



STAFF REPORT

TO: Environment & Planning Committee

FROM: Jean Hodson, Regulatory Manager

REFERENCE: C651

SUBJECT: **REGULATORY MANAGER'S REPORT - REPORT REP10-05-17 -**
Report prepared for meeting of 20 May 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 first quarter of 2010 is attached, some comparisons to last year are also give.

2. KEY ISSUES / ITEMS OF INTEREST

2.1 Building Control

2.1.1 Building Trends

A review of the our statistics for the January to March period (compared to the same period last year) shows that the total number of building consents received was 368 (324 last year).

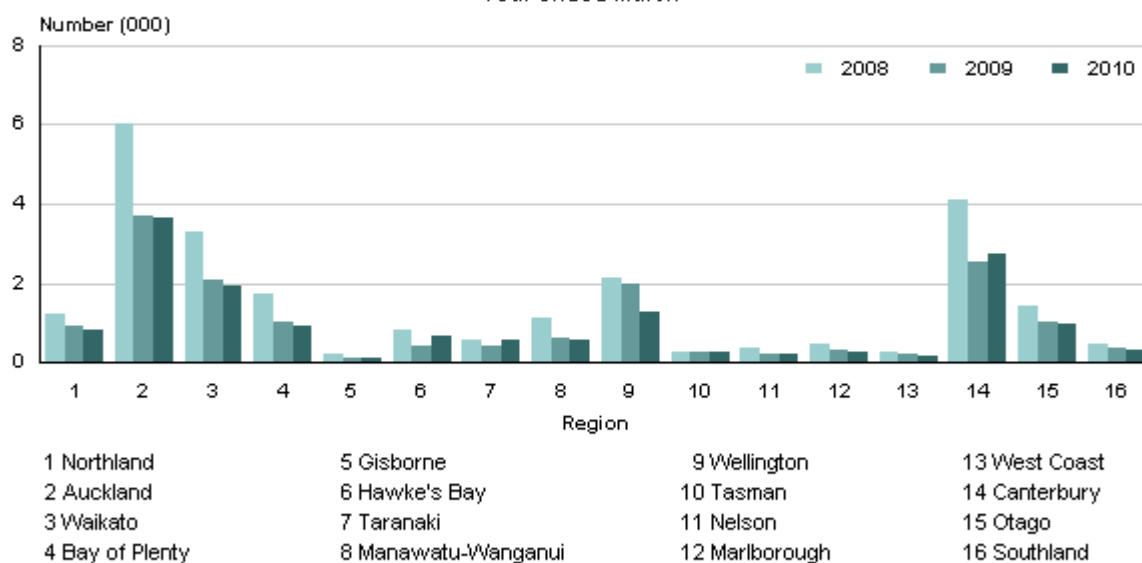
In terms of consents for new dwellings granted in our area, in the January to March period, there were 75, compared to 61 for the same period last year. The distribution by ward is shown in the table at the back of the report.

The national building consent statistics show that the number of new housing units authorised (excluding apartments) fell 8.3 % in March when adjusted for seasonal effects. This follows a 9.8% rise in February and brings the level similar to January 2010. Although there has been a large seasonally adjusted movement in the last two months, the trend has been levelling off after increasing since March 2009. (source: NZ Statistics.)

Below is a graph of the regional figures comparing the last three years from the NZ Statistics Department media release for "year to March".

New dwellings authorised

By region
Year ended March



Source: Statistics New Zealand

2.1.2 Processing Times

The Committee requested a comment on the average number of days taken for the processing of building consents, so those figures are included in the table at the back of this report. Note that the “average” number of processing days for the first three months of 2010 is 12 days, with 86% being processed within the 20 day statutory timeframe. Considering that we have been very short staffed and have been sending work to external contractors, this is not a bad outcome, also noting the increased number of consents processed compared to the previous year (368 compared to 324 last year.)

2.1.3 Inspection Workload

The inspection workload is steady, with around 170 inspections per week for the first three months of 2010.

2.1.4 Accreditation Update

The routine re-accreditation process is now complete in relation to Regulations 5-16 and has been extended now to include Regulation 17, which is the quality assurance requirement. This is a pleasing outcome, but on-going system improvements will be part of everyday work, and unless the Government changes the requirements, we can look forward to another routine re-accreditation visit in November 2011.

2.1.5 Proposed Building Act Review

In February 2010 the Department of Building and Housing released a discussion document relating to the review of the Building Act; called “Cost-effective quality: Next generation building control”. The Department called for public submissions on the document which closed on 23 April 2010.

The key points from the Terms of Reference are as follows:

The review will identify reforms to the Act, its associated regulation and its administration, to reduce the costs but not the quality of the building control system. It will consider:

- *Removing building regulation that adds cost but is of little benefit*
- *Streamlining building consent requirements to reflect risk and complexity, including reducing the amount of work requiring a consent*
- *Improving the allocation of risk and liability across parties in the building and construction sector*
- *Providing consumers with more information about their rights and responsibilities as consumers, and improved dispute resolution mechanisms*
- *Greater incentives for professional performance, including self-certification of licensed building practitioners' work (ie fewer inspections)*
- *Streamlining administration of building regulation, including options for consenting processes to be carried out by groupings of councils or at regional/national level How the use of smart technology could improve consenting processes*

Copies of the discussion document are available on the DBH website or copies can be made available if members wish. A submission on the discussion document has been made by staff, to meet the deadline of 23 April 2010. In addition, LGNZ asked for comments from Councils on their draft submission and this was done. A copy of the LGNZ final submission and the TDC staff submission can be made available to Councillors.

2.2 Regulatory Services

2.2.1 Maritime

A separate report on the summer 2009/2010 season has been prepared for the Committee and will be presented by the Harbourmaster, Steve Hainstock.

2.2.2 Liquor Licensing

One Controlled Purchase Operation was undertaken in the Tasman District in the March quarter where eight off-licence premises were tested as part of a joint operation with Police and Public Health. Of those tested, two premises sold to a minor; Prenzel's and the Tasman Store. These sales have resulted in suspensions of the Off-Licence for each premise and suspensions of the General Manager's Certificate for the people who made the sales.

2.2.3 Licensed Premises

The Environmental Health team has been working hard with some owners of licensed premises to ensure compliance with the Health Act and Regulations. The follow-up work associated with this "raising the bar" takes considerable resources and this has caused the routine annual inspection schedule to fall behind. To deal with that we intend to employ a contractor on a short term fixed contract. This work will have no effect on the budgeted expenditure for that activity and will ensure the service to customers is delivered to the expected standard.

2.2.4 Gambling Venues Policy

A separate report has been prepared and will be presented to the Committee by Graham Caradus, Co-ordinator Regulatory Services on the review of Gambling Venues Policy.

2.2.5 "Freedom" Camping

A separate report on the summer 2009/2010 season has been prepared for the Committee.

2.2.6 Parking Enforcement

The Committee will note a significant increase in the parking infringements issued in the months of February and March compared to last year's figures. This increase was due to additional resources being given to patrolling in Richmond and active enforcement of the Petrie and Sundial Square carparks. (Previously enforcement was not strenuously undertaken because of the newness of the parking restrictions and some signage modifications, thus time was given to the public to adapt, but clearly some people were perhaps taking advantage of a soft regulatory approach!) Therefore, the "spike" in tickets numbers will not be an on-going trend as the extra resources were only used for those two months and no adjustment in the parking enforcement contract has been made.

3. STAFF CHANGES

Three new Building Consent Officers have been appointed and have started work with the Building Team.

4. RECOMMENDATION

That this report be received.



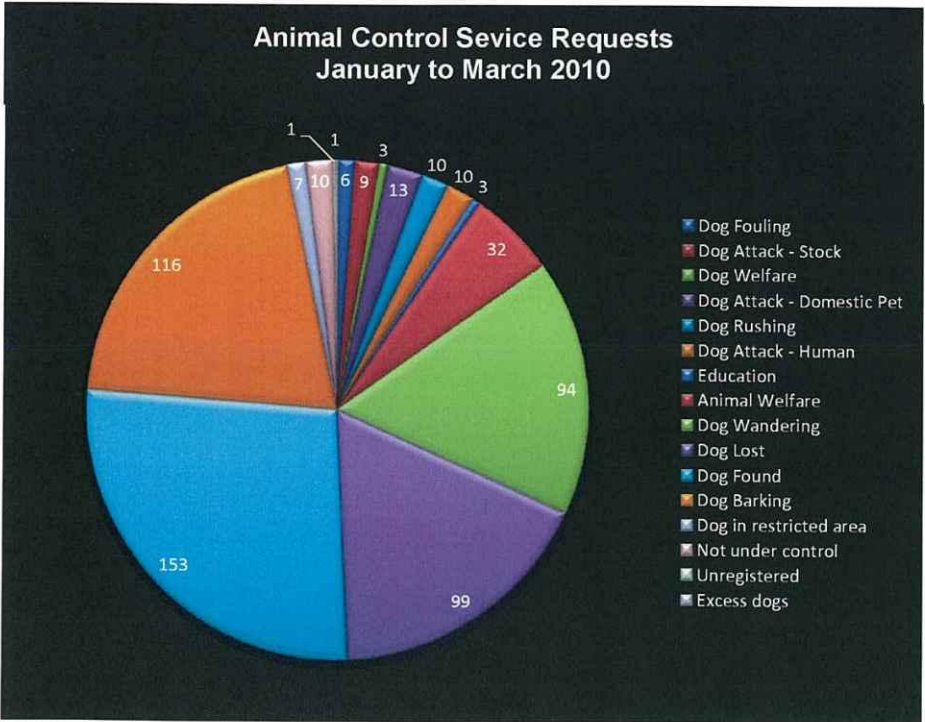
Jean Hodson
Regulatory Manager

**BC Processing Times
Yearly Comparison
Jan - Mar 2009 - 2010**

Average	Processed	On time	Average Days
2009	281	94%	11
2010	375	86%	12

Animal Control January to March 2010

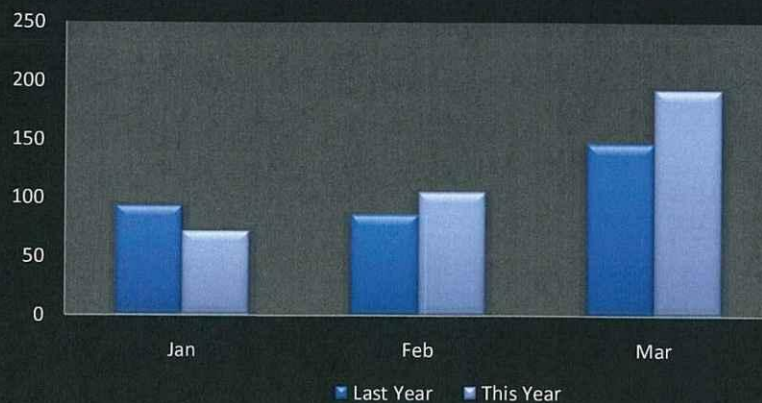
Infringements	January	February	March	April	May	June	Totals
Failure to Register	2		15				17
Failure to Control/Confine	1	1	2				4
Fail to comply with bylaw		1					1
Impounding							
Dogs Impounded	16	7	7				30
Dogs Rehomed	1						1
Dogs Returned to owner	7	3	2				12
Dogs Destroyed							0
Still in Pound	10	8	5				23
Service Requests							
Dogs	203	204	160				567
Stock	11	11	16				38



Building Consent Applications Received Yearly Comparisons January-March 09-10

All Building Consents	Jan	Feb	Mar	Total	Var
Previous year	93	85	146	324	
Current Year	71	105	192	368	114%
New Dwellings					
Previous year	18	16	20	54	
Current Year	12	13	25	50	93%
Commercial					
Previous year	3	3	3	9	
Current Year	5	8	9	22	244%
Alterations					
Previous year	18	18	24	60	
Current Year	15	32	46	93	155%
Heating					
Previous year	12	27	60	99	
Current Year	12	23	58	93	94%
Garages and Sheds					
Previous year	35	21	28	84	
Current Year	14	15	34	63	75%
Certificate of Acceptance					
Previous year	6	0	5	11	
Current Year	1	4	5	10	91%

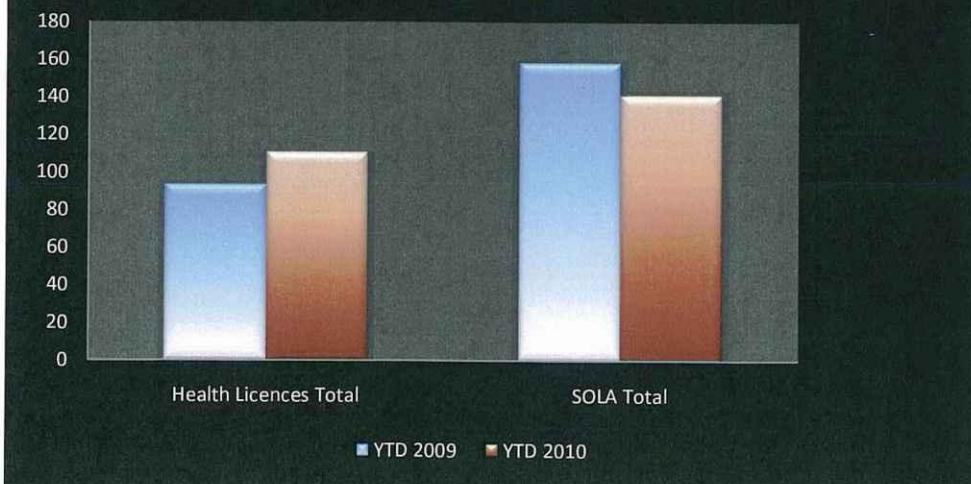
Building Consent Applications Received January-March 09-10



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

Health Licences	2009	2010	Var
Food Premises	60	82	137%
Other	33	28	85%
Health Licences Total	93	110	118%
Sale of Liquor (SOLA)			
Club Licence	2	5	250%
Manager's Licence	82	76	93%
Off Licence	15	8	53%
On Licence	12	16	133%
Special	22	23	105%
Temporary Authority	25	13	52%
SOLA Total	158	141	89%

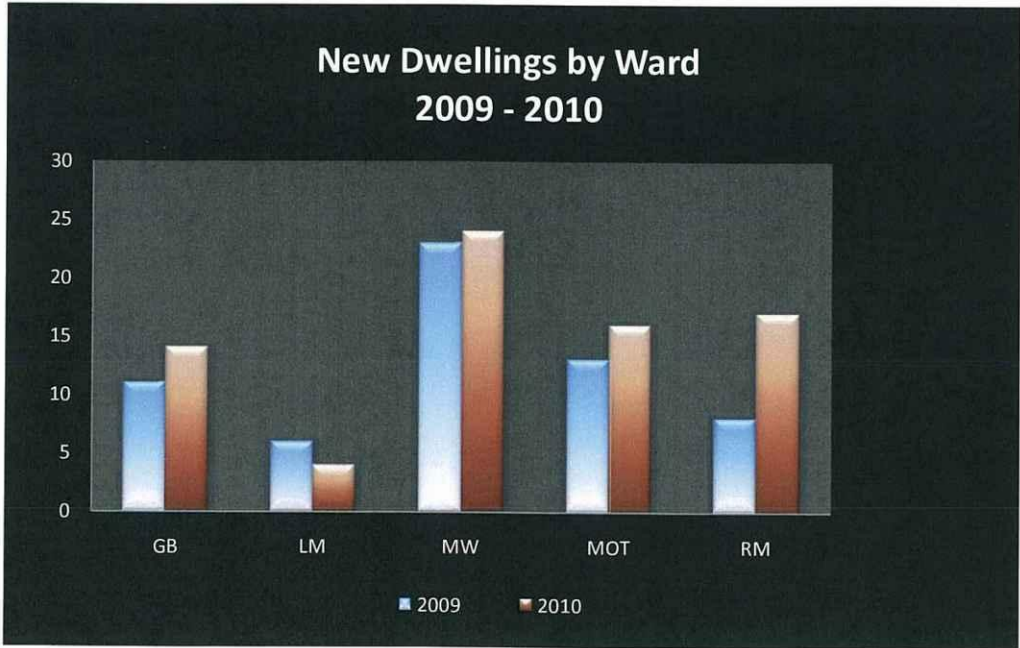
**Licences Issued YTD
2009 - 2010**



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

New Dwellings	GB	LM	MW	MOT	RM	Total	Var
2009	11	6	23	13	8	61	
2010	14	4	24	16	17	75	123%
<i>Var</i>	127%	67%	104%	123%	213%		

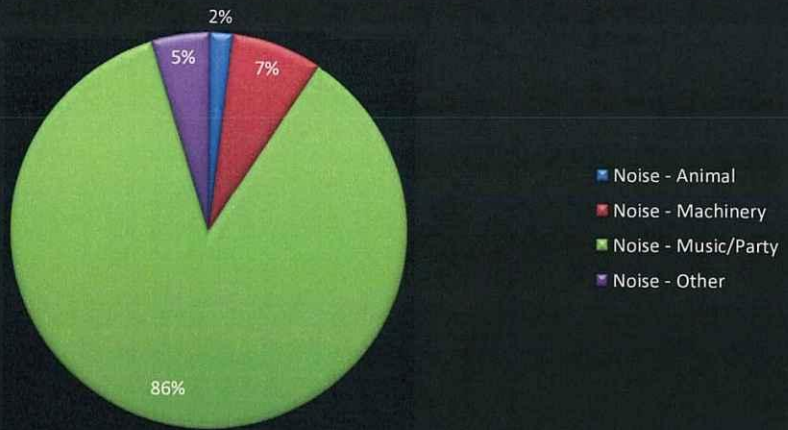
GB	Golden Bay
LM	Lakes Murchison
MW	Moutere Waimea
MOT	Motueka



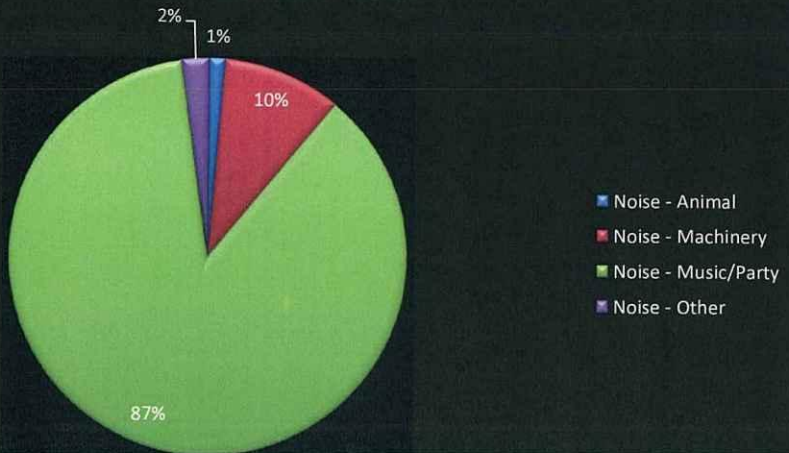
**Service Request Noise Complaints
Year to Date Comparison
Jan - Mar 2009 - 2010**

Service Requests	2009	2010
Noise - Animal	3	6
Noise - Machinery	22	23
Noise - Music/Party	197	267
Noise - Other	5	15

Jan-Mar 2010



Jan-Mar 2009



Parking Control
January to March 2010 compared with January to March 2009

	2010	2009
Total Infringements issued	578	232
Total Infringements paid	362	176
Total Infringements to Court	67	59

