

SOUTH WAIRARAPA DISTRICT COUNCIL

14 DECEMBER 2011

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. Resource Management

1.1 Resource Consents

Officers received 12 consent applications since 1 October. 13 consents were approved since 1 September (4 of which were received in October, 1 was received in August) 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 La De Da

Officers are continuing to work on the consent conditions and various management plans with the applicant and the interested parties such as Police and the Fire Service. Progress towards the full compliance of Councils requirements is being made.

1.3 Policy

1.3.1. District Plan

The hearing before the Combined Plan Committee for Private Plan Change 3858 regarding the application by Greytown Trust Lands Trust to rezone land to Industrial between Bidwills Cutting Road and SH2 was held on 24 November 2011. A decision will be issued before the end of the year.

1.3.2. Lake Domain Development Plan

The second meeting with Lake Domain Stakeholders was held on 30 November 2011 where the landscape architect presented the draft development plan. The development plan will be refined and will be publicly notified before the end of the year.

1.4 Enforcement

1.4.1. Breach of RMA and Building Act, Illegal entranceway

Further investigations regarding the informal camping activity on a Tora property established that any enforcement would not be supported by the WCDP. If any action were to be taken against this property then the Building and Health Acts would have to be utilized instead. Officers sought a legal opinion confirming this position. As indicated to Council earlier, using the Building and Health Acts would be a lengthy, expensive and potentially image-damaging exercise for Council.

Discussions have been held with the land owner, his lawyer and the neighbour and it appears that a compromise has been reached. A Memorandum of Understanding will be entered between Council and the landowner to allow the existing level of activity and structures to remain on the property, so long as this activity and number of structures does not increase. The landowner will also be required to plant the top of the bank to screen views from the road and the neighbouring property, and remove the second entranceway, that has been illegally constructed. The neighbours who raised the initial concern with us are very happy with this as it addresses their two main concerns, more traffic near their dwelling, and views of the camping area.

It is considered to be the best available outcome to Council in all senses.

1.4.2. Breach of RMA and Building Act

There is a similar property at Palliser that is providing holiday accommodation for friends by way of caravans and other structures. Although the camping activity is similar to the Tora property in section 2.3.1, iwi are involved as they want to address the occupation of and potential for damage to a significant historic cultural area. Discussions will be held with the parties in the near future to try and satisfactorily address this.

2. Building

2.1 Building consents

Processing statistics for: 1 October 2011 to 31 October 2011

Item	Period	Year to date	Same period last year	Annual Plan
Consents received	25	334	28	N/A
Consent processing performance (within 20wd's)	100%	98.19%	100%	90%
COA processing performance	100%	81.82%	0.00%	N/A
CCC processing performance	100%	98.36%	95.45%	100%

Consents granted by project:

Code	Type	Avg. Duration (Days)	No. of consents	Value
AA	Internal Alterations	8.0	1	3,000
AH	Single Story Stucco/Txt Ct etc – inc P/D	13.0	1	30,000
AL	Multi Story Weatherboard – inc P/D	11.0	1	30,000
CE	Minor Commercial Work – no P/D	13.5	2	22,000
MA	Solid Fuel Heater	5.0	2	6,600
MB	Minor Plumbing Work	5.0	1	6,000
MJ	Swimming/Spa Pools	4.0	1	18,000
NC	Single Story Weatherboard Urban	4.0	1	200,000
NF	Single Story Stucco/Texture Coat etc – Rural	9.5	2	1,295,000
NR	Single Story Stucco/Texture Coating/Ply	12.0	1	350,000
NS	Single Story Stucco/Texture Coating/Ply	8.0	1	250,000
RB	Relocated Residential Dwelling - Rural	10.0	1	75,000
SA	Garden Sheds/Retaining Walls/Carports	6.0	1	5,000
SB	Decks/Conservatories etc	5.0	2	8,338
SC	Minor Farm Buildings	3.5	2	30,100
SF	Proprietary Garages Standard	4.5	2	33,800
SG	Proprietary Garages with Fire Wall	6.0	1	7,500
SI	Proprietary Garages & sleepout - inc P/D	7.0	1	60,000
SJ	Garages, Custom Design	4.0	1	42,000
SM	Residential Demolition	2.0	1	16,000
		7.0	26	2,488,338

Processing statistics for: 1 November 2011 to 30 November 2011

Item	Period	Year to date	Same period last year	Annual Plan
Consents received	22	321	35	N/A
Consent processing performance (within 20wd's)	100%	99.37%	87.88%	90%
COA processing performance	100%	81.82%	100%	N/A
CCC processing performance	95.24%	97.99%	100%	100%

Consents granted by project

Code	Type	Avg. Duration (Days)	No. of consents	Value
AE	Single Story Weatherboard	14.0	1	10,000
CE	Minor Commercial Work – no P/D	13.0	1	3,000
MA	Solid Fuel Heater	9.3	4	19,000
MB	Minor Plumbing Work	15.0	1	3,000
MJ	Swimming/Spa Pools	10.0	2	80,000
NC	Single Story Weatherboard Urban	10.0	1	250,000
ND	Single Story Weatherboard Rural	11.0	1	250,000
NF	Single Story Stucco/Txt Coat etc - Rural	18.0	1	310,500
NR	Single Story Stucco/Texture Coating/Ply	14.0	1	600,000
RB	Relocated Residential Dwelling - Rural	10.0	1	60,000
SA	Garden Sheds/Retaining Walls/Carports	11.0	1	850
SB	Decks/Conservatories etc	8.0	1	4,000
SC	Minor Farm Buildings	14.0	1	23,000
SF	Proprietary Garages Standard	13.0	1	12,300
SK	Garages, Custom Design - inc P/D	12.0	2	114,000
SM	Residential Demolition	17.0	1	80,000
		12.0	21	1,819,650

COA Certificate of Acceptance

CCC Code Compliance Certificate

Building consent numbers from 1 July 2011 to 30 November 2011 show as 124. For the same period the year before the number was 153.

Enforcement

Dangerous Buildings - Cape Palliser Road, Whatarangi

The buildings at Cape Palliser continue to be monitored. A dangerous building notice has been issued to another home owner due to the proximity of the dwelling to the cliff face.

Earthquake Prone Buildings (EQP)

Engineer's assessments on EQP buildings continue to be submitted to council. There are currently 224 buildings on the register of which 79 reports have been received. Of the 79 assessments 9 do not meet the required 33% of today's building code as stated in the EQP Buildings Policy.

Other matters

Staffing within the building department

A change to the desk layout in the building department has taken place. This occurred to incorporate the part time consent processing officer into the building office to ensure the most effective communication between staff is achieved meeting the requirements of being the "best little council in NZ".

Mike Sims commenced work as the plumbing and drainage inspector on 7 November 2011. Mike has settled in very well.

3. Environmental Health

3.1 Liquor Licensing

19 Liquor licenses were issued during November.

3.2 Noise Control

One seizure was undertaken during this period.

3.3 Overhanging trees

Bylaws officers are continually checking and issuing notices to properties where conditions are likely to cause hazards to the public. Compliance has been good with only one property non compliant. The obstructing vegetation has since been removed by a contractor and the costs charged back to the owner of the property.

3.4 Food

There has been no further information about progress with the proposed Food Bill. The expectation is that this will be passed in 2012. Council officers are continuing with encouraging premises to be part of the voluntary implementation programme and using this as an opportunity to familiarise council staff with the NZFSA templates and their implementation requirements.

Both EHO's now have completed training and have approval to audit OTP Food Safety Programmes from NZFSA.

3.5 Dog and Animal Control

Bylaws officers have been concentrating on finishing up the annual dog registration process this year.

Total number of dog owners in district 1941

Total Number of dogs in district 2737

Outstanding unregistered dogs number 116 (4.2%) It is expected that this will reduce as final notices have been sent out.

Outstanding unregistered dog owner numbers are 78 (4.0%).

It has also been noticed that there has been a very significant increase in dogs that are now microchip compliant. Currently there are 33 un-chipped dogs with 30 owners in the urban area. These owners have been sent final compliance notices.

We continue to get requests for an off leash dog running area in Greytown and Martinborough.

3.6 Update on the Alcohol Law Reform:

The NZ Institute of Liquor Licensing Inspectors NZILLI and the Local Government Alcohol Reference Group have been working with Ministry of

Justice to fine tune several parts of the Bill before it goes to the full Committee stage in front of the new Government in the first or second quarter of 2012.

It is proposed that the Bill will then be enacted shortly after that and the regulations then finalised for full roll out by the first or second quarter of 2013. LG and ALAC are preparing work on a generic template guideline for Local Alcohol Policies once the final shape of the Bill is known. It is likely that there will be national guidance on the content of LAP's before they go out for public consultation. There are still several contentious issues to be debated and settled such as the purchase age and fee structures. Officials believe progress will accelerate early in the New Year.

LGNZ plan to give TAs as much notice as possible around the makeup and set up of the District Licensing Committees and likely fee structures for TA forward planning purposes.

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