

Planning Group Monthly Report

TO Judicial Committee
FROM Michael Jones - Development Planning Manager
DATE 4 December 2014
SUBJECT September - October 2014 - Planning Group Monthly Report

1 Purpose of Report

This paper reports on key activities within the Planning Group for the past two months. It also provides an update of those activities since the previous report to the Committee.

2 Significant Planning Issues

SUB2014/48 - Subdivision creating 167 lots in Cooks Beach Structure Plan - 720 Purangi Road, Cooks Beach (Longreach subdivision)

This application still on hold as further information is being provided by the applicants with respect to stormwater management, the access road outside the Structure Plan, coastal hazards assessment, access to Purangi Road staging, second access to Cooks Beach and reserves.

SUB2014/61- Subdivision creating 110 lots within Wharekaho Structure Plan - 9 & 15 Wharekaho Road SH25 Wharekaho

An application has been received on the 29th October 2014 for the proposed Wharekaho subdivision which will encompass 110 residential lots with reserves and pedestrian accessways. The application has been assessed and a site visit undertaken. The application is currently on hold pending further information in regards to roading matters and conservation management plan matters. It is anticipated that further information will also be requested once comments have been received from other internal departments. A meeting has been set up on the 21st November with the Group Manager Infrastructure to make a decision on how the site will be serviced in regards to wastewater, stormwater and water which will all then proposed to be vested to Council.

Proposed Subdivision creating 300 lots within Matarangi Structure Plan

A pre-application meeting will be held with the applicants on 20th November 2014 for a proposed subdivision in accordance with the Operative District Plan - Matarangi Structure Plan.

The proposed subdivision will encompass approximately 300 residential lots with reserves, stormwater lakes, pedestrian accessways and likely removal of the airfield (helicopter landing area to be retained). The two key matters for consideration by the Group Manager Infrastructure is whether there is capacity within the existing wastewater treatment plant and whether there is adequate water available for the proposed development. As stormwater management was a matter of contention in other recent subdivisions in Matarangi it is expected that this will also be closely assessed by Councils engineers.

RMA2013/289 - Land Use consent for Service Industrial and Commercial Activities at 879 Hikuai Settlement Road

A decision has been made to limited notify this application. At this stage the application is on hold awaiting the applicant's payment of the notification fee.

RMA2013/207 - Land use consent to establish a restaurant - 15 Cathedral Court, Hahei

This application was limited notified and a total of 27 submissions were received opposing the development. All of the submitters have indicated that they wish to be heard at the hearing. The key issues of concern raised by the submitters relate the impact the proposed development will have on the area with respect to traffic, parking, character and amenity. The application is currently on hold pending a peer review of the applicant's traffic and parking report.

New Chums (RMA2013/275) - Creation of 1 Conservation Lot and a Boundary Relocation with three new dwellings as a controlled activity - Te Pungapunga Station - Te Punga Road, Whangapoua

This proposal was lodged at the end of last year prior to the notification of the Proposed District Plan. The application is currently on hold and is for a combined subdivision and land use application creating a 3.13ha conservation lot and boundary relocation between two existing titles and the application for three new dwellings on each lot at Te Pungapunga Station above New Chums Beach. The application is still on hold awaiting further information in relation to the landscape and visual assessment and access issues.

Two further subdivision and land use consents are proposed by this applicant for the construction of five dwellings on lots created in a previous subdivision application on the Whangapoua side of the property generally in the vicinity of the existing wool shed and other existing residential dwellings by the mouth of the Te Punga stream. In addition a further subdivision/land use application is proposed for 3 additional conservation lots with new dwellings on each lot in this vicinity of the site. These applications have not yet been formally received by Council as the applicant is currently in the process of completing their previous subdivision application. It is anticipated that the notification decision in relation to the further subdivision will involve consideration by and independent commissioner.

The applicant is also proposing a variation to the original 5 lot subdivision application RMA/2001/30 and proposes that a number of the 224 C conditions become consent notice conditions.

New Chums - Proposed 4 lot Subdivision Te Pungapunga Station - Te Punga Road, Whangapoua

A separate subdivision application has been lodged with Council by Ross & Deidre Mear.

This is a 4 lot subdivision with a number of accessory buildings within the lots. This applicant has requested that this application be publicly notified. At this stage we have asked for further information in relation to the right of ways and visual assessment which will be completed prior to notification.

At this stage notification is anticipated in December.

SUB2014/26 - 10 Lot Subdivision in the Rural Zone at 2869 SH25, Whangamata

A decision was made to public notify this application. The application was publicly notified on the 31 October and submissions close on the 4th December.

RMA2014/125 - Brophys Beach Reserve Erosion Protection Seawall

This application has been lodged by the Thames-Coromandel District Council (TCDC) on the 27th June 2014.

The application also requires consent from the Waikato Regional Council. The Waikato Regional Council has publicly notified their component of the consent, with the submission period due to close on Friday 22nd of August.

All of the submitters that wished to be heard have since withdrawn their submissions, due

to further consultation with TCDC.

The application is still on hold due to the Waikato Regional Council's further information request. Once this information has been provided, it is likely that the decision from the Waikato Regional Council will be able to be issued under delegated authority, with the decision from TCDC to follow.

RMA2014/231 - Proposed Mineral Exploration Drill Programme - 1854B Kōpu-Hikuai Road SH25A Hikuai

This application has been lodged by Barker and Associates on behalf of Hauraki Gold Ltd on the 7th November 2014 after it was determined that the activity was not a permitted activity and Council was not able to issue a Certificate of Compliance.

The application is to undertake a mineral exploration drilling programme which will involve vegetation removal for the drill sites and the access road. The earthworks and the mineral prospecting are a permitted activity. The applicant Hauraki Gold Ltd hold a Minerals Exploration Permit issued by the Crown (New Zealand Petroleum and Minerals) to undertake 3000m of drilling within the permit subject to appropriate access agreements and resource consents before 2015.

This application is being assessed and a site visit was undertaken on Thursday 13th November 2014.

SUB2014/65 - 34 Lot subdivision in four stages being Stage 7A -7A2 - 7B and 7C - 188 South Highway West, Whitianga

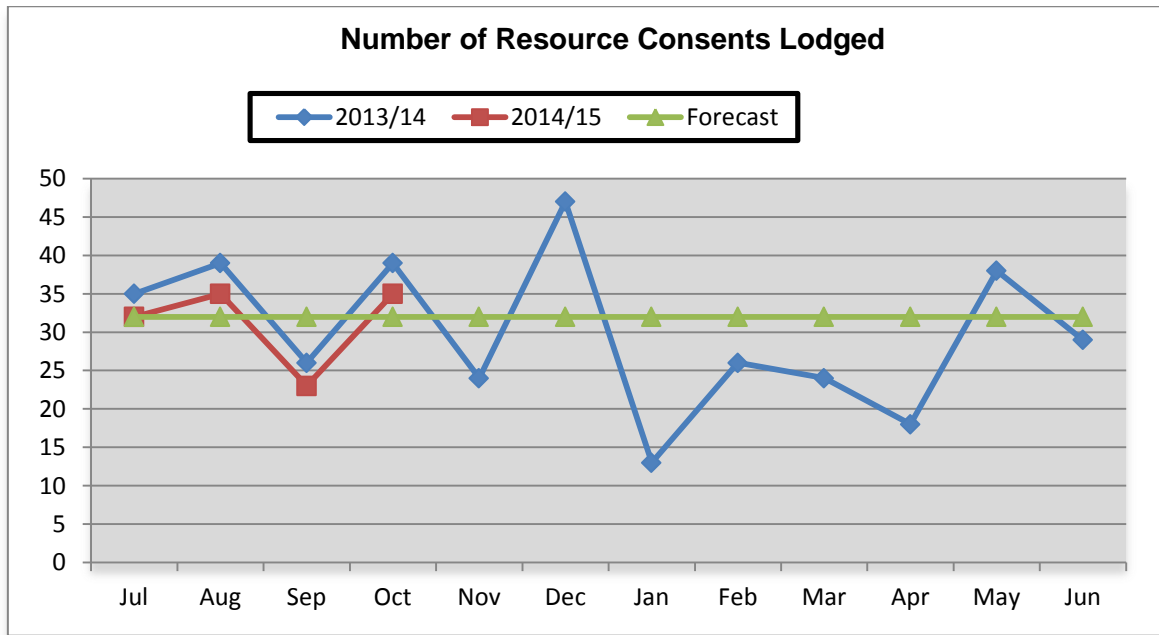
An application has been lodged by Whitianga Waterways on the 7th November 2014 to undertake the subdivision in four stages. This subdivision has been previously approved under RMA/2007/126 and SUB/2008/38 however the applicant proposes now to stage it and for flexibility in Stages 7A and 7A2 to create single, one and half, or double sized allotments without the need for a variation at 223 stage. This application is only in the initial assessment stage.

RMA2012/259 - Use rear building as residential accommodation - 22 Wharf Road, Coromandel

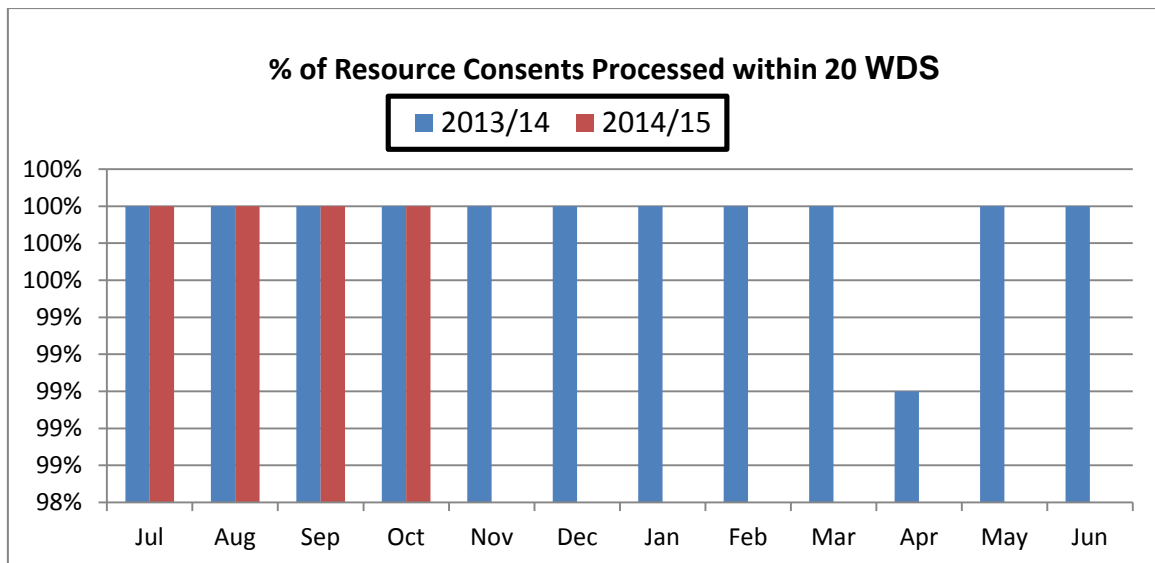
This application has now been withdrawn as the new owner of the property does not wish to use the rear building behind UMU Cafe as residential accommodation. The owner is investigating other uses.

2 Business Targets

The following graphs review key performance targets in the Resource Management Area.

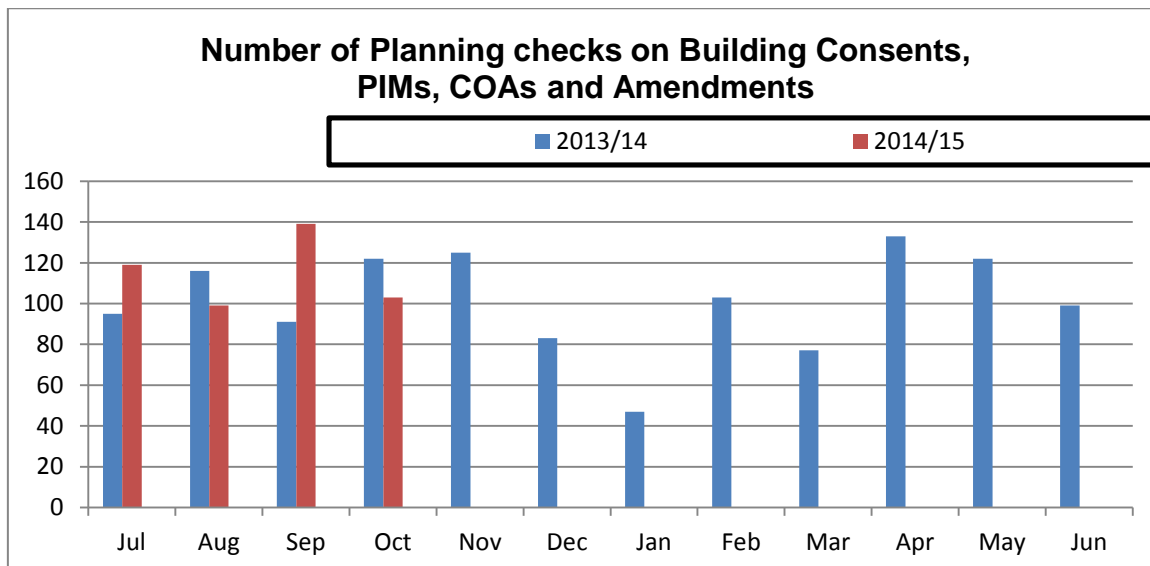


A similar number of consents were lodged over this period compared to last year. The number of complex consents has lifted substantially compared to last year.



Resource consent continue to be issued within the statutory timeframes. The average working days for processing consents is approximately 12 working days.

It is noted that Council wishes to assess actual days (ie real time) of processing a consent as well statutory time. This will be reported on to the Judicial Committee in the new year.



The number of planning checks on building consents (including amendments) for this period is slightly down when compared to the same period last year.

3 Financial Management

Income

Cost Centre	Annual Budget	YTD Budget	YTD Actual	Variance
Consent Fees	651,272.00-	227,081.00-	145,464.76	81,616.24-
Engineering recoveries	136,190.00-	45,398.00-	34,655.65-	10,742.35-
Reimbursements (staff time engineering / PIMS)	62,797.00-	20,933.00-	27,368.35-	6,435.35
Valuation fees	5,680.00-	1,895.00-	700.00-	1,195.00-
Operating revenue total	855,939.00-	295,307.00-	208,188.76-	87,118.24-

There has been a reduction in basic type consents and the basic consents received have been processed efficiently thereby reducing consent fee income. The complex consents received over this period have not been fully processed and interim invoicing will occur to recover costs on these significant consents.

Expenditure

Cost Centre	Annual Budget	YTD Budget	YTD Actual	Variance
Operating Expenses	1,407,278.00	460,095.00	491,429.63	31,334.63

Internal cost recovery to legal services, contract planning / engineering has resulted in a year to date actual exceeding the year to date budget. These costs are recoverable from applicants as part of the processing costs associated with resource consents.

As mentioned in previous monthly reporting it is anticipated that development engineering consultant costs will continue to increase as more complex consents are outsourced due to a current lack of in-house development engineering capacity.

4 Suggested Resolution(s)

That the Judicial Committee:

1. Receives the report.