



---

# Planning & Regulatory Manager's Report – April 2005

---

## Planning & Regulatory Responsibilities

Listed below are activities which the Department is involved with. Most of them are unreported eg. destruction of wasp nests, problem animals such as diseased cats etc. but when actioned;

- allows people to live and work in a better environment, both natural and built
- reduces tension between competing uses
- protects people major investments eg. building on flood areas, houses being built to the current standards

Election matters	Marques
Property information	State of Buildings
Building permits, building inspections	Long grass in Urban Areas
General Information	Offensive Trades
Project Information Memorandums	Overhanging Trees & Footpaths
Land Information Memorandums	Swimming Pool Fencing
Dog Registration	Dog Drugs/Collars
Resource Consents	Bylaw Control
- Subdivisions	Street Numbering
- Land Use Consents	Wasp nests
Animal and Stock Control	Rapid Numbering
Health Licensing	Busking
- Food Premises	Private Property Drainage
- Camping Grounds	State of Environment Reporting
- Hairdressers	Resource Compliance Monitoring
- Funeral Directors	Cleaning St Andrews Township Septic Tanks
- Boarding Houses	Litter
- Itinerant Traders	Water Quality
- Offensive Trades etc	Water Quality – Swimming Areas
Liquor Administration/Assessment & Licensing	Amenities in Residential Zones
Urban Rubbish Fires	Dust
Noise Complaints	Amusement Devices eg. circus
Notifiable Diseases (too many to list)	Relocated Buildings
Heritage Funding	Flooding and Flood Prone Areas
District Plan Changes	Earthworks
Liquor Licences	Planting Setbacks
Stock Crossings	Extensive Pig Farming
Keeping of Animals	Indigenous vegetation clearance
Fencing of Road Verge	Lake side protection areas
Utility Placement, power lines, water pipes etc	Wetlands
Home/occupations	Setbacks – waterways/stopbanks/sewage ponds
Building near boundaries	Industrial and Service Activities
Commercial Activities	Factory farming
Recreation Activities	Tree shading
Mining	Commercial activities
Visitor Accommodation	Residential Density
Activities near waterways	Building Coverage
Community Activities	Recession Lines
Temporary Activities	Family Flats
Signs (other than some specific signs)	Floor Levels
Aviation Activities	Vehicle Generation
Clearance of Vegetation	Noxious or Unpleasant Activities
Mineral Exploration	Fortified Sites
Building in different zones	Business Verandahs
Dairying	Business Windows
Problem Animals	Facades
Heights of Buildings	Service Stations
Setbacks from neighbours/forestry/intensive pig farming	Landscaping – Business Zones
New accessways/roads	Heritage Protection
Retail sales	Transportation
Riparian Matters	Esplanade strips and reserves

Water Supply Protection Areas  
 Sites of Natural Significance  
 High Altitude Areas  
 Forestry Activity  
 Surface of Waterways  
 Lighting

Fire Hazards  
 Derelict Vehicles  
 Hazardous Substances  
 Maori Burial Remains  
 Statutory Acknowledgments  
 Shopping Frontage

## Resource Planner

I am happy to welcome Kevin Tiffen as Council's new Resource Planner. Kevin replaced Miles Crawford who left recently to work and travel overseas.

Kevin is a very experienced Planner. Spending 24 years with Timaru District Council and 3 years with Dunedin City Council. Kevin is also a qualified Architectural Draughtsman

Kevin's interests include camping, tramping, hunting, squash, table tennis and has himself designed and built three houses.

Kevin will join Councillors for morning tea at the Committee meeting.

## District Plan Changes

The following people and organisations have made submissions to the District Plan changes.

A summary of the decisions requested by submitters is now being prepared. The availability of this summary and all submissions that have been made will be publicly notified. The submitters will be also advised directly of the public notification and can make further cross submissions, together with any other organisations or individuals.

Environment Canterbury	Flood Zoning
J A Foley	Heritage
Food Processors Ltd	Business 3 Zone
M A Hayman	Prostitution
A M Watt	Prostitution
JP & PD Hughes	Flood Zoning
I G Jefferies	Prostitution
M A Johnston	Prostitution
Lister Home & Hospital	Prostitution
Project Waimate	Flexibility in Business 1 Zone
	Heritage
	Verandas
A C Ruddenklau	Flood Zoning
Transit NZ	Business 3 Zoning
Waimate District Council	Road Entrance Sealing
Waimate High School	Business 3 Zoning
Waimate Historical Society	Heritage

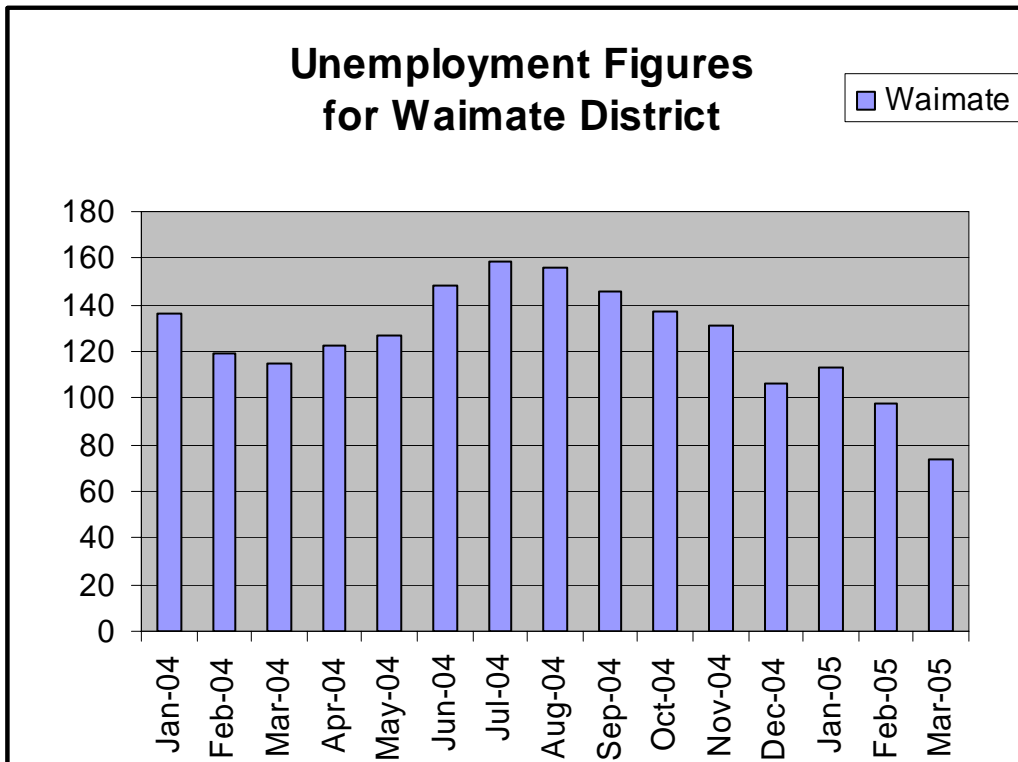
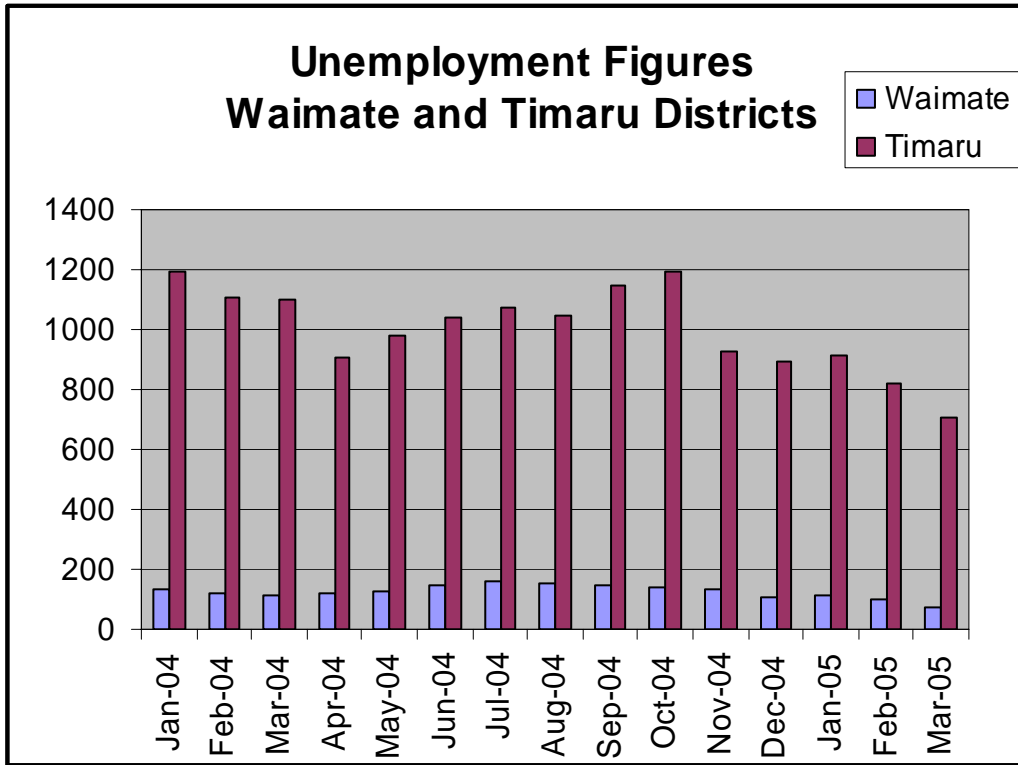
## Consent of Interest – RM041146

Council has granted resource consent for L T Buckingham to subdivide part of the former 'Waimate Hospital' site into a total of seven residential allotments which range in size from 732m<sup>2</sup> to 2.2850ha. The larger size contains the old hospital buildings.

## Dog Registration Update

The number of dogs registered at 22 March 2005 was 2,910. Current number of known unregistered dogs is 34. Infringements for these dogs/owners have been sent to the Timaru District Court.

Unemployment Statistics



## RAPID Numbering

If Councillors notice any RAPID Numbers which are missing, damaged or covered with vegetation, please contact Bev at the Local Government Centre.

## Building Act

People building or altering structures within the framework of the new Building Act will from 31 March 2005, notice quite a few changes.

Listed below is some information which has been supplied to the Building Industry

<p>Overall process the same:</p> <p>Same basic process as before:</p> <ul style="list-style-type: none"> <li>• Some changes</li> <li>• New forms</li> <li>• Greater detail.</li> </ul>	<p>Building projects underway:</p> <p>"Transitional" provisions – between two Acts.</p>									
<p>Jobs underway:</p> <p>Q. What happens to consents made under the old Act?</p> <p>A. Your CCC will be issued against the Building Code in place at the time of consent issue. In all other respects, the new Act applies.</p>	<p>Project Information Memoranda</p> <p>More detail</p> <ul style="list-style-type: none"> <li>• 20 working days for issue</li> <li>• Applications will require more detail:</li> </ul> <table border="0"> <tr> <td>Evacuation</td> <td>Historic</td> <td>Development</td> </tr> <tr> <td>Of Buildings</td> <td>Places</td> <td>Contribution</td> </tr> <tr> <td></td> <td>Trust</td> <td>Notice</td> </tr> </table>	Evacuation	Historic	Development	Of Buildings	Places	Contribution		Trust	Notice
Evacuation	Historic	Development								
Of Buildings	Places	Contribution								
	Trust	Notice								
<p>New emphasis on consents:</p> <ul style="list-style-type: none"> <li>• More detail required.</li> <li>• CCC issued against consent.</li> <li>• Consents become the founding document.</li> </ul>	<p>Consents</p> <p>"Build the building you say you're going to build"</p>									
<p>CCC based on consent:</p> <ul style="list-style-type: none"> <li>• More accurate record of building work for future purchasers / alterations.</li> <li>• Long-term will make for more efficient processing.</li> </ul>	<p>What will BCAs look for?</p> <ul style="list-style-type: none"> <li>• More detail</li> <li>• Clear construction detail at a good scale</li> <li>• Precise description of materials</li> <li>• Specifications relevant to the job.</li> </ul>									
<p>Advice to Fire Service?</p> <ul style="list-style-type: none"> <li>• Fire service opinion - will be defined in regulations.</li> </ul> <p>In line with safety purpose and principles of new Act.</p>	<p>New timeframes for consents</p> <ul style="list-style-type: none"> <li>• 20 working days from the date of application</li> </ul> <p>Ensure clients build new timeframes into planning.</p>									
<p>How to occupy</p> <ul style="list-style-type: none"> <li>• Plan ahead</li> <li>• Stage consents for partial occupancy</li> </ul> <p>-Public buildings -Multi-unit / sale by residential developer.</p> <p>From 31 March 2005, no more interim CCC's</p>	<p>What do you do if you are currently on an interim CCC?</p> <ul style="list-style-type: none"> <li>• Interim CCCs will have no status after 31 March 2005.</li> <li>• Consider implications for contracts and talk to your BCA</li> </ul>									
<p>Changes during building?</p> <ul style="list-style-type: none"> <li>• Important to inform your BCA of any amendments</li> </ul> <p>-Application same as a building consent. -BCAs may issue Notice to Fix on-site.</p> <p>Ensure paperwork is up-to-date for CCC inspection against consent</p>	<p>Philosophy of building consents:</p> <p>Consents become the founding document</p>									

BWOFF / Compliance Schedules	
<p>Roles:</p> <ul style="list-style-type: none"> <li>• Compliance schedule issued by local authority</li> <li>• Building owners provide BWOFF</li> </ul> <p>Associated documentation</p>	<p>Main changes:</p> <ul style="list-style-type: none"> <li>• More flexibility in compliance schedule</li> <li>• Can amend at any time in agreement with local authority</li> <li>• From 2009 include details of LBP/IQP.</li> </ul>
<p>Building Inspection:</p> <ul style="list-style-type: none"> <li>• Building inspectors inspect building work against the consent.</li> </ul>	<p>Applying for a CCC:</p> <ul style="list-style-type: none"> <li>• 2 years to apply</li> <li>• Owner advised in consent application</li> <li>• Owner applies when work complete</li> <li>• BCA to follow up</li> <li>✓ Fewer buildings with no CCCs</li> <li>✓ More certainty for consumers that building work meets standards</li> </ul>
<p>New processing time:</p> <ul style="list-style-type: none"> <li>• 20 working days for BCA to decide to grant or refuse a CCC against the consent.</li> </ul>	<p>Reasons for refusal of CCC:</p> <ul style="list-style-type: none"> <li>• Non-complying with consent</li> <li>• Energy work certificates</li> <li>• Fees outstanding</li> <li>• Unpaid Development Contribution fees</li> </ul>
<p>Notice to Fix:</p> <p>More versatile</p> <ul style="list-style-type: none"> <li>• Replaces Notice to Rectify</li> <li>• Can be issued for wider range of purposes</li> </ul> <p>Fix it</p> <p>BWOFF</p> <p>Building Work</p> <p>Documentation (better record keeping)</p>	<p>Designers design to Building Code:</p> <ul style="list-style-type: none"> <li>• Code compliant drawings provided to BCA</li> <li>• Relevant documentation only</li> <li>• Good details</li> <li>• Seek approval if redesign</li> <li>• Accurate specifications</li> </ul>
<p>Inspector approves consent to Building Code:</p> <ul style="list-style-type: none"> <li>• Require only Building Code relevant information</li> <li>• Don't design</li> <li>• Require good quality concise drawings</li> <li>• Record decision making process</li> <li>• Record outcomes</li> <li>• Identify relevant drawings</li> </ul>	<p>Builders build to consent:</p> <ul style="list-style-type: none"> <li>• Build what is drawn and approved</li> <li>• Don't change without approval</li> <li>• Talk to inspectors</li> <li>• Keep documentation in good order</li> </ul>
<p>Inspector inspect to consent:</p> <ul style="list-style-type: none"> <li>• Inspect only approved work</li> <li>• Don't design</li> <li>• Ensure accuracy of documentation</li> </ul>	

BCA  
CCC

Building Control Authority  
Code Compliance Certificate

BWOFF

Building Warrant of Fitness

**Brent Donaldson**  
**Manager Planning & Regulatory**