



Waitakere City Council
Te Taiao o Waitakere

NOTICE OF MEETING

SWIMMING POOL EXEMPTION COMMITTEE

I hereby give notice that a Meeting of the Swimming Pool Exemption Committee will be held on:-

DATE: Friday, 9 February 2007 **TIME:** 9.30 am

VENUE: Waitakere Central, 6 Henderson Valley Road, Henderson, Waitakere

to consider the business as set out herein and to take any necessary action connected therewith.

31 January 2007

Stephen McDaid
COMMITTEE SECRETARY

Telephone (09) 836 8000 extn 8170

MEMBERSHIP:

Councillors	DQ	Battersby, JP (Chairman)
	WW	Flaunty, QSM, JP
	VS	Neeson, JP

Alternate Representatives

Councillors	LA	Cooper
	PA	Hulse
	JP	Lawley
	CA	Stone

(Quorum 3 members)

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(The reports and recommendations contained in all agendas are reports and recommendations only and are not to be construed, in any way, as Council policy until adopted.)

**AGENDA FOR A MEETING OF THE SWIMMING POOL EXEMPTION COMMITTEE TO BE
HELD AT WAITAKERE CENTRAL, 6 HENDERSON VALLEY ROAD, HENDERSON,
WAITAKERE, ON FRIDAY, 9 FEBRUARY 2007
COMMENCING AT 9.30 AM**

TABLE OF CONTENTS

<u>ITEM</u>		<u>PAGE NO.</u>
1	APOLOGIES	1
2	URGENT BUSINESS	1
3	CONFIRMATION OF MINUTES	1
4	APPLICATIONS FOR SPECIAL EXEMPTIONS - FENCING OF SWIMMING POOLS ACT 1987	2

AGENDA FOR A MEETING OF THE SWIMMING POOL EXEMPTION COMMITTEE TO BE HELD AT WAITAKERE CENTRAL, 6 HENDERSON VALLEY ROAD, HENDERSON, WAITAKERE, ON FRIDAY, 9 FEBRUARY 2007 COMMENCING AT 9.30 AM

1 APOLOGIES



2 URGENT BUSINESS

Section 46A(7) of the Local Government Official Information and Meetings Act 1987 provides that where an item of business is not on the agenda, it may only be dealt with at the meeting if:

- (i) the Committee by resolution so decides; and
- (ii) the Chairman has explained at the beginning of the meeting (when open to the public) that the item will be raised for discussion and decision, why the item is not on the agenda, and why it cannot be delayed until a subsequent meeting.

The Committee may make a decision on a matter determined to be urgent.

NOTE: Urgent Business need not be dealt with now and may be delayed until later in the meeting.



3 CONFIRMATION OF MINUTES

Meeting Minutes - Friday, 1 December 2006

RECOMMENDATION

That the minutes of the Meeting of the Swimming Pool Exemption Committee held on Friday, 1 December 2006, as circulated, be taken as read and now be confirmed.



4 APPLICATIONS FOR SPECIAL EXEMPTIONS - FENCING OF SWIMMING POOLS ACT 1987

PURPOSE OF THE REPORT

The purpose of this report is to present 16 applications for exemptions from some of the requirements of the Fencing of Swimming Pools Act 1987 (the Act).

BACKGROUND

A1 Under Section 6 of the Act, copy attached at page A1, a Council may only grant exemption if, after having regard to the characteristics of the property and the pool and any conditions that may be imposed, it is satisfied that "*such an exemption would not significantly increase danger to young children*". The sort of issues that will usually arise for consideration under Section 6 exemption include matters such as the location of fences in relation to the boundaries of the "*immediate pool area*", the construction of the pool fence and the operation of gates providing access to the fenced area.

A2-A4 The details for a complying fence are set out in the Schedule to the Act, a copy of which is attached at pages A2 to A4. Of particular note are the provisions of Clauses 8 to 10, relating to gates and doors, and Clause 11. Where a building is part of the pool fence and a door from that building opens into the pool area the Council may grant an exemption from compliance with Clauses 8 to 10 if it is "*satisfied that such compliance 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 6 years*".

A pool fence which complies with the Act, with or without an exemption, also complies with the requirements of the building code. A fence which complies with the building code, with or without an exemption granted under the Act, meets the requirements of the Act. Under the building code "*sliding and sliding-folding doors that give access to the immediate pool (area) from a building that forms part of the*" pool fence does not need to be self closing and self latching. To comply with the Act however such doors need to have a latch mounted at least 1.5 metres above the ground. The requirements for sliding and sliding-folding doors under the code will be relevant to the exercise of the Council's discretion in relation to an application for an exemption under Clause 11 of the Schedule in respect of doors opening from a building into a pool area.

Apart from these matters the Act provides no further guidance for the basis of the exercise of the Council's discretion. The purpose of the Act is stated to be "*to promote the safety of young children by requiring the fencing of certain swimming pools*" and that is clearly a relevant issue for Councillors to bear in mind in relation to any exemption application.

When granting a special exemption the committee may impose such other conditions relating to the property or the pool as are reasonable in the circumstances (Section 6(2)). Issues to be considered include:

- Will the exemption be personal to the applicant so that on a sale of the property a new owner will need to apply for a new exemption? This might be appropriate where the personal circumstances of the applicant have had a bearing on the exercise of discretion;
- Will the exemption be granted for a fixed term and irrespective of changes of ownership so that the exemption runs with the property?
- Will the exemption be granted for an indefinite term, irrespective of changes of ownership so that the exemption runs with the property?

- Are there any other conditions which should be imposed, such as the replacement of pool covers after use (particularly in relation to spa pools) or a requirement for more frequent inspection of the pool (currently pools in the City are re inspected on a 3-yearly cycle).

Any exemption granted or condition imposed may be amended or revoked by the Council, by resolution. The rules of natural justice would however dictate that this action should not be taken without prior notice to the pool owner and allowing the pool owner an opportunity to be heard.

Finally it is noted that there is a view in some quarters that an exemption can only be granted on the application of the pool owner. While there are doubts about the validity of that view, circumstances will arise where the Swimming Pool Exemption Committee may wish to grant an exemption, but there are matters in relation to the extant pool fence where a further exemption may need to be granted to enable the exempted arrangements to fully comply with the Act. The most common examples will arise where the fence, following exemption, will include a door which opens into the pool area from a building or there is a gate in the extended fence which does not comply with the Act. In such cases it is considered appropriate for the Committee to accept an oral application for any further exemptions that may be necessary. The Committee Secretary will record the application made. If the Swimming Pool Exemption Committee does not consider it appropriate to grant an exemption for such matters, but it would be happy if some work is done, then it is recommended that the appropriate course of action is to grant the exemption sought conditional upon specified work being completed within a reasonable period.

STRATEGIC CONTEXT

Council is committed to ensuring that Waitakere is a safe place to live and play in. Swimming pool fencing issues have a strong relationship with Council's strategic priorities of first call for children and safe city.

APPLICATIONS

	Applicant	Property Address	A Pages	Non Complying items - Exemption is sought for:
1	DJ & LM Appleton	72 Tirimoana Road, Te Atatu South.	A5	<ul style="list-style-type: none"> • Non complying toilet door - Toilet door swings into pool area. • Immediate swimming pool area - Pool area is not immediate in that a large area and upper decks are contained within pool area. • Waiver of fee.
2	PJ Steel Note: Property owner now Marivan Holdings Limited	109 Tiroroa Avenue, Te Atatu South.	A6	<ul style="list-style-type: none"> • Immediate swimming pool area - Landscaping within immediate swimming pool area. • Waiver of Fee.
3	Coulter Family Trust	40 Graham Avenue, Te Atatu Peninsula.	A7-A8	<ul style="list-style-type: none"> • Immediate swimming pool area - Contains an access way between house and rumpus room. • Non complying double doors - Rumpus room doors open outward.

	Applicant	Property Address	A Pages	Non Complying items - Exemption is sought for:
4	P & JA Ben	30 Brennan Road. Te Atatu Peninsula.	A9-A11	<ul style="list-style-type: none"> Immediate swimming pool area - Access ways through the 3 gates in Immediate swimming pool area to other parts of property.
5	C & Y Woolright	60 Allington Road, Massey.	A12	<ul style="list-style-type: none"> Immediate swimming pool area - Landscaping and lawn area within immediate swimming pool area.
6	AM & SR Brooker	23 St Margaret Place, West Harbour.	A13-A17	<ul style="list-style-type: none"> Non Complying French doors - French doors that swing the wrong way. Waiver of fee.
7	FA & DL Jackson & Goodall Trustee Services Ltd	54 Picasso Drive, West Harbour.	A18-A19	<ul style="list-style-type: none"> Immediate swimming pool area - Immediate area around spa and pool not fenced. Waiver of Fee.
8	N & J Baker	46 The Terrace, Herald Island.	A20	<ul style="list-style-type: none"> Immediate swimming pool area - Landscaping and access ways within pool area. Non complying door - Door swings wrong way.
9	RA Coon	8 Twin Wharf Road, Herald Island.	A21-A27	<ul style="list-style-type: none"> Immediate swimming pool area - Access way between house and clothesline and rear yard. Non Complying Sets of doors - French doors that swing the wrong way.
10	BR & AC Plumpton	7/199 Birdwood Road, Massey.	A28-A29	<ul style="list-style-type: none"> Immediate swimming pool area - Landscaping within Pool area. Climbable fence - Fence post strainer abutting pool fence and mesh abutting fence.
11	D & J Hoskin	20 Range Road, Swanson.	A30-A31	<ul style="list-style-type: none"> Non Complying Doors - French doors and bathroom door swinging the wrong way.
12	G Lencse	63 Universal Drive, Henderson.	A32-A35	<ul style="list-style-type: none"> Non Complying Doors - French doors swing the wrong way.
13	G & V Johnston	273 Great North Road, Henderson.	A36-A37	<ul style="list-style-type: none"> Non Complying doors - Loose leaves swing the wrong way.
14	Birkbeck Trustees	111 Konini Road, Titirangi.	A38	<ul style="list-style-type: none"> Non Complying Doors - French doors swing the wrong way.
15	CL Bryant	157 Golf Road, Titirangi.	A39-A40	<ul style="list-style-type: none"> Waiver of fee. Non Complying doors - French doors swing the wrong way. Immediate swimming pool area - landscaping within pool area and access way to garden.

	Applicant	Property Address	A Pages	Non Complying items - Exemption is sought for:
16	JH Myers	1/6 Cliff View Drive, Green Bay.	A41-A48	<ul style="list-style-type: none">• Non complying doors - French doors swing the wrong way.• Non complying opening - Bi-fold windows that open greater than 100mm.

CONCLUSION

Each of the applicants is seeking exemption from the Act for matters where Council staff considers that remedial action is necessary to achieve compliance with the Act. If an exemption is granted those matters will be deemed to comply with the Act, therefore no remedial action will be required (other than for any action that may be required by a condition attaching to the granting of the exemption).

RECOMMENDATIONS

1. That the Applications for Special Exemptions - Fencing of Swimming Pools Act 1987 report be received.
2. That the Swimming Pool Exemption Committee consider each of the applications and either decline or approve (subject to conditions) the exemptions sought.

Report prepared by: Neville Colling, Team Manager Operational Compliance.

