

Report No.	21-17
Information Only - No Decision Required	

DISTRICT ADVICE UPDATE

1. PURPOSE

- 1.1. This report is to inform Members of the District Advice land development information requests carried out year to date (from 1 July 2020 to 23 February 2021) and other activities for the reporting period October 2020 to February 2021.

2. RECOMMENDATION

That the Committee recommends that Council:

- a. receives the information contained in Report No. 21-17.

3. FINANCIAL IMPACT

- 3.1. The coordination of this function is part of the role of the **Coordinator District Advice (CDA)** and is included in the 2018-28 Long Term Plan under the Community Relationships Activity.

4. COMMUNITY ENGAGEMENT

- 4.1. This is a public item, therefore Council may deem this sufficient to inform the public.

5. CLIMATE IMPACT STATEMENT

- 5.1. This report deals with administrative matters only, so there is no direct climate change impact as a result. However, advice provided to the public and **Territorial Authorities (TAs)** on natural hazards helps the community to understand climate change and build resilience in our Region.

6. BACKGROUND

- 6.1. The District Advice service is responsible for responding to requests for information from the general public and territorial authorities for properties in our Region.
- 6.2. It provides information to the public to inform on land valuations, insurance matters, prospective purchases and hazard risk for new developments and activities.
- 6.3. It also provides comments and advice to the Region's TAs to assist with their assessments of building consents, land use consents, and subdivision decisions. Comments and advice include any relevant information that **Horizons Regional Council (Horizons)** may hold on the property, particularly natural hazard information, and information on One Plan policies and rules.
- 6.4. The CDA manages Horizons' obligations to the Building Act in relation to dams.
- 6.5. The CDA contributes to Horizons' responses to draft and proposed plan changes that are notified by TAs within our Region and provides relevant knowledge on urban growth.

7. LAND DEVELOPMENT INFORMATION REQUESTS

- 7.1. This Report provides the summary of statistics for year to date from 1 July 2020 to 23 February 2021. The District Advice Service responded to a total of 708 requests. 506 of these requests were for the general public and 202 for the TAs.

- 7.2. The total requests received for the same time last year (1 July 2019 to 23 February 2020) were 759. This shows that the trend for requests is a 7% decrease compared to the same time period last year. The decrease is likely be an impact of COVID-19.
- 7.3. For the period from 1 to 23 February 2021 there has been a high demand for the service with 95 enquiries received so far this month.

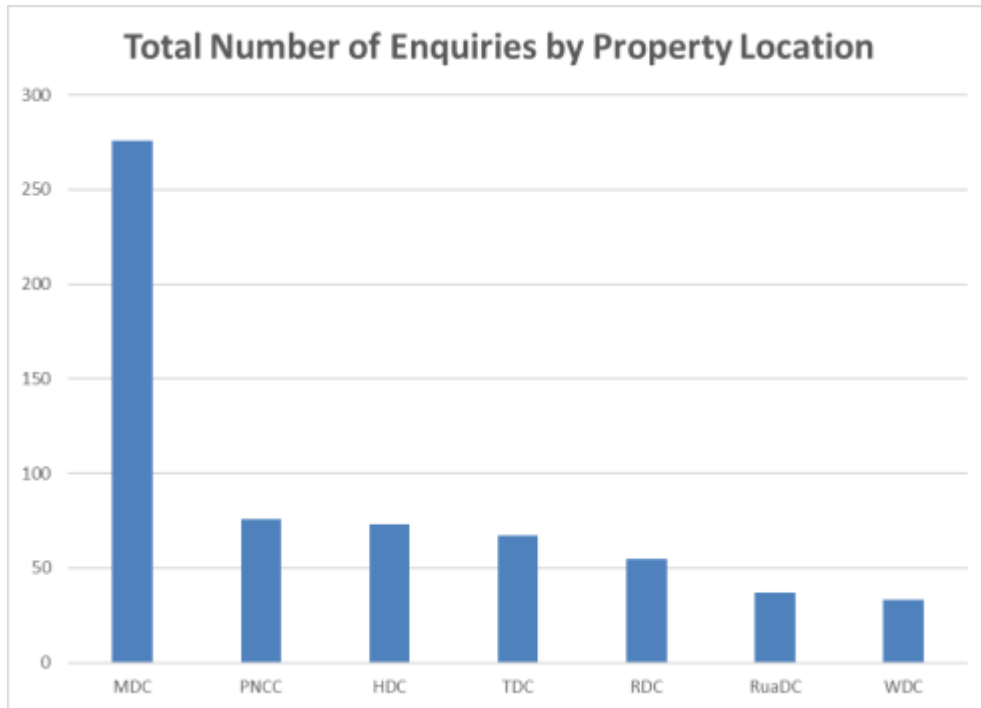


Figure 1

- 7.4. Figure 1 above illustrates the number of enquiries responded to year to date by property location.

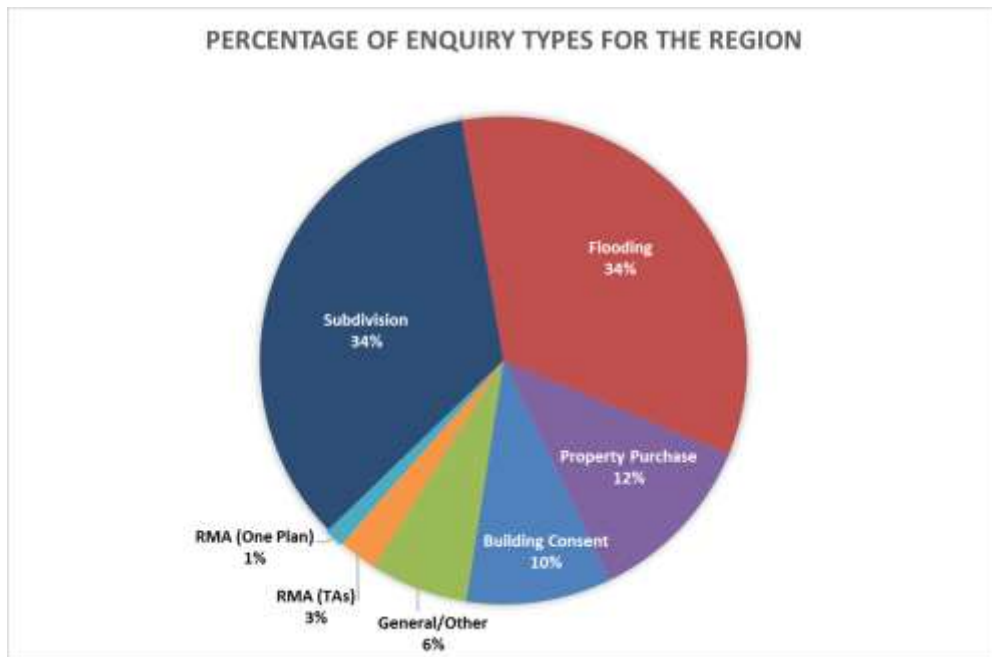


Figure 2

- 7.5. Figure 2 shows the total enquiry type by percentage that has been responded to year to date for the Region.

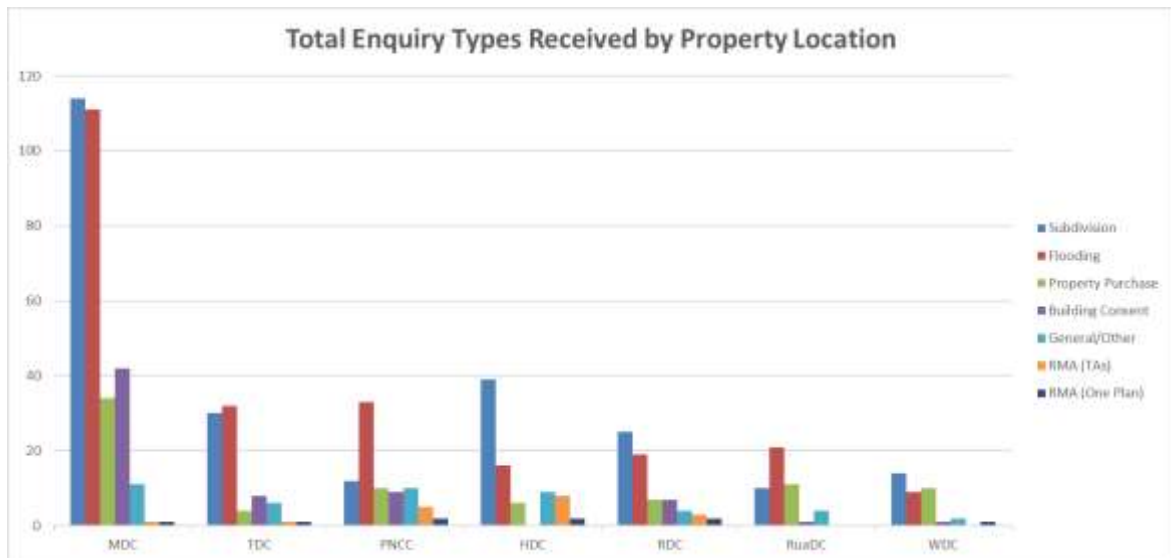


Figure 3

- 7.6. Figure 3 shows the enquiry types that the District Advice Team has responded to year to date by property location.
- 7.7. The main type of enquiry was for subdivisions (244), and this is consistent across the majority of districts. This is closely followed by flooding (241), property purchases (82), building consents (68), and the remaining are general or other RMA related requests (73). For previous reporting periods, flooding has been the main type of enquiry. Subdivision enquiries are generally more time consuming because there is more complexity and information to assess and provide.
- 7.8. Given the uncertainty of COVID-19, we are unsure what the trend will be for the next reporting period. However, based on current demand it appears things are getting back to pre-COVID levels.

8. IMPROVEMENT INITIATIVES

- 8.1. With support from the Information Management and Infrastructure Technology Teams, the District Advice Team have implemented initiatives to improve efficiencies and quality of information provided to customers. The District Advice online property enquiry form has been extended to all TAs in the Region. All key stakeholders and agents have been encouraged to use the online form. Recently Horizons’ website has been updated to help encourage the public to use the online form. Horizons’ Customer Service Team is also encouraging the public (with internet access) to use the online form. The feedback from TAs and the public is mainly positive.
- 8.2. The CDA chairs the HazMap Working Group, an internal forum that shares hazard and mapping information to improve capability and relationships across teams in Horizons. In October there was a field trip to Tangimoana and Scotts Ferry to learn more about flooding and the Rangitīkei River. In March there are two field trips scheduled to Waikawa beach and Pahiatua to learn more about natural hazards.

9. DAMS - BUILDING CONSENTS

- 9.1. Year to date there have been two general dam enquiries. There were no dam proposals received to assess if a building consent is required, and no **Project information Memorandums (PIMs)** were issued.
- 9.2. In 2019 the **Ministry of Business, Innovation and Employment (MBIE)** published a proposed regulatory framework for dam safety (post-construction regulatory requirements).

There has not been a decision made due to COVID-19 and the timeframes are still unknown at this stage. On 25 February 2021 there is the annual Regional / Unitary Council - Building Act Functions meeting which is held via Microsoft Teams. MBIE has been invited to provide an update.

10. DISTRICT ENGAGEMENT UPDATE

- 10.1. The following is a brief update on the CDA's involvement and contribution to proposed Plan Changes, notice of requirements and other TA engagements during the reporting period from 1 October 2020 to 23 February 2021. This also includes coordinating and providing Horizons' initial feedback and comment on proposed growth areas.

Horowhenua District Council

- 10.2. On behalf of Horizons the CDA provided comment on the Notice of Requirement (NOR) for an alteration to designation and Outline Plan Waiver (OPW) Request – State Highway (SH) 57/Queen Street East, Levin.
- 10.3. District Advice continues to coordinate any information requests for staff and agents/consultants that are working on the **Otaki to North of Levin (O2NL)** Highway Project. The CDA participated in the O2NL Process Roadmap workshop in December.
- 10.4. The CDA arranged for relevant staff to meet with Horowhenua District Council in December to discuss and provide feedback on Horowhenua Growth Planning.
- 10.5. In January the CDA coordinated Horizons' response on initial feedback on Horowhenua growth areas under investigation for Horowhenua District Council's future Plan Change 6. Comment was provided on seven proposed residential sites near Levin, two residential sites near Foxton and one residential site near Shannon. Comment was provided on two proposed industrial sites near Levin, and one commercial site in Foxton Beach. The feedback was from Horizons' technical staff and the District Advice service, including general considerations, regional matters including transport, and District Advice specific feedback for each proposed location.
- 10.6. District Advice provided feedback to Horizons' Senior Policy Analyst for Horizons' submission on Proposed Plan Change 4: Taraika Growth Area. This included maps and information on flooding, waterways, Schedule B Values, soil, drainage, **Land Use Capability (LUC)**, seismic hazards, biodiversity sites and other relevant considerations.
- 10.7. District Advice provided feedback to Horizons' Senior Policy Analyst for Horizons' submission on Proposed Plan Change 5: Waitārere Beach. This included maps and information on flooding, waterways, coastal hazards, climate change, stormwater management, drainage, liquefaction, biodiversity habitats and other relevant considerations.

Manawatū District Council

- 10.8. In November the CDA met with Manawatū District Council Regulatory Manager to discuss building determinations and Tangimoana building consents.

Palmerston North City Council

- 10.9. The CDE coordinated two meetings in December 2020 and February 2021 for Horizons staff to meet with Palmerston North City Council staff for information sharing sessions on flooding for the city. The third session is booked for April this year.
- 10.10. In January the CDA coordinated Horizons' response on proposed growth areas in Ashhurst (future Plan Change F). This was initial feedback from Horizons' technical staff and from District Advice. The four proposed residential sites were North Street, Winchester Street, The Pit, and 'Mulgrave Street' Area.

Tararua District Council

10.11. The CDA and Horizons River Management staff continue to work with Tararua District Council and their agents to provide any relevant information on Woodville and Pahiatua potential growth areas.

Whanganui District Council

10.12. The CDA arranged a meeting in February this year with Horizons and Whanganui District Council Planning, Policy and Infrastructure teams, and presented on the District Advice Service, information sharing, flooding, stormwater management, working better together and discussed the process on engaging with Horizons in regards to investigating potential growth areas.

Remaining Territorial Authorities

10.13. There were no new notifications or engagements during this reporting period from 1 October 2020 to 23 February 2021 for Rangitikei and Ruapehu District Councils. District Advice has been working with Ruapehu District Council's agent whom is assessing stormwater flooding for Ohakune. The CDA has arranged a meeting in March with Rangitikei staff at Scotts Ferry to discuss flooding and future development.

SIGNIFICANCE

10.14. This is not a significant decision according to the Council's Policy on Significance and Engagement.

Sarah Carswell
CO-ORDINATOR DISTRICT ADVICE

Ged Shirley
**GROUP MANAGER
REGIONAL SERVICES & INFORMATION**

ANNEXES

There are no attachments to this report.