

# SOUTH WAIRARAPA DISTRICT COUNCIL

27 JUNE 2012

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## AGENDA ITEM D2

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### PLANNING AND ENVIRONMENT GROUP REPORT

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#### **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 17 consent applications since 1 May 2012. 14 consents were approved since 1 May (5 of which were received in April) 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.

#### **1.1.1. Private Plan Change 3858 appeal**

Private Plan Change 3858 was approved by Council but appealed by NZTA. The appeal has been resolved and the amended rules to reflect the agreement will be approved by the court soon.

#### **1.1.2. GE & CJ Tyer Coastal Subdivision application**

Resource consent application number 3993 has been placed on hold at the request of the applicant. The hearing that was scheduled for 7 June 2012 is postponed until early August, the time and date to be confirmed.

### **1.2 Policy**

#### **1.2.1. Reserve Management Plans**

The Martinborough Square Reserve Management and Development Plans were re-notified on 21 March 2012 and submissions closed on 30 May 2012. A hearing will be held on 4 July 2012.

#### **1.2.2. Bylaws**

Officers will meet with Masterton District Council to discuss the completed Draft Bylaws, which will then be submitted to Council for approval to go ahead with public consultation. Note: The Bylaws will be submitted to Councillors electronically after the 27 June 2012 meeting.

### 1.2.3 Community Response Management Plans

At the last round of Community Board meetings a draft document was circulated to be commented on. The plan details key information, people and actions in order with a view to helping a specific community be self-sufficient for a period of three days in the event of an emergency.

## 2. Building

### 2.1 Building consents

Processing statistics for: 1 March 2012 – 31 March 2012

Item	Period	Year to date	Same period last year	Annual Plan
Consents received	30	311	34	N/A
Consent processing performance (within 20wd's)	100%	100%	96.97%	90%
COA processing performance	50%	66.67%	0%	N/A
CCC processing performance	100%	99.64%	97.37%	100%

Consents granted by project: 1 May 2012 – 31 May 2012

Code	Type	Avg. Duration (Days)	No. of consents	Value
AH	Single Story Stucco/Txt Ct etc with P&D	15	1	400,000
MA	Solid Fuel Heater	6.8	13	57,917
MB	Minor Plumbing Work	7.0	3	23,708
MD	Drainage Work – New Effluent Systems	21.0	2	18,160
ME	Wet Area Shower (Vinyl Floor)	7.0	1	14,673
NE	Single Story Stucco/Texture Coat etc – Urban	14.5	2	617,500
NF	Single Story Stucco/Texture Coat etc – Rural	3.0	1	350,000
NS	Single Story Stucco/Texture Coating/Ply Rural detached Garage	15.0	1	450,000
RA	Relocated Residential Dwelling - Urban	3.0	1	10,000
RB	Relocated Residential Dwelling - Rural	13.0	2	134,000
SA	Garden Sheds/Retaining Walls/Carports	13.7	3	15,000
SC	Minor Farm Buildings	8.9	8	125,100
SD	Large Farm Buildings	20.0	1	18,500
SF	Proprietary Garages Standard	16.5	2	29,690
SI	Proprietary Garages & sleepout - inc P/D	2.0	1	50,000
SL	Residential Repile	4.0	2	21,000
		10.0	44	2,335,248

COA Certificate of Acceptance

CCC Code Compliance Certificate

Building consent numbers from 1 July 2011 to 11 June 2012 show as 289. For the same period the year before the number was 329.

## **2.2 Enforcement**

None to report

## **2.3 Policy**

None to report

## **2.4 Other matters**

### Licensed Building Practitioners (LBP)

Recently officers attended a cluster group meeting where representatives from the Department of Building & Housing (DBH) were present. The DBH asked several questions about issues Building Consent Authorities (BCA's) are facing since the introduction of the Licensed Building Practitioners (LBP's) scheme. From the response from each BCA it is clear that there is a continuing frustration with the level of detail being supplied from the designers to show compliance with the NZ Building Code for the building consents being submitted. It was also identified that the level of knowledge from the builders is also lacking. It will take a considerable amount of time before LBP's become fully competent and that there was a lack of training provided in the industry to learn about building code requirements.

### On-line consenting

A request has been made by the DBH to attend our next cluster group meeting to discuss the proposed on-line consenting scheme. The Department, in collaboration with Land Information New Zealand, along with the Ministry for the Environment, is in the early stages of investigating the concept and feasibility of developing an integrated online strategy that will utilize smart technology that links all aspects of the construction process, from design through procurement and construction and maintenance, to achieving productivity gains and quality improvements within the built environment.

A key component of this initiative is the development of a National Online Consenting system. It is hoped the new system can be introduced in the 2013/1014 financial year.

It would introduce a centralised, paperless, internet based hub that receives, captures, and allows consistent processing of all building consent applications. Processing of consents, including inspections, will be conducted by Building Consent Authorities.

The final aim is a service that provides for, and facilitates, the 'end-to-end' processing of consents using standard forms and consenting processes to provide applicants with a common experience, regardless of which Building Consent Authority (BCA) receives their consent application.

### Forms

Two new national building consent application forms will be implemented on the 1 July 2012. Several lower North Island BCA's have already implemented the forms. It has been decided that we will review our other application forms and checklists to see if these can be amended so everyone is using the same forms. This will create consistency between the lower North Island BCA's.

## Earthquake Prone Building Policy

Council officers met with representatives from the other TA's, Civil Defence staff, and various building industry practitioners and engineers last week to discuss building specific emergency response issues. Out of that meeting it has been decided to work towards an improved combined EQP building policy that can better address at risk buildings.

Additionally a focus group was formed to make progress in preparedness for an emergency event. This group will collate a comprehensive list of key infrastructure and buildings, and key building industry personal throughout the Wairarapa. These lists will be actively managed and kept up to date, and the identified people with key skills will be contacted and a network developed to aid efficient response capability.

## **3. Environmental Health**

### **3.1 Liquor Licensing**

18 Liquor licenses were issued in May 2012

Council officers are currently working with both Carterton and Masterton District Councils to update and standardise the liquor licensing forms for the Wairarapa.

#### **3.1.1. Alcohol Reform Bill Update**

The way forward for the Alcohol Law Reform Bill is now set in place. The Bill will be back in the house sometime in July for debate by the whole of committee. This will take 5-6 sitting days. There are numbers of supplementary papers with 'fixes' that have been identified. There will be a conscience vote on purchase age. The revised Bill will re-written and will come back to the House within another 4 weeks for the third and final reading and will be given Royal Assent(RA). At RA the Bill will be named The Sale and Supply of Alcohol Act. The LLA will become the Alcohol Regulatory Licensing Authority (ARLA). At 6 months from RA ARLA is to be operational and applications will be required to meet the new criteria. ALRA will determine contested applications based on the new criteria. AT 12 month from RA the District Licensing Committees (DLC) will need to be operational and able to process and hear unopposed and contested applications and the rest of the Act will come in to force.

For transition purposes applications will be dealt with as follows:

- Up to and until 6 months from RA SOLA.
- From 6 months to 12 months SOLA PLUS new criteria
- From 12 months Sale and Supply of Alcohol Act (SSAA) plus any LAP restriction if the LAP is in place.

CEOs and Mayor will be /have been told they need to turn the attention to what is coming and start thinking about the makeup of the DLC and an LAP.

LGNZ and Ministry Of Justice are keen to swing behind TAs and assist with generic templates and advice.

MOJ are developing a risk based fees matrix that TAs will apply to applications.

### **3.2 Food Bill update**

The latest report from meetings with MPI (formerly MAF and NZFSA) is that there has been no further progress through parliament but it is the Ministers top priority. A reading may be held in September 2012 with a commencement for the Act 12 months from royal assent.

### **3.3 Noise control**

14 noise complaints were received during May 2012

Eleven for Featherston, three for Greytown and none for Martinborough.

### **3.4 – Emergency Management**

Both EHO's attended a Regional Public Health emergency preparedness workshop held at WEMO Wellington. The purpose of this was to identify how public health and environmental health risks would be managed in an emergency with a focus on the lessons from Christchurch.

### **3.5 By-laws and animal control**

#### ***3.5.1. Overhanging trees***

Fourteen notices have been sent out for overhanging vegetation. Twelve have been resolved to date.

#### ***3.5.2. Dog and stock control***

32 Dog complaints were received during May 2012.

Thirteen in Featherston, eleven in Greytown and eight in Martinborough.

Bylaws officers are also currently dealing with two sheep attack incidents in Featherston. Three sheep have been mauled. It is likely that a single dog is responsible. The investigation is proceeding.

A wandering dog that has been the subject of many complaints from several Featherston residents has finally been caught. The dog has since been signed over to Council and has been removed from the District.

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