



## STAFF REPORT

**TO:** Environment & Planning Committee

**FROM:** Jean Hodson - Regulatory Manager

**REFERENCE:** C651

**SUBJECT:** **REGULATORY MANAGER'S REPORT - REPORT EP08/11/19**  
Report prepared for meeting of 20 November 2008

---

### 1. INTRODUCTION

The purpose of this report is to provide a summary of the key issues / items of interest in relation to the Regulatory section of the Environment & Planning Department. A statistical summary report on workload and timeframes over the past six months is attached.

### 2. KEY ISSUES/ ITEMS OF INTEREST

#### 2.1 Building Control

##### 2.1.1 Accreditation Review

We have received advice from IANZ that they have started planning "phase 2" of the technical assessments of Building Consent Authorities and we are scheduled for a re-visit in November 2009. IANZ are offering to also assess us against Regulation 17 at this time although this is well ahead of the 2010 deadline. This enables any matters outstanding to be addressed in good time and if we accept the offer, there will be no additional costs incurred if we choose to be assessed later.

##### 2.1.2 Building Trends

A review of statistics reveals what may be expected. The current economic climate has resulted in a decrease in the number of new dwellings and alterations to dwellings. For the year ending 31 October 2008 there were 292 new dwellings approved, compared to 306 for the same period last year (a 4.5% decrease). Similarly there was a 19% decrease in the number of alterations to dwellings over the same period (342 consents granted for alterations this year compared to 423 last year.)

A summary report is attached for the Committee's information.

##### 2.1.3 Inspection work

Our Building Inspectors have recently been assisting Nelson City Council Building Control with inspection workload at a time when they have been adversely affected by staff shortage. This has been done on a full cost recovery basis. Our inspection workload has eased which will enable follow up work on such projects as swimming pools and earthquake prone buildings to be programmed in the future.

## **2.2 Animal Control**

### **2.2.1 Dog Registration Update**

After receiving reminder letters and phone calls from us, we have now issued 138 infringement notices for unregistered dogs.

### **2.2.2 Dog Control By-Law and Policy Review**

Work has started on the review process for the Dog Control By-Law. The completion date for this work is September 2009 as this is when the existing by-law will lapse. Targeted consultation with special interest groups as well as the general public will be undertaken.

## **2.3 Environmental Health / Maritime**

### **2.3.1 Maritime**

The deployment of buoys marking water ski-lanes and other reserved areas (swimming, anchoring) will have started for the coming summer. Updated water safety brochures will soon be available.

### **2.3.2 Food Safety**

Two staff have recently completed the training by NZ Food Safety Authority (NZFSA) to enable them to become authorised to verify Food Control Plans as part of the VIP (voluntary implementation programme). We have received an indication from some food premises that they would be willing to participate in the VIP.

### **2.3.3 Liquor Licensing**

It is pleasing to report that a recent "controlled purchase operation" involving two fifteen year old volunteers resulted in no illegal sales of alcohol and therefore no infringements in the Tasman District. This is the second one in a row where this result has been achieved.

## **3. STAFF**

We have recently appointed Robert Cox as the new Building Consent Officer (Wastewater). He is highly qualified in the area of wastewater system design and installation.

We have now successfully recruited Garry Tipler for the position of Co-ordinator, Building Control. He will commence work on 19 January 2008 and is currently employed in a similar position at Hutt City. We will finally have a full complement of staff as envisaged in our achieved accreditation.

We have appointed Steve Hainstock as the new Harbourmaster. He was previously employed at Environment Southland.

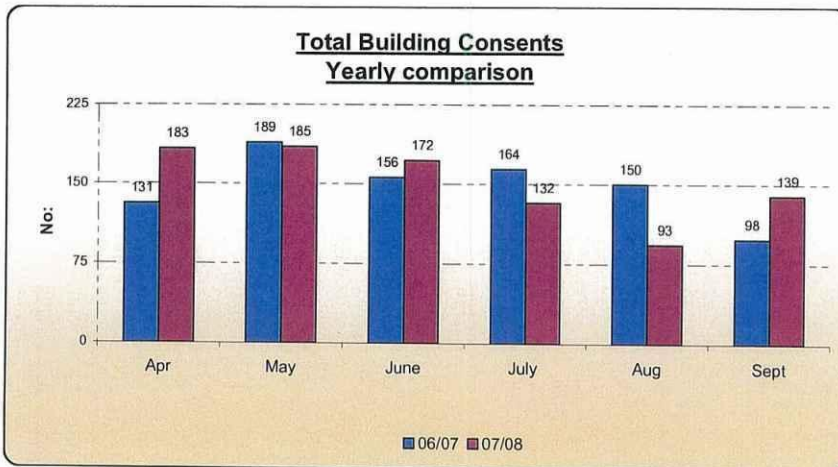
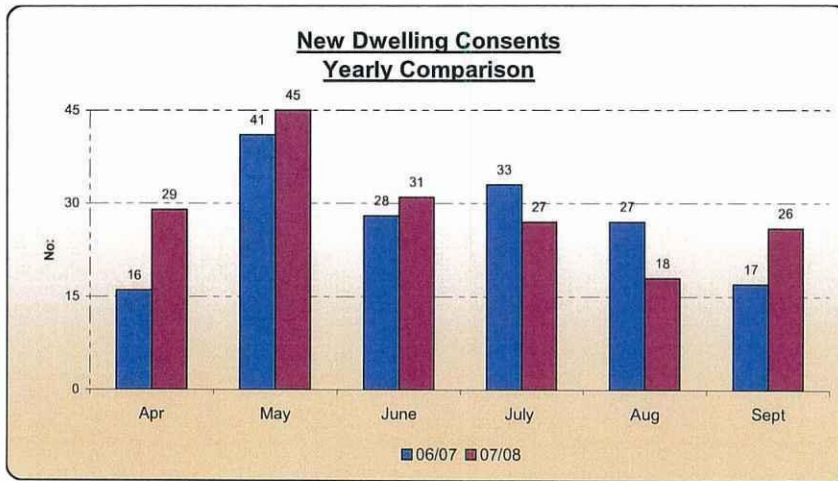
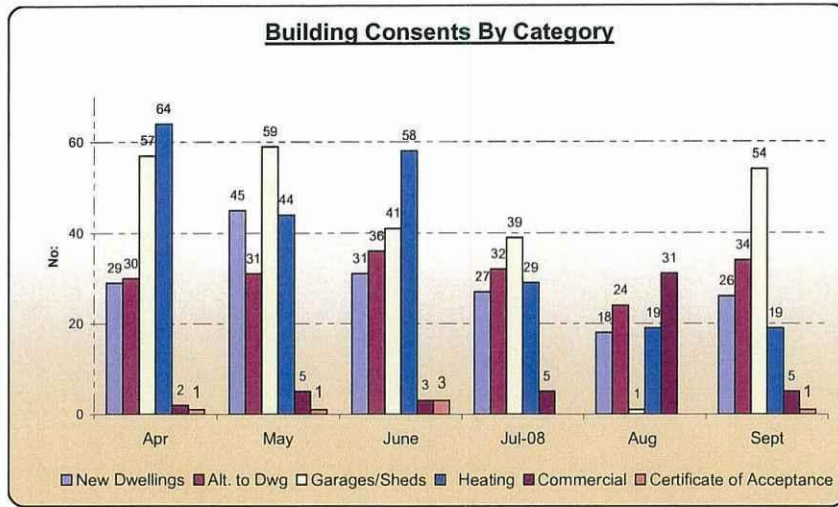
We have recruited Pete Harcom as the new Environmental Health Officer. He was previously with Queenstown Lakes DC and more recently with Department of Labour in Nelson.

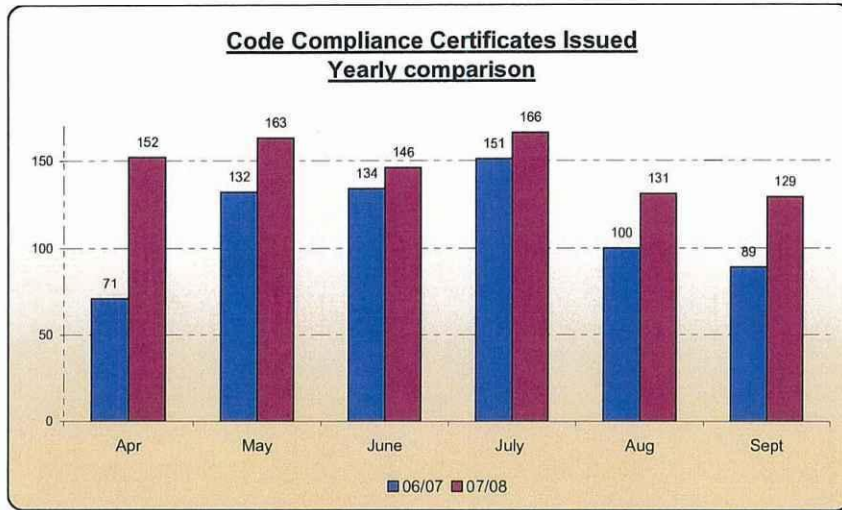
#### 4. RECOMMENDATION

It is recommended that this report be received.

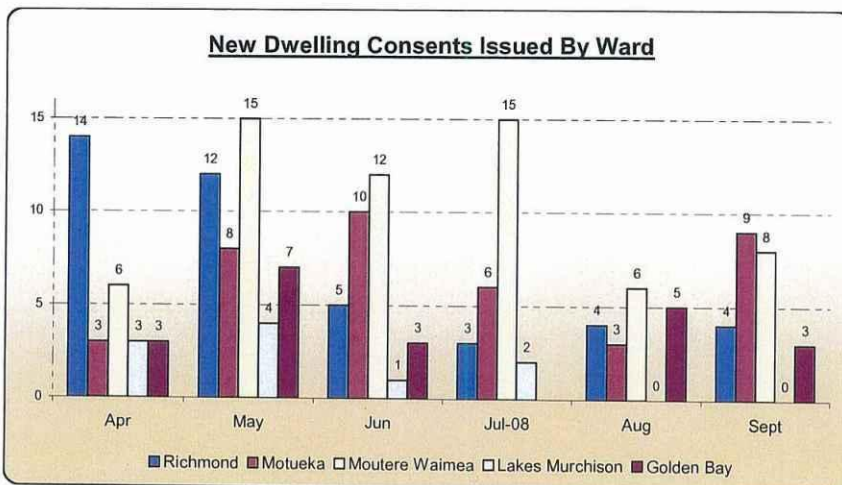
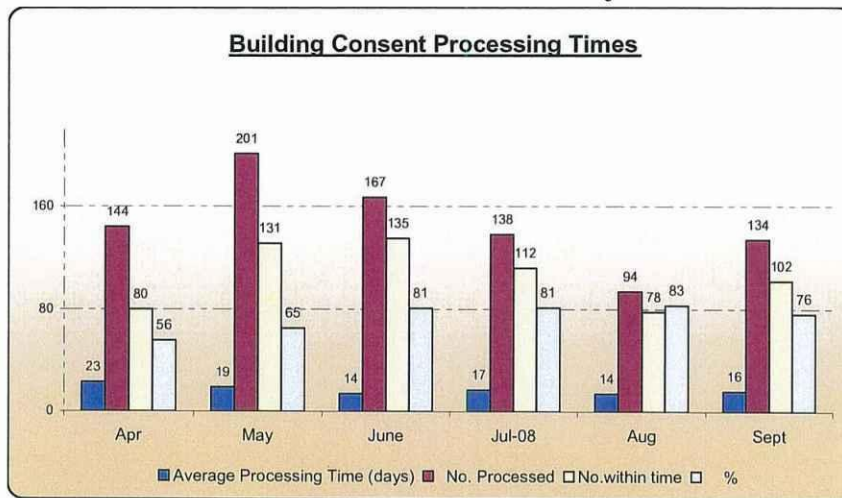


Jean Hodson  
**Regulatory Manager**

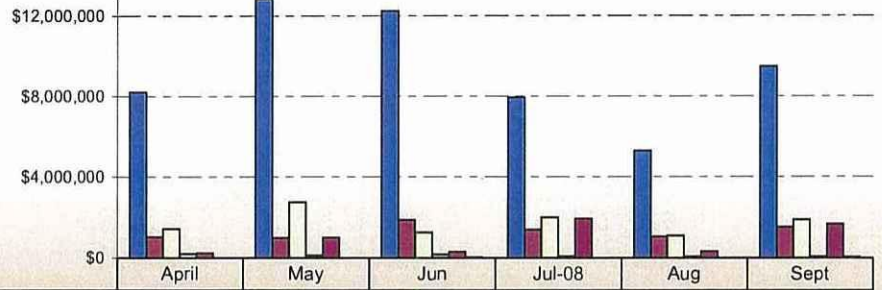




c

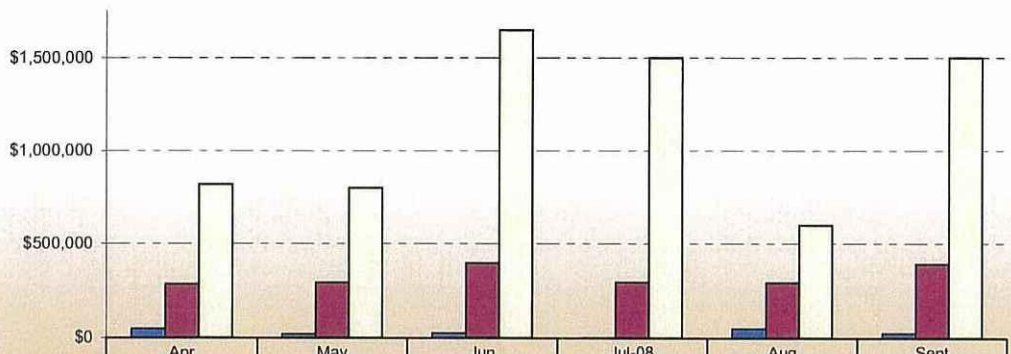


**Value of Building Consents Issued**



	April	May	Jun	Jul-08	Aug	Sept
■ New Dwellings	\$8,210,906	\$12,844,267	\$12,229,853	\$7,938,968	\$5,262,593	\$9,469,416
■ Alt. to Dwg	\$1,033,950	\$995,530	\$1,874,750	\$1,383,190	\$1,054,450	\$1,526,502
□ Garages/Sheds	\$1,433,876	\$2,747,359	\$1,263,261	\$2,005,279	\$1,104,408	\$1,894,042
□ Heating	\$204,912	\$120,593	\$181,672	\$85,673	\$58,372	\$57,808
■ Commercial	\$235,500	\$1,015,000	\$310,000	\$1,932,000	\$320,000	\$1,665,500
■ Certificate of Acceptance	\$2,000	\$4,000	\$25,600			\$40,000

**Value of Building Consents for New Dwellings**



	Apr	May	Jun	Jul-08	Aug	Sept
■ Lowest	\$47,500	\$19,800	\$25,000	\$1	\$50,000	\$26,000
■ Average	\$283,135	\$291,972	\$394,511	\$294,036	\$292,366	\$388,809
□ Highest	\$820,000	\$800,000	\$1,650,000	\$1,500,000	\$600,000	\$1,500,000

