

STAFF REPORT

TO: Chairman and Members, Engineering Services Committee

FROM: Development Engineer

REFERENCE:

DATE: 6 April 2005

SUBJECT: Development/Customer Services Three Months Update
December 2004 to February 2005

PURPOSE

To update the Committee on the previous three months Engineering development around the region, together with customer services enquiry volumes.

COMMENT

The last six months has seen a series of patterns emerge which are commented on below. In general however, physical/construction development has slowed marginally, but consent approvals seem to be increasing with major subdivisions such as land in Old Coach Road, Paton Rock and Motueka, some of which have seen approval granted against officers judgement.

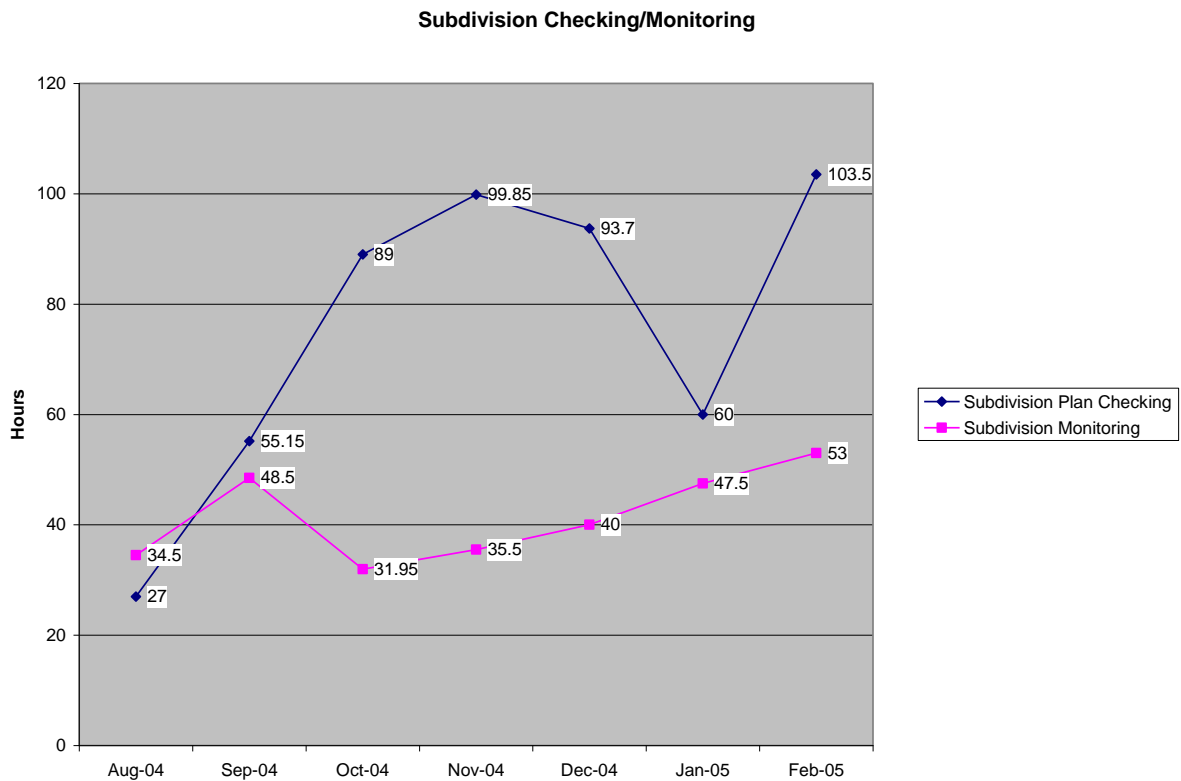
The graph below highlights plan checking and field inspections increasing leading into the summer construction season.

The main construction works for multi-lot subdivisions presently being carried out are:

- Hunter Avenue/Washbourn Drive, Richmond
- Arbor Lea, Richmond
- 88 Valley, Wakefield
- Ligar Bay, Golden Bay
- Rototai Road, Golden Bay
- Tata Beach, Golden Bay
- Alpine View, St Arnaud

From the amount of consents approved and engineering plan approvals consented, it is likely that many developers have decided either to not proceed at this time with their construction works or contractors cannot be found to carry out the works.

I believe this may be a reflection in the downturn and an associated decline in building activity around the region.



Note: In December 2002 there were 21 subdivision plan check hours and 18 subdivision monitoring hours.

Customer Services

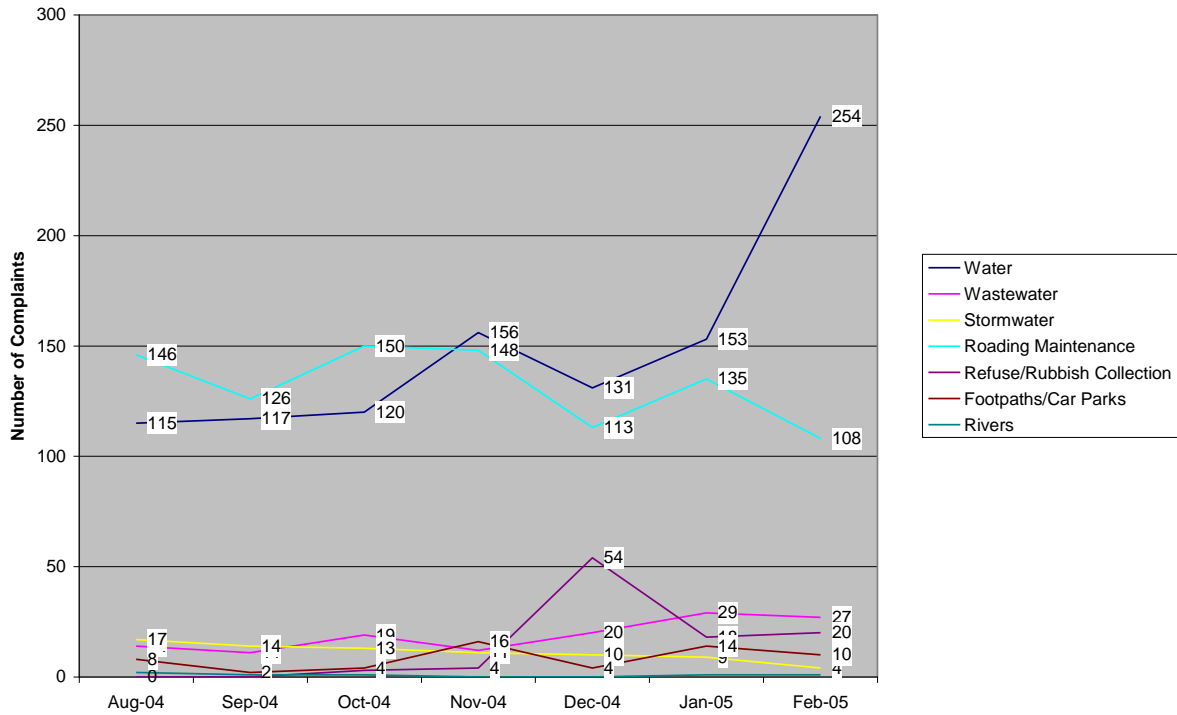
The table below highlights the variety of enquiries the engineering deals with.

Variances worth noting are:

- Rubbish related enquiries peaking in December 2004 due to the recycling initiative of Council and a perceived lack of public education/consultation on TDC part.
- Increase in water-related enquiries due to dry spell and leaks in rural supplies being more evident in dry pasture. Also, problems in the reticulation occurred in the 88 Valley and Dovedale schemes.
- Wastewater increased enquiries are due to odour complaints from pump station and oxidation ponds in Motueka, perhaps due to seasonal wind direction patterns and ratepayers intolerance of these assets close to housing areas.

The opinion of officers is that many of the ratepayers have lifted their expectations of the level of service expected from Council in regard to engineering services. They now do not hesitate to advise Council of their concerns in regard to rubbish, water supply, flooding, smells etc and this will in turn eventually reflect in the cost to provide and maintain these services.

Customer Services



RECOMMENDATION

That the report be received.

Dugald Ley
Development Engineer