

June 2015 - Planning Group Monthly Report

TO	Judicial Committee
FROM	Michael Jones - Development Planning Manager
DATE	13 August 2015
SUBJECT	June 2015 - Planning Group Monthly Report

1 Purpose of Report

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

It also provides an update of those activities since the previous report to the Committee.

2 Significant Planning Issues

SUB2014/48, SUB2015/50 and RMA2015/131 - Subdivision creating 167 lots in Cooks Beach Structure Plan - 720 Purangi Road, Cooks Beach (Longreach subdivision)

This subdivision decision and accompanying land use decision for a show home was released on the 23 June 2015. The engineering plans and drawings have been approved and construction related to Stage 1 is expected to occur within the next few weeks.

On 27 July 2015 a fresh subdivision was applied for which is exactly the same application as above however includes an additional show home. The applicant has applied for all aspects of development again to utilise the benefits surrounding the newly released Development Contribution reductions.

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 at the request of the applicant while they are undertaking consultation with the submitters opposing the subdivision. The applicant is also consulting with Councils Infrastructure Managers about their requirements regarding stormwater assets which will vest to Council.

SUB2015/30 - 4 Lot subdivision - 71A Main Road (SH25) Tairua

This application has significance in relation to connection to Council infrastructure. The application has a Housing Zone (Low Density Policy Area) zoning and is located within "Area of Service" in relation to all three waters provided by Council. Physical infrastructure has not, however, been extended over the last ten years within this "Area of Service".

The applicant has requested for onsite servicing for all properties associated with the proposed development. Currently we are in discussion with Finance and Infrastructure staff to provide clear decision and rationale on circumstances where connections and/or extension of Council services should and should not occur within Area of Service boundaries.

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

All the further information has been received for this application and a draft decision and conditions are currently being prepared. It is anticipated that draft conditions will be sent out for comment to the applicant before the end of July and it is anticipated that

discussions will be had following that.

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.

RMA2012/213 - Land use consent for earthworks & vegetation clearance - 572A Colville Road, Coromandel

A Joint Hearing was held on 20 July with the Waikato Regional Council. The Independent Commissioners (P Mitchell & S Wilson) in conjunction with agreement from the applicant have issued directions that further consultation be undertaken with the submitters, to resolve some detailed issues. The applicant is to report back to the commissioners by 5pm Friday the 2 October 2015 to confirm what progress has been made. If no progress has been made the applicant can request that the Hearing be reconvened so a decision can be made. Council staff including the reporting officer have subsequently met with the applicant's agent to discuss a way forward in terms of the directions issued by the Commissioners, with Council Officers agreeing to provide additional assistance where possible.

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. The application is on hold as the applicant has not paid the notification fee which is required to cover the notification process and potential hearing costs.

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

An 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. This application was approved on a non-notified basis.

SUB2015/29 - Subdivision to create 18 lots at 1286 Kennedy Bay Road, Harataunga 2C2B2C Block

This application relates to Structure Plan - 342.7 - Harataunga 2B2 Block and the previously approved subdivision SUB/2004/8. The applicant Barry Munn is now proposing a modified subdivision proposal as a result of further stormwater and flood analysis of the site. The proposal is currently on hold while the applicant provides some further information in relation to consultation and engineering and roading matters as a result of the changes to the originally approved subdivision.

RMA2015/129 - 25 Proposed Retirement Units 6 Halligan Road, Whitianga

This is a resubmitted land use consent for the development of 25 independent living retirement units (in two stages) to be integrated with the existing "Oceania Whitianga" care facility. One of the key issues associated with the site relates to the management of stormwater. No decisions have yet been made regarding the application and a site visit is to be undertaken before the end of July.

RMA2015/130 - Two Degrees Telecommunications Facility at Hahei - 120 Lees Road, Hahei

This is a new application by Two Degrees to co-locate telecommunication antennas on the existing 36.2m high Vodafone mast. The application involves the addition of three antennas and associated equipment and relocation of a Vodafone antenna on the mast. It is anticipated that this application will be processed as a non-notified application through a delegated decision.

RMA2013/184- Land Use Consent for a proposed function facility - 206A Silverstream Falls ROW, Tairua

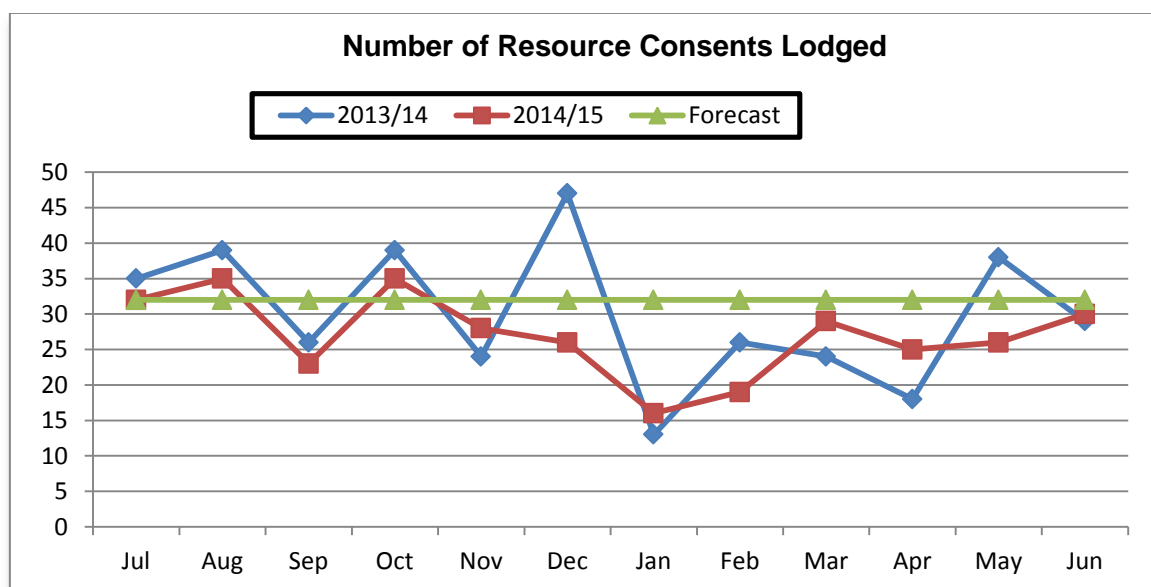
An application was lodged on 30 August 2013 to establish a purpose built function centre with fourteen traveller's accommodation units and a chapel to cater for weddings, conferences and team building sessions. It is proposed that the facility would cater for up to 120 guests plus staff with 24 weddings per year.

The application has been on hold due to a further information request which included some clarification regarding details about the proposed activity, landscape and visual matters, consultation with interested parties, ecological matters, noise assessment and amenity.

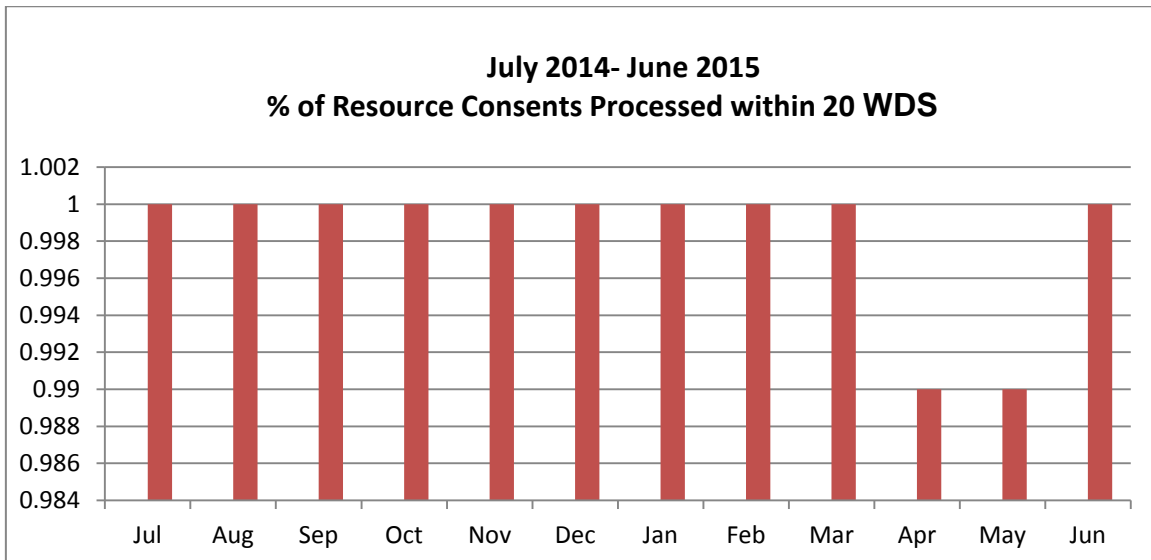
Further information has now been provided and another site visit was undertaken by the processing Planner and Development Planning Manager. A decision on notification is expected to be made by the end of July.

3 Business Targets

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



Overall compared to last year the number of consents lodged with Council has been similar in number. There were 329 consents lodged during 2013/14 financial year compared to 324 lodged during 2014/15 financial year.



There were 368 resource consents processed over this period of which 2 resource consents failed to meet the statutory timeframe by 2 days.

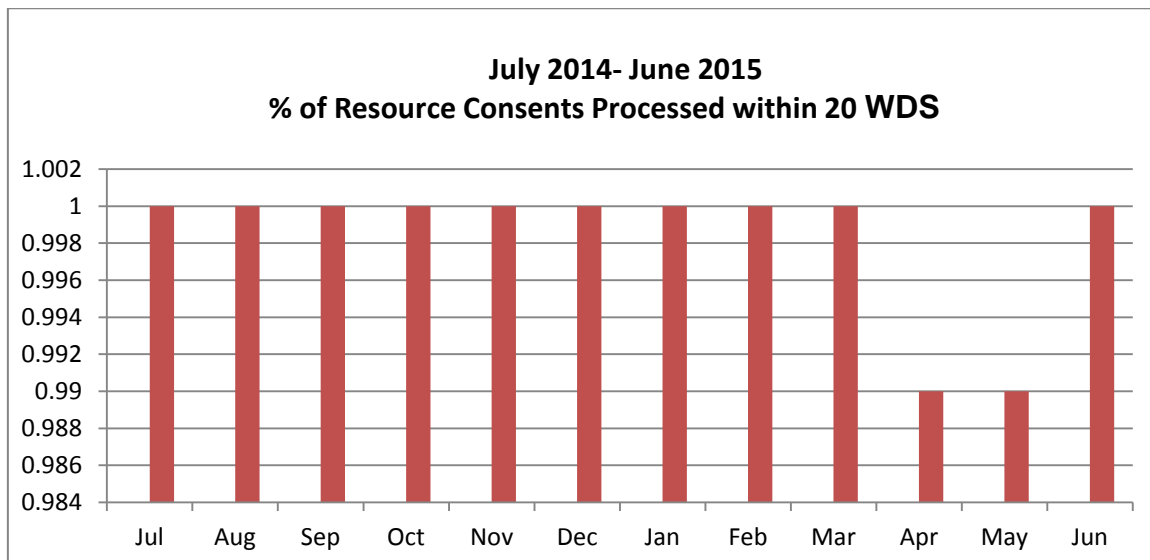
SUMMARY OF CONSENT PROCESSING PERFORMANCE 2014 & 2015

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

	1 July 2013 - 30 June 2014		1 July 2014 - 30 June 2015	
	Number processed	Ave Working days to issue decision	Number processed	Ave Working days to issue decision
Land Use Consents	302	11.5	284	12.5
Subdivisions	83	15.5	84	18.6
Total processed	385		368	

Some other useful information includes:

- The average working days to process a resource consent for 2014/15 was 15.5 working days. Overall the percentage of consents processed over this period within statutory timeframe is 99.4% compared to 98.7% the previous year.
- There were 12 consents which required some form of notification of which 6 consents progressed to a hearing during this period.
- Recent changes to the RMA required a more stringent case by case assessment of each application at the time of lodgement. Letters were sent to stakeholders and our website was updated to encourage applicants and/or agents to engage early on with us. Notwithstanding this a total of 73 applications were rejected due to inadequate information being provided for the type of consent applied for given the unique circumstances of the site. The total number of applications rejected was 22% compared to 31% rejected the previous year.



The total number of planning checks on building consents (including amendments) for the period July 2014 to June 2015 is 1228 which is an increase compared to the total 1114 for the previous year.

Financial Management (period ending June 2015)

Income

Cost Centre	Annual Budget	YTD Budget	YTD Actual	Variance
Consent Fees	(651,272)	(651,272)	(511,841)	(139,430)
Engineering recoveries	(136,190)	(136,190)	(119,342)	(16,847)
Reimbursements (staff time engineering / PIMS)	(62,797)	(62,797)	(105,687)	42,890
Valuation fees	(5,680)	(5,680)	(5,375)	(305)
Operating revenue total	(855,939)	(855,939)	(742,246)	(113,692)

Overall the variance between the year to date budget and actual budget remains high, however the consent processing team provided approximately 1248 hours of free duty planner service to approximately 750 customers (@ avg 0.66 hrs per customer) during this period which is not recoverable.

Expenditure

Cost Centre	Annual Budget	YTD Budget	YTD Actual	Variance
Operating Expenses	1,407,278	1,407,278	1,465,786	(58,508)

Internal cost recoveries to legal services and external contract engineering plus the use of independent commissioners (TCDC consents) 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 the processing of resource consents which is recoverable from applicants.

4 Suggested Resolution(s)

That the Judicial Committee:

1. Receives the June 2015 - Planning Group monthly report, dated 13 August 2015.