

STAFF REPORT

TO: Environment & Planning Committee

FROM: Jean Hodson, Regulatory Manager

REFERENCE: C651

SUBJECT: **REGULATORY MANAGER'S REPORT - REPORT EP09/11/05 -**
Report prepared for meeting of 19 November 2009

1. INTRODUCTION

The purpose of this quarterly 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 months is attached.

2. KEY ISSUES / ITEMS OF INTEREST

2.1 Building Control

2.1.1 Building Trends

A review of the statistics for the July to September period (compared to the same period last year) shows that the total number of building consents received is 368 (382 last year).

By way of comparison, we issued consents for 61 new dwellings in the same three months, whereas Marlborough issued 64 and Nelson issued 38; however Marlborough and Nelson issued a higher total number of consents than we did in that period.

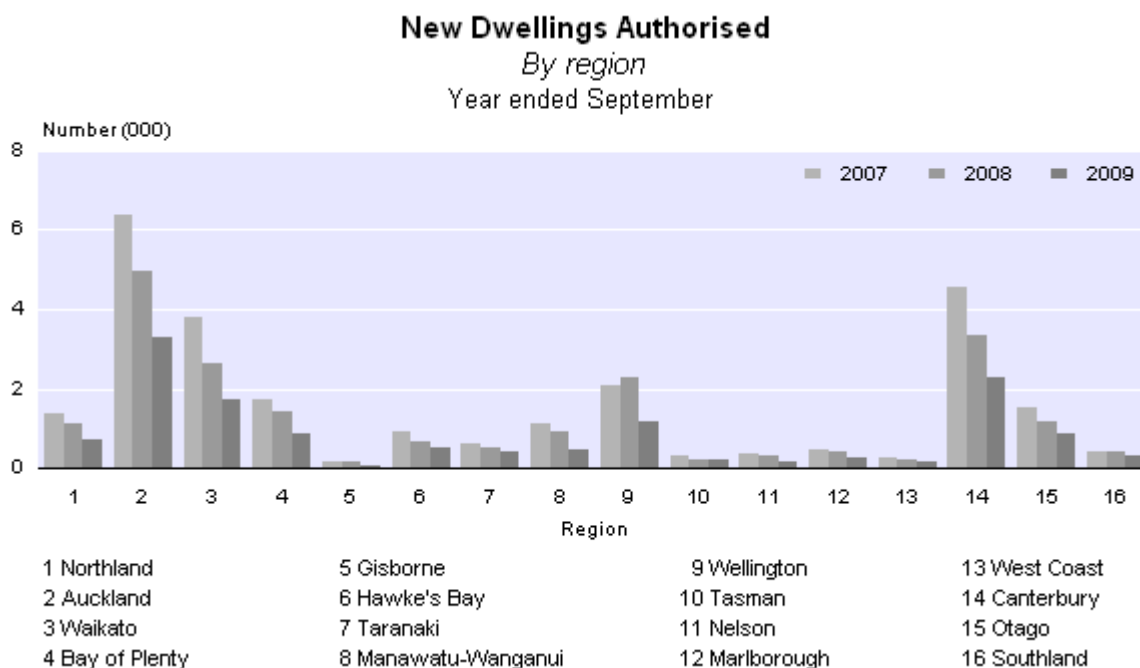
The national building consent statistics show that September 2009 saw the greatest number of new dwelling consents issued since July 2008.

Below is an extract from the NZ Statistics Department media release for September 2009, including a graph of the regional figures comparing the last three years. This information supports the trends we have been reporting to the Committee which indicates our building consents statistics have been relatively stable and not too badly affected by the recession.

“For the year ended September 2009, 15 of New Zealand's 16 regions had fewer dwelling units authorised compared with the previous year. The regions with the largest decreases were:

- *Auckland, down 1,679 units (34 percent) to 3,303*
- *Wellington, down 1,124 units (49 percent) to 1,155*
- *Canterbury, down 1,073 units (32 percent) to 2,271.*

Tasman was the only region to have an increase, up 3 units (1 percent) to 241 new dwelling units.”



2.1.2 Inspection Workload

The inspection workload is steady, with around 160-180 inspections per week. The swimming pool fencing compliance project is on-going.

2.1.3 Accreditation Update

By the time this report is presented, our assessment by IANZ (Institute of Accreditation New Zealand) on the 9-12 November will have taken place and I will be able to comment verbally at the meeting on the outcome.

Staff have worked hard to prepare for the visit and I am confident that effort will stand us in good stead for the assessment.

2.2 Animal Control

2.2.1 Annual Dog Registration

Dog registration is progressing along the normal timeline. At the time of writing there are still 278 unregistered dogs (out of 10,108) compared to 150 last year. The follow-ups will have been completed by the time of the meeting and the infringement

issued. This is more than last year which may be a symptom of the economic times we are in. The infringement fine is \$300.

2.2.2 New Dog Shelter Open

Mayor Kempthorne officially opened the new Dog Shelter on 2 November 2009, complete with ribbon cutting (tied to two friendly canine assistants), cake eating, and canine supply gift bags handed out to members of the public and supporters who attended. Approximately 30 people attended including Councillors, members of the Police, Nelson City Council Animal Control, Motueka SPCA (who generously supplied dog beds) and Nelson Ark.

The project was completed very successfully; the landscaping was completed just in time for the official opening which added a wonderful finishing touch. The project was well managed and was completed within budget.

2.3 Environmental Health / Maritime/ By-Laws

2.3.1 Maritime

Preparations and equipment are almost complete for the busy summer season, with all seasonal buoys and signs having been maintained and deployed and an updated information pamphlet currently being worked on.

A “casual part-time” employee has been appointed as Deputy Harbourmaster for limited “relief” work over the summer season. This work was previously undertaken by a contractor, so there will be no impact on budgeted expenditure.

A Joint TDC/NCC/Port Authority Oil Spill exercise is being organised by TDC staff to take place in Kaiteriteri in November.

2.3.2 Liquor Licensing

On-going processes are occurring regarding the Sprig and Fern Tavern in Queen Street; a noise survey was undertaken recently that highlighted some concerns regarding patron conduct in the Garden Bar area.

3. STAFF CHANGES

A replacement for one of the Building Consent Officers who resigned in October is currently being sought

4. RECOMMENDATION

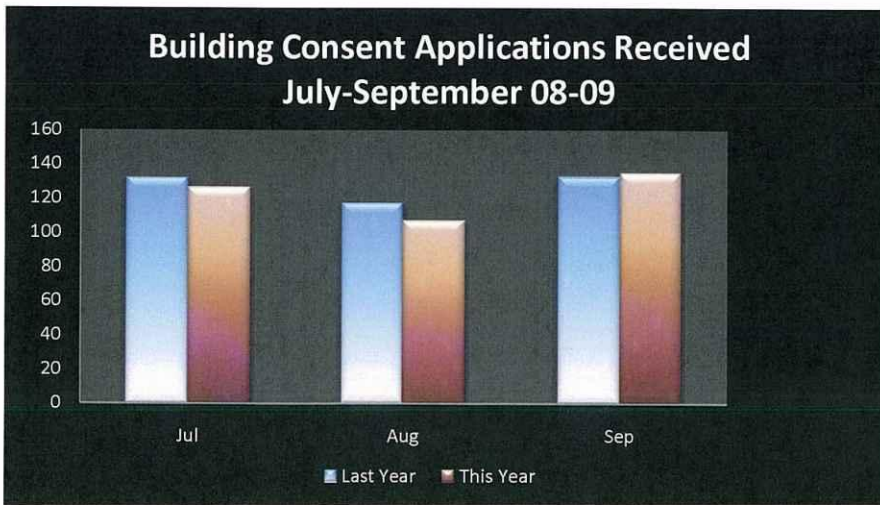
That this report be received.



Jean Hodson
Regulatory Manager

**Building Consent Applications Received
Yearly Comparisons
July-September 08-09**

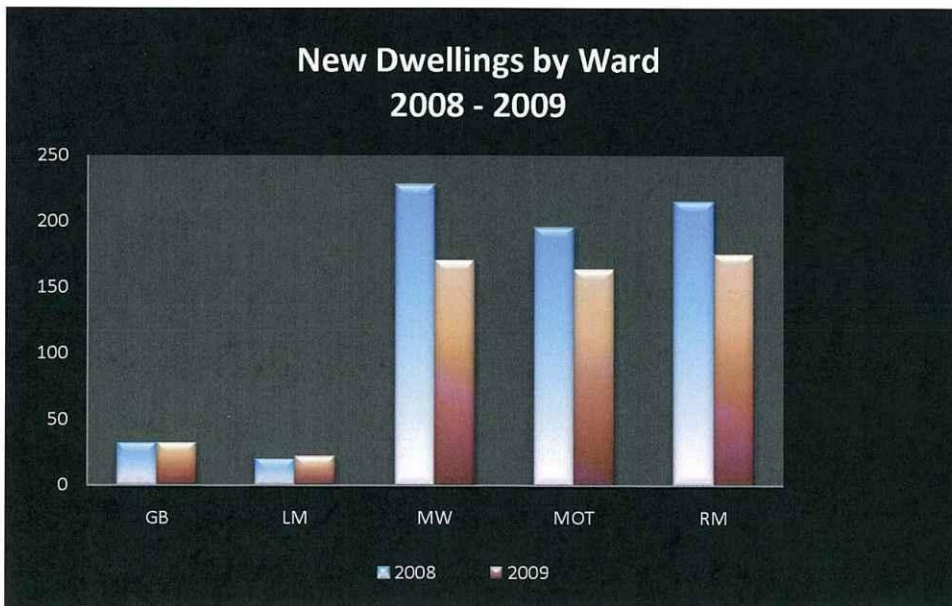
All Building Consents	Jul	Aug	Sep	Total	Var
Previous year	132	117	133	382	
Current Year	126	107	135	368	96%
New Dwellings					
Previous year	25	25	14	64	
Current Year	30	19	30	79	123%
Alterations					
Previous year	38	32	36	106	
Current Year	26	28	39	93	88%
Garages and Sheds					
Previous year	31	40	55	126	
Current Year	0	2	2	4	3%
Heating					
Previous year	36	16	19	71	
Current Year	23	16	13	52	73%
Commercial					
Previous year	2	4	9	15	
Current Year	1	5	5	11	73%
Certificate of Acceptance					
Previous year	3	4	5	12	
Current Year	4	8	4	16	133%



**New Dwellings by Ward
Yearly Comparison
Jan - Sep 2008 - 2009**

New Dwellings	GB	LM	MW	MOT	RM	Total	Var
2008	32	20	228	196	215	691	
2009	32	22	171	164	175	564	82%
Var	100%	110%	75%	84%	81%		

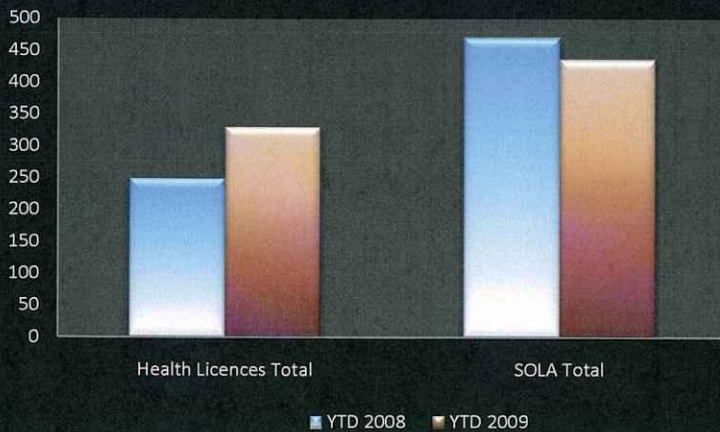
GB Golden Bay
LM Lakes Murchison
MW Moutere Waimea
MOT Motueka



**Environmental Health
Licences Issued Year to Date
January - September 2008 - 2009**

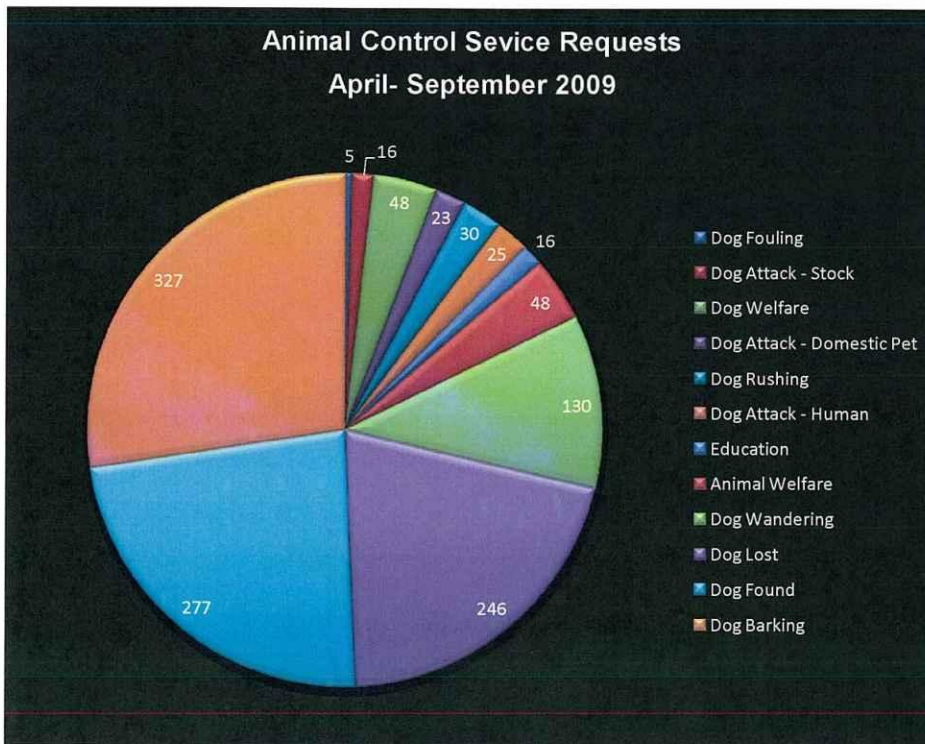
Health Licences	2008	2009	Var
Food Premises	179	237	132%
Other	70	91	130%
Health Licences Total	249	328	132%
Sale of Liquor (SOLA)			
Club Licence	8	9	113%
Manager's Licence	268	228	85%
Off Licence	32	38	119%
On Licence	30	45	150%
Special	57	57	100%
Temporary Authority	74	58	78%
SOLA Total	469	435	93%

**Licences Issued YTD
2008 - 2009**



Animal Control April - September 2009

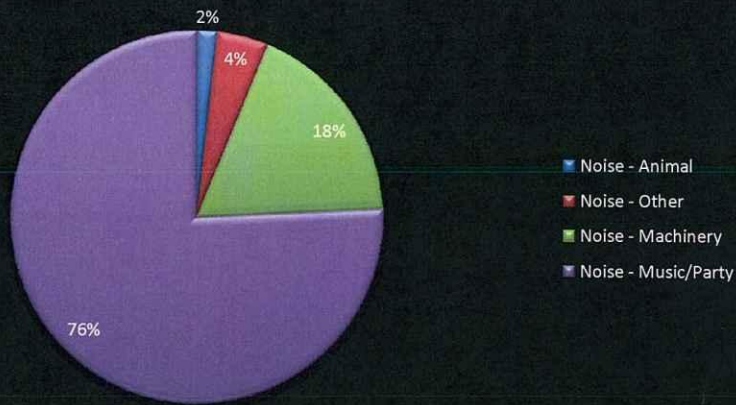
Infringements	Apr	May	Jun	Jul	Aug	Sep	Totals
Failure to Register			3			3	6
Failure to Control/Confine			2			1	3
Failure to Microchip			2				
False Statement				1			1
Dogs Impounded	13	10	4	10	10	13	60
Rehomed	1	2	0	2	1	1	7
Returned to Owner	12	7	3	5	9	11	47
Destroyed		1	1	3		1	6
Service Requests							
Dog Complaints	201	190	178	193	248	271	1281
Stock Complaints	11	19	16	9	23	11	89



Service Request Noise Complaints Yearly Comparison Jan - Sep 2008 - 2009

Service Requests	2008	2009
Noise - Animal	11	5
Noise - Other	29	18
Noise - Machinery	117	55
Noise - Music/Party	492	423

Jan - Sep 2008



Jan - Sep 2009

