

SOUTH WAIRARAPA DISTRICT COUNCIL

12 DECEMBER 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

1.1.1. Consent Statistics

Officers received 18 consent applications since 1 October 2012. 24 consents were approved since 1 October (some were received prior to October), 23 completed 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.

1.1.2. RC 4028 Paterson

Consent granted after applicant and affected party agreed to a reduction in child numbers at the proposed child care centre.

1.2 Policy

1.2.1. Coastal Reserves Management Plan

Work on the Coastal Reserves Management Plan (CRMP) is underway and officers are seeking input from Councillors, Community Boards, and the Maori Standing Committee. A draft document is in the December agenda as a separate report, seeking Council's approval to release it for public notification by the end of 2012.

1.2.2. Bylaws

The Masterton and South Wairarapa District Council Consolidated Bylaws were notified on 24 November 2012 and are currently open for submissions. The submission period closes on the 18th of January at 4pm. Copies of the proposed joint bylaws can be found at the Council office, and the three

libraries, Martinborough, Greytown and Featherston. The bylaws are also on the Council website, and linked to our Facebook page.

Officers acknowledge that Masterton District Council are administering all aspects of the process.

1.3 Compliance

1.3.1. 51 Ferry Road, Martinborough

Council officers abated the owner of 51 Ferry Road for relocating a dwelling without resource consent or building consent. The retrospective resource consent has been approved. Although consents have now been received and issued, the matter of the initial illegal activity is still before the Environment Court.

1.3.2. Boundary Road, Featherston

Council officers abated the owner of Lot 2 DP 53745 due to several long grass notices being ignored. In addition to the escalating fire risk, the general poor state of the section was causing significant adverse visual and amenity effects. The owner is now making progress towards tidying up the property and officers are continuing to monitor the site.

1.4 Road Naming

1.4.1. Governors Green/Pierce Street

The developer requested the following names be considered for the "Governors Green" subdivision:

- a) Governors Green Drive – main road for site, includes renaming the existing Pierce Street.
- b) Spencer Lane – Right of Way serving 4 lots.
- c) Kawau Lane – Right of Way serving 3 lots.

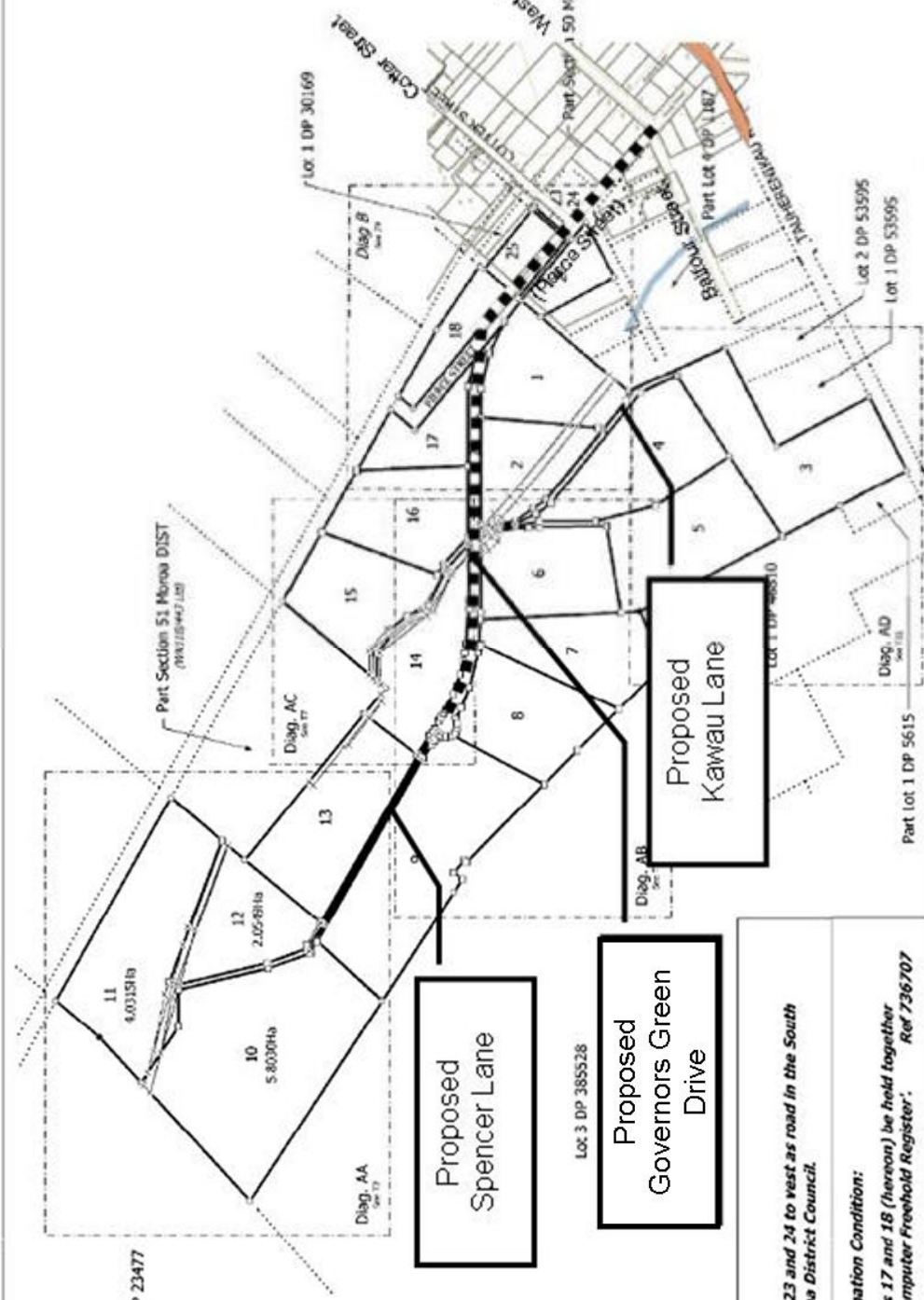
With respect to renaming Pierce Street, Council's Road Naming Policy (4.4.3) requires a significant majority of the residents and owners along the road to support the change. Only Council and the developer are affected owners (other properties adjoining Pierce Street front either Balfour Street or West Street).

Spencer was the maiden name of Governor Grey's wife.

With respect to Kawau Lane, the developer notes that Governor Grey spent a reasonable amount of time on Kawau Island.

Council should note that the Road Naming Policy requires the formal naming of rights of way that serve more than four lots. Neither of the Rights of Way serve more than four lots, however the Policy is silent on whether such accesses can or cannot be named. Both the rights of way are relatively long (approximately 450m and 300m) which would support identification as separately named accesses, especially where emergency services are concerned.

It is therefore recommended that the proposed road / private way names be accepted.



Proposed
Spencer Lane

Proposed
Governors Green
Drive

Proposed
Kawau Lane

Note:
Lots 20, 23 and 24 to vest as road in the South
Wairarapa District Council.

Amalgamation Condition:
That Lots 17 and 18 (hereon) be held together
in one Computer Freehold Register. Ref 736707

Lead District: Wellington
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Part Lot 1 DP 5615
Part Lot 1 DP 53595
Part Lot 1 DP 53595
Part Lot 6 DP 385528, Part Lot 6 DP 2164 and Parts Lot 4 DP 1187

Surveyor: Christopher Hill Gairbraid
Plan: Addition Unit 6c

Title Plan
LT 455345
DATE:

T 101

2. Building

2.1 Building consents

Processing statistics for: 1 October 2012 – 31 October 2012

Table 1 – Resource Consents

Item	Period	Year to date	Same period last year	Annual Plan
Consents received	30	201	28	N/A
Consent processing performance (within 20wd's)	94.29%	96.71%	100%	90%
COA processing performance	0%	0%	0%	N/A
CCC processing performance	100%	99.09%	100%	100%

Consents granted by project: 1 October 2012 – 30 October 2012

Code	Type	Avg. Duration (Days)	No. of consents	Value
	Demolition - Dwellings only	N/A	1	13,340
	Motor Camp Facility	N/A	1	26,000
	Playcentre/Kindergarten	N/A	1	4,000
	Public Toilets	N/A	2	35,000
	Other entertainment, recreational and cu	N/A	0	0
	Workshop - eg. electrical or vehicle rep	N/A	1	450,000
	Covered Yards - farm building	N/A	1	6,500
	Implement Shed - farm building	N/A	3	29,000
	Cafeteria/Tavern / Bar / Restaurant	N/A	1	230,000
	Swimming/Spa Pool	N/A	1	40,000
	Flat/Townhouse / Studio / Unit - attache	N/A	0	0
	Sleepout	N/A	0	0
	Garage	N/A	3	48,000
	Dwelling - unattached	N/A	12	1,933,000
	Dwelling - alterations	N/A	3	88,000
	Dwelling - relocation	N/A	3	86,000
	Alterations - dwelling	N/A	2	18,000
	Solid Fuel Heater	N/A	0	0
	Certificate of Acceptance	N/A	1	10,000
		N/A	N/A	3,016,840

COA Certificate of Acceptance

CCC Code Compliance Certificate

Building consent numbers from 1 July 2012 to 26 November 2012 show as 201. For the same period the year before the number was 136.

2.2 Enforcement

None to report.

2.3 Policy

None to report.

2.4 Other matters

It has been another extremely busy few months for the building department. From 1 November 2012 to 26 November 2012 the department received a 74% increase in consent numbers compared with the same period last year. From 1 July 2012 to 26 November 2012 consents received were 201. Compared with the same period the year before this is an increase of 48%. At the time of this report there were an additional 9 consents waiting to be loaded into the system which are not included in these statistics.

The department has worked extremely hard in maintaining service levels which is reflected in the consent processing performance percentage of 96.71% of consents processed within 20 working days and 100% for the CCC processing performance.

The quality of building consent documentation submitted to council continues to be a problem. This was to be addressed in the introduction of the Licenced Building Practitioners (LBP) scheme introduced in March of this year. However, evidence that a higher level of documentation is still to be seen. Consents are placed on hold where insufficient information has been supplied creating frustration for the applicants.

2.4.1. Training

Training has been provided to three building staff members as part of the requirement for competency and up-skilling requirements. Mike Sims (Plumbing and Drainage inspector) completed a 5-day course in plumbing and drainage. Adrian Cullen (Building Control Officer) completed a 3-day building controls course and is currently working towards being an R2 inspections officer. Sara Edney has completed a plan processing course and is continuing to work towards becoming an R1 processing officer.

3. Environmental Health

3.1 Liquor licencing

7 new liquor licenses were issued in October 2012.

4 Special Licences, 1 Off Licence and 2 General Manager's Certificates were issued.

3 liquor licences were renewed in October 2012.

3 On Licence Renewals were issued.

3.1.1. Toast Martinborough

Council officers worked closely with the staff at Toast, the wineries involved, food providers and emergency services leading up to this year's event. The degree of preparation, alterations to the event overall and specific areas relating to alcohol ensured a successful event where the Council was concerned.

Throughout the day council officers undertook compliance monitoring for all vineyards where every site was operating an alcohol management plan. Overall there was good compliance and no specific concerns were noted.

3.1.2. Alcohol Reform Bill Update

The Alcohol Law Reform Bill is currently at Committee of the Whole House. It will become the Sale and Supply of Liquor Act. The third reading of the Alcohol Reform Bill is to be taken on Tuesday 11 December 2012.

The key changes for local government include:

- Move from national to local decision-making
- Local alcohol policies (LAPs) with legal standing
- Expanded licence criteria and grounds for objection
- New criteria for alcohol control bylaws (liquor bans)
- National default maximum trading hours
- Self-funded system through risk-based licence fees

Implementation: The new Act has a transitional period of 12 months (see Appendix 1).

3.2 Food

3.2.1. Food Bill Update

There has been no further update on progress with this Bill.

3.2.2. Food Hygiene Regulations

There continues to be a steady interest shown in premises opting to change from the Food Hygiene Regulations to the new risk based Food Control Plan in preparation for the Food Bill being passed.

3.3 Noise Control

7 noise complaints were received during October 2012.

5 for Featherston, 1 for Martinborough and 1 for Greytown.

3.4 By-laws and animal control

3.4.1. Dog & Stock Control

Incidents reported

Attack on Persons

Martinborough 0 Featherston 0 Greytown 0

Attack on Pets

Martinborough 0 Featherston 1 Greytown 0
(Dog was classified as menacing)

Barking & Whining

Martinborough 0 Featherston 1 Greytown 3

Lost Dogs

Martinborough 3 Featherston 3 Greytown 2

Found Dogs

Martinborough 2 Featherston 1 Greytown 0

Rushing Aggressive

Martinborough 2 Featherston 2 Greytown 0

Wandering

Martinborough 4 Featherston 5 Greytown 6
(Guy Fawkes contributed to these nos)

Welfare Concerns

Martinborough 0 Featherston 0 Greytown 0

Stock

Martinborough 4 Featherston 3 Greytown 0

Total Overall

Martinborough 15 Featherston 16 Greytown 11

We have had ongoing stock issues with one Whakatotomo farmer who has inadequate fencing for his bulls. Bylaws Officer is currently working closely with him to resolve this.

3.4.2. Dog Registration

Dog registrations as at 28th November 2012:

Registered 2750 Unregistered 14 Total number of dogs 2764

Total nos of owners 1534

99.5% of dogs are now registered which is a tremendous achievement and reflects improvements in Councils procedures.

3.4.3. Bylaws

Colin Olds joins us again as the summer 2012-2013 Coastal Ranger. The position begins on 14 December 2012 and ends on 7 February 2013. Colin will be responsible for monitoring the coastal camping areas (Te Awaiti, North Tora, South Tora and Ngawi) to ensure visitors comply with the Coastal Camping Bylaw 2009. He will also service the toilet blocks, take any excess rubbish to the Martinborough Transfer Station and other general duties as required.

4. Civil Defence & Emergency Management

4.1 Resourcing of Community Response Centres

The new Wellington Region Emergency Management Office (WREMO) was launched on 2 July 2012 to manage Civil Defence Emergency Management services in support of the nine City, District, and Regional Councils of the Wellington region. The Wairarapa has a base office located in the Masterton District Council building with 2 permanent staff.

The Community Boards of Martinborough, Greytown and Featherston have developed Community Response Teams and Plans to ensure that an initial level of preparedness and organisation was in place should an emergency event occur. The aim of the plans is that the specific community can be self-sufficient for a period of 72hrs.

During the preparation of these community plans identification of available and required resources in the communities was undertaken. All of the plans incorporate locally provided skills and equipment, such as doctors, contractors, and machinery.

There was a remaining issue in that the identified service centres require resourcing. An approach to Paul Walker at WREMO has established that the Wairarapa WREMO office will finance the basic necessary equipment needs of the three identified community response sites. Each site currently has, or will have, a wireless radio for communication. Whiteboards, markers, pens, registration forms, torches, radios, jerkins, clipboards, and basic first aid kits will all be provided.

Paul is also working with local hire companies to secure the power generators and access to other necessary equipment in an emergency event. We are aiming to have this formalised via an MOU with the businesses.

5. Appendix

Appendix 1 - Alcohol Reform Bill Implementation

Contact Officer: Glenn Bunny, Group Manager Planning and Environment

Appendix 1 - Alcohol Reform Bill Implementation

Implementation

The new Act has a transitional period of 12 months

Royal
assent

- Alcohol Regulatory and Licensing Authority replaces the Liquor Licensing Authority
- New licences interim and will need to re-apply after one year
- TAs can start drafting and consulting on their LAPs (optional)

6 months
later

- New criteria apply to applications filed after this date
- Objections can be made on the basis of the new criteria
- Licences can be “sunsetting” if they would not be eligible for a licence under the new Act

12 months
later

- District Licensing Committees replace District Licensing Agencies
- TAs can publicly notify and adopt their provisional LAPs
- The rest of the Act takes effect