



PLANNING AND REGULATORY COMMITTEE

Agenda

NOTICE OF MEETING

An ordinary meeting will be held in the Supper Room, Waihinga Centre, Martinborough, on Wednesday 11 December 2019 at 1:00pm. The meeting will be held in public (except for any items specifically noted in the agenda as being for public exclusion).

MEMBERSHIP OF THE COMMITTEE

Councillors Ross Vickery (Chair), Pam Colenso, Rebecca Fox, Leigh Hay, Alistair Plimmer, Brenda West and Mayor Alex Beijen.

Open Section

- A1.** Apologies
- A2.** Conflicts of interest
- A3.** Public participation
As per standing order 14.17 no debate or decisions will be made at the meeting on issues raised during the forum unless related to items already on the agenda.
- A4.** Actions from public participation
- A5.** Extraordinary business
- A6.** Notices of motion

B. Decision Reports

- B1.** South Wairarapa Spatial Plan Pages 1-8

C. Information and Verbal Reports from Chief Executive and Staff

- C1.** Planning and Environment Group Report Pages 9-17
- C2.** Martinborough Southeast Growth Area Update Pages 18-24

PLANNING AND REGULATORY COMMITTEE

11 DECEMBER 2019

AGENDA ITEM B1

SOUTH WAIRARAPA SPATIAL PLAN

Purpose of Report

To update the Committee on submissions received to the South Wairarapa Spatial Plan Discussion Document; and

To outline proposed next steps to develop the Draft Spatial Plan including options for further community and stakeholder engagement and formal consultation and to seek feedback and direction from the Committee on these.

Recommendations

Officers recommend that the Committee:

1. *Receives the South Wairarapa Spatial Plan Report.*
2. *Recommend to Council that the proposed programme to complete the Spatial Plan by December 2020 be endorsed so that it can inform the upcoming review of the 2021-31 Long Term Plan (LTP).*
3. *Recommend to Council that the proposed programme for community and stakeholder engagement and consultation on the Draft Spatial Plan be endorsed subject to any amendments from the Committee; and*
4. *Note that the Council is participating in the Wellington Regional Growth Framework and that this will also help to inform the Draft Spatial Plan and that Greater Wellington Regional Council also seeks to support the Council in its development of the South Wairarapa Spatial Plan.*

1. Executive Summary

This report seeks to provide options for enhanced community engagement and consultation on the Draft South Wairarapa Spatial Plan, while also ensuring completion of it by December 2020 to align with the 2021-31 LTP review process. In brief, it is proposed that there is:

- Pre-signalling engagement of the draft plan with focus groups on key issues raised through submissions (March/April 2020) as well as ongoing liaison with central government agencies, community boards and the Maori Standing Committee

- Post-notification of the Draft Spatial Plan (under the Local Government Act 2002), a series of engagement events, e.g. ‘get-togethers’ in the three towns and rural areas to encourage residents to submit on the Draft Spatial Plan
- Innovative café-style hearings, as well as traditional hearings, for submitters to choose from (see section 3.1, diagram 1 and section 3.2).

2. Background-The South Wairarapa Spatial Plan Discussion Document

2.1 The engagement and consultation process for the Spatial Plan Discussion Document

(a) The council received support from residents for developing a 30-year Spatial Plan for the district during consultation on its 2018-28 LTP. The council subsequently approved the project for the development of the Spatial Plan in its 2018-28 LTP.

(b) To ‘kick start’ the spatial planning process two independently facilitated workshops were held (Jan/Feb 2019), one with staff and one with elected representatives including community board chairs and the chair / deputy chair of the Council’s Maori Standing Committee. The purpose of these workshops was to capture local knowledge and existing evidence so a Spatial Plan Discussion Document could be prepared quickly and cost effectively for early engagement with the community.

(c) The Spatial Plan Discussion Document was publicly notified in late July 2019 and submissions and feedback sought by 11 September 2019. This feedback was sourced by:

- A direct online survey; with email notifications of all the ratepayers with contact emails on Council’s data base
- Contacting key stakeholders including the Greater Wellington Regional Council, the Masterton, Carterton and Upper Hutt Councils, DoC, NZTA, Wairarapa Federated Farmers, Public Health
- Reporting updates to the Maori Standing Committee (July 2019); and to Featherston and Greytown Community Boards
- Attending and presenting to the South Wairarapa Rotary and Martinborough Lions in Greytown (August 2019)
- Meeting with students from Kuranui College (6 September 2019)
- Poster drops in local cafes and businesses; and copies in local libraries
- Promoting the Spatial Plan Discussion Document in the Mid-week supplement, Wairarapa Times Age News and on Facebook; and
- Featuring on More FM as repeated radio promotion adverts

2.2 Submissions on the discussion document

(a) The above initiatives resulted in 134 submissions being received, 4 after the deadline, (it is noted that Council's 2018-28 LTP received 187 submissions). A summary of key themes from the submissions is summarised in Table 1 below. Additionally, the link below provides a detailed summary of the submissions.

<https://www.surveymonkey.com/stories/SM-7P2BN6T7/>

Table 1: Summary of common themes from submissions to the Spatial Plan Discussion Document.
Iwi leadership and involvement <ul style="list-style-type: none">• Community seeks more iwi partnerships in projects and decision-making• Promote local Maori history and culture including place names• Use of more Maori design and te reo in Council documents
Life-style options and quality urban environments <ul style="list-style-type: none">• Seek range of housing options such as smaller sections in town• Retain rural production land/soil• Mixed responses on whether the town should grow at the boundaries• Housing options should provide for a range of demographics, enable affordable, social and aged housing• Keep the unique urban and rural environment• Ensure new buildings, subdivisions are well designed, of high quality
Climate change awareness <ul style="list-style-type: none">• Some seek this to be a top priority, along with sustainability, wetland restoration and promotion of biodiversity• Seek leadership by Council – leading by example, e.g. with waste, solar, electric cars
Better connections <ul style="list-style-type: none">• Enable better and accessible internet and fibre connections as more people work from home• As residents now commute to work, need for improved road, bus, bike and train services• Identify key corridors
Industrial hubs <ul style="list-style-type: none">• Some residents seek industrial development in hubs outside existing centres, provided they are well screened• Keep commercial developments in the centre of the towns
Regeneration of Featherston <ul style="list-style-type: none">• Support for further studies on the regeneration of Featherston• Featherston provides opportunities for good employment, economic and community outcomes

<p>Infrastructure growth/maintenance</p> <ul style="list-style-type: none"> • Submitters want Council to continue its roles with infrastructure being upgraded, maintained and installed where required • Support collaboration with other Councils within Wairarapa for integrated transport and infrastructure solutions
<p>Tourism development</p> <ul style="list-style-type: none"> • Both support and concern expressed for tourism – impacts of tourism, Airbnb on housing affordability, infrastructure capacity etc • Support Dark Sky Reserve, and sustainable tourism options such as walking and biking tracks • Support for cycleways and walking tracks for both residents and tourists
<p>Open space/environment</p> <ul style="list-style-type: none"> • Some seek new sports fields and reserves in towns such as Greytown; others seek existing areas to be better utilised and developed • Mixed views on tree corridor – those who support would like to support the Main Street corridor expanded through the other towns
<p>Community focus</p> <ul style="list-style-type: none"> • Residents want the friendliness of the community retained and retention of ‘small town’ feel • Options to have community events and initiatives highlighted • Government/Crown agencies, e.g. NZTA, Regional Public Health and Greater Wellington Regional Council seek to work closely with Council on the development of a Spatial Plan and integrate with other initiatives underway by the respective parties

2.3 The engagement process for the Spatial Plan discussion document

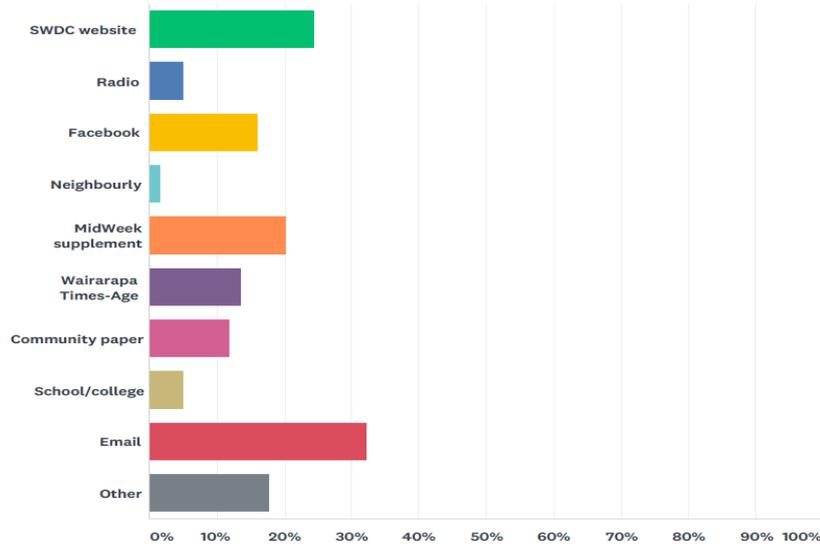
(a) When consulting on the Spatial Plan Discussion Document the Council asked how submitters had heard about the document. While not all submitters answered this question, the following (Chart 1) is a break-down of responses to this question.

(b) In brief, the Council’s website, email notifications and the Midweek supplement, along with Facebook and the Wairarapa Times-Age were the most frequently cited sources of how residents found out about the discussion document. The ‘other’ category was also cited by 17% of respondents. This can be considered for future engagement, as well as using additional methods (see Diagram 1 and section 3.2 below).

Chart 1: Summary of the ways in which submitters found out about the Spatial Plan Discussion Document

Q32 To help with the promotion of the Spatial Plan project, please can you tell us how you heard about it? (Tick all those that apply)

Answered: 118 Skipped: 14



ANSWER CHOICES	RESPONSES
SWDC website	24.58% 29
Radio	5.08% 6
Facebook	16.10% 19
Neighbourly	1.69% 2
MidWeek supplement	20.34% 24
Wairarapa Times-Age	13.56% 16
Community paper	11.86% 14
School/college	5.08% 6
Email	32.20% 38
Other	17.80% 21
Total Respondents: 118	

(c) The next steps in developing the Spatial Plan are to consider the submissions received to date; collate, update with evidence and undertake further engagement. It is noted that once a Draft Spatial Plan is approved by Council it will be subject to the special consultative procedures under the Local Government Act 2002 (LGA).

3. Developing the final Spatial Plan

3.1 Proposed timeline to complete final Spatial Plan

(a) It is acknowledged that councillors are seeking enhanced engagement opportunities for residents and stakeholders going forward. This engagement, in part, will be influenced by the time available to complete the Spatial Plan, as well as other factors such as costs and staff resourcing.

(b) It is suggested that the process for completing and having the final Spatial Plan adopted by Council be programmed to be finished by December 2020. The reasons for this are related to the timing of the 2021-31 LTP which will influence budgets and projects to implement the Spatial Plan. The 2021-31 LTP programme is likely to include:

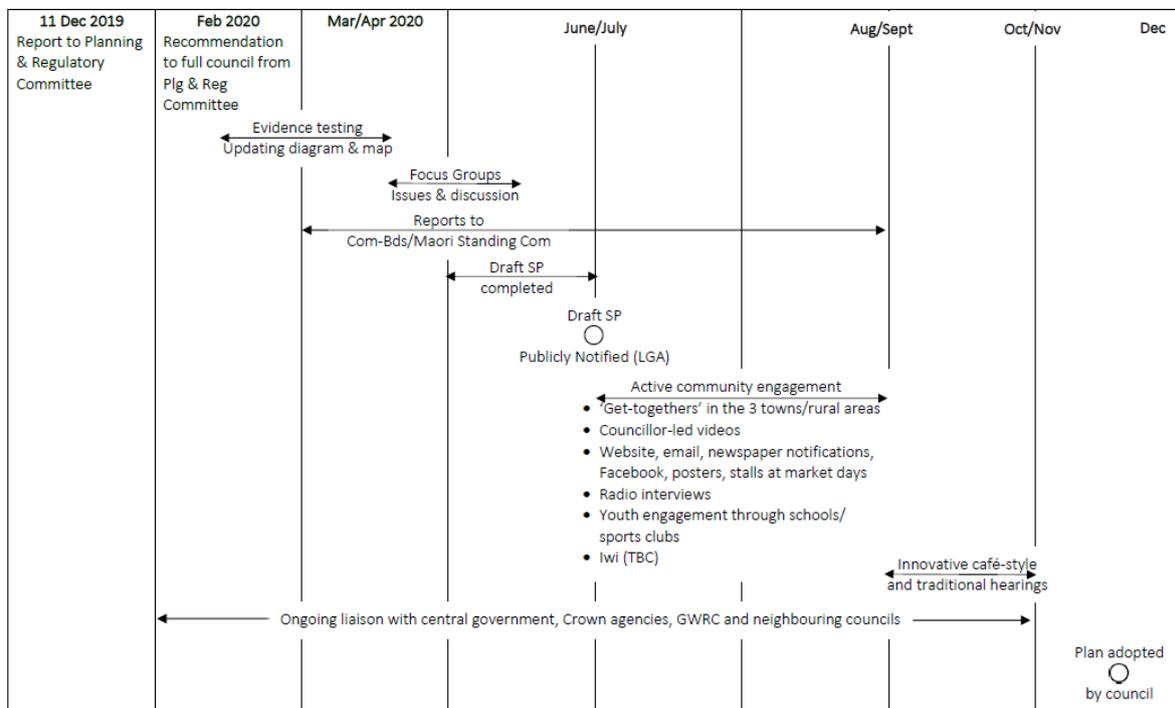
- Current work on infrastructure options (e.g. with Wellington Water)
- Early drafts of the 2021-31 LTP being provided to Councillors by December 2020
- Public notification of the draft 2021-31 LTP around March 2021.

(c) As the Spatial Plan sets the future direction for the district it is helpful that it be completed in a timely way to guide the 2021-31 LTP decision making. This can include having criteria in the Spatial Plan that the council considers important to help it make decisions on priorities, programmes and initiatives as well as some specified priorities.

(d) Diagram 1 below summarises the proposed key steps required to enable the council to adopt a final Spatial Plan by December 2020. Two features of the proposed process include the following:

- Pre-signalling the upcoming Draft Spatial Plan that will need to be publicly notified under the special consultative procedures of the Local Government Act 2002 (LGA). This pre-signalling includes proposed focus groups on critical issues.
- Enhanced community engagement following public notification and the option for residents to choose to participate in innovative café-style hearings that still meet LGA statutory requirements.

Diagram 1: Proposed key steps to complete spatial plan



(e) Council officers recommend that the proposed timeline to complete the Spatial Plan by December 2020 be endorsed by the Committee for recommendation to Council.

3.2 Proposed process for community and stakeholder engagement on the Draft Spatial Plan

(a) Based on the above considerations in section 3.1, the following outlines a proposed Spatial Plan engagement and consultation process for the Committee's consideration:

- Pre-signalling focus groups on the following key issues in response to submissions:
 - Intensification, Growth Options and Maintaining Character in each of the 3 towns – being informed by evidence that outlines the infrastructure capacity and/or constraints, together with evidence e.g. soil types, natural hazards.
 - Better Connections into, out and within the district for current and future residents, visitors.
 - Sustainable Growth / Climate Change Resilience, Adaptation particularly for coastal locations, informed by evidence and requirements eg. Regional Policy Statement.
 - Proposed Dark Sky Reserve to meet International Dark Sky Association's certification requirements / Astro Tourism potential.
- Active engagement with new initiatives following public notification of the Draft Spatial Plan under the LGA. The proposed new initiatives are as follows:
 - 'Get-togethers' in the 3 towns/rural areas. The meetings can be tailored for each local community's preferred way of engaging. They can include drop in days at local venues, community workshops.
 - Councillor-led videos on topic areas that are located on Council's website. It is noted that Rotorua Lakes Council used this initiative to engage with residents on their Spatial Plan.
 - Wider youth engagement, contact with sports clubs, schools.
 - Iwi engagement alongside advice of the Maori Standing Committee.
 - The option for residents to elect to talk about their submission in a café-style hearing with elected representatives. To meet the LGA requirements, the option to participate in a café-style hearing must sit alongside the option to be heard in a traditional-style hearing (i.e. presenting to Council formally). Rotorua Lakes Council, and Auckland Council have successfully used the café-style hearing for their Spatial Plans. Features of a café-style hearings are described in Diagram 2 below.

Diagram 2: Options for LGA hearings

Two options for hearings process:

Submitters elect either:

- to be heard in the traditional way (speaking and presenting to the full committee); or
- participate in a day community based hearing that still meets the statutory tests of the SPC/LGA

Process for community-based 'café style' hearings:

- holding hearings on days/times that work for residents/submitters
- allocating submitters to tables based on the topic they submitted on
- having a staff facilitator and scribe at each table
- allocating 1 Councillor to each table
- reporting back from each table a summary of the table's comments – this way all the mayor and Councillors (and all submitters) hear all the submitters in a summarised verbal form on the day
- dividing the day up into 1-1.5hr time-based discussion around the tables; with some rotation of tables
- having one overall MC for the day
- having the Council endorse this approach as an option

- Ongoing liaison with Greater Wellington Regional Council (GWRC) and neighbouring Councils, including through the Wairarapa Combined Mayors/Councils/CE's meetings.
- Ongoing liaison with Central Government agencies.
- Regular reports to the three Community Boards and Maori Standing Committee.
- Notification through the traditional processes such as Council's website, online email, newspaper and radio.

4. Conclusion

That this report be received and that the Committee endorses the proposed programme and approach to completing the South Wairarapa's Spatial Plan and accordingly recommends to Council that the approach be endorsed.

Contact Officer: Russell O'Leary, Group Manager, Planning and Environment

Reviewed By: Harry Wilson, CEO

PLANNING AND REGULATORY COMMITTEE

11 DECEMBER 2019

AGENDA ITEM C1

PLANNING AND ENVIRONMENT GROUP REPORT

Purpose of Report

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

Recommendations

Officers recommend that the Committee:

1. *Receive the Planning and Environment Group Report.*

1. Resource Management

1.1 Planning Summary

1.1.1. General

The Planning Team continues to receive high numbers of consent applications, planning enquiries, compliance matters and growing policy project work.

1.1.2. South Wairarapa Spatial Plan

The Draft Spatial Plan Discussion Document looking out to 2050 was presented to Council on 15 May. A communications plan was presented at last committee meeting. The integrated work saw the release of the Spatial Plan Discussion Document on 10 July, calling for feedback comments by 16 August, the initial engagement period has been extended and closes on 13 September. 134 submissions received in response to the Spatial Plan Discussion Document. The separate report provides an update and overview on the Spatial Plan project.

1.1.3. Martinborough South Growth Area (MSGA)

Following consultant and staff work on the MSGA a meeting with landowners (those within and adjoining area) held 17 April to give context, outline potential layout for the future residential area, and indicate next steps. Work included assessment by an experienced urban designer; the meeting revealed a mix of views, info sent and have called for further landowner feedback. Fieldwork and discussions had regarding stormwater and flooding via consultant. With further stormwater assessment work to be undertaken/compiled. Recent landowner feedback views have been captured and a possible community meeting is being considered. Separate report provides a background and update on this residential growth project.

1.1.4. District Plan Review

The earlier work on this involved an officers' meeting late January at Carterton between MDC, Carterton District Council (CDC), SWDC and Boffa Miskell staff. Further meeting recently convened to progress this review and topics. Review to be in line with the government/MFE National Planning Standards for future District Plans. WCDP became operative in 2011, required to be reviewed after 10 years. Review of a District Plan can take around 2 years. Recently, have called for expressions of interest, through manager Dave Gittings CDC.

1.1.5. Dark Sky

A report on the process for a council adopted plan change for review of the SWDC outdoor lighting rules to support a proposed dark sky reserve was presented to Council. Plan change to be based on approach used at Mackenzie DC, initial use of a working group suggested. Further checking done on the extent of need to change outdoor lighting rules alongside advice from Carterton. Change to lighting on highways a focus, discussion with NZTA. A Memorandum of Understanding (MOU) on the proposed Dark Sky Reserve compiled for commitment by the three Wairarapa Council's. A recent visit by IDSS representatives from USA, and changes to outdoor lighting rules via a Council initiated plan change to the WCDP, by Perception Planning. Wairarapa Dark Sky Society are focused on their need to measure existing night light levels, funding, economic plan, preparing for certification.

1.1.6. Review of Notable Trees Register

Public notification of the updated tree register was extended to 17th May 2019. This was to allow property owners identified as having listed trees overhanging their properties a chance to make submissions and for consultation on the Planning Maps. Total of 37 submissions were received, summary of the submissions done and was notified. Report done for independent commissioner hearing. A hearing was held in Greytown on 21 November. The Commissioner's decision on plan change to update register likely reported to Council in February 2020.

1.1.7. Greytown Development Area

Following the decision and notification, the area is subject to an Environment Court appeal. Staff have been working with the two appellants to try and reach agreement on respective matters prior to an Environment Court hearing. The two appeals are both being mediated through two memorandums of understanding. One appeal resolved, other appeal awaits trustee signatures on the agreement. This has avoided protracted time/related costs of appeal matters within the Environment Court.

1.1.8. Greytown Orchards Retirement Village

Processing a resource consent for first stage and a private plan change for master plan/rezoning land to residential. The applicants worked through the request for further information, application was publicly notified, twenty submissions received. A hearing was held in Greytown, by independent commissioner on 29-30 August 2019. Commissioner approved the resource consent, and his recommendation on the plan change for rezoning land from Rural to Residential to provide for the retirement village was reported to Council on 20 November 2019.

1.1.9. Featherston Tiny Homes/Brookside RC

The application has involved multiple meetings with planning staff on aspects. The applicant has been requested to provide further information on urban design and traffic assessment. Number of units proposed has lowered from 120 to approx. 100 dwellings. Once the further information has been independently peer reviewed, then there will be a decision on potential limited notification to surrounding neighbours in line with RMA practice.

1.2 Resource Management Act - District Plan

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	RESULT	COMMENT SOURCE AND ACTIONS TAKEN TO ACHIEVE TARGET
Ratepayers and residents' image of the closest town centre ranked "satisfied"	80%	89%	NRB 3 Yearly Survey October 2018 (2016: 87%)
The district plan has a monitoring programme that provides information on the achievement of its outcomes (AER's)		-	Consultants have established data to be recorded and stored to enable effective reporting against AER's in WCDP. A final monitoring strategy is still to be completed.

1.3 Resource Management Act - Consents

SERVICE LEVEL – All resource consents will be processed efficiently.

RESOURCE MANAGEMENT KEY PERFORMANCE INDICATORS	TARGET	YTD RESULT	COMMENT SOURCE, AND ACTIONS TAKEN TO ACHIEVE TARGET
Consent applications completed within statutory timeframes	100%	82%	Total 45/55
		83%	20/24 Land Use applications were completed within statutory timeframes. NCS
		77%	20/26 Subdivision applications were completed within statutory timeframes. NCS
		100%	5/5 permitted boundary activity applications were completed within statutory timeframes. NCS
		-	
s.223 certificates issued within 10 working days	100%	57%	13 of 23 s223 certificates were certified within statutory timeframes. NCS. Impacted by the departure of the Planning Manager and team transition from June to August 2019
s.224 certificates issued within 15 working days of receiving all required information (note no statutory requirement)	95%	93%	25 out of 27 s224 certificates were certified. NCS.

1.4 Reserves Act – Management Plans

SERVICE LEVEL – Council has a reserve management plan programme.

RESOURCE MANAGEMENT KEY PERFORMANCE INDICATORS	TARGET	YTD RESULT	COMMENT SOURCE, AND ACTIONS TAKEN TO ACHIEVE TARGET
Council maintains, and updates reserve management plans as required.	Yes	Yes	RMP's are generally current and appropriate. It is therefore not anticipated that any updates will be undertaken this year.

1.5 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	YTD RESULT	COMMENT SOURCE, AND ACTIONS TAKEN TO ACHIEVE TARGET
LIMs contain all relevant accurate information (no proven complaints)	100%	100%	G:\LIMs\LIMS PROCESSED 2019-2020
Standard LIMs are processed within 10 days	100%	100%	18/ 18 standard LIMs were completed G:\LIMs\LIMS PROCESSED 2019-2020

TYPE	YTD	PREVIOUS YTD	PERIOD	PREVIOUS PERIOD
	1 ST JULY 2019 TO 31 OCT 2019	1 ST JULY 2018 TO 31 OCT 2018	1 ST AUG 2019 TO 31 OCT2019	1 ST AUG 2018 TO 31 AUG 2018
Standard LIMs (Processed within 10 working days)	56	105	36	26
Urgent LIMs (Processed within 5 working)	19	13	13	3
Totals	75	118	49	29

1.6 Building Summary

1.6.1. 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	YTD RESULT	COMMENT SOURCE, AND ACTIONS TAKEN TO ACHIEVE TARGET
Code Compliance Certificate applications are processed within 20 working days	100%	100%	NCS – 133 CCC's were issued within 20WD YTD
Building consent applications are processed within 20 working days	100%	100%	NCS – 196 consents were issued within 20WD YTD
Council maintains its processes so that it meets BCA accreditation every 2 years	Yes	Yes	Next accreditation review due January 2020. Council was re-accredited in January 2018
BCA inspects new building works to ensure compliance with the BC issued for the work, Council audits BWOF's and Swimming Pools	Yes	Yes	Building Consents Council inspects all new work to ensure compliance (August - October 2019 – 1,430 inspections) BWOF's –

PUBLIC PROTECTION KEY PERFORMANCE INDICATORS	TARGET	YTD RESULT	COMMENT SOURCE, AND ACTIONS TAKEN TO ACHIEVE TARGET
			Total 169 – average of 3 audits per month required, 1 audit carried out August - October. Swimming Pools – Total 279 – average of 7 audits per month required. 22 audits carried out in August - October.
Earthquake prone buildings reports received	100%	N/A	Under the new legislation, 248 buildings were identified as potentially Earthquake Prone Buildings (EPB). Of which 203 have now been eliminated as not being EPB. Of the remaining buildings: 11 - still being assessed by SWDC 14 - identified as EPB 20 - require engineer assessment from owners

1.6.2. Building Consents Processed

TYPE – AUG - OCT 2019	NUMBER	VALUE
Commercial (shops, restaurants, rest home – convalescence, restaurant /bar / cafeteria / tavern, motel, commercial building demolition - other commercial buildings)	13	\$2,798,000
Industrial (covered farm yards, building demolition, warehouse and/or storage, factory, processing plant, bottling plant, winery)	1	\$300,000
Residential (new dwellings, extensions and alterations, demolition of building, swimming and spa pools, sleep-outs, garages, relocations, heaters, solid fuel heaters).	138	\$15,156,366
Other (public facilities - schools, toilets, halls, swimming pools)	0	\$0
Totals	153	18,254,366

1.7 Environmental Health and Public Protection

1.7.1. 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	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	0	Letter to go out to schools. Adult education is being organised for at "risk groups" who work out in public spaces such as Council staff/ contractors, meter readers etc.
Complaints about roaming and nuisance dogs are responded to within 4 hours	100%	98%	K:\resource\Bylaw Officers\Registers\AC Service Requests.xls 45/46 (unable to locate owner at the time)
Complaints about dog attacks on persons, animals or stock are responded to within 1 hour	100%	100%	12/12

INCIDENTS REPORTED FOR PERIOD 1 AUG 2019 TO 31 OCT 2019	FEATHERSTON	GREYTOWN	MARTINBOROUGH
Attack on Pets	3	3	1
Attack on Person	1	-	2
Attack on Stock	-	-	-
Barking and whining	4	3	2
Lost Dogs	4	-	1
Found Dogs	4	-	1
Rushing Aggressive	1	1	-
Wandering	14	3	6
Welfare	1	-	-
Fouling	-	-	-
Uncontrolled (off leash urban)	-	-	1

1.7.2. 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	YTD RESULT	COMMENT SOURCE, AND ACTIONS TAKEN TO ACHIEVE TARGET
Stock causing a traffic hazard is responded to within 1 hour	100%	100%	K:\resource\Bylaw Officers\Registers\AC Service Requests.xls 8/8
In cases where multiple stock escapes (more than 1 occasion) have occurred from a property taking compliance or enforcement or prosecution action against the property owner	100%	-	No incidents
Council responds to complaints regarding animals within 48 hours.	100%	100%	K:\resource\Bylaw Officers\Registers\AC Service Requests.xls 15/15

INCIDENTS REPORTED	TOTAL FOR PERIOD 1AUG 2019 TO 31 OCT 2019
Stock	1

1.7.3. 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 19/20	YTD RESULT	COMMENT SOURCE, AND ACTIONS TAKEN TO ACHIEVE TARGET
% of calls received by Council that have been responded to within 1.5 hours	100%	100%	K:\resource\Health\Resource Management\Noise Control Complaints 50/50 attended within timeframe

AFTER HOURS NOISE CONTROL COMPLAINTS RECEIVED	YTD 1 JULY 2019 TO 31 OCT 2019	PREVIOUS YTD 1 JULY 2018 TO 31 OCT 2018	PERIOD 1 AUG 2019 TO 31 OCT 2019	PREVIOUS PERIOD 1 AUG 2018 TO 31 OCT 2018
Total	50	75	40	73

1.7.4. Sale and Supply of Alcohol Act - Licensing

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

PUBLIC PROTECTION KEY PERFORMANCE INDICATORS	TARGET 19/20	YTD RESULT	COMMENT SOURCE, AND ACTIONS TAKEN TO ACHIEVE TARGET
Premises are inspected as part of licence renewals or applications for new licences.	100%	31.5% YTD	MAGIQ data. All premises inspected at new or renewal application stage (18/57*). *Number of inspections completed or licences coming up for renewal within the YTD period. For this reporting period 19 premises are expected to have been completed to align with the 2019/20 target. We have undertaken 18 out of 19 in this period achieving 94.7% in this period Total number of licences is subject to change month by month as new businesses open and existing premises close.
Premises that are high risk are inspected annually, while low or medium risk premises are audited no less than once every three years.	100%	43.75% YTD	MAGIQ data. There are no high risk premises in the district. Low and medium risk premises are inspected every 3 years as part of the renewal process. There are currently 32 low and medium licenses due for renewal or new inspections in this financial year. For this reporting period 10 premises are expected to have been completed as at 31 Oct 2019. We have undertaken 14 premises inspection achieving 140% for this period. Total number of licenses is subject to change month by month as new businesses open and existing premises close. 14/32
Compliance activities are undertaken generally in accord with the Combined Licencing Enforcement Agencies agreement.	100%	N/A	No compliance inspections undertaken with the CLEG to date.

ALCOHOL LICENCE APPLICATIONS PROCESSED	YTD	PREVIOUS YTD	PERIOD	PREVIOUS PERIOD
	1 JULY 2019 TO 31 OCT 2019	1 JULY 2018 TO 31 OCT 2018	1 AUG 2019 TO 31 OCT 2019	1 AUG 2018 TO 31 OCT 2018
On Licence	10	6	6	6
Off Licence	13	7	8	7
Club Licence	4	3	1	2
Manager's Certificate	53	30	46	28
Special Licence	30	12	27	10
Temporary Authority	2	4	2	2
Total	112	62	90	55

1.8.1. Health Act - Safe Food

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

PUBLIC PROTECTION KEY PERFORMANCE INDICATORS	TARGET 19/20	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%	FHR – 0 FCP (Food Act) – 99 NP – 62 The changes in the Food Act 2014 require that businesses have an appropriate Risk Based Measure in place by end of transition period (Feb 2019). Total number of premises is subject to change month by month as new businesses open and existing premises close.
Premises are inspected in accord with regulatory requirements.	100%	2%	FCP verifications – 2/99 There was no incumbent EHO to solely focus on verifications for this period. An EHO has been newly appointed. Aim is to complete 2 verifications per week to remove backlog. *Total number of premises is subject to change month by month as new businesses open and existing premises close.

1.8.2. Bylaws

Between 1 July 2019 and 31 October 2019 there were:

Trees and Hedges:

- 4 notices were sent by council requesting the owner/occupier to remove the obstruction from the public space.

Litter:

- 11 litter incidents were recorded and from this, council sent 12 notices to the identifiable people associated with these incidents.

Abandoned vehicles:

- There were 27 abandoned vehicles located in the SWDC area, of which 17 were removed by their owners and the remaining 10 vehicles were removed by councils' contractor.

Contact Officer: Russell O'Leary, Group Manager – Planning & Environment

PLANNING AND REGULATORY COMMITTEE

11 DECEMBER 2019

AGENDA ITEM C2

MARTINBOROUGH SOUTHEAST GROWTH AREA UPDATE

Purpose of Report

To inform Councillors of land investigation and update regarding the Martinborough Southeast Growth Area.

Recommendations

Officers recommend that the Council:

1. *Receive the Martinborough Southeast Growth Area Update.*
2. *Recommend that further stormwater investigation and consultation work be undertaken by the consultants and officers of Wellington Water as part of addressing servicing urban growth, stormwater capacity, residential land provision for Martinborough.*

1. Executive Summary

The attached report by Kaha Consultancy Ltd contains an overview update on the Martinborough Southeast Growth Area as part of further investigation of the land and stormwater constraints, and progress toward a plan change to the Wairarapa Combined District Plan.

2. Background

In terms of background, and particularly for our new Councillors, the matter of residential growth for Martinborough and a proposed rezoning for a Martinborough South Growth Area has come before Council on two occasions. The respective Council resolutions, from meetings of 5 April 2017 and 12 December 2018 on this urban growth topic are contained in Appendix 2.

Council commissioned a review of residential land zoning issues and land availability in Martinborough at its meeting in early 2017.

A detailed evaluation of the preferred development area identified in the "*Martinborough Urban Area: Residential growth focus, a process for exploring growth options*" report adopted by Council at its meeting in April 2017 is underway.

This evaluation involved work on infrastructural services (sewer, water supply and stormwater), land suitability (contaminant risk, bearing capacity, topography and features) and zone structure under the Wairarapa Combined District Plan.

The Council needs to respond and plan for residential land capacity in Martinborough. This is a topic that many other towns around New Zealand similarly currently face. The key is dealing with growth pressure, including the demand and effective response to current and future housing provision. Under the National Policy Statement for Urban Development Capacity 2016, the government has signalled the importance of land and housing capacity provisioning across the country.

3. Discussion

As a result of the identification of the growth area and proposed plan change to rezone land from Rural to Residential there was work undertaken on initial engagement meetings, this is prior to any formal public consultation component.

- Two meetings with immediately affected residents and landowners have been held.
- These meetings were held at Council in August 2018, and April 2019.
- As a result of discussions there was value seen in further stormwater fieldwork and information building.

The recent investigation work by Kaha Consultants, including Mr Michael Hewison, has involved further on-site evaluation of the land, walk overs and discussions with land owners as part of preparations for proposed rezoning and effective urban planning. The evaluative scoping work in respect of the Martinborough Southeast block has been needed to identify and ensure there are no significant constraints that would make residential rezoning practical and supportable.

The recent stormwater evaluation and information discussions have provided needed awareness around flows, the lands propensity to flooding and the nature of the watercourse across the subject block of land which is in multiple property ownership.

Along with the above consideration work, further technical input is required from officers of Wellington Water, along with stormwater modelling, solutions and costings for remedying flooding and improving stormwater flows in the area.

The consultant's recent investigation summary is provided in appendix 1.

Due to the awareness and emergence of this stormwater attenuation issue the rezoning project for the Martinborough South area is being delayed. A new timetable is being developed, though the exact timing has not been finalised.

The main stages of the proposed rezoning work would be as follows:

When (indicative)	Activity	Comment
November 2019	Inform landowners and residents of delay	
November 2019-Feb 2020	Development of stormwater approach	
March 2020	Council decision on whether to proceed	If Council decides to not proceed, following stages will not take place.
April 2020	Community consultation, liaison with Wellington Regional Council	
March-May 2020	Development of Plan Change, Section 32 analysis	
July 2020	Promulgation of plan change, application for regional council consents (if required)	
Rest of 2020	Submissions and hearings process	

4. Conclusion

That this report with appendices be received as an update and for information purposes.

5. Appendices

Appendix 1 – Martinborough South Update Report Kaha Consultancy Ltd.

Prepared By: Russell O’Leary, Group Manager Planning and Environment

Appendix 1 – Martinborough South Update Report Kaha Consultancy Ltd

Purpose of report

To inform Councillors of progress and the options about the proposed Martinborough South Growth Area and feasibility of residential rezoning in Martinborough.

Recommendation

Officers recommend that the Council: 1. Receive the information.

Executive summary

In December 2018 Council resolved to further progress the rezoning work undertaken by Kaha Consultancy Ltd and other consultants for the Martinborough South Growth Area.¹ This report outlines that the project has been delayed by the need to conduct stormwater management implications of further development. The project is expected to be able to proceed.

Background

This area, between New York Street, Todd Road, Dublin Street and Regent Street is seen as logical for future residential development of Martinborough. It is located between the existing urban residential area and land zoned Rural, as well as being close to more recently developed rural residential type land uses such as Martinborough Estate. Reticulated water supply and sewer services also exist through the area.

The work arose in response to current district growth and development related issues and the need to provide a more immediate response to growth issues across the district and the requirements under the National Policy Statement for Urban Development Capacity 2016.

The Statement requires councils to provide in their plans enough development capacity to ensure that demand for housing can be met. This rezoning plan would assist with this requirement, and more capacity can be developed in line with the initiatives outlined in the Council's Spatial Plan. The Martinborough South Growth Area is not contrary to that Plan.

As part of the work for the rezoning, investigations have occurred into the anticipated stormwater management implications. It has become clear that there are current stormwater issues that need to be addressed, even before rezoning which will lead to inevitable increase in impermeable surfaces and runoff.

Affected landowners and residents' meetings.

Two meetings with immediately affected residents and landowners have been held in August 2018 and April 2019.

¹ Full report available through:

<http://www.swdc.govt.nz/sites/default/files/DCAG12Dec18C3%20Martinborough%20South%20Growth%20Area.pdf>

It is fair to say that a range of views was expressed, with both support and opposition for the possible rezoning expressed. This included views at strategic level (rezoning should not precede wider spatial planning work), and more detailed considerations (effect on amenity, density, proposed possible roading patterns, stormwater management issues, lack of detailed planning). Written comments received after the meeting show a similar range of views and issues.

Clearly, affected parties also want certainty about what is going to happen to their community and land, and there is some frustration about the time the project is taking.

Way forward

Practical options to deal with the stormwater impact of allowing more intensive residential development are now required.

Some physical works are likely to be required to accommodate an increase of stormwater. The zoning rules for the area will also require on site stormwater attenuation measures, and the anticipated development density may have to be adjusted downwards to reduce stormwater runoff.

Stormwater development options are now being scoped. Additional work will involve technical discussions with Council engineers (through Council’s partner Wellington Water), and the Wellington Regional Council. Modelling work and the development of a sustainable long term solution will require the assistance of a specialist water management consultant.

A brief for this work is currently being developed. Initial analysis suggests that adequate, practical and financially feasible stormwater management is possible.

However, before we can proceed further with developing plan details for the area, we need to know more about the detail of how exactly stormwater can be properly managed for the area, the detailed financial impact of this, the funding for it, as well clarity on how the regulatory matters in terms of regional council Resource Management Act requirements can be met.

Initial discussions with the regional council have begun.

The regional council are keen to see the matter addressed as part of an overall structure plan for the area with clear information on layout, lot numbers and extent and location of stormwater paths and quantity of flows.

Possible timetable

Because of the emergence of this issue, the rezoning project for the Martinborough South area is being delayed. A new timetable is being developed, but the exact timing has not been finalised.

The main stages would be:

When (indicative)	Activity	Comment
November 2019	Inform landowners and residents of delay	

November 2019-Feb 2020	Development of stormwater approach	
March 2020	Council decision on whether to proceed	If Council decides to not proceed, following stages will not take place.
April 2020	Community consultation, liaison with Wellington Regional Council	
March-May 2020	Development of Plan Change, Section 32 analysis	
July 2020	Promulgation of plan change, application for regional council consents (if required)	
Rest of 2020	Submissions and hearings process	

Conclusion

The work on this project has been delayed, but its relevance has not diminished. Chances of success remain good and the Council will have a chance to evaluate the project once the stormwater analysis has been completed, and financial and regulatory implications can be better understood.