

October 2015 - Planning Group Monthly Report

TO Judicial Committee
FROM Michael Jones - Development Planning Manager
DATE 23 November 2015
SUBJECT October 2015 - Planning Group Monthly Report

1 Purpose of Report

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

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

2 Significant Planning Issues

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

A meeting has been held with the applicant on 10 November regarding the outstanding further information pertaining to the stormwater assessment and it was agreed that once this assessment is complete that this information will be peer reviewed by an independent stormwater expert.

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

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

RMA2015/159 - Land Use consent for a new building and waiver from car parking requirements, 24 Wharf Road , Coromandel

This application has been issued on 16 November 2015.

RMA2015/172 - Land Use Consent for a new telecommunications mast, 1038 SH25, Manaia Kereta/Te Kouma

The hearing date has been re-scheduled at the request of the applicant to allow them time to undertake an archaeological assessment. A tentative hearing date has now been set for the 14 December however we are waiting for confirmation from the independent commissioner John Childs that this date is suitable.

RMA2013/37 - Subdivision consent in Coastal & Rural Zone, 404 Lees Road, Hahei

The hearing has been set for 2 December 2015.

RMA2015/185 - New building to be used as a facility for weddings, post funeral gatherings , meetings and conferences at 103 Pahau Street, Thames

The application is currently on hold for further information in regards to the verandah proposed to be constructed within road reserve and details on signage. An onsite meeting has been organised with the applicant Adrian Catrin and Council staff Michael Jones, Katy Dimmendaal and Matt Busch to discuss these issues.

RMA2015/198 - Two Lot subdivision in the Coastal Zone (Outside All Policy Areas) 1629 SH25 - Manaia Kereta/ Te Kouma

This is an application for a non-complying subdivision of a 9090m² property into two lots along the low lying coastal area abutting the Coromandel Harbour. The application is currently on hold for further information in regards to the adjacent esplanade reserve and the notification decision has yet to be made.

SUB2015/80 - 18 lot Subdivision consent and Esplanade Reserve Waiver for Coastal Lifestyles for 342C Main Road Tairua

A new application has been lodged for an 18 lot subdivision on the property. The previous granted subdivision has lapsed. The recent application has noted that previous measurements of Mean Highwater Springs were incorrect and hence a further esplanade waiver along the Tairua Estuary is requested. Approvals from DOC, WRC and Fish and Game regarding esplanade waiver have been submitted. Discussions are currently being undertaken regarding esplanade waiver from Area Manager.

SUB2015/59 - Variation to Telecommunication connection condition for 4 lot subdivision at 120 Bowen Place Thames

Variation application seeks removal of condition imposed on subdivision approval which required hard line telecommunication connection to each lot. Currently in discussions with the applicant regarding issues perceived in respect of this application.

RMA2015/215 - Second House - 3 Awakite Road, Kauaeranga Valley

Land use consent for second dwelling for use of single family member and small site coverage infringement. Limited notified to 1 neighbour who did not provide written approval. Currently on hold awaiting action from applicant.

RMA2015/218 - KSAR Operations Building - 90 Moewai Road, Whitianga

Land use consent for the construction of a building to be utilised for Search and Rescue base adjoining Air Rescue helicopter base. Access has been noted over land owned by Aero Club over a road formed by Council. There are no easements or right of way to provide for this access. Applicant currently trying to obtain written approval from Aero Club as suggested by consultation with Community Board and Area Manager. Application currently on hold.

SUB2015/88 - 399 Matarangi Drive, Matarangi

This is an application for 20 additional residential lots on the western side of the Golf course and over a portion of the decommissioned airfield. This land is being developed by Burfoot Limited who bought the balance of the residential land off the receivers. This is an initial stage, but the developer intends to carry out a total of 315 lots. This application is currently on hold pending the outcome of consultation with various stake holders.

SUB2015/94 297C Main Road, SH25 Tairua

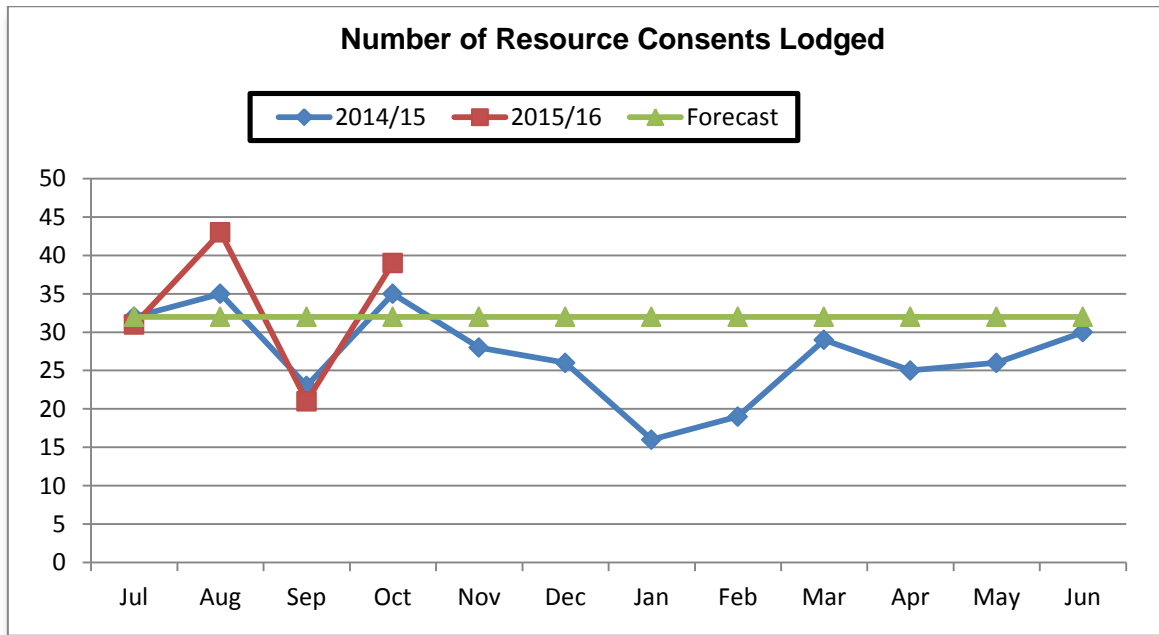
This is an application for 27 low density residential lots (1500m² to 5000m²); all lots are now proposed to be connected to water, wastewater, stormwater, electricity and telecom. With three recreation reserves and two local purpose reserves and a legal road to vest.

RMA2015/95 - 316 Tiki Road, Coromandel

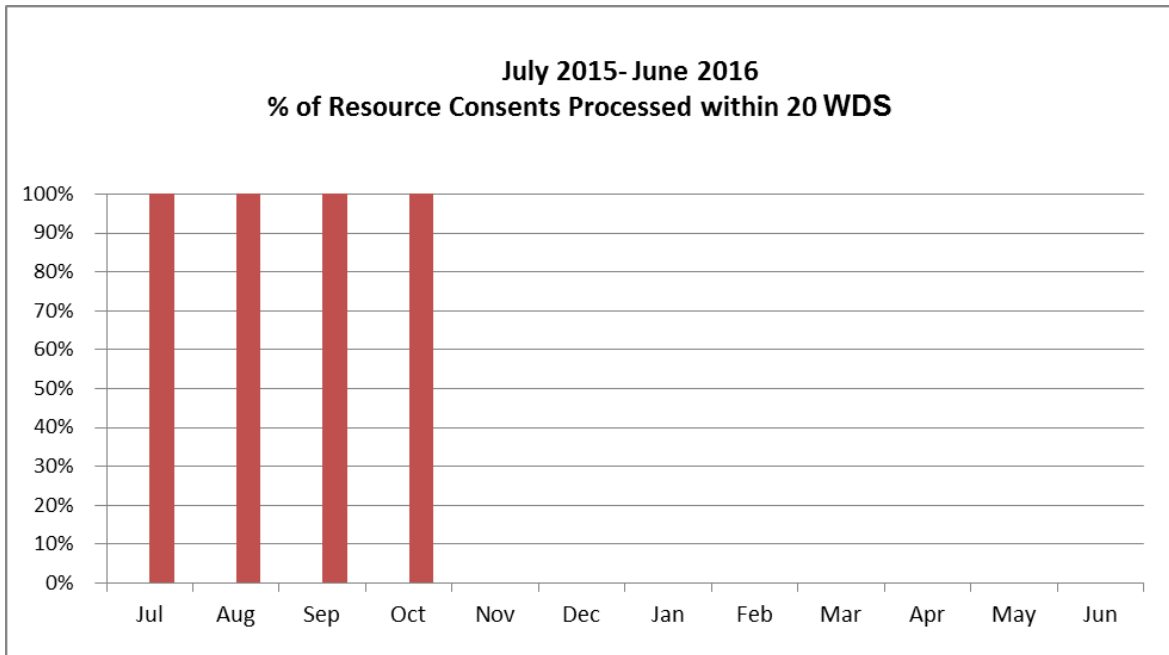
This application is to locate and operate a 40,000 litre diesel tank facility on the site in addition to all the previously approved activities on the site. Two of the adjoining neighbours have written to Council in opposition to the proposal. The application is currently on hold for further information and no notification decision has yet been made.

3 Business Targets

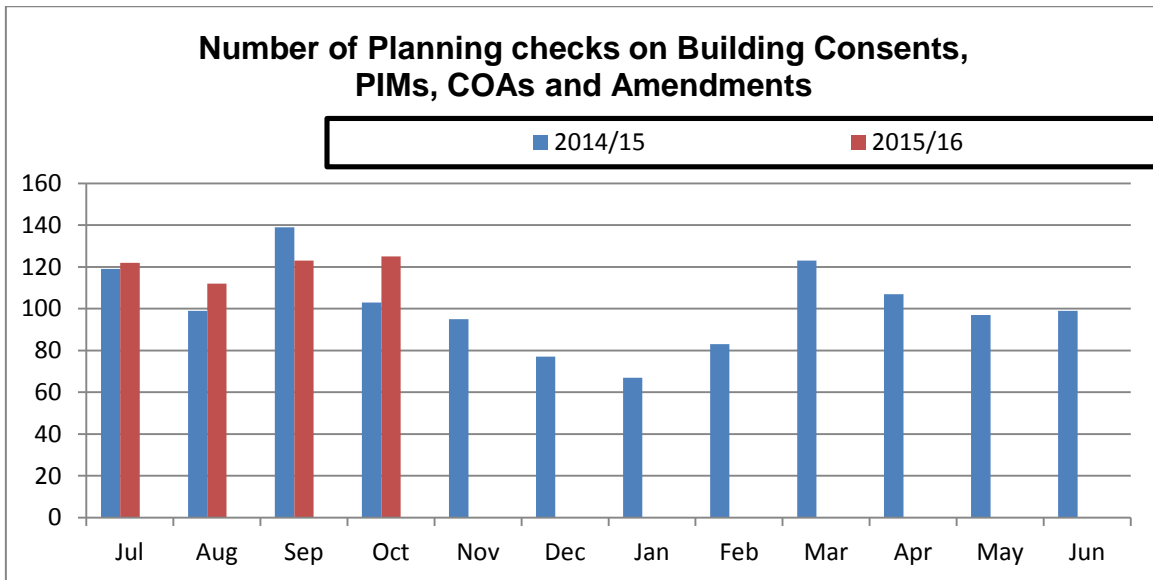
The following graphs review key performance targets in the Resource Management Area.



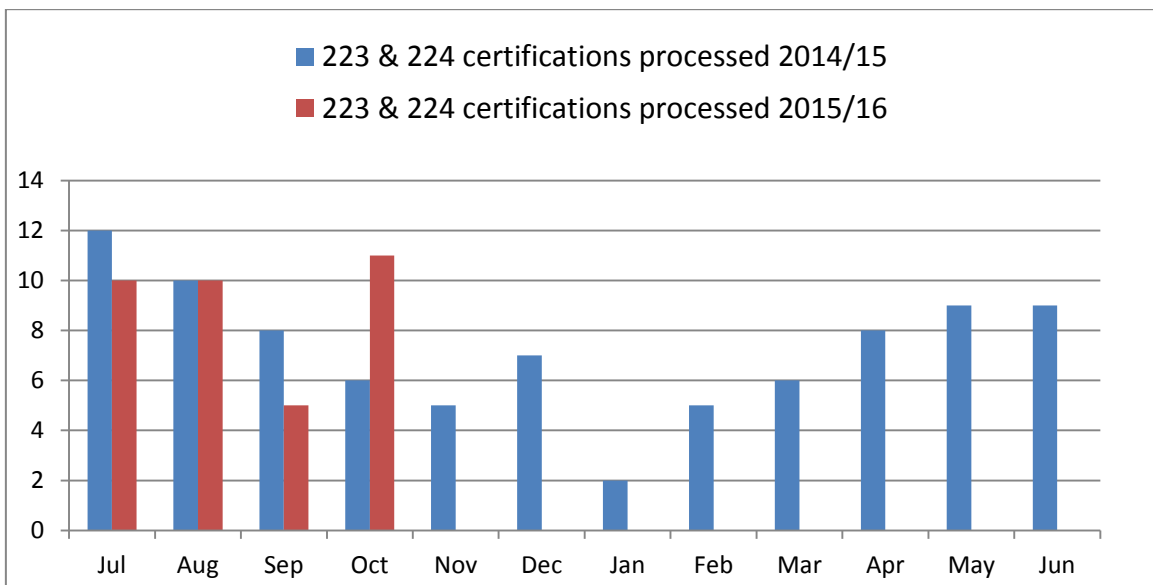
Overall the number of resource consent applications that have been lodged exceed the number received for the same period last year. There were 134 applications lodged from July - October 2015 compared to 125 applications lodged over the same period the previous year.



The consents processed in July to October 2015 were all processed within statutory timeframe.



A total of 482 planning checks on building consents were undertaken between July to October 2015. This exceeds the 460 planning checks undertaken for the same period the previous year.



There were 36 applications processed between July - Oct 2015 compared to 34 over the same period last year. These applications have included certification of stages for significant or complex subdivisions (ie 19 lots Whitianga Waterways, Te Mata Forestry 11 lots). Certification processing also commenced on Stage 1 of the Longreach subdivision and Stage 2 and 3 at 57 Te Punga Road.

Financial Management (period ending October 2015)

Income

Cost Centre	Annual Budget	YTD Budget	YTD Actual	Variance
Consent Fees	(592,000)	(185,000)	(172,583)	(12,416)
Engineering recoveries	(124,112)	(41,684)	(48,663)	6,979
Reimbursements (staff time engineering / PIMS)	(102,373)	(35,500)	(39,763)	4,263
Valuation fees	(8,175)	(2,724)	(3,075)	351
Operating revenue total	(826,660)	(264,908)	(264,086)	(821)

Expenditure

Cost Centre	Annual Budget	YTD Budget	YTD Actual	Variance
Operating Expenses	1,922,990	600,855	571,319	29,535

4 Suggested Resolution (s)

That the Judicial Committee:

1. Receives the 'October 2015 - Planning Group Monthly Report', dated 23 November 2015.