



Planning & Regulatory Manager's Report – December 2006

Civil Defence Emergency Management

Events over the last month include:

Sector Post Meetings

Ikawai, Waihao Downs, Cannington, Waimate Township North, Waimate Township South, Makikihi, St Andrews, Waituna and Maungati all held Sector Post meetings in November. This led to the identification of wardens in Ikawai, Cannington, Waimate Township South, Waituna and Maungati.

Hazard Management

Work this month has focused on hazard management. Planning has been focusing around lessening the effects that specific events may have on our community.

Public Education

Planning has also gone into the 2007 public education and school education projects.

Training

Training packages and programs at Sector Post and Emergency Operations Centre level have been developed for 2007.

Financial Recovery from June 2006 Snow Event

The final invoices were added into the snow claim and sent to the Ministry this month in anticipation of the paper going before Cabinet in the very near future.

Morven Cemetery

During a recent budget meeting, the Morven Cemetery was mentioned as being known as the Catholic Cemetery. Councillor Foley asked if staff could obtain some brief information about the history of the cemetery. Listed below is some of the information found:

- "In 1903 the Catholic cemetery at Morven by Mr John Hanley" from book 'Land of Promise' by William Vance. John Hanley died 19.09.1904.
- 1st person buried at cemetery was Margaret Elizabeth Hanley – John Hanley's cousin.
- 21 people buried at cemetery, 1st being Margaret Hanley 16.06.1903, last burial Michael E Hanley 14.05.1957. One grave is unmarked.

- Named in history books as “Morven Cemetery”, the catholic parishioners erected cemetery gates in memory of John, but a tree fell on them destroying the gates.
- All buried there were Roman Catholics.
- Graves: Surnames; 1 – Breslin, 4 – Connell, 2 – Crowe, 2 – Fahey, 2 – Gilmore, 8 – Hanley, 1 – Kennedy, 1 – unknown.

Building Consents that must be provided to the Fire Service

Section 46 of the Building Act 2004 requires a Building Consent Authority (BCA) to send copies of certain applications, as defined in a gazette notice, to the New Zealand Fire Service.

The current gazette notice, which came into force on 22 April 2005, provides the criteria for determining which applications are required to be provided to the Fire Service.

The gazette notice says that an application for building work should be provided to the Fire Service by the BCA if it is:

- A building or part of a building described in section 21A of the Fire Service Act 1975 regardless of whether the building or part of the building is sprinkler protected; and
- It is an ‘alternative solution’ for compliance with Building Code clauses C1-4, D1, F6 or F8.

Section 21A has recently been changed by the Fire Service Amendment Act 2006 and BCAs should make themselves aware of the new wording. Building uses described in S21A are for:

- The gathering together, for any purpose, of 100 or more persons:
- Providing employment facilities for 10 or more persons:
- Providing accommodation for more than 5 persons (other than in 3 or fewer household units):
- Storing or processing hazardous substances in quantities exceeding the prescribed minimum amount:
- Providing early childhood facilities (other than in a household unit):
- Providing nursing, medical, or geriatric care (other than in a household unit):
- Providing specialised care for people with disabilities (other than in a household unit):
- Providing accommodation for persons under lawful detention (not being persons subject to home detention).

Most consent applications relating to one or more of the above building uses do not fully comply with all requirements of the compliance documents. If there is any departure, however minor, from the requirements of the compliance documents, they become 'alternative solutions'. They will thereby qualify to be sent to the Design Review Unit. It makes no difference whether or not the building is sprinkler protected.

Accreditation as a Building Consent Authority

The Department of Building and Housing has been completing policy work to prescribe the criteria and standards that organisations must meet in order to be accredited as a building consent authority.

Council has to apply to International Accreditation New Zealand (IANZ) (the appointed building consent authority accreditation body) for accreditation assessment as soon as possible after the regulations come into force.

The accreditation assessment is likely to be an iterative process for many applicants, with actions to be completed before accreditation is granted having been identified in an initial assessment and follow-up assessment to determine compliance.

To support applicant organisations in their preparations for accreditation, the Department of Building and Housing has been developing a building consent authority self-assessment guide.

The guidance material will detail:

- The content of each regulation criterion or standard
- The purpose and context behind each criterion or standard
- Recommended good practice to assist organisations to demonstrate how they comply with each criterion or standard
- Information on the building consent authority accreditation process
- A self-assessment checklist.

Applicant organisations will be able to use this material to review current policies, processes, and procedures to determine their level of preparedness for accreditation.

Resource Consents

Since the last report, the following resource consents have been granted by the Manager: Planning and Regulatory under delegated authority:

RM061255	Land Use – Proposed Dwelling within building setbacks Ardlogie Farm Limited 122 Old Station Road, St Andrews	01/11/06
RM061258	Subdivision – Create Two Rural Lots Rangitane No. 2 Trustees Limited	06/11/06

	Douthwaites Road & Pentland Hills Road, Waimate	
RM061259	Land Use – Relocated House B. Rapsey Milne Road, Hakataramea	06/11/06
RM061264	Land Use – Proposed Garage/Studio in front yard G. & N. Bull 2 White Street, Glenavy	07/11/06
RM061256	Land Use – Access to Proposed Stock Effluent Facility Transit New Zealand State Highway 1 & Galletleys Road, St Andrews	14/11/06
RM061252	Subdivision – Boundary Adjustment Dorimor Holdings Limited Timaru Road (SH 82) & Maytown Road, Waimate	20/11/06
RM061263	Subdivision – Boundary Adjustment K.R. & R.M. Fenwick 381 & 431 Sherwood Road, Makikihi	21/11/06
RM061262	Subdivision & Land Use – Create Three Rural Lots and reduced building setback Inglewood Park Limited Fletchers Road, Willowbridge	23/11/06
RM061265	Subdivision – Boundary Adjustment E. Childs 151 Marshalls Road, Otaio	30/11/06
RM061268	Land Use – Proposed Garage/Sleep-out in Flood Risk Area R.J. Crooks 746 Ikawai Middle Road, Waimate	30/11/06

Brent Donaldson – 11 December 2006
Manager – Planning & Regulatory