

Planning Group Monthly Report

TO	Judicial Committee
FROM	Michael Jones - Development Planning Manager
DATE	9 July 2015
SUBJECT	May 2015 - Planning Group Monthly Report

1 Purpose of Report

This paper reports on key activities within the Planning Group for the month of May.

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 has had the majority of its previous issues resolved. Council has completed the draft conditions and the draft decision for the subdivision which is expected to be released by 26 June 2015. A separate land use consent decision will also be issued for the establishment of a show home on the property.

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

A meeting was held on the Friday 15 May 2015 to discuss the outstanding matters with Councils Roding Manager and Infrastructure Manager and to discuss a possible developers agreement. Matters in regards to parking, footpaths, road width, location of services, waste water and water were discussed and the majority of the outstanding issues were resolved. The application is still on hold awaiting the final scheme plan and information regarding water. Following this meeting another meeting was held to discuss development contributions and a potential developers agreement, Steve Baker and Michael Eastwood were present to discuss the process.

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

This application is still on hold at the request of the applicant.

RMA2014/203 - Wainuiototo Bay (New Chum Beach) - Proposed 4 lot Subdivision Te Pungapunga Station - Te Punga Road, Whangapoua

This application was withdrawn on 4 June 2015.

SUB2014/78 - 35 Lot Subdivision - 33 Tiki Road, Coromandel

No change from the previous months report on this application. This application is still on hold while the applicant is consulting with the two submitters opposing the subdivision.

RMA/2012/213 - Land use consent for earthworks & vegetation clearance - 572A Colville Road, Coromandel

The proposal is to reinstate a paper road to provide access to the property, which requires earthworks and vegetation clearance and stream crossings. Several submissions have been received from surrounding landowners that are strongly opposed

to the proposal. A joint hearing date has been set down for two days on the 21 and 22 of July 2015. A further update will be given once the Section 42A report has been completed for the hearing.

RMA2014/162 – Retrospective consent for a second dwelling on a lot, with the reduction in the design standard of the Right of Way - 1025, SH25, Whenuakite

The proposal is to retain the existing garage/farm shed building which has been converted into a dwelling without the necessary consents under the Building Act and RMA 1991. A limited notification decision was made on 19 June 2015. The decision recommended that the adjacent landowners and other users of the right of way be considered affected parties, with notice being served on them unless they have provided their written consent to the proposal.

SUB2013/87 - Revised 5 Lot Subdivision - 823 Purangi Road

The hearing was held on 19 May and on 5 June the Independent Commissioner issued a decision to grant consent to the application subject to conditions.

RMA/2015/21 - WRC Grahams Creek Flood Scheme - 386 Main Road, SH25 Tairua

This application has been granted on a non-notified basis.

RMA2015/86 – Variation to land use consent to enable staging of development - Tairua Marina - Villas

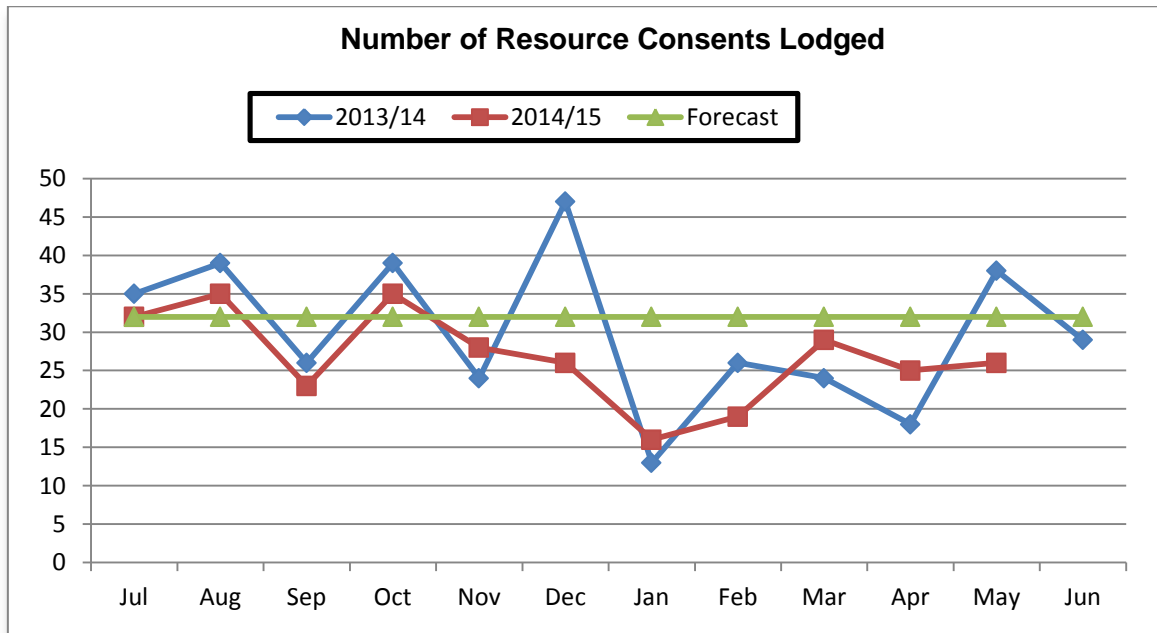
Application for a variation to the original land use and subdivision consent for 20 villa units within Sub Area C of the Tairua Marina Structure Plan. Variation seeks to provide for minor design amendments and the staging of the 20 villas and associated unit title. Application also seeks to remove certain conditions that have allegedly been completed via the construction of the marina.

It is also noted that building consent has recently been approved and work is commencing on the commercial and club facility on the property at Sub Area B which was approved land use consent in 2010 and gained a subsequent variation in 2014.

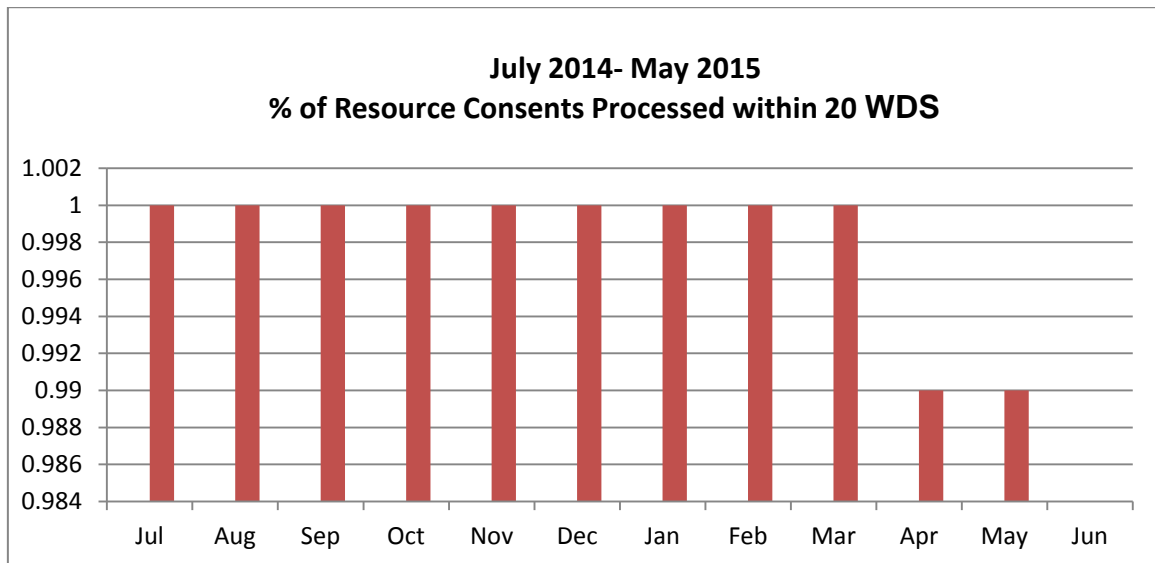
An outstanding approved land use consent for 28 apartments on Sub Area A is still active however it appears that the implementation of the variation resource consent for Sub Area B, which contains a parking area within Sub Area A, would render this apartment development inoperable in its current form. Councils Monitoring Staff are currently overseeing the management of the related decisions and associated conditions within this site.

3 Business Targets

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



There has been an approximate 10% reduction in the number of consents lodged over the period compared to the previous year. Notwithstanding this the types of consents lodged with Council have generally been more complex and time consuming to process.



There was one resource consent that did not meet the time frame for the month of May. The processing planner requested engineering conditions from the consultant engineer three days prior to the decision release date. As the comments and conditions were not provided the application did not meet the timeframe. Subsequent to this incident the Planning Manager had a meeting with the Director of the Consultancy and a discount has been provided by the consultancy for not meeting this contract arrangement. The applicant has received a discount as required by the RMA for not meeting the statutory timeframe.

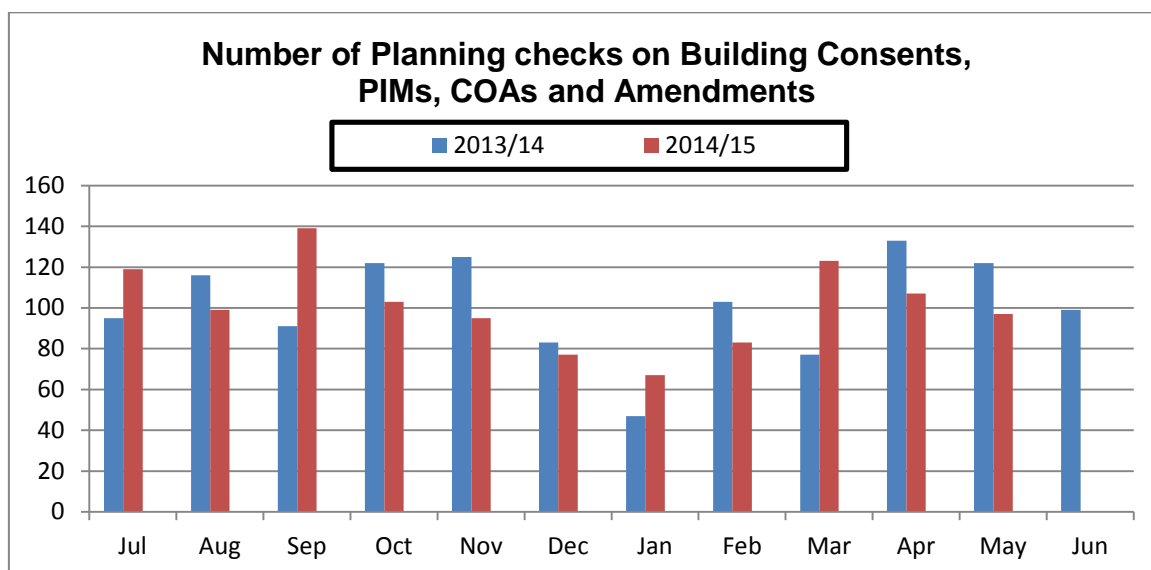
It is preferable, for the reasons mentioned below, not to use external consultants and the Planning Manager has been trying since December 2014 to recruit another in-house Development Engineer to assist our current Senior Development Engineer with workload and ensure we meet statutory timeframes. The development engineer function is critical in delivering comments, conditions and assisting monitoring with technical engineering input. The lack of capacity and adequate cover has a direct impact on consent efficiency and economic development. The current incumbent is at retirement age hence the

urgency to recruit.

SUMMARY OF CONSENT PROCESSING PERFORMANCE 2014 & 2015

Please note the period in the table below aligns with the financial year to date.

	1 July 2013 - 31 May 2014		1 July 2014 - 31 May 2015	
	Number processed	Ave Working days to issue decision	Number processed	Ave Working days to issue decision
Land Use Consents	252	11.5	247	12.5
Subdivisions	83	15.5	80	15.6



The number of planning checks on building consents (including amendments) for the period July to May 2015 is 1109 which is a slight decrease compared to 1114 for the same period the previous year.

Financial Management (period ending April 2015)

Please note at the time of preparing this report the financials up until the end of March was not yet available.

Income

Cost Centre	Annual Budget	YTD Budget	YTD Actual	Variance
Consent Fees	(651,272)	(592,669)	(455,391)	(137,277)
Engineering recoveries	(136,190)	(124,891)	(104,936)	(19,904)
Reimbursements (staff time engineering / PIMS)	(62,797.00)	(57,564)	(95,405)	37,841

Valuation fees	(5,680)	(5,207)	(5,025)	(182)
Operating revenue total	(855,939)	(780,281)	(660,758)	(119,522)

Overall the variance between the year to date budget and actual budget remains high.

Expenditure

Cost Centre	Annual Budget	YTD Budget	YTD Actual	Variance
Operating Expenses	1,407,278	1,261,656	1,339,807	(78,151)

Internal cost recoveries to legal services (budgeted 5,533 & actual 45,807), commissioners (budgeted 32,428 & actual 55,179), external contract engineering (budgeted 2,650 & actual 33,144) remain the primary contributing factors that have resulted in a year to date actual exceeding the year to date budget. These costs are associated with processing consents and is recoverable from applicants.

4 Suggested Resolution(s)

That the Judicial Committee:

1. Receives the 'planning group monthly report', dated 9 July 2015.