



STAFF REPORT

TO: Environment & Planning Committee

FROM: Jean Hodson, Regulatory Manager

REFERENCE: C651

SUBJECT: **REGULATORY MANAGER'S REPORT - REPORT REP10-08-08 -**
Report prepared for meeting of 12 August 2010

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 second quarter of 2010 is attached, some comparisons for the year to date are also given.

2. KEY ISSUES / ITEMS OF INTEREST

2.1 Building Control

2.1.1 Building Trends

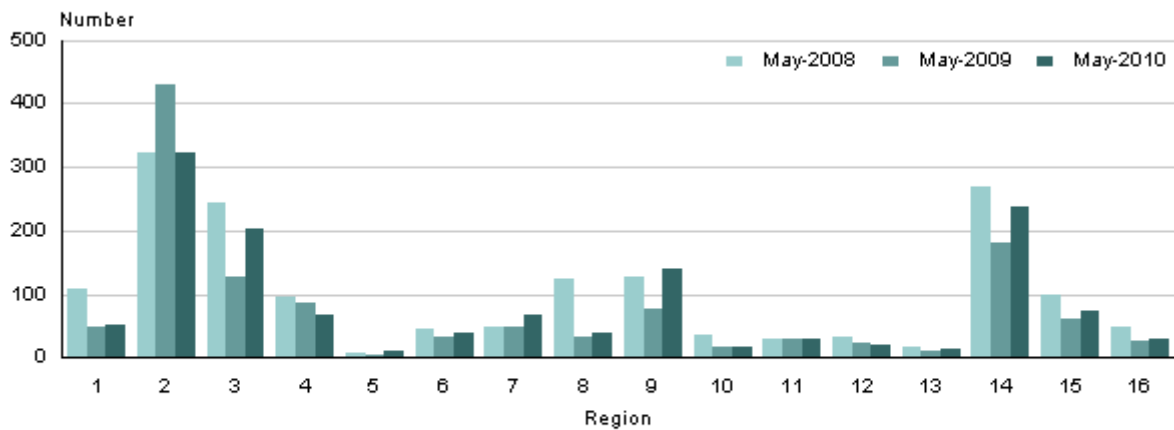
A review of the our statistics for the April to June quarter (compared to the same period last year) shows that the total number of building consents received was 451 (437 last year).

In terms of consents for new dwelling applications received, in that period, there were 81, compared to 49 for the same period last year. The distribution by ward is shown in the table at the back of the report. This positive growth trend compared to last year, is similar to the trend reported for the last quarter, so this is a pleasing indicator for the building sector.

Below is a graph of the regional figures for the month of May for new dwellings authorised, comparing the last three years from the NZ Statistics Department media release.

New dwellings authorised

By region
Monthly



1 Northland	5 Gisborne	9 Wellington	13 West Coast
2 Auckland	6 Hawke's Bay	10 Tasman	14 Canterbury
3 Waikato	7 Taranaki	11 Nelson	15 Otago
4 Bay of Plenty	8 Manawatu-Wanganui	12 Marlborough	16 Southland

Source: Statistics New Zealand

2.1.2 Processing Times

Consent processing times are 95% within timeframe, with an average of nine days of processing time. A limited number of consents are being processed by outside consultants while further training and up-skilling of new staff occurs. This strategy provides us with the necessary skill set to complete the work in accordance with our accreditation and timeframe commitments.

2.1.3 Earthquake Prone, Dangerous and Insanitary Buildings Policy 2006-2011

Section 132 of the Building Act 2004 requires all Councils to review their policies every five years and this should be done by May 2011. With regards to earthquake prone buildings, the process will include a review of how the existing policy has worked for the first five years, what has been achieved in that time, experiences and progress from other TAs and key stakeholder input, so that improvements to the policy can be suggested. The draft reviewed policy which will go to the community in accordance with the special consultative procedure.

2.1.5 Proposed Building Act Review

At a recent meeting in Christchurch with Department of Building and Housing (DBH) officials, it was reported that a good number of submissions had been received on the review of the Building Act discussion document: "Cost-effective quality: Next generation building control". Submissions contained a strong signal from both the local government and the building industry sector that while the general direction of the proposed changes was desirable over time, (simplifying consent processes which reduce BCA input and inspections, rebalancing liability etc), it is too soon in the evolution of the Licensed Building Practitioner (LBP) scheme for the changes to be made to the legislation; it was agreed by most submitters that the overall risks outweighed the potential benefits at this time.

We await further developments.

2.2 Regulatory Services

2.2.1 Liquor Licensing

One Controlled Purchase Operation was undertaken in the Tasman District in the June quarter where ten premises in Golden Bay were tested as part of a joint operation with Police and Public Health. This was the first occasion that On Licensed premises had been tested, and unfortunately five of the ten premises sold to a minor. These sales will result in suspensions of the On Licence for each premises and suspensions of the General Manager's Certificate for the people who made the sales.

2.2.2 Licensed Premises

The reviewed Trading in Public Places Bylaw comes into force on 1 July 2010 as planned.

2.2.3 Gambling Venues Policy

The submission period on the review of this policy closed on 8 July 2010, 37 submissions have been received and acknowledged, with 11 of those people wishing to be heard at a meeting scheduled for 17 August 2010.

2.2.4 Animal Control

Annual registration for the 2010-2011 year is well under way. Registration forms were sent to last known addresses at the end of May to approximately 6500 owners, for the 10,130 dogs within Tasman district. At the time of writing this report, just over 86% of these dogs had been registered. The process has run smoothly (but busy!) with owners being appreciative that Tasman still has such low registration fees.

More owners are paying "online", which currently creates extra administration work as we have to contact each owner to request that the signed form be sent to Council to enable completion of the registration process. Work is being done to hopefully overcome this in future so that unless details have changed since the last registration, verification can be done online and no signed form will be required.

The Annual Report on the Dog Control Activity will be reported separately to the Committee before being lodged with the Department of Internal Affairs.

2.2.5 Parking Enforcement

At the previous meeting the Committee requested information on a breakdown between types of parking infringements. This is provided in the table. It is noted that parking related infringements are the vast majority (compared to failure to display registration labels). Unfortunately it is not possible to distinguish in terms of fines collected between the two. Infringements that go through to the District Court can either be waived, allowed to be paid off on "time payment" or replaced with a requirement for community service.

The Committee will remember a significant increase in the parking infringements issued in the months of February and March compared to last year's figures. This relates to Sundial Square and Petrie car parks. Although the figures are still higher than the previous year, they have decreased since the early part of the year showing the community is becoming used to having time restrictions monitored in those areas.

4. RECOMMENDATION

That Report REP10-08-08 be received.

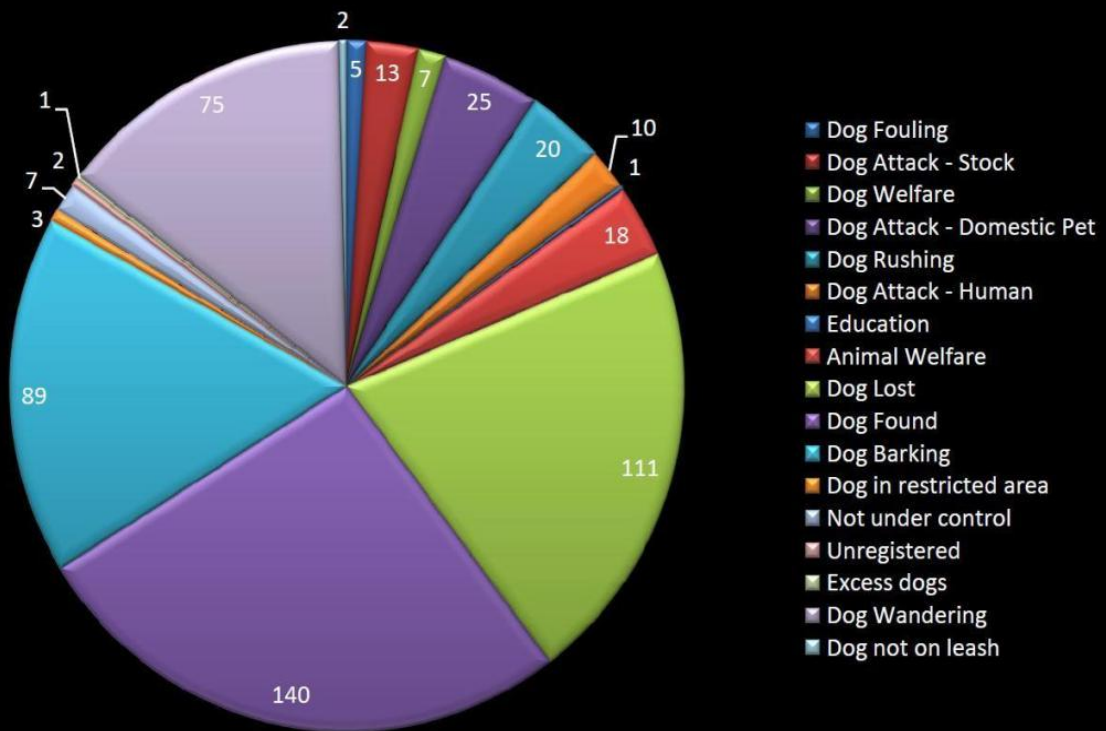


Jean Hodson
Regulatory Manager

Animal Control April to June 2010

Infringements	April	May	June	Totals
Failure to Register	1	6		7
Failure to Control/Confine		2	1	3
Failure to keep under Control			2	2
Fail to comply with bylaw	1			1
Impounding				
Dogs Impounded	9	15	20	44
Dogs Rehomed		2		2
Dogs Returned to owner	1	7	13	21
Dogs Destroyed		2	1	3
Still in Pound	11	5	6	22
Service Requests				
Dogs	178	175	176	529
Stock	14	16	14	44

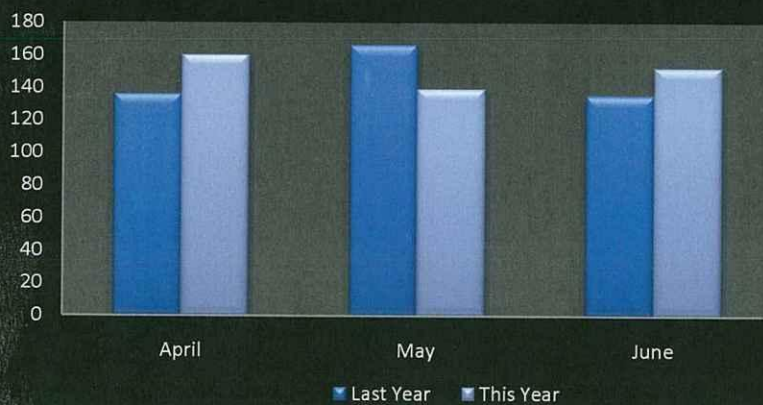
Animal Control Service Requests April to June 2010



Building Consent Applications Received Yearly Comparisons April-June 09-10

All Building Consents	April	May	June	Total	Var
Previous year	136	166	135	437	
Current Year	160	139	152	451	103%
New Dwellings					
Previous year	14	19	16	49	
Current Year	22	30	29	81	165%
Commercial					
Previous year	4	7	17	28	
Current Year	3	3	6	12	43%
Alterations					
Previous year	31	43	26	100	
Current Year	29	27	24	80	80%
Heating					
Previous year	47	58	43	148	
Current Year	58	50	49	157	106%
Garages and Sheds					
Previous year	3	24	13	40	
Current Year	4	16	19	39	98%
Certificate of Acceptance					
Previous year	4	2	3	9	
Current Year	3	4	8	15	167%

Building Consent Applications Received April - June 09-10



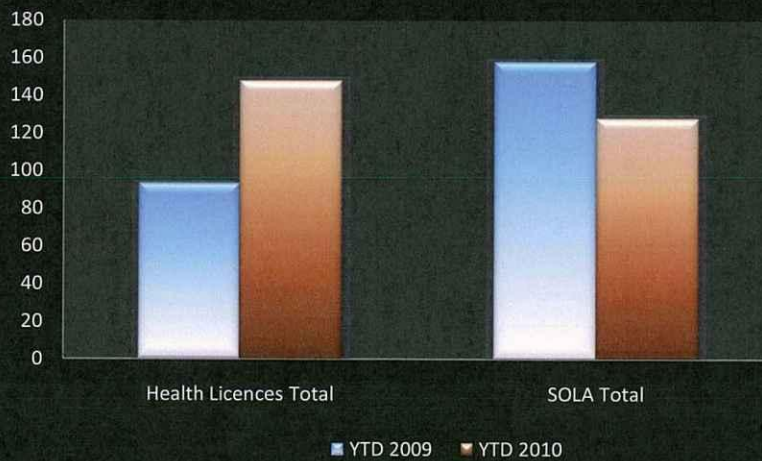
BC Processing Times Yearly Comparison

Quarter	Year	Processed	On time	Average Days
January -	2009	281	94%	11
March	2010	375	86%	12
April -	2009	431	94%	11
June	2010	423	95%	9
July -	2009			
September	2010			
October -	2009			
December	2010			

**Environmental Health
Licences Issued Year to Date
January - June 2009 - 2010**

Health Licences	2009	2010	Var
Food Premises	60	101	168%
Other	33	47	142%
Health Licences Total	93	148	159%
Sale of Liquor (SOLA)			
Club Licence	2	3	150%
Manager's Licence	82	75	91%
Off Licence	15	9	60%
On Licence	12	14	117%
Special	22	18	82%
Temporary Authority	25	9	36%
SOLA Total	158	128	81%

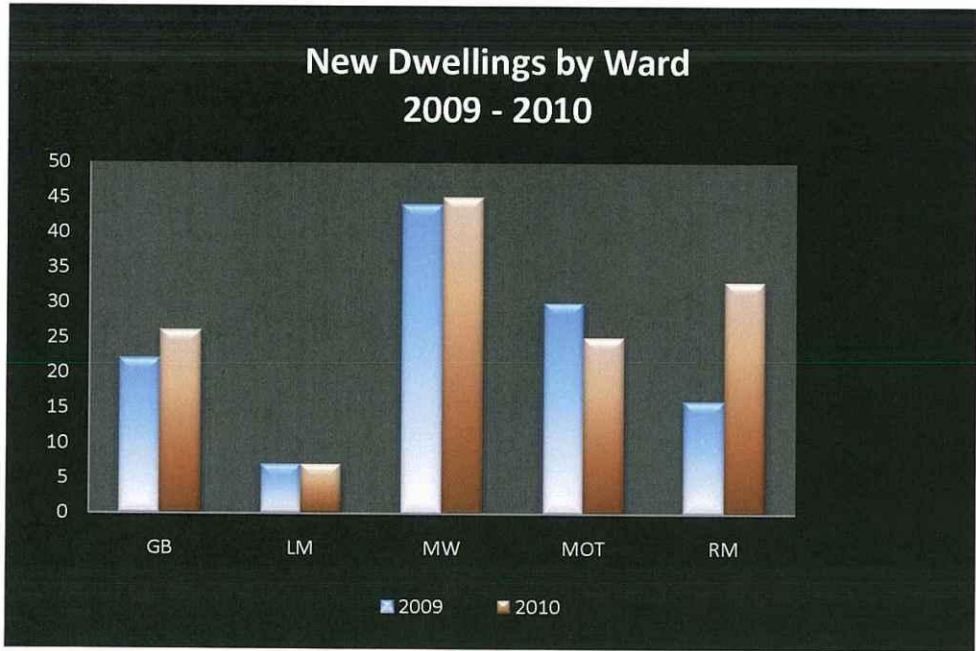
**Licences Issued YTD
2009 - 2010**



New Dwellings by Ward Yearly Comparison Jan - Jun 2009 - 2010

New Dwellings	GB	LM	MW	MOT	RM	Total	Var
2009	22	7	44	30	16	119	
2010	26	7	45	25	33	136	114%
<i>Var</i>	118%	100%	102%	83%	206%		

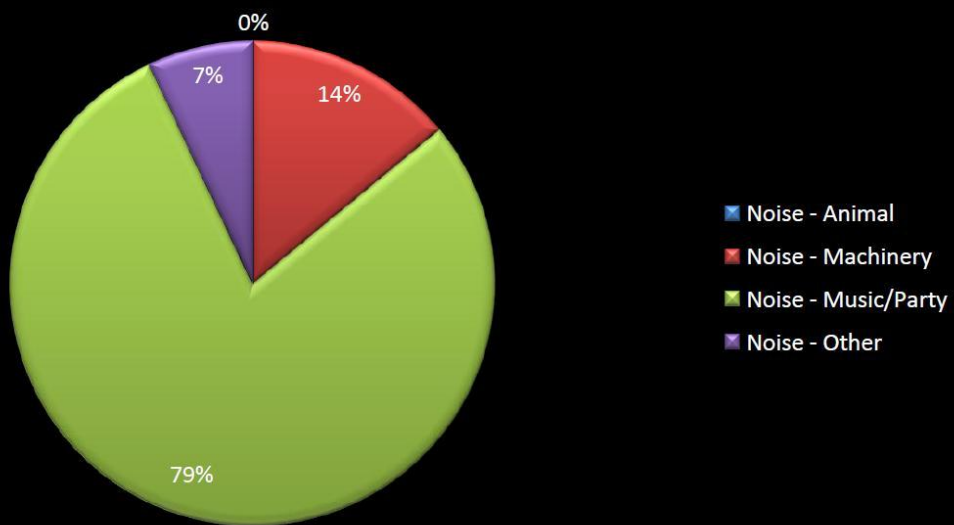
GB Golden Bay
 LM Lakes Murchison
 MW Moutere Waimea



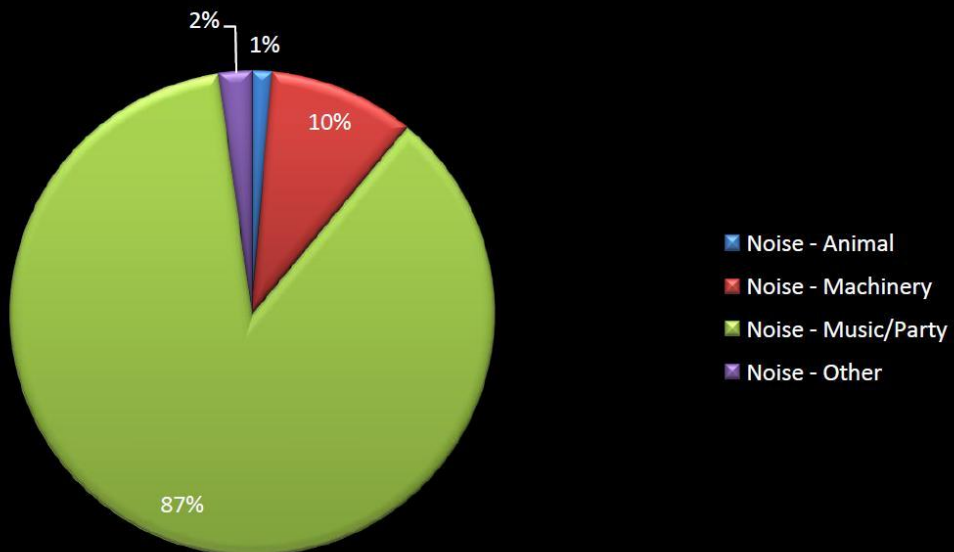
Service Request Noise Complaints Year to Date Comparison Jan - Jun 2009 - 2010

Service Requests	2009	2010
Noise - Animal	3	0
Noise - Machinery	22	30
Noise - Music/Party	197	169
Noise - Other	5	15

Jan-Jun 2010



Jan-Jun 2009



Parking Control April to June 2010 compared with April to June 2009

	2010	2009
Parking Inf issued	328	162
Not displaying licence label inf issued	63	44
Total Infringements issued	391	207
Total Infringements paid	374	176
Total Infringements to Court	124	63

Parking Infringements Issued April to June 2010 compared with April to June 2009

