

I hereby give notice that an ordinary meeting of the Waitākere Ranges Local Board Swimming Pool Fencing Exemptions Committee will be held on:

Date: Friday, 20 November 2015
Time: 10.00am
Meeting Room: Waitākere Ranges Local Board Office
Venue: 39 Glenmall Place
Glen Eden

**Waitākere Ranges Local Board Swimming Pool
Fencing Exemptions Committee
OPEN AGENDA**

MEMBERSHIP

Chairperson Denise Yates, JP
Members Neil Henderson
Greg Presland

(Quorum 2 members)

Glenn Boyd
(Relationship Manager)
Local Board Services (West)

Tua Viliamu
Democracy Advisor

9 November 2015

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1 Welcome

2 Apologies

At the close of the agenda no apologies had been received.

3 Declaration of Interest

Members are reminded of the need to be vigilant to stand aside from decision making when a conflict arises between their role as a member and any private or other external interest they might have.

4 Confirmation of Minutes

That the Waitākere Ranges Local Board Swimming Pool Fencing Exemptions Committee:

- a) Confirms the ordinary minutes of its meeting, held on Friday, 31 July 2015, including the confidential section, as a true and correct record.

5 Leave of Absence

At the close of the agenda no requests for leave of absence had been received.

6 Acknowledgements

At the close of the agenda no requests for acknowledgements had been received.

7 Submissions from applications

At the meeting applicants will be given the chance to explain their application to the committee, should they wish to do so.

You will have the chance to present additional information that supports your application. The committee might ask you questions about your application when it is open to the public, that the item will be discussed at the meeting; but

- (b) no resolution, decision or recommendation may be made in respect of that item except to refer that item to a subsequent meeting of the local authority for further discussion.”

Special Exemption (Section 6) Fencing of Swimming Pools Act 1987

File No.: CP2015/23568

Purpose

1. This report seeks a decision on the following application/s for special exemption from some of the requirements of the Fencing of Swimming Pools Act 1987 (the Act).

Executive Summary

2. Applications for an exemption for swimming or spa pools have been received from the owners of:
 - 7 Patsy O'Hara Place, Swanson
 - 82B Shaw Road, Oratia
 - 2B De Val Drive, Titirangi
3. The applications do not comply with the Act. Pool inspectors have inspected the properties and consulted with the applicants. Full assessment reports are attached to this report.
4. The local board must now resolve to grant, grant subject to conditions or decline the exemptions sought.

Recommendation/s

That the Waitākere Ranges Local Board Swimming Pool Fencing Exemptions Committee determine each application, by way of resolution, to:

- a) Grants the application for special exemption as sought, or
- b) Grants the application subject to conditions, or
- c) Declines the application for special exemption sought.
 - 7 Patsy O'Hara Place, Swanson: It is therefore recommended to grant the application with the condition that NZ8500-2006 clause (a –k) is met at all times and that the spa pool remain in this location.
 - 82B Shaw Road, Oratia: It is therefore recommended to grant the application with the condition that NZ8500-2006 clause (a –k) is met at all times and that the spa pool remain in this location.
 - 2B De Val Drive, Titirangi: It is therefore recommended to grant the application with the condition that NZS 8500-2006 clause (a –k) is met at all times and that the spa pool remain in this location.

Comments

Background

5. Auckland Council pool inspectors have inspected each property for which an application for special exemption from the Act has been received. In each case, the swimming pool fencing does not comply with the Act. The details of the non-compliance are specified in the attachments to this report.

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6. The council's pool inspectors have consulted with the applicants in each case. The applicants have been made aware of the council's requirements to ensure fencing is compliant with the Act and they have chosen to seek a special exemption from those requirements.

Legislative implications

7. Compliance with the Act is a mandatory requirement for all pool owners unless exemptions are granted by the local board.
8. The Act requires pool owners to fence their pool, or all or some of the immediate pool area including the pool itself. Specific detail on this is contained in the schedule to the Act. If a pool does not have a complying fence it is an offence under the Act, unless exempt.
9. An exemption can only be granted by the local board after a consideration of the particular characteristics of the property and the pool, other relevant circumstances and taking into account any conditions it may impose. Then, only if "satisfied that an exemption would not significantly increase the danger to young children", can an exemption be granted.
10. The definition of the immediate pool area, which is "the land in or on which the pool is situated and as much of the surrounding area that is used for activities or purposes related to the use of the pool", is a key consideration for granting an exemption.
11. Where a building forms part of the pool fence and there are doors opening into the pool area, the local board may grant an exemption from compliance with clauses 8 and 10 of the schedule to the Act. It may exempt if it is satisfied that compliance with the Act is impossible, unreasonable or in breach of any other Act, regulation or bylaw and the door is fitted with a locking device that when properly operated prevents the door from being readily opened by children under the age of six years.
12. When granting a special exemption the local board may impose reasonable conditions relating to the property or the pool or reflecting other relevant circumstances. These may include:
 - a) Making the exemption personal to the applicant so that on a sale of the property a new owner will need to apply for a new exemption
 - b) Granting the exemption for a fixed term irrespective of changes of ownership
13. Any exemption granted or condition imposed may be amended or revoked by the local board by resolution. The rules of natural justice would however dictate that this action should not be taken without informing the pool owner and giving them the opportunity to be heard.

Consideration

Local board views and implications

14. Local boards have delegated authority to approve exemptions to the Fencing of Swimming Pools Act.

Before making an exemption, the local board must consider:

 - the particular characteristics of the property and the pool
 - any other relevant circumstances
 - conditions it may be necessary to impose.
15. The local board must also be satisfied that the exemption would not significantly increase the danger to young children.
16. The local board may resolve to grant, grant subject to conditions, or decline the application for special exemption.

17. If the application is declined the applicant will be required to fence the pool in accordance with the Act.

Maori impact statement

18. There are no particular impacts on Maori that are different from those of other pool owners.

Implementation

19. The decision must be made by resolution.

Attachments

No.	Title	Page
A	7 Patsy O'Hara Place, Swanson (<i>Under Separate Cover</i>) - CONFIDENTIAL	
B	82B Shaw Road, Oratia (<i>Under Separate Cover</i>) - CONFIDENTIAL	
C	2B De Val Drive, Titirangi (<i>Under Separate Cover</i>) - CONFIDENTIAL	

Signatories

Authors	Phillip Curtis - Senior Swimming Pool Specialist
Authorisers	Glenn Boyd - Relationship Manager Henderson-Massey, Waitakere Ranges, Whau

Exclusion of the Public: Local Government Official Information and Meetings Act 1987

That the Waitākere Ranges Local Board Swimming Pool Fencing Exemptions Committee:

- a) exclude the public from the following part(s) of the proceedings of this meeting.

The general subject of each matter to be considered while the public is excluded, the reason for passing this resolution in relation to each matter, and the specific grounds under section 48(1) of the Local Government Official Information and Meetings Act 1987 for the passing of this resolution follows.

7 Special Exemption (Section 6) Fencing of Swimming Pools Act 1987 - Attachment A - 7 Patsy O'Hara Place, Swanson

Reason for passing this resolution in relation to each matter	Particular interest(s) protected (where applicable)	Ground(s) under section 48(1) for the passing of this resolution
The public conduct of the part of the meeting would be likely to result in the disclosure of information for which good reason for withholding exists under section 7.	s7(2)(a) - The withholding of the information is necessary to protect the privacy of natural persons, including that of a deceased person. In particular, the report contains personal information.	s48(1)(a) The public conduct of the part of the meeting would be likely to result in the disclosure of information for which good reason for withholding exists under section 7.

7 Special Exemption (Section 6) Fencing of Swimming Pools Act 1987 - Attachment B - 82B Shaw Road, Oratia

Reason for passing this resolution in relation to each matter	Particular interest(s) protected (where applicable)	Ground(s) under section 48(1) for the passing of this resolution
The public conduct of the part of the meeting would be likely to result in the disclosure of information for which good reason for withholding exists under section 7.	s7(2)(a) - The withholding of the information is necessary to protect the privacy of natural persons, including that of a deceased person. In particular, the report contains personal information.	s48(1)(a) The public conduct of the part of the meeting would be likely to result in the disclosure of information for which good reason for withholding exists under section 7.

7 Special Exemption (Section 6) Fencing of Swimming Pools Act 1987 - Attachment C - 2B De Val Drive, Titirangi

Reason for passing this resolution in relation to each matter	Particular interest(s) protected (where applicable)	Ground(s) under section 48(1) for the passing of this resolution
The public conduct of the part of the meeting would be likely to result in the disclosure of information for which good reason for withholding exists under section 7.	s7(2)(a) - The withholding of the information is necessary to protect the privacy of natural persons, including that of a deceased person. In particular, the report contains personal information.	s48(1)(a) The public conduct of the part of the meeting would be likely to result in the disclosure of information for which good reason for withholding exists under section 7.