

SOUTH WAIRARAPA DISTRICT COUNCIL

31 OCTOBER 2012

AGENDA ITEM D2

PLANNING & 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 23 consent applications since 1 September 2012. 19 consents were approved since 1 September, 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.

1.1.2. RC 4028 Paterson

Council received an application to operate a child care centre at 21 Wood Street (the old Puzzlewood site). A hearing has been set down for this application on 29 October 2012. However, the applicant and affected parties are working on mediation and a positive outcome could mean a hearing would not be required.

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. Officers plan to have a draft document ready for Council's approval to release it for public notification by the end of 2012.

1.2.2. Bylaws

The South Wairarapa District Council bylaws are now finalised. The bylaws had been on hold while Carterton District Council decided whether they wanted to be part of the process. They have since opted out. SWDC and Masterton District Council (MDC) have confirmed minor corrections and the bylaws will be publicly notified in the first week of November 2012. MDC will administer the notification process on our behalf.

1.2.3. Water Race Bylaw

The Three Waters Focus Group has suggested we delay work on the Water Race Bylaw until some other parallel work streams are sufficiently advanced, including Michael Hewison's (Eastern Consulting Ltd) engineering work.

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 owner did not comply and was sent a prosecution notice from the courts. This resulted in the owner applying for retrospective resource and building consents. Council officers have elected to carry on with the prosecution.

1.3.2. Boundary Road, Featherston

The owner of a property on Boundary Road, Featherston, opposite the sawmill, was issued with an abatement notice for failure to keep long grass and weeds under control, causing a potential fire hazard to neighbouring houses and businesses, and a breach of amenity standards under the RMA. The deadline to rectify those issues has passed and Council officers are seeking legal advice for the most cost effective way to access the property and clean it up.

2. Building

2.1 Building consents

Processing statistics for: 1 September 2012 – 30 September 2012

Item	Period	Year to date	Same period last year	Annual Plan
Consents received	24	105	32	N/A
Consent processing performance (within 20wd's)	96.15%	96.74%	97.14%	90%
COA processing performance	0%	0%	0%	N/A
CCC processing performance	100%	98.55%	100%	100%

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

Code	Type	Avg. Duration (Days)	No. of consents	Value
	New Old People's Homes	N/A	1	400,000
	Hotels - Alterations & additions	N/A	1	80,000
	Demolition - Dwellings only	N/A	1	13,340
	Motor Camp Facility	N/A	1	26,000
	Workshop - e.g. electrical or vehicle rep	N/A	1	450,000
	Implement Shed - farm building	N/A	2	29,000
	Garage	N/A	1	18,000
	Dwelling - unattached	N/A	7	1,163,000
	Dwelling - alterations	N/A	4	40,500
	Dwelling - relocation	N/A	3	60,000

Code	Type	Avg. Duration (Days)	No. of consents	Value
	Alterations - dwelling	N/A	1	18,000
	Certificate of Acceptance	N/A	1	10,000
		N/A	24	2,307,840

COA Certificate of Acceptance

CCC Code Compliance Certificate

Building consent numbers from 1 July 2012 to 16 October 2012 show as 105. For the same period the year before the number was 98.

2.2 Enforcement

None to report.

2.3 Policy

None to report

2.4 Other matters

Due to staff absences, a new staff member, training courses and a new computer system being introduced there is a high level of work within the building department. These issues had the sum effect of creating a backlog of work. The building team are under a lot of pressure to maintain the required service levels but considering the above the building department has maintained a very good level of performance and have been congratulated for the hard work.

3. Environmental Health

3.1 Liquor Licensing

10 Liquor licenses were issued in September 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 Minister has given a commitment that the Alcohol Law Reform Bill will be passed in 2012.

3.2 Food Bill update

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

3.3 Food Hygiene Regulations

A steady interest continues 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. This creates a significant extra work resourcing for staff; however longer term, this will be beneficial for Council to ensure that procedures and systems are in place prior to the commencement of the Bill.

To date 17 premises are currently operating fully under a Food Control Plan VIP, 4 of these are newly exempted premise.

1 full audit and three pre audits have been completed.

3.4 Noise control

13 noise complaints were received during September 2012

Twelve for Featherston and one for Greytown.

3.5 By-laws and animal control

3.5.1. Dog and stock control

Incidents reported

Attack on Persons			
	Martinborough 1	Featherston 0	Greytown 0
Found Dogs			
	Martinborough 2	Featherston 1	Greytown 0
Lost Dogs			
	Martinborough	Featherston 5	Greytown 0
Rushing Aggressive			
	Martinborough 0	Featherston 0	Greytown 0
Wandering			
	Martinborough 0	Featherston 4	Greytown 3
Welfare Concerns			
	Martinborough 0	Featherston 0	Greytown 0
Stock			
	Martinborough 1	Featherston 1	Greytown 1
Total Overall			
	Martinborough 4	Featherston 11	Greytown 4

3.6 Dog Registration:

The registration process is coming to a conclusion with the first infringement notices being issued to dog owners that have not registered their dog(s) by 1 August 2012.

3.6.1. Dog registrations as at 17 October 2012

Registered 2674 Unregistered 93 Total number of dogs 2767

Contact Officer: Glenn Bunny, Group Manager Planning and Environment