

STAFF REPORT

TO: Chairman and Members Engineering Services

FROM: Development Engineer, Dugald Ley

DATE: 12 January 2010

SUBJECT: **DEVELOPMENT/CUSTOMER SERVICE – THREE-MONTHLY REPORT – OCTOBER TO DECEMBER 2009**
Report prepared for meeting of 21 January 2010

1 PURPOSE

This report highlights developments and service requests administered by the Engineering Department.

2 SUBDIVISION (Generally larger subdivisions)

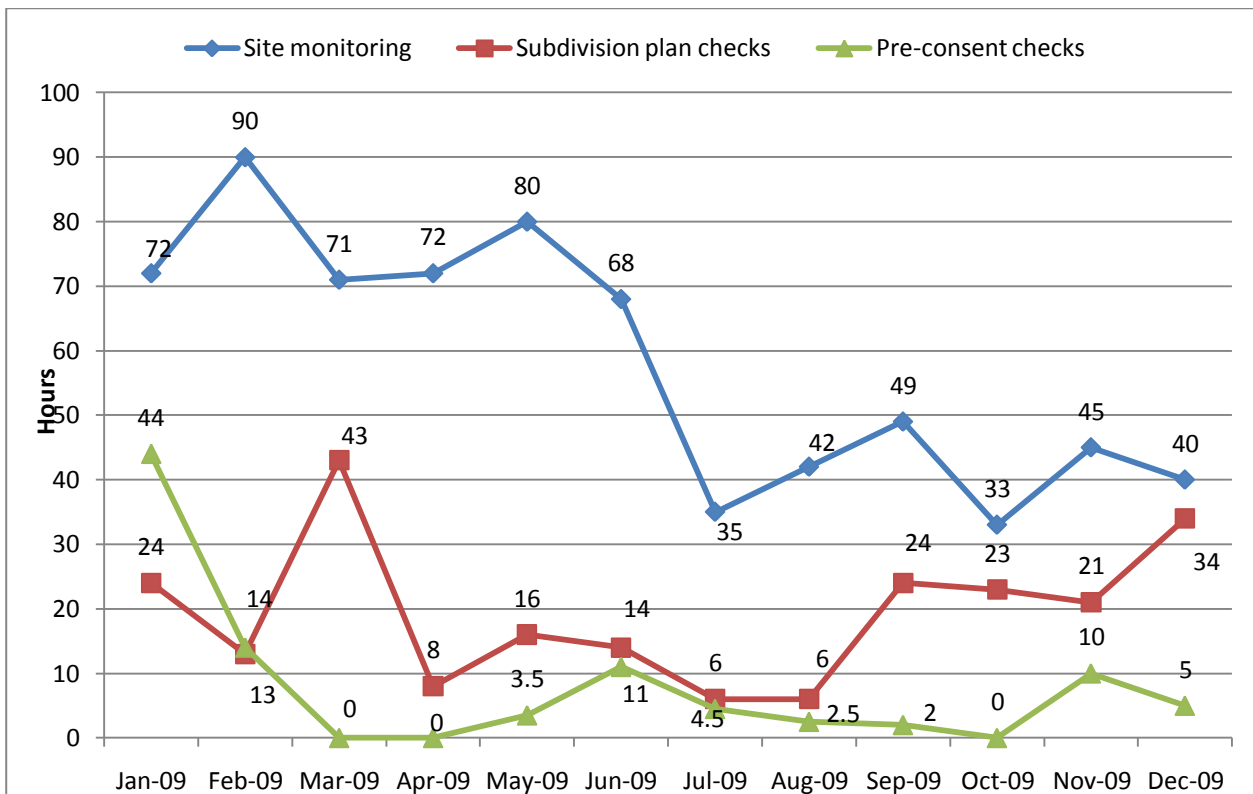
Current construction works underway:

- Te Maatu subdivision - Motueka
- VPCL – Lower Queen Street/Headingly Lane
- CBH - Coastal Highway
- Old Coach Road/Harley Road
- Totara View - Wakefield
- Wensley Road – 30 lots
- Champion Road (eastern end)
- New Haven - Marahau

A number of approvals granted with construction starting in the New Year shows developers are willing to take a risk and have sections available as the recession improves. The industrial site on the corner of Lower Queen Street and Headingly Lane started earthworks at the end of December and it is likely that a prominent local company will be the first tenant on the site.

Graph 1 – Hours spent on resource consents by Council’s engineering staff and consultants

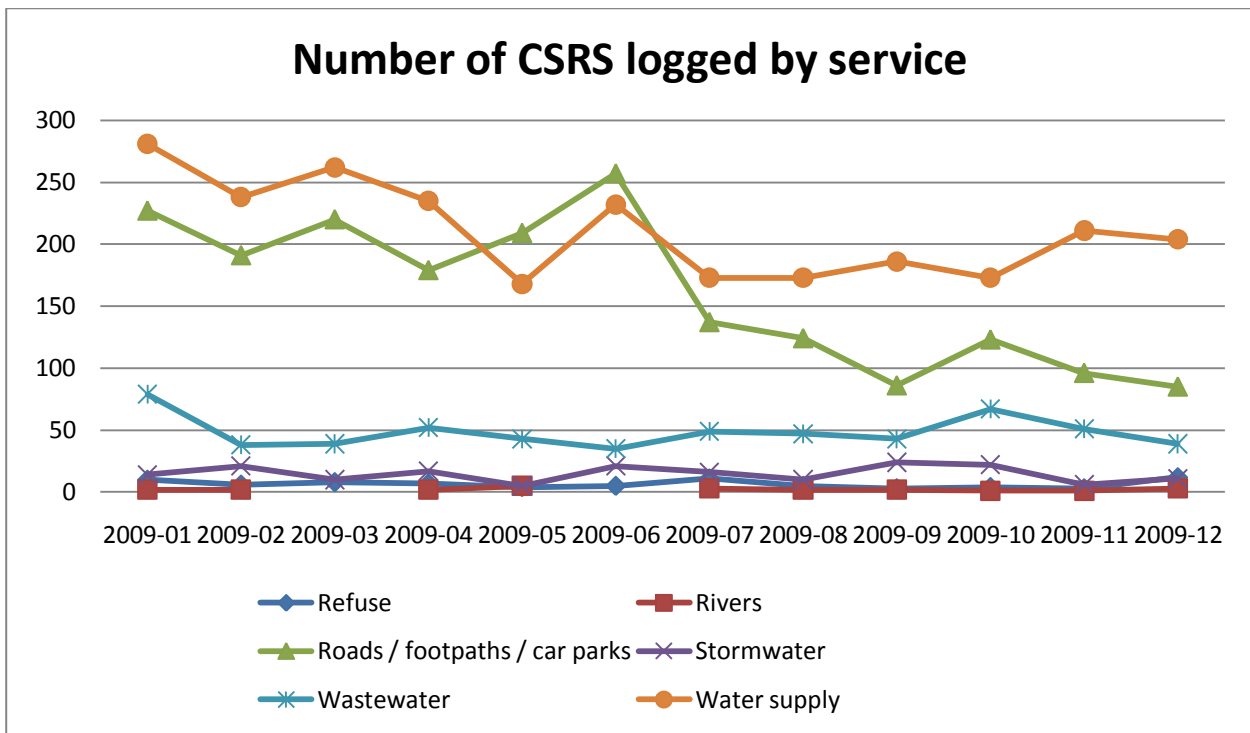
The graph below provides an indication of time spent on various subdivision activities within the district and reflects the low activity over the winter months with increasing work as the construction period commences.



3 SERVICE REQUESTS

The graph below indicates the service requests over the last twelve months. On average 400-500 requests were received per month, numbers being at the lower end of the scale for the past three months.

	Refuse	Rivers	Roads/ footpaths/ car parks	Stormwater	Wastewater	Water supply	Totals
2009-01	10	2	227	14	79	281	613
2009-02	6	2	191	21	38	238	496
2009-03	8		220	10	39	262	539
2009-04	7	2	179	17	52	235	492
2009-05	4	5	209	5	43	168	434
2009-06	5		257	21	35	232	550
2009-07	11	3	145	16	49	173	397
2009-08	5	2	133	10	47	173	370
2009-09	3	2	107	24	43	186	365
2009-10	4	1	123	22	67	173	390
2009-11	3	1	96	6	51	211	368
2009-12	12	3	85	11	39	204	354



The table shows that water and roading are again the highest activity areas for complaints/enquiries. Generally the contractor's performance at resolving issues within expected timeframes is deemed to be excellent.

4 CLIMATE CHANGE (SEA LEVEL RISE UPDATE) – ENGINEERING STANDARDS

Councillors will be aware that Tasman District Council reviewed its Engineering Standards in 2008 and for the next review (2011-2012) we have signalled to our neighbours Nelson City Council that a common document be developed to aid contractors and developers.

Recently the revised New Zealand Standard (NZS4404 – subdivision/development standard) has been released for public consultation and in a similar timeframe the Ministry for the Environment are putting together a discussion document on future sea level rise. In "time" a National Environment Standard will be released for public consultation (hopefully February this year) and as a precursor to that, two documents have been released by the Ministry for the Environment.

- a) Coastal Hazards and Climate Change – July 2008;
- b) Prepared for Coastal Change – A guide for Local Government in New Zealand – March 2009.

Nelson City Council has not amended their engineering standards since 2003 and are keen to issue an update before a combined review document in 2011-2012.

As for climate change, Nelson City Council arranged for NIWA to undertake a review in August last year of sea level rise and inundation as it affects "Nelson". That report which included some input from Eric Verstappen has highlighted the possibility of three sea level rise scenarios:

- a) 0.5 metres for low risk assets (toilet blocks);
- b) 0.8 metres for medium risk assets (residential, commercial buildings); and
- c) 1.0 metres for high risk assets (hospitals, high rise buildings, permanent buildings).

It has been suggested by the Chief Executive (and I agree) that Nelson City Council should “hold off” implementing aspects of sea level rise and await the introduction of the National Environment Standard and that the two councils work together on a combined recommendation for sea level rise implications for Tasman Bay. A letter to this effect has been sent to Nelson City Council. The Chief Executive has since been contacted by Keith Marshall to advise that Nelson City Council will not proceed until the National Environment Standard has been made public.

5 RECOMMENDATION

THAT the Development/Customer Services – Three Monthly Report October to December 2009 be received.

Dugald Ley
Development Engineer