

SOUTH WAIRARAPA DISTRICT COUNCIL

24 FEBRUARY 2016

AGENDA ITEM E1

PLANNING AND ENVIRONMENT GROUP

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

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

RESOURCE MANAGEMENT KEY PERFORMANCE INDICATORS	TARGET 2015/16	YTD RESULT	COMMENT SOURCE, AND ACTIONS TAKEN TO ACHIEVE TARGET
Ratepayers and residents satisfied with the image of the closest town centre shown as "satisfied"	72%	92%	NRB 3 Yearly Survey
The district plan has a monitoring programme that provides information on the achievement of its outcomes (AER's)	Yes	-	Work has begun to change how data is recorded and stored in NCS so as to enable more effective reporting against AER's in WCDP.

1.1.1. Greytown Structure Plan

Officers have engaged a locally based consortia to undertake work on developing a structure plan for the Future Development Area at Greytown.

The WCDP requires the development of a structure plan prior to the overall release of the FDA land for development. The first part of the process is to evaluate the costs of development, the best form and layout for bulk infrastructure.

The second phase involves forming plan provisions to guide that development including development and reserves levies, Council's infrastructure investment and zoning controls for the area.

1.2 Resource Management Act - Consents

SERVICE LEVEL – All resource consents will be processed efficiently.

RESOURCE MANAGEMENT KEY PERFORMANCE INDICATORS	TARGET 2015/16	YTD RESULT	COMMENT SOURCE, AND ACTIONS TAKEN TO ACHIEVE TARGET
Consent applications completed within statutory timeframes	100%	95.3%	NCS (3 applications have gone over 20 w/d) A new tracking system has now been set up to lessen the likelihood of further overruns.
s.223* certificates issued within 10 working days	100%	100%	NCS
s.224* certificates issued within 15 working days of receiving all required information (note no statutory requirement)	85%	100%	NCS

Council received 28 resource consent applications from 1 November 2015 to 31 January 2016. Officers provide more 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.

1.2.1. Judicial Review

Councillors are likely aware of the Judicial Review proceedings lodged with respect to the non-notification of two applications relating to the Freshchoice supermarket development and signage in Greytown.

If these review requests are upheld by the High Court, both applications would need to start afresh and possibly be notified for public submissions (this would still depend on the nature of the new applications).

Any decision on notification by the High Court does not however mean that the substantive decisions made (to grant the applications subject to conditions) have been found to be wrong. All such a determination does is require the applicant and Council to restart the process including reconsideration of notification.

Depending on the reasons for the High Court decision, the applicant (Progressive) may have to provide additional information to enable better decisions to be made.

Either way, if a hearing is required to consider any submissions and make new decisions it would need to be before an independent hearings commissioner given the background in this case.

At this stage a Statement of Defence has been prepared in reply to the Statement of Claim lodged by the appellant. Both the applicant (Progressive) and Council are evaluating the strength of the claim against the defence.

It is then hoped that all parties will consider entering into negotiations to establish whether there is any room for a settlement without proceeding to a full High Court hearing with all its attendant costs and risks.

1.3 Reserves Act – Management Plans

SERVICE LEVEL – Council has a reserve management plan programme.

RESOURCE MANAGEMENT KEY PERFORMANCE INDICATORS	TARGET 15/16	YTD RESULT	COMMENT SOURCE, AND ACTIONS TAKEN TO ACHIEVE TARGET
Council maintains and updates reserve management plans as required.	1	0	No action required

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 15/16	YTD RESULT	COMMENT SOURCE, AND ACTIONS TAKEN TO ACHIEVE TARGET
My LIM contains all relevant accurate information (no proven complaints)	100% (0)	100% (0)	No complaints received to date. All information provided to applicants as required by LG Act.
My non-urgent LIM is processed within 10 days	100%	100%	All processed within statutory timeline.

TYPE	YTD 1 JULY 2015 TO 31 JANUARY 2016	PREVIOUS YTD 1 JULY 2014 TO 31 JANUARY 2015	PERIOD 1 NOVEMBER 2015 TO 31 JANUARY 2016	PREVIOUS PERIOD 1 NOVEMBER 2014 TO 31 JANUARY 2015
Standard LIMs (Processed within 10 working days)	99	75	17	12
Urgent LIMs (Processed within 5 working days)	25	36	4	16
Totals	124	111	21	28

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%	100 %	NCS – Continued monitoring of processing days..
Building consent applications are processed within 20 working days	100%	99.46 %	NCS – Continued monitoring of processing days. Due to staff shortages processing contractors have been used to maintain service levels Year to date, one BC accidentally went over the 20WD's – externally processed.
Council maintains its processes so that it meets BCA accreditation every 2 years	Yes	Yes	January 2016 audit completed, accreditation maintained with no Corrective Action Requests (CARs). Next review will be around January 2018.
Earthquake prone buildings reports received	70%	63 %	Currently 143/227 known premises have been addressed. National changes proposed by the Government may result in changes to the numbers of premises affected.

TYPE	NUMBER	VALUE
Commercial (shops, restaurants, rest home – convalescence, restaurant /bar / cafeteria / tavern, motel, commercial building demolition - other commercial buildings)	7	\$723,732
Industrial (covered farm yards, building demolition, warehouse and/or storage, factory, processing plant, bottling plant, winery)	2	\$27,500
Residential (new dwellings, extensions and alterations, demolition of building, swimming and spa pools, sleep-outs, garages, relocations, heaters, solid fuel heaters.	51	\$4,501,388
Other (public facilities - schools, toilets, halls, swimming pools)	2	\$258,000
Totals	62	\$5,510,620

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 15/16	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	3 visits	6 Visits	Programme uses Christchurch City Councils Dog Smart programme.
Complaints about roaming and nuisance dogs are responded to within 4 hours	100%	100%	NCS data

INCIDENTS REPORTED	
Attack on Pet	2
Attack on Person	3
Attack on Stock	1
Barking and whining	17
Lost Dogs	14
Found Dog	0
Rushing Aggressive	7
Wandering	42
Welfare	2
Total	88

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 15/16	YTD RESULT	COMMENT SOURCE, AND ACTIONS TAKEN TO ACHIEVE TARGET
Stock causing a traffic hazard is responded to within 1 hour	100%	100%	NCS data
Council responds to complaints regarding animals within 40 hours	100%	100%	NCS data
Council responds to complaints regarding animals within 48 hours.	100%	100%	NCS data

INCIDENTS REPORTED	TOTAL
Stock	13

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 15/16	YTD RESULT	COMMENT SOURCE, AND ACTIONS TAKEN TO ACHIEVE TARGET
% of calls received that have been responded to	100%	100%	Noise Control Complaints\Year Records

AFTER HOURS NOISE CONTROL COMPLAINTS RECEIVED	YTD 1 JULY 15 TO 31 JANUARY 16	PREVIOUS YTD 1 JULY 14 TO 31 JANUARY 15	PERIOD 1 NOVEMBER 15 TO 31 JANUARY 16	PREVIOUS YEAR PERIOD 1 NOVEMBER 14 TO 31 JANUARY 15
Total	59	66	33	30

2.5 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 2015/16	YTD RESULT	COMMENT SOURCE, AND ACTIONS TAKEN TO ACHIEVE TARGET
Premises are inspected as part of licence renewals or applications for new licences.	100%	100%	All premises inspected at new or renewal application.
Premises that are high or medium risk are inspected annually, while low risk premises are audited no less than once every three years.	100%	100%	All premises inspected at new or renewal application.
Compliance activities are undertaken generally in accord with the Combined Licencing Enforcement Agencies agreement.	100%	100%	

ALCOHOL LICENCE APPLICATIONS PROCESSED	YTD 1 JULY 2015 TO 31 JANUARY 2016	PREVIOUS YTD 1 JULY 2014 TO 31 JANUARY 2015	PERIOD 1 NOVEMBER 2015 TO 31 JANUARY 2016	PREVIOUS PERIOD 1 NOVEMBER 2014 TO 31 JANUARY 2015
On Licence	17	15	10	10
Off Licence	15	14	7	7
Club Licence	1	1	0	0
Manager's Certificate	56	55	28	19
Special Licence	25	27	11	9
Temporary Authority	0	4	0	2

2.7 Health Act - Safe Food

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

PUBLIC PROTECTION KEY PERFORMANCE INDICATORS	TARGET 2015/16	YTD RESULT	COMMENT SOURCE, AND ACTIONS TAKEN TO ACHIEVE TARGET
Premises have appropriate FMP in place and meet the risk based standards set out in the Plan.	100%	100%	NCS data. All premises inspected at new or renewal application.
Premises are inspected in accord with regulatory requirements.	100%	100%	NCS data. All premises inspected at new or renewal application.

2.7.1. Bylaws

For the period from 1 November 2015 to 31 January 2016, 8 littering complaints were received. 38 long grass notices were issued and 13 letters regarding overgrown trees and hedges were issued. 9 vehicle dumping incidents were reported. 12 general complaints were received.

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