



## STAFF REPORT

**TO:** Environment & Planning Committee

**FROM:** Adrian Humphries, Regulatory Services Manager

**REFERENCE:** C651

**SUBJECT:** **REGULATORY MANAGER'S REPORT - REPORT REP11-01-11 -**  
Report prepared for meeting of 27 January 2011

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### 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 third and fourth quarter of 2010 is attached, some comparisons for the year to date are also given. Note, due to the timing of the elections and the departure of my predecessor this is the first opportunity to report so it covers the period 1 July 2010 to 31 December 2010.

### 2. KEY ISSUES / ITEMS OF INTEREST

#### 2.1 Building Control

##### 2.1.1 Building Trends

A review of the statistics for the period July to December (compared to the same period the previous year) shows a slight reduction in the total number of building consents received to 731 (760 last year).

In terms of consents for new dwelling applications received in the same period, there were 168, compared to 159 for the same period last year. The distribution of consents processed by ward is shown in the table at the back of the report. The fourth quarter for 2010 shows a dip by one house where each of the three previous quarters showed a positive growth trend compared to the previous year. Nationally for the month of November, new dwelling units, excluding apartments were down 15% on the previous year, and down 2% when apartments are included. We will need to monitor the trends to see how Tasman might be impacted by wider economic forces which may now be emerging.

### **2.1.2 Processing Times**

Consent processing times over the third quarter were 96% and for the fourth quarter 89% within timeframe. This slip can be attributed to staff vacancies and appointments. A limited number of consents were processed by outside consultants to keep up with the workflow, however, outside assistance is not currently required as vacancies have been filled and there has been a slowing down of consent applications over the Christmas holiday period.

### **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 for us 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 is required to go to the community through the special consultative procedure so this will be factored into the project timeline. We would look to workshop a draft with Councillors if required.

## **2.2 Regulatory Services**

### **2.2.1 Liquor Licensing**

Two Controlled Purchase Operations were undertaken during the period in the Tasman District as part of joint operations with Police and Public Health; one in September found one premises in Wakefield where liquor was sold to a minor (out of ten tested); the December operation saw 13 premises tested and all complied.

### **2.2.3 Gambling Venues Policy**

The reviewed Gambling Policy is now in place following hearings in August.

### **2.2.4 Animal Control**

Annual registration for the 2010-2011 year went well again this year. There were 91 infringement notices sent out to dog owners who had not completed their registration by 31 August. We have decided to waive the fines in a number of cases where registration is now complete. At time of writing there are 10,145 dogs registered within Tasman district, 4,357 are urban and 5,788 are rural. The process ran smoothly (but busy!) with owners being appreciative that Tasman still has such low registration fees.

More owners have paid "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.

At the last quarterly report Cr Norriss asked for information on the number of resource consents sought where more than three dogs are kept on a residential property. Investigation shows that during 2010 there were four Resource Consent applications made to have more than two dogs on a residential zone property. Council's consents database shows that since 1999 there have been 29 applications, several of which, since the resource consent attaches to the property are now redundant as either the dog numbers have reduced or the owners have relocated.

### **2.2.5 Parking Enforcement**

At the previous meeting the Committee requested information or a breakdown between types of parking infringements. This is provided in the relevant 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.

## **3. RECOMMENDATION**

That Report REP11-01-11 be received.

A handwritten signature in black ink, appearing to read 'Adrian', with a large, stylized flourish extending to the right.

Adrian Humphries  
**Regulatory Services Manager**