

SOUTH WAIRARAPA DISTRICT COUNCIL

4 APRIL 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 10 consent applications since 1 February 2012. 19 consents were approved since 1 February (9 of which were received in previous months) 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 Policy

1.2.1. Martinborough Square Reserve Re-Notification

The Martinborough Square Reserve Draft Management Plan and Draft Development Plan have been rewritten and are out for further public consultation as of 21 March 2012 with submissions closing on 30 May 2012.

1.2.2. Regional Planners Meeting Forum

Planning Managers from the District Councils and Regional Council have initiated a Wellington regional planning group. The purpose of the forum is to identify, develop and implement opportunities for collaborative and coordinated work across the range of functions services delivered by the planning departments. This includes a combined response to central government policy changes and proposals, for example NES's and RMA reviews. The group will also look at streamlining local government processes such as Regional Plan reviews and District Plan development.

Officers have met twice so far and the group is proving to be a positive initiative. The opportunity to network, share ideas and resources, and move towards a more cohesive regional platform has been well received.

Glenn Bunny will also continue to attend the SORT forum on behalf of the Wairarapa Councils that feeds into the Wellington Regional Strategy and Grow Wellington directive.

1.2.3. NES on Contamination

The National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (the NES) came into effect on 1 January 2012. The NES for Assessing and Managing Contaminants in Soil to Protect Human Health provides a nationally consistent set of planning controls and soil contaminant values and ensures that land affected by contaminants in soil is appropriately identified and assessed before it is developed - and if necessary the land is remediated or the contaminants contained to make the land safe for human use. All territorial authorities (district and city councils) are required to give effect to and enforce the requirements of the NES. The NES does not affect existing land uses.

Officers are currently reviewing the NES to ascertain whether or not a Plan change will be required in order to give effect to the new legislation.

1.2.4. Bylaws

The work towards developing a common set of Bylaws for the three Wairarapa Councils is almost complete to a draft stage. Officers from the Councils will meet on the 10th of April to finalise the draft bylaws for the purpose of public advertisement. It is likely that each District will have its own set of bylaws, but that they will be 99% common.

1.2.5. Planning and Environment Streamlining

Council officers have been working with MDC, and to a lesser extent CDC, towards establishing consistency in incoming and outgoing documentation, fees, and processes in the planning, environmental health and animal control departments. As per the direction given by the Shared Services Committee, the goal is to have a seamless experience when dealing with any of the three Councils in these particular areas. Using the resource consent process as an example, all activity descriptions, fees, application forms, processing, decision format, and standard consent conditions will soon be uniform throughout the district.

Work has begun on undertaking the same process for the Building Department. Much of this work has already been previously investigated, but the process lost momentum. It is intended that this work stream will be rejuvenated between SWDC and MDC.

2. Building

2.1 Building consents

Processing statistics for: 1 February 2012 – 29 February 2012

Item	Period	Year to date	Same period last year	Annual Plan
Consents received	31	332	25	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%	98.69%	96.67%	100%

COA Certificate of Acceptance

CCC Code Compliance Certificate

Building consent numbers from 1 July 2011 to 19 March 2012 show as 215. For the same period the year before the number was 235.

Consents granted by project

Code	Type	Avg. Duration (Days)	No. of consents	Value
AB	Internal Alterations – inc P/D	10.0	2	102,000
AG	Single Story Stucco/Txt Coat etc	6.0	1	25,000
AH	Single Story Stucco/Txt Coat etc - with P&D	11.0	1	150,000
AL	Multi Story Weatherboard – inc P/D	2.0	1	400,000
CC	Single Story Multi Unit Apartments/Motels	1.0	1	345,000
CL	Commercial/Industrial \$500,001 - \$1,000,000	14.5	2	1,900,000
CE	Minor Commercial Work – no P/D	20.0	1	500
MA	Solid Fuel Heater	1.5	2	6,500
MB	Minor Plumbing Work	9.5	2	20,000
ME	Wet area shower	8.0	1	9,583
NB	Single Story Brick Veneer Rural	3.0	1	440,000
NC	Single Story Weatherboard Urban	12	1	285,000
NE	Single Story Stucco/Texture Coat etc – Urban	18.0	1	800,000
NF	Single Story Stucco/Texture Coat etc – Rural	16.0	1	290,000
RB	Relocated Residential Dwelling - Rural	11.0	1	6,200
SA	Garden Sheds/Retaining Walls/Carports	5.0	1	1,000
SC	Minor Farm Buildings	6.0	3	48,400
SD	Large Farm Buildings	10.0	1	190,000
SF	Proprietary Garages Standard	9.0	1	16,000
SI	Proprietary Garages & sleep out - inc P/D	10.0	1	15,000
SJ	Garages, Custom Design	15.0	1	5,000
SK	Garages, Custom Design incl. P&D	19.0	1	40,000
SL	Residential Repile	7.0	1	6,000
		9.0	27	3,201,183

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 has been completed.

2.3 Policy

None to report.

2.4 Other matters

The Licensed Building Practitioners (LBP) scheme developed by the Department of Building & Housing (DBH) came into effect on the 1 March 2012. This means any building consent that has 'Restricted Building Work' as part of the consent, the design work and construction work has to be completed by a Licensed Building Practitioner. Procedures have been developed and implemented by the Building Consent Authority to address this. The proposed outcome will be that better quality plans are submitted to council and that the people completing the design and construction work will be competent to do so.

A home owner will not be able to submit plans and specifications to build an extension onto their home or build a new house. Having the right people complete the design and construction of a project will improve the quality of the documentation being submitted and means the BCA will be dealing with people who are qualified and understand the requirements of the Building Act and Building Code so improving communication between the parties.

Consent numbers are likely to be reduced until the current practitioners become licensed. Many of the designers have left it to the last minute to become licensed and as there is now a backlog in the LBP approvals this means they cannot submit plans until they become licensed.

3. Environmental Health

3.1 Liquor Licensing

15 liquor licenses were processed in February 2012.

3.1.1. Alcohol Reform Bill Update

The Justice and Electoral Committee have examined the Alcohol Reform Bill recommends it be passed with some amendments. The Bill is awaiting the full committee stage in parliament. There is still some "tweaking" going on but the proposed final reading is scheduled for between late April to November 2012.

3.2 Food Bill update

The new Food Bill has been through the Primary Production Select committee and is a priority three. This means that it should be passed if at all possible this year. The relevant central government departments are

still optimistic that it will be passed this year in spite of the adverse reaction from some groups that have had significant media coverage.

3.3 Noise control

21 noise complaints were received in February and March (to 14 March) resulting in six Excessive Noise Directions being issued and seizure of a stereo.

Several noise complaints regarding the use of bird scaring devices in vineyards have been received in the past month. Noise assessments have been undertaken and successful discussions with the vineyards concerned appear to have resolved the complaints.

It is likely with the unseasonable weather that the ripening process will be delayed and there will be extended use of bird scaring devices.

3.4 By-laws and animal control

3.4.1. Overhanging trees

Council Bylaws Officers have been targeting trees overhanging footpaths or road reserve that are likely to cause an obstruction to the public in all three communities. To date 14 notices have been issued with a very positive response from most properties.

Trees and power lines are a separate matter overseen by Power Co. Regulations require Power Co to pay for the first cut so trees that meet the criteria are a safe distance away from power lines.

The tree owner is then responsible for arranging a Powerco approved contractor to keep trees from the lines in future.

This is not the responsibility of council officers.

3.4.2. Dog and stock control

Bylaws officers dealt with 43 individual dog and stock incidents in February and March.

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