



STAFF REPORT

TO: Environment & Planning Committee

FROM: Adrian Humphries, Regulatory Services Manager

REFERENCE: C651

SUBJECT: **REGULATORY MANAGER'S REPORT - REPORT REP11-04-05 -**
Report prepared for meeting of 21 April 2011

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 first quarter of 2011 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 statistics for the period January to March (compared to the same period the previous year) shows a reduction in the total number of building consents received at 319 (368 last year).

In terms of consents for new dwellings, applications received increased by 38% to 69 compared to 50 for the same period last year and applications received for commercial buildings also increased by 18% to 26 compared to 22 for the same period last year. The distribution of consents processed by ward is shown in the table at the back of the report.

It should be noted that significant changes to Schedule 1 Building Work (work that does not require a Building Consent) came into effect on 23 December 2010. These changes have led to a marked reduction in numbers of Building Consents for some alterations i.e. decking, and smaller projects such as garages and sheds. It is believed that this is the main cause of the drop in consent applications received.

2.1.2 Processing Times

Consent processing times over the quarter were 96% on time (86% in 2010) and average time taken was eight days (12 days in 2010). 50% of the consents that were not processed on time were those processed externally even though less than 5% of

the consents were processed in this way. The number of consents that are still being processed by outside consultants continues to be reduced.

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. Staff review of the existing Policy is well advanced. Work has been done over the last five years using the existing Policy to categorise specific buildings i.e. those that will be required to be usable after an earthquake. A survey of these priority buildings was carried out in 2009 and there is a 15 year cycle of upgrading to meet the Policy requirements on strengthening where required. Tasman District Council will now be contacting owners of Category 2 buildings (those that present a risk to large numbers of people at once) and identifying what work needs to be done.

Stakeholders such as Civil Defence and property owners are being consulted in the preparation of the review. The draft reviewed policy is required to go to the community through the special consultative procedure.

Recent events in Christchurch have shown that some engineering solutions relating to earthquake strengthening are being reviewed and this could impact on the Policy. The Department of Building and Housing have been contacted with a view to delaying the Review until lessons learned through the Royal Commission report on the Christchurch earthquake can be assessed and implemented where necessary.

2.1.4 Senior Building Inspector - Motueka

In order to improve service an internal promotion has been made and a Senior Building Inspector (SBI) appointed to cover Motueka and Golden Bay. This creates a focal point for communication and reduces pressure on the single SBI based in Richmond. I am confident that this will lead to improvements in efficiency, service and support to staff.

2.1.5 Infringement Notices

In 2007 Regulations were made under the Building Act that established infringement offences for specific transgressions against the Act. The intention of the Regulations was to enable enforcement authorities to take action against offenders and to encourage legal compliance. The fines are significant (up to \$2,000) and will only be issued in accordance with the Tasman District Council Enforcement Policy guidelines. Alleged offenders have the option of going to Court if they wish to appeal against the fine. So far one infringement notice has been issued but it is anticipated that more will follow.

2.2 Regulatory Services

2.2.1 Liquor Licensing

Liquor Licensing

A series of General Manager Refresher Training workshops were held throughout the District in December with 54 people representing 26 licensed premises attending.

These workshops were a joint project between Police, Public Health and Tasman District Council and this was the second year they have been held. Those attending reported an improvement in their understanding of Host Responsibility practices as a result.

2.2.2 Registered Food Premises Inspections

The team have been catching up with a significant backlog and have done 372 inspections and other visits since June 2010 (this figure includes revisits). Another 94 premises will be visited before end of June 2011 to be fully back on track i.e. to have visited all registered food premises within the last 12 months.

2.2.3 Other premises registered under the Health Act i.e. Campgrounds, Hairdressers, Funeral parlours and Offensive Trades

There are 81 premises registered, 15 premises which are outstanding will be visited before June 2011.

2.2.4 Meth Lab - Procedure

The Regulatory Services Meth Lab procedure is currently being revised to take account of the Ministry of Health Guidelines (August 2010) and to enable this department to deal effectively with any future Meth lab notifications from the Police.

2.2.5 Concrete and Metals Motueka - Noise complaints

This long standing issue appears to have been resolved - no further noise complaints have been received since the production of the noise report from this dept after the last complaint on 24 January 2011.

2.2.6 Campground Water Supplies

From October 2010 a sanitary survey was carried out on the water supplies to all 33 registered campgrounds in the District. Up to date information as to the water source and potability of water supplies was obtained for each site. This included taking a sample from each campsite which was analysed for bacteria. Four samples were found to be contaminated with E.coli bacteria and work was required to make the water supply potable. We are working with the other sites to get treatment on all supplies, even where the sample was satisfactory, so that ongoing potability can be assured.

2.2.7 Events and Fairs

The team have been working with event organisers this summer to ensure all mobile food traders are registered. Visits have been made to several events to undertake onsite inspections e.g. Motueka A&P show, Brightwater Food & Wine festival, the Luminare festival and Richmond harness racing.

2.2.8 Animal Control

At time of writing there were 10,189 dogs registered within Tasman district, 4,299 urban and 5,790 rural.

One concern is that there are nearly 70 dogs which are still unregistered from last year which are still resident in the District. Fines have been issued but the owners have still failed to register their dogs. A number of additional measures will now be taken to encourage compliance, these will include further fines, seizure of unregistered dogs and if necessary prosecution.

Preparation work for the registration period has gone well and we are in position to commence at the end of May.

2.2.9 Parking Enforcement

At a previous meeting the Committee requested information showing a breakdown between types of parking infringements, this is provided in the relevant table. It should be 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. SUPPORT TO THE CHRISTCHURCH EMERGENCY

Eight members of the Building team and all four Environmental Health Officers have assisted with support to the emergency management of the Christchurch earthquake. This was done on a rotational basis to offer the maximum support with the minimum effect on our own services. Staff remaining behind also worked extra hours to cover the support that the District offered. Feedback reports have been sent to Civil Defence and the other Governmental organisations which co-ordinated the response. The aim of these reports is to emphasise areas which were considered to be successful and areas where improvements could be made.

4. RECOMMENDATION

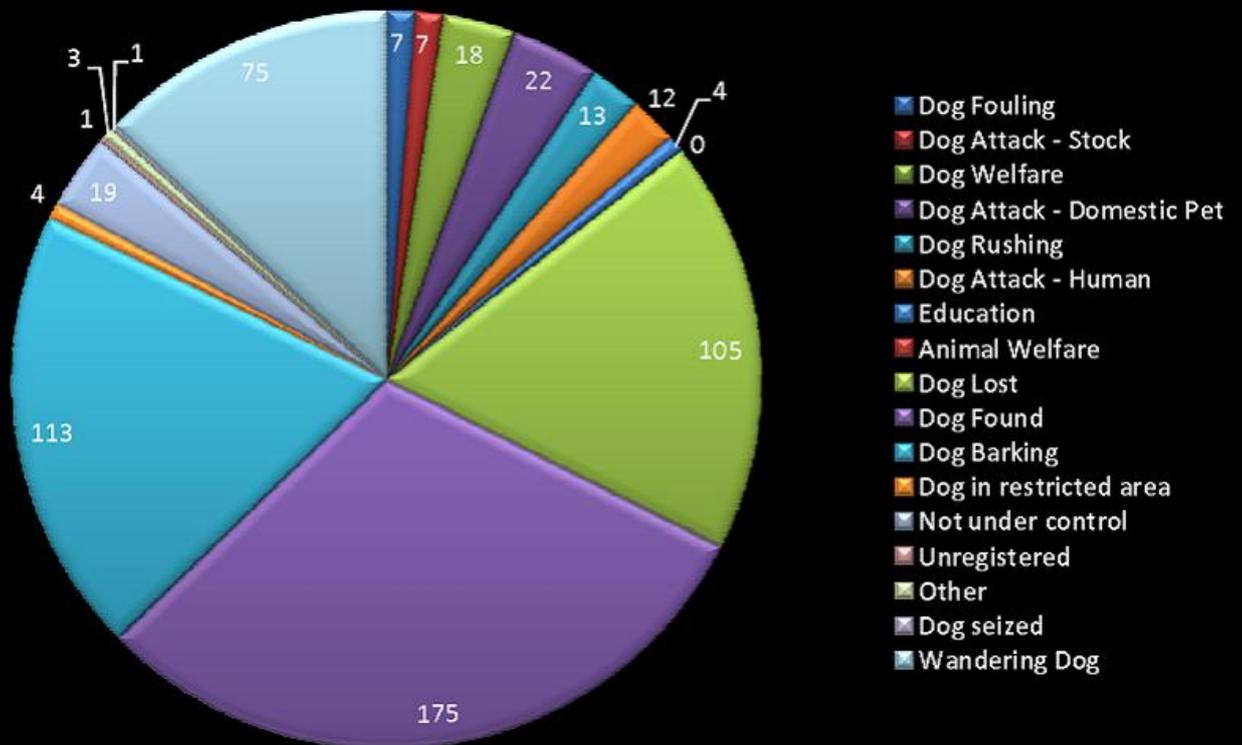
That Report REP11-01-07 be received.

Adrian Humphries
Regulatory Services Manager

Animal Control January to March 2011

Infringements	January	February	March	April	May	June	Total
Failure to Register			1				1
Failure to Control/Confine			2				2
Failure to keep under control	1	4					5
Impounding							
Dogs Impounded	14	6	20				40
Dogs Rehomed			2				2
Dogs Returned to owner	12	5	9				26
Dogs Destroyed			3				3
Service Requests							
Dogs	213	175	191				579
Stock	17	13	21				51

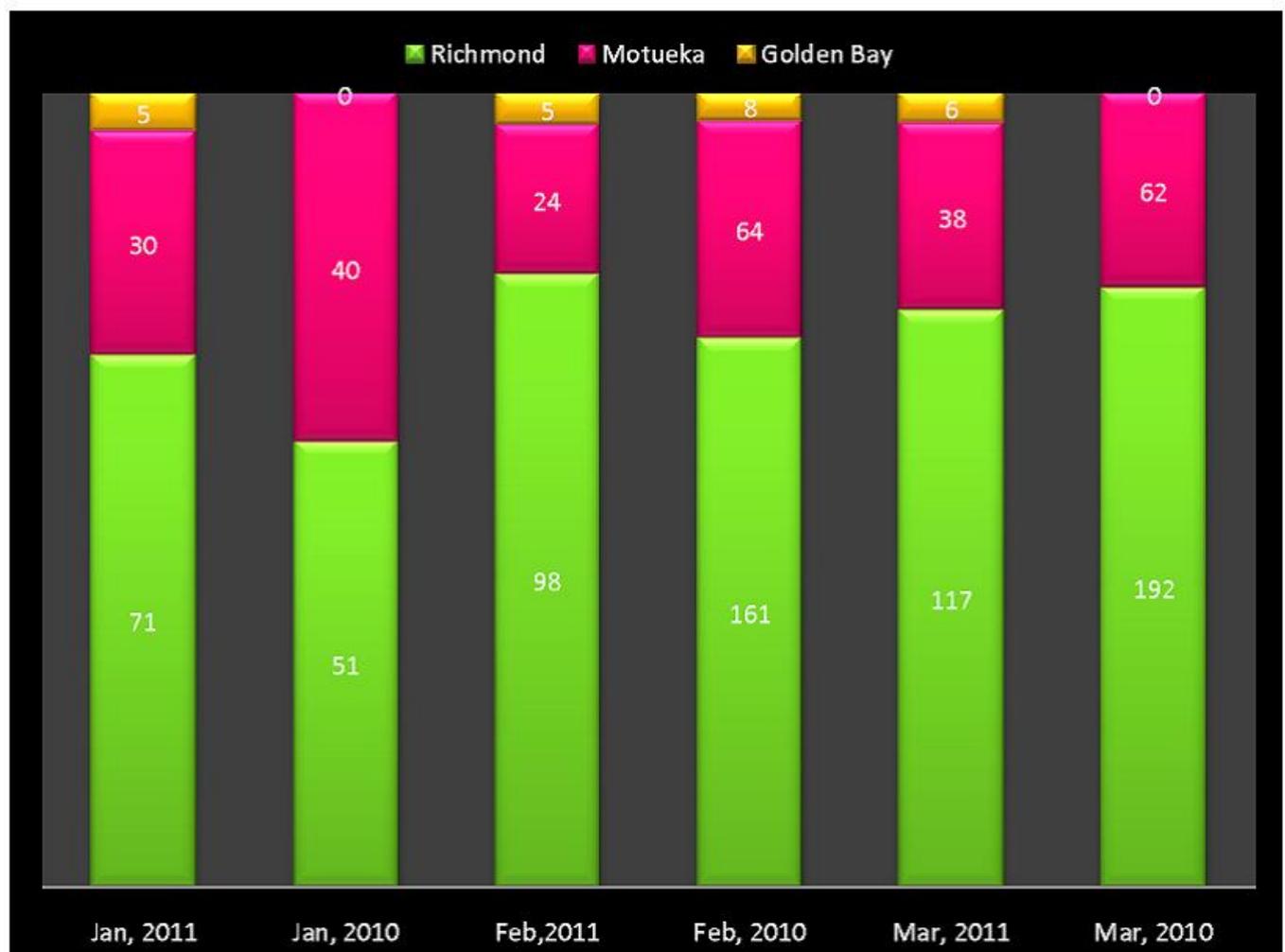
Animal Control Service Requests January to March 2011



Parking Control January to March 2011 compared with January to March 2010

	2011	2010
Parking Inf issued	343	484
Not displaying licence label inf issued	51	94
Total Infringements issued	394	578
Total Infringements paid	279	362
Total Infringements to Court	80	67

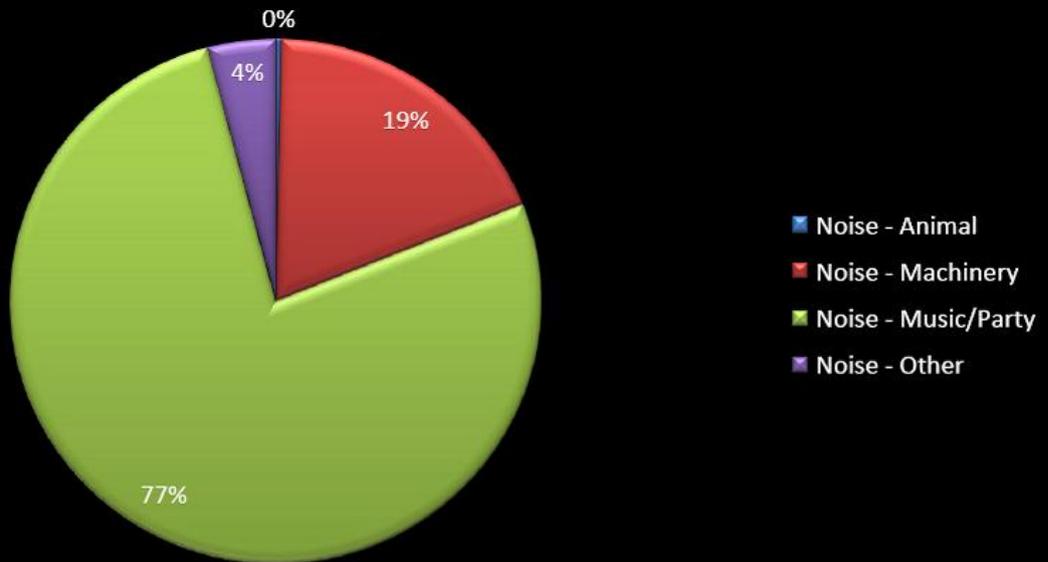
Parking Infringements Issued



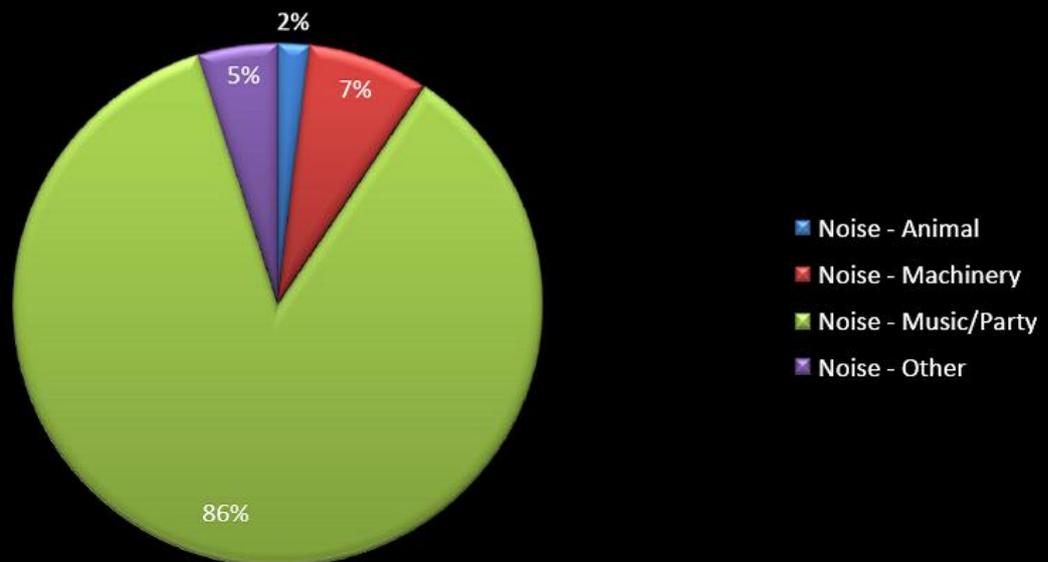
Service Request Noise Complaints Year to Date Comparison

Service Requests	2010	2011
Noise - Animal	6	1
Noise - Machinery	23	54
Noise - Music/Party	267	223
Noise - Other	15	12

Jan-Mar 2011



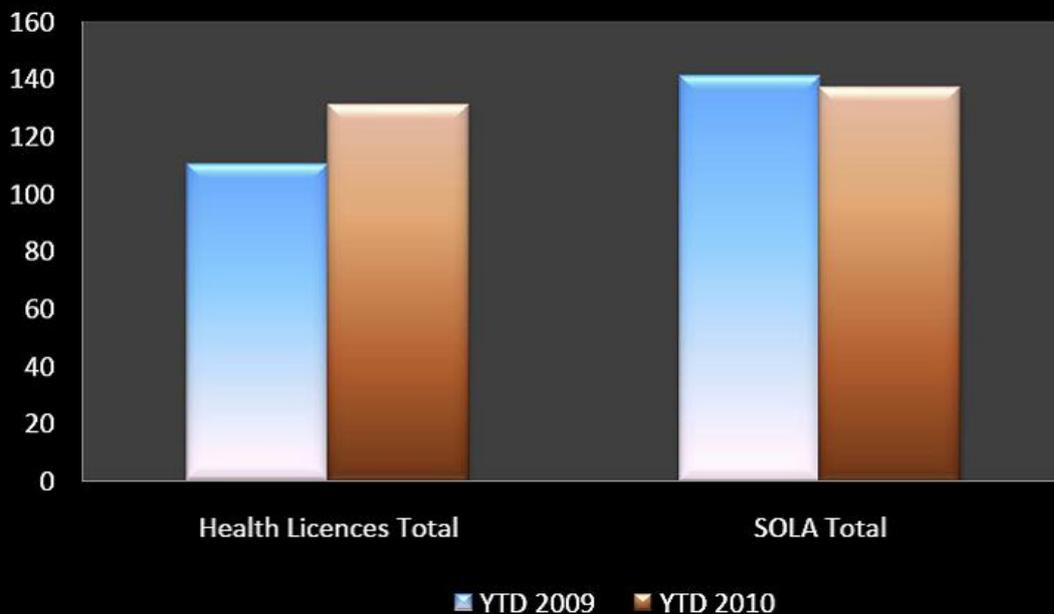
Jan-Mar 2010



Environmental Health Licences Issued Year to Date January - March 2010 - 2011

Health Licences	2010	2011	Var
Food Premises	82	79	96%
Other	28	52	186%
Health Licences Total	110	131	119%
Sale of Liquor (SOLA)			
Club Licence	5	1	20%
Manager's Licence	76	63	83%
Off Licence	8	12	150%
On Licence	16	15	94%
Special	23	43	187%
Temporary Authority	13	3	23%
SOLA Total	141	137	97%

Licences Issued YTD 2010 - 2011

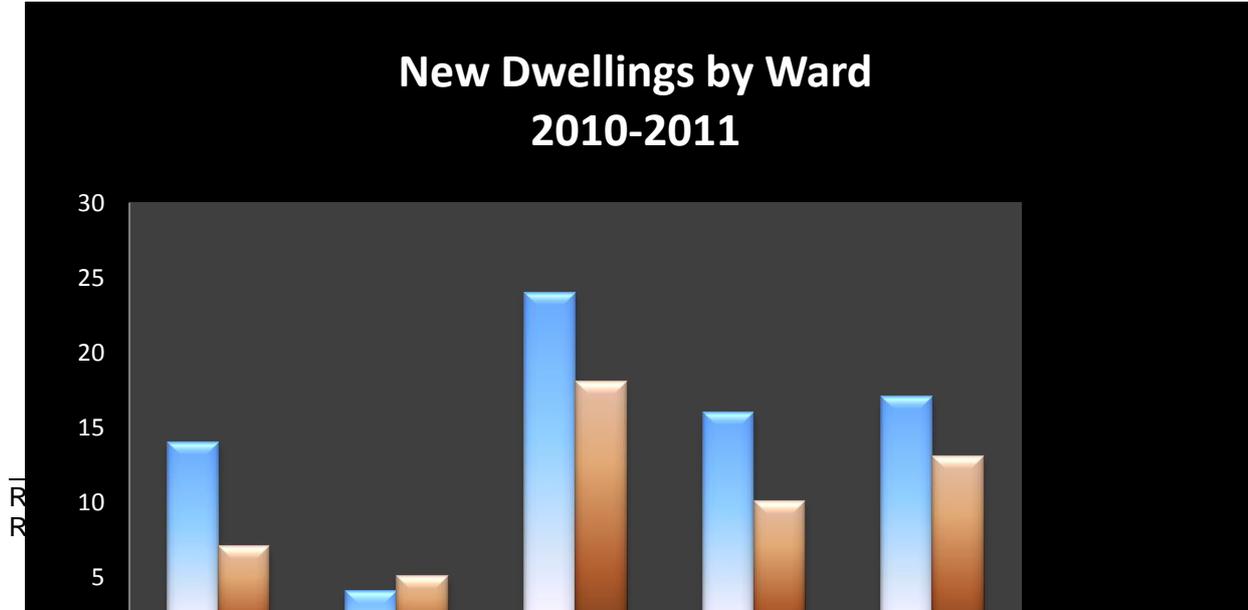


**BC Processing Times
Yearly Comparison
January - June 2008 - 2009**

Quarter	Year	Processed	On time	Average Days
January - March	2009	281	94%	11
	2010	375	86%	12
	2011	298	96%	8
April - June	2009	431	94%	11
	2010	423	95%	9
	2011			
July - September	2009	343	91%	12
	2010	395	96%	12
	2011			
October - December	2009	349	94%	13
	2010	321	89%	14
	2011			

New Dwellings	GB	LM	MW	MOT	RM	Total	Var
2010	14	4	24	16	17	75	
2011	7	5	18	10	13	53	71%
<i>Var</i>	50%	125%	75%	63%	76%		

GB Golden Bay
LM Lakes Murchison
MW Moutere Waimea
MOT Motueka



**New Dwellings by Ward
Yearly Comparison
Jan - Mar 2010-2011**