\$3,120.00
NF	Single Story Stucco/Texture Coating/Ply/Steel/Block or multi cladding - Rural	\$320.00	\$3,760.00
NG	Multi Storey Brick Veneer - Urban	\$480.00	\$3,104.00

NH	Multi Storey Brick Veneer - Rural	\$480.00	\$3,680.00
NI	Multi Story Weatherboard - Urban	\$480.00	\$3,232.00
NJ	Multi Story Weatherboard - Rural	\$480.00	\$3,840.00
NK	Multi Story Stucco/Texture Coating/Ply/Steel/Block or multi cladding - Urban	\$480.00	\$3,440.00
NL	Multi Story Stucco/Texture Coating/Ply/Steel/Block or multi cladding - Rural	\$480.00	\$4,080.00
NM	Transportable Dwelling (Yard built)	\$80.00	\$2,448.00
<i>Note: Double Units charged at single unit rate plus 50%</i>			
<i>Other charges may apply. Check the last section of this schedule or contact a Council officer</i>			
Residential Dwelling Additions & Alterations			
AA	Internal Alterations	\$40.00	\$510.00
AB	Internal Alterations with plumbing & Drainage	\$40.00	\$638.00
AC	Single Story Brick Veneer	\$80.00	\$1,456.00
AD	Single Story Brick Veneer with Plumbing & Drainage	\$80.00	\$1,616.00
AE	Single Story Weatherboard	\$80.00	\$1,616.00
AF	Single Story Weatherboard with Plumbing & Drainage	\$80.00	\$1,872.00
AG	Single Story Stucco/Texture Coating/Ply/Steel/Block	\$80.00	\$1,904.00
AH	Single Story Stucco/Texture Coating/Ply/Steel/Block with Plumbing & drainage	\$80.00	\$2,160.00
AI	Multi Storey Brick Veneer	\$160.00	\$1,632.00
AJ	Multi Storey Brick Veneer with Plumbing & Drainage	\$160.00	\$1,888.00
AK	Multi Story Weatherboard	\$160.00	\$1,856.00
AL	Multi Story Weatherboard with Plumbing & Drainage	\$160.00	\$2,112.00
AM	Multi Story Stucco/Texture Coating/Ply/Steel/Block	\$160.00	\$2,064.00
AN	Multi Story Stucco/Texture Coating/Ply/Steel/Block with Plumbing & Drainage	\$160.00	\$2,320.00
<i>Note: All residential additions with multiple cladding types are charged at Stucco/Texture coating/Ply/Steel/Block rate</i>			

Relocated Residential Dwellings

Note: If Relocation Includes Alterations or Additions **Add** Alteration & Addition rate as above

RA	Relocated Residential Dwelling Urban	\$480.00	\$1,440.00
RB	Relocated Residential Dwelling Rural	\$480.00	\$1,696.00
(See other charges for bonds)			

Commercial / Industrial

CN	Commercial demolition	\$40.00	\$496.00
CA	Single Story Shop fit outs	\$80.00	\$1,032.00
CB	Multi Story Shop fit outs	\$80.00	\$1,288.00
CC	Single storey Multi Unit Apartments/Motels	\$320.00	\$1888 plus \$384 per unit
CD	Multi storey Multi Unit Apartments/Motels	\$480.00	\$2208 plus \$640 per unit
CE	Minor Commercial work e.g. Signs/Shop Fronts/Minor fit outs (No P/D)	\$160.00	\$800.00
Use Commercial rate for large subdivision services installations			
CF	Commercial/Industrial <\$50,000	\$256.00	\$1,952.00
CG	Commercial/Industrial \$50,001 - \$100,000	\$384.00	\$2,720.00
CH	Commercial/Industrial \$100,001 - \$150,000	\$512.00	\$3,488.00
CI	Commercial/Industrial \$150,001 - \$250,000	\$640.00	\$4,256.00
CJ	Commercial/Industrial \$250,001 - \$350,000	\$768.00	\$5,024.00
CK	Commercial/Industrial \$350,001 - \$500,000	\$896.00	\$5,792.00
CL	Commercial/Industrial \$500,001 - \$1,000,000	\$896.00	\$6,304.00
CM	Commercial/Industrial >\$1,000,000	\$896.00	\$6304 plus \$378 per \$100,000 value

OTHER CHARGES (GST inclusive)**Fee**

BRANZ Levy is \$1-00 per \$1,000 of GST inclusive for work of \$20,000 or more

DBH Levy is \$2.01 per \$1000 of GST inclusive work of \$20,000 or more

Unscheduled Building, Plumbing and Drainage Inspections

\$128.00

Structural Engineering or Fire Engineering Assessment/Peer review

Cost + 10%

NZ fire service design review

Cost + 10%

The building consent fee does not include the cost of any structural or fire engineers assessment which may be required

Compliance Schedule change

\$160.00

Inspection hourly rate

\$160.00

Re-inspection fee (per inspection)

\$128.00

Certificate of Acceptance - Building consent fee for the applicable building payable with lodgement plus actual cost charges at \$160 per hour payable on issue of certificate.

Re-assessment Fee (Amended Plans) - \$240.00 lodgment fee (includes 1/2 hour assessment) plus \$160.00 per hour over and above first 1/2 hour.

Building Warrant of Fitness audit inspection fee

\$160.00 per hour

Application for Certificate of Public Use

\$240.00

Infrastructure Protection Deposit on all relocated dwellings (onto site or off site), all work over a value of \$100,000, all commercial work in urban areas with a value of more than \$20,000, and at officers discretion where there is risk to infrastructure.

\$1,000.00