

SOUTH WAIRARAPA DISTRICT COUNCIL

21 FEBRUARY 2018

AGENDA ITEM D1

PLANNING AND ENVIRONMENT GROUP REPORT

Purpose of Report

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

Recommendations

Officers recommend that the Council:

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

1. Resource Management

1.1 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"	75%	87%	NRB 3 Yearly Survey
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.

The Greytown Structure Plan - Plan Change 9, has been notified for further submissions and these closed on 31 January 2018. The next step is to prepare a Section 42A Report for the hearing of submissions. It is currently anticipated that the hearings will take place on or about March 26 – 29, 2018.

Consultants have been appointed to progress the Martinborough urban residential expansion proposals. Over the next two weeks a detailed work programme will be developed. This work will run through the rest of this year (refer to Councils Actions report for some further detail).

The proposed plan change relating to protected trees has been on hold while a response from the Tree Advisory Group in Greytown was awaited.

This has now been received, but is yet to be evaluated. An initial review of their proposals will be undertaken before any commitment of time is made for detailed evaluation of their proposals. This will be done in the next 2 weeks or so.

1.2 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%	100%	NCS. 80 resource consents processed.
s.223 certificates issued within 10 working days	100%	93%	NCS. 2 of 29 went beyond time as previously reported.
s.224 certificates issued within 15 working days of receiving all required information (note no statutory requirement)	95%	100%	NCS. 24 s224 certificates processed.

Council received 38 applications between 1 November 2017 and 31 January 2018. Detailed information as part of regular updates, subject to data availability, on all consents has been sent direct to Council and Community Board members, so this information is not listed here.

1.3 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.

1.4 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	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 2017-18
Non-urgent LIMs are processed within 10 days	100%	100%	G:\LIMs\LIMS PROCESSED 2017-18

TYPE	YTD 1 JULY 2017 TO 31 ST JANUARY 2018	PREVIOUS YTD 1 JULY 2016 TO 31 ST JANUARY 2017	PERIOD 1 ST NOVEMBER 2017 TO 31 ST JANUARY 2018	PREVIOUS PERIOD 1 ST NOVEMBER 2016 TO 31 ST JANUARY 2017
Standard LIMs (Processed within 10 working days)	105	117	43	46
Urgent LIMs (Processed within 5 working days)	39	34	19	20
Totals	144	103	62	66

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	YTD RESULT	COMMENT SOURCE, AND ACTIONS TAKEN TO ACHIEVE TARGET
Code Compliance Certificate applications are processed within 20 working days	100%	98.6%	NCS – 211 of 214 CCC's were issued within 20WD. NCS status error caused incorrect report data for 3 CCC's which went overtime.
Building consent applications are processed within 20 working days	100%	100%	NCS – 274 consents were issued within 20WD
Council maintains its processes so that it meets BCA accreditation every 2 years	Yes	Yes	IANZ review (end of January 2018) in progress (comments below).
Council inspects new building works to ensure compliance with the BC issued for the work, Council audits BWOFF's and Swimming Pools	Yes	Yes	<p>Building Consents Council inspects all new work to ensure compliance (1 Nov 2017 – 31 Jan 2018 – 664 inspections).</p> <p>BWOFF's Total of 169 – on average of 3 audits per month required, 8 audits in 1 Nov 2017 – 31 Jan 2018.</p> <p>Swimming Pools Total of 279 – on average of 8 audits per month required, 30 audits in 1 Nov 2017 – 31 Jan 2018.</p>
Earthquake prone buildings reports received	90%	N/A	<p>Under previous legislation 148 of 229 known premises had been addressed.</p> <p>Under the new legislation, all buildings needed to be re-assessed. Council has now reviewed potential Earthquake Prone Buildings (EQP). Letters are yet to be sent to owners advising them of their buildings status.</p>

TYPE	NUMBER	VALUE
Commercial (shops, restaurants, rest home – convalescence, restaurant /bar / cafeteria / tavern, motel, commercial building demolition - other commercial buildings)	5	\$406,000.00
Industrial (covered farm yards, building demolition, warehouse and/or storage, factory, processing plant, bottling plant, winery)	7	\$184,200.00
Residential (new dwellings, extensions and alterations, demolition of building, swimming and spa pools, sleep-outs, garages, relocations, heaters, solid fuel heaters).	100	\$9,171,233.00
Other (public facilities - schools, toilets, halls, swimming pools)	1	\$45,000.00
Totals	113	\$9,806,433.00

The Accreditation Review of Councils Building Control Authority (BCA) took place on the last day of January / first 2 days of February 2018. Two IANZ assessors and a Ministry of Business, Innovation and Employment (MBIE) assessor undertook the review.

The review process was quite different from previous assessments. MBIE has issued new instructions to the auditors and has produced an extremely prescriptive system for evaluating compliance of the BCA. They have stated that the focus is now entirely on process compliance.

This by definition excludes any assessment of qualitative outcomes or outcomes in general, with the underlying thinking being that if process is mindlessly followed and documented, then the desired outcomes should ensue.

I have significant doubts about that; in brief much of it (but not all) struck me as a strict tick box approach which had little relevance to whether a building was fit for purpose or not – this of course being the aim of the law - that a building is safe and sanitary for people to use and occupy.

Because of the changed system, Council has not been given a clear compliance sign-off as was the case with the 3 previous audits which were more technically based. There were 13 matters that the audit identified as needing correction, or in the new language were deemed to be “general non compliances”.

Having had these matters set out in the exit interview on 2 February, that result is reasonable for Council (about par for all Councils being audited under the new system for the first time). Many of the matters are quite “trivial” and/or easily remedied. Work to do so has already begun. One or two matters are important and these must be quickly rectified. Council has 3 months to advise IANZ that it has addressed the matters identified.

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	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	1	Visit to South Featherston Primary prior to Xmas. A proposed time has been scheduled for Featherston Primary with follow up required to finalise this.
Complaints about roaming and nuisance dogs are responded to within 4 hours	100%	98.5%	K:\resource\Bylaw Officers\Registers\AC Service Requests.xls 132/134 One complaint was responded to in 6.5 hours due to high workloads (3 other service requests on the same day). The second complaint response failure was due to a message not being passed to the bylaws officers from the after hour's team.
Complaints about dog attacks on persons or stock are responded to within 1 hour	100%	86.7%	13/15 One complaint was notified 2 weeks after the attack so the complaint was not prioritised. The second complaint was responded to in 1.75 hours. This was an email notification on the weekend so the complaint was not received immediately, there was no imminent danger in this case.

INCIDENTS REPORTED 1 NOVEMBER 2017 TO 31 JANUARY 2018	FEATHERSTON	GREYTOWN	MARTINBOROUGH
Attack on Pets	4	2	1
Attack on Person	1	-	1
Attack on Stock	-	-	2
Barking and whining	7	4	3
Lost Dogs	-	1	3
Found Dogs	-	1	3
Rushing Aggressive	1	-	-
Wandering	17	8	8
Welfare	2	2	-
Fouling	-	1	1
Uncontrolled	-	-	-

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	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 9/9 incidents
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 13/13 incident

INCIDENTS REPORTED	TOTAL 1 JULY 17 – 31 OCTOBER 17
Stock	3

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	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%	96.2%	K:\resource\Health\Resource Management\Noise Control Complaints\Year Records 2010-2017.xls 50/52 Two complaints on the same night (Boxing Day 2017) were responded to within 2 hours.

AFTER HOURS NOISE CONTROL COMPLAINTS RECEIVED	YTD 1 JULY 2017 TO 31 JANUARY 2018	PREVIOUS YTD 1 JULY 2016 TO 31 JANUARY 2017	PERIOD 1 NOVEMBER 2017 TO 31 JANUARY 2018	PREVIOUS PERIOD 1 NOVEMBER 2016 TO 31 JANUARY 2017
Total	52	73	31	40

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	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%	32.3%	There are 31 premises that are high or medium risk. Of these, 10 have been inspected. The premises yet to be inspected have been scheduled to have an unannounced compliance check during the 2017/18 reporting period.
Compliance activities are undertaken generally in accord with the Combined Licencing Enforcement Group agreement.	100%	-	CLEG has not scheduled any enforcement activity in South Wairarapa to date. Staff are currently liaising with Police and Regional Public Health for compliance inspections to be completed.

ALCOHOL LICENCE APPLICATIONS PROCESSED	YTD 1 JULY 2017 TO 31 JANUARY 2018	PREVIOUS YTD 1 JULY 2016 TO 31 JANUARY 2017	PERIOD 1 NOVEMBER 2017 TO 31 JANUARY 2018	PREVIOUS PERIOD 1 NOVEMBER 2016 TO 31 JANUARY 2017
On Licence	21	13	10	5
Off Licence	7	10	3	2
Club Licence	2	4	1	1
Manager's Certificate	65	52	25	17
Special Licence	43	38	24	22
Temporary Authority	0	0	0	0
Total	138	117	63	47

2.6 Health Act - Safe Food

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

PUBLIC PROTECTION KEY PERFORMANCE INDICATORS	TARGET	YTD RESULT	COMMENTS 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
Premises are inspected in accord with regulatory requirements.	100%	100%	NCS data

2.7 Bylaws

Between 1 November 2017 and 31 January 2018 there were three notices issued relating to trees and hedges, eight for litter and six abandoned vehicle complaints received.

Contact Officer: Murray Buchanan, Group Manager, Planning and Environment