

Report No.	19-175
Information Only - No Decision Required	

DISTRICT ADVICE UPDATE

1. PURPOSE

- 1.1. This report is to inform Members of the District Advice activities carried out over the last financial year 2018-19 and the four month period from 1 July to 31 October 2019.

2. RECOMMENDATION

That the Committee recommends that Council:

- a. receives the information contained in Report No. 19-175 and Annexes.

3. FINANCIAL IMPACT

- 3.1. The coordination of this function is part of the role of the Coordinator District Advice 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. BACKGROUND

- 5.1. The District Advice Service is responsible for responding to requests for information from the general public and territorial authorities for properties in our Region.
- 5.2. It provides information to the public to inform on land valuations, insurance matters, prospective purchases and hazard risk for new developments and activities.
- 5.3. It also provides comments and advice to the Region's **Territorial Authorities (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.
- 5.4. The **Coordinator District Advice (CDA)** manages Horizons' obligations to the Building Act in relation to dams.
- 5.5. 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.

6. INFORMATION REQUESTS

- 6.1. The total District Advice responses for 2018-19 financial year was confirmed at **1062**. This compares to a total of **979** responses during the 2017-18 financial year. This shows that the trend for requests for information was an 8.5% increase in volume on the previous year.
- 6.2. This Report provides the summary of statistics for the first four months of this financial year from 1 July to 31 October 2019.
- 6.3. The District Advice Service responded to a total of **400** requests. **248** of these requests were for the general public and **152** for TAs.

6.4. The total requests for the same time last financial year (from 1 July to 31 October 2018) were **358**. This shows that the trend for requests is a 12% increase compared to the same time last financial year.

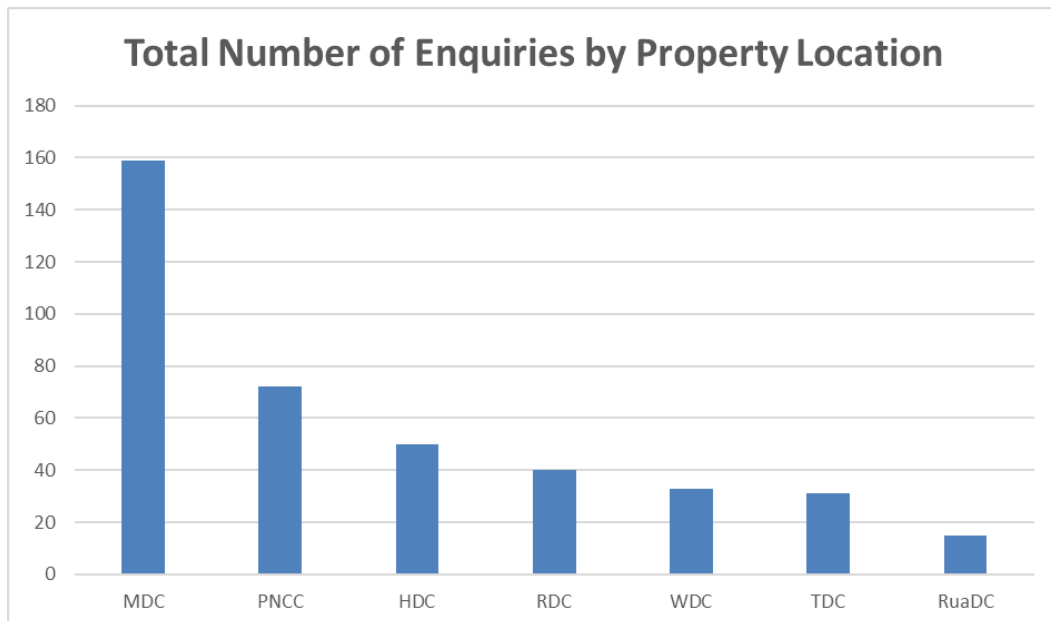


Figure 1

6.5. Figure 1 above illustrates the number of enquiries responded to in the first four months of this financial year (2019-20) by property location.

6.6. The greatest number of enquiries are for properties within the Manawatū District followed by Palmerston North City, Horowhenua, Rangitikei, Whanganui, Tararua and Ruapehu Districts.

6.7. Given the growth developments in the Region, we are expecting to see a continued high number of enquiries in these areas in the next reporting period.

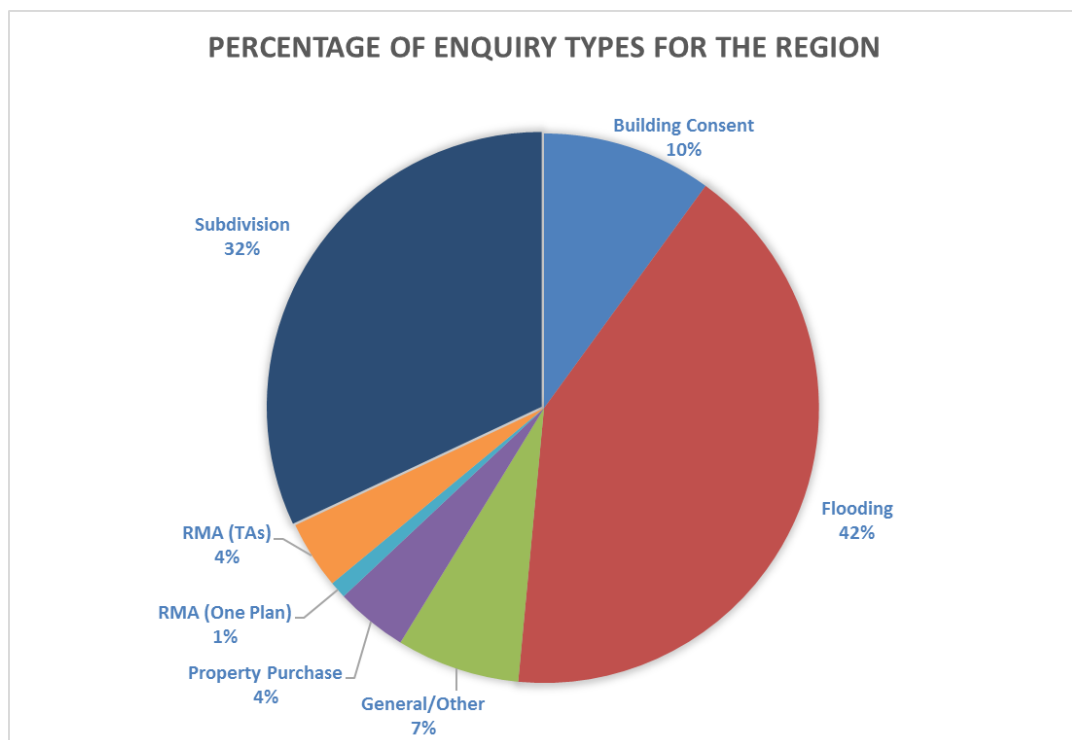


Figure 2

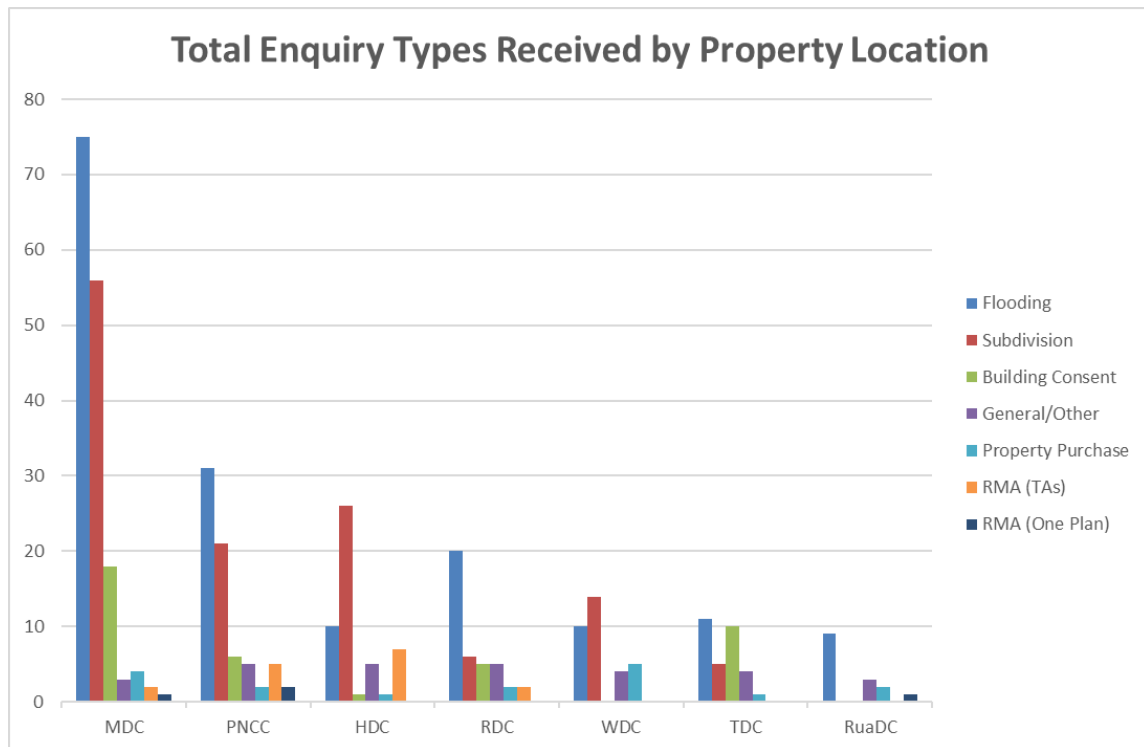


Figure 3

- 6.8. Figure 2 shows the total enquiry type by percentage that the District Advice service has received for the Region.
- 6.9. Figure 3 shows the enquiry types that the District Advice Office has received by property location.
- 6.10. The main type of enquiry is for flooding (166), and this is consistent across most districts. This is followed by subdivisions (128), building consents (40), property purchases (17) and the remaining are general or other RMA related requests (49).

7. IMPROVEMENT INITIATIVES

7.1. With support from the Information Management Team, District Advice has implemented a number of initiatives to improve efficiencies and quality of information provided to customers. This includes a District Advice favourite map section especially tailored for District Advice enquiries. There is also an improved public facing “property viewer” map that helps customers to self-source property related information. District Advice has recently had a new map layer added which geospatially locates previous District Advice responses. These initiatives have improved response times and accuracy of information collected and provided to customers.

8. DAMS - BUILDING CONSENTS

- 8.1. To date this financial year there has been two general dam enquiries. No dam proposals have been received to assess if a building consent is required.
- 8.2. The **Ministry of Business, Innovation and Employment (MBIE)** published a proposed regulatory framework for dam safety as a consultation document in June 2019. The proposed framework is to establish a nationally consistent approach to dam safety that better manages the potential risks of dams. The framework does not cover investigation, design and construction of new “large” dams and significant modifications to “large” dams, which is already covered by the building consent system. The proposed framework will cover post-construction dam safety management. Horizons submitted on the proposed framework from the perspective as the regulatory authority as well as an owner of dams. Submissions closed on 6 August 2019 and timeframes are unknown at this stage. A copy

of Horizons submission letter is attached at Annex A and a copy of the responses to the discussion paper question are attached at Annex B.

9. DISTRICT PLAN AND DISTRICT ENGAGEMENT UPDATE

- 9.1. The following is a brief update on the CDA's involvement in recent draft and proposed Plan Changes that have been prepared by TAs in our Region during this reporting period from 1 May to 31 October 2019. This also includes engagement with TAs around potential growth areas.

Horowhenua District Council

- 9.2. In March the CDA and other relevant Horizons staff attended the Regional Planning Forum at **Horowhenua District Council (HDC)** and learnt more about HDC's growth and their approach to planning Levin's future.

Manawatū District Council

- 9.3. In May 2019, Horizons' made a submission on **Manawatū District Council's (MDC)** proposed Plan Change 51 (Growth Precinct 4 and New District Plan Structure) and proposed Plan Change 64 (Boarding, Breeding and Training Kennels). A copy of this letter is attached at Annex C. Horizons key areas of focus were land use change, improving water quality, stormwater management, natural hazard planning, biodiversity, integrated transport and responding to cultural needs within our region. Prior to this submission the CDA and relevant Horizons staff (including Group Manager River Management, Senior Policy Analyst, Regulatory Manager and CDA) met with MDC staff various times to provide feedback on MDC's Draft Plan Change 51. Horizons made a further submission on a range of matters raised by submitters to Plan Change 51. Horizons Senior Policy Analyst and Horizons Manager of Investigations and Design attended the hearing to further discuss Horizons' concerns about stormwater management and offered potential stormwater solutions.

10. In July the CDA coordinated a submission on the Notice of Requirement (NOR) from MDC to designate land for the extension of Churcher Street, creation of new collector road off Roots Street, three new collector roads off Reid Line West, and a road bridge over the Makino Stream. A copy of this letter is attached at Annex D.

- 10.1. In October 2019, relevant Horizons staff (Geospatial Analyst, River Management Analyst and CDA) met with MDC's Planning and GIS teams to discuss flood hazard mapping for their proposed Rural Zone Review. Another session is booked in for November 2019 to further these discussions, which will also include Horizons' Senior Policy Analyst.

Palmerston North City Council

- 10.2. In June 2019, the CDA coordinated Horizons' comment on **Palmerston North City Councils (PNCC)** draft proposed Plan Change B: Napier Road. A copy of this letter is attached at Annex E.
- 10.3. In June 2019, the CDA coordinated Horizons' comment on PNCC's potential growth areas in Ashhurst. The comments discussed strategic integration of infrastructure with land use, flooding, stormwater management, Schedule B Values and other relevant One Plan Rules, active known faults, liquefaction, indigenous biodiversity, Te Ao Maori, transport and connectivity.
- 10.4. In July 2019, Horizons provided a response to the submissions prepared for PNCC Proposed Plan Change C: Kikiwhenua Residential Area. This was a comment discussing the flooding of the Mangaone Stream and advising floodwaters would remain on the northern side of Pioneer Highway and not affect the area subject to Plan Change C.

- 10.5. In October 2019, the CDA and relevant staff met with PNCC staff to discuss their proposed Aokautere Structure Plan. The discussions focused on flooding, stormwater management, biodiversity, transport and connectivity.

Rangitikei District Council

- 10.6. In May the CDA met with **Rangitikei District Council's (RDC)** staff and their agents to discuss RDC's initial plans to propose a plan change for rezoning at 1165, 1151 and 1091 State Highway 1, Marton from rural to industrial. The discussions focused on flooding, stormwater management, the active known fault line (Leedstown Fault), soil type, Land Use Capability, land disturbance and other relevant One Plan Rules and Policies. Horizons' comments were followed up by an email. The comments raised by Horizons was considered and discussed in RDC's proposed plan change report.

- 10.7. In September 2019, Horizons Senior Policy Analyst formally made a submission on the proposed plan change. Horizons generally supports the proposed plan change insofar as it gives effect to the relevant One Plan Regional Policy Statement provisions, in particular around urban growth and natural hazards (or any further, alternative or consequential provisions that achieves this outcome).

Whanganui District Council

- 10.8. In July 2019, Horizons made a submission on Whanganui District Council's (WDC) Proposed Plan Change 53 - Springvale Structure Plan. This was submitted by Horizons' Senior Policy Analyst, with initial information coordinated by CDA.

Remaining Territorial Authorities

- 10.9. No new notifications were received during this reporting period from 1 May to 31 October 2019 for Ruapehu and Tararua District Councils.

SIGNIFICANCE

- 10.10. 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

- A Horizons' Submission Letter on the Proposed Regulatory Framework for Dam Safety
- B Horizons' Responses to the Discussion Paper on the Proposed Regulatory Framework for Dam Safety
- C Horizons' Submission on MDC's Proposed Plan Change 51 & 64
- D Horizons' Submission on MDC's Notice of Requirement - Extension Churcher Street, Feilding (Growth Precinct 4)
- E Horizons' Comments on PNCC Proposed Plan Change B Napier Road