

# Planning & Regulatory Manager's Report – April 2007

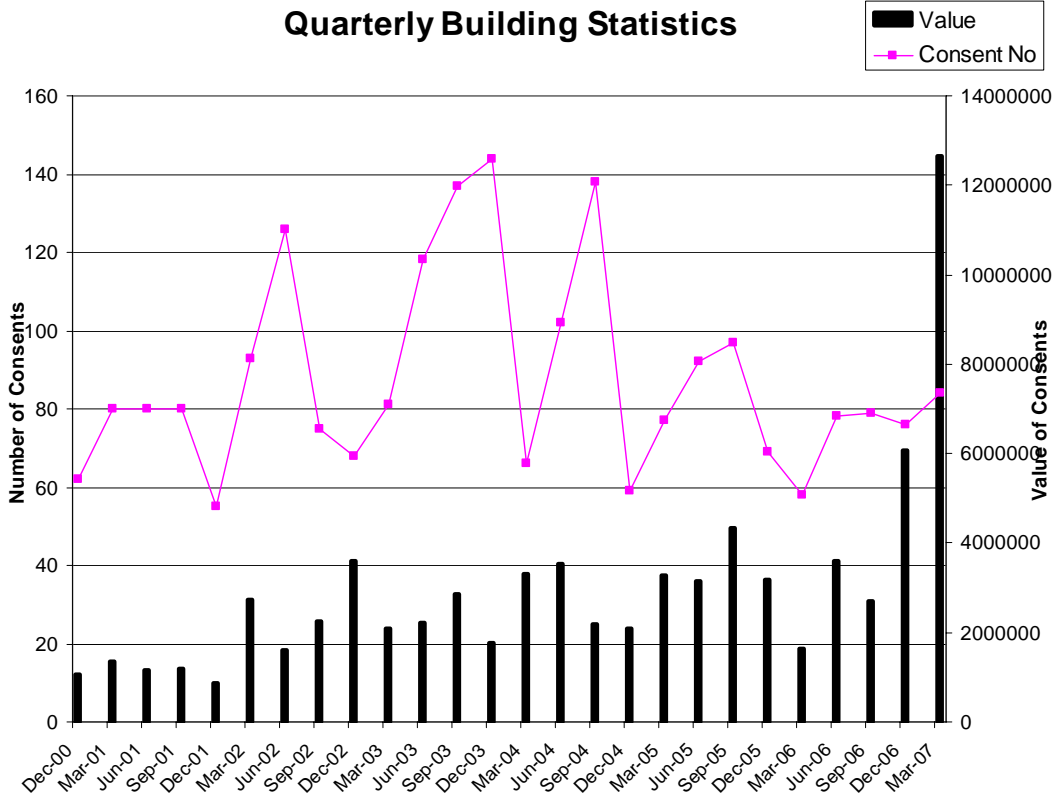


## PLEASE NOTE

***I will be absent from the April Council meeting. If Councillors and staff have any questions regarding my report, please contact me at work or at home 03 689 2874.***

## Building Consents

Councillors will note a huge surge in our building consent values for the last quarter. These are mainly due to the new factory at Studholme and Lister Home extensions.



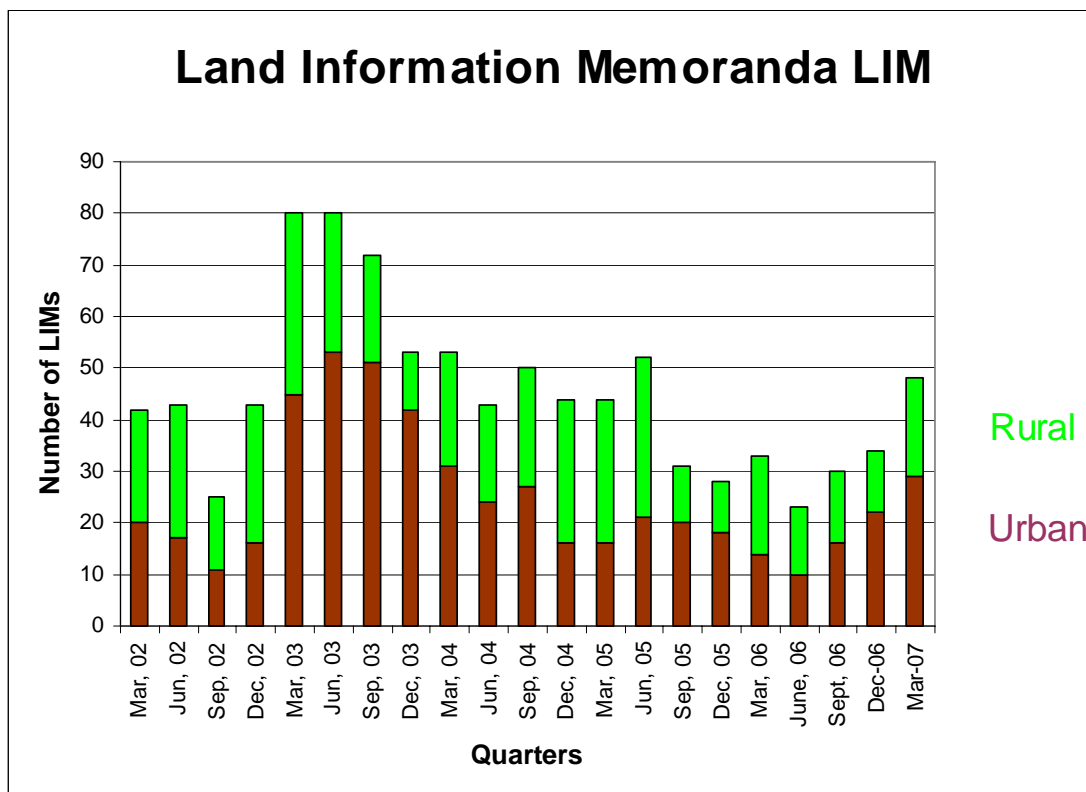
I list below the details of the building consents issued.

1 New building excl domestic garages & out buildings	1	150,000
New (& rebuilt) House, Unit, Bach, Crib	10	2,885,000
New Offices	1	450,000
New Factories	2	6,000,000
New Milking Sheds	3	707,000
New Haybarns	2	65,000
New Tunnel Houses & Glasshouses	1	25,000
New Farm Buildings - Other	8	124,200

New Other Buildings	1	50,000
Dwellings - New Foundations Only	0	0
New foundations only - office/admin	1	24,000
Dwellings - Alterations & additions	26	618,584
Domestic Fireplaces	6	11,480
Resited Houses	2	20,820
Domestic only - garages	2	22,000
Domestic only - carports	3	8,300
Other outbuildings eg shed, workshop	3	16,001
Hospitals - alterations & additions	1	890,000
Education Bldgs - alterations & addition	1	30,000
Shops, restaurants - alterations & additions	1	30,000
Alterations & additions - office/admin	2	12,000
Factories - alterations & additions	1	400,000
Farm Buildings - alterations & additions	2	32,000
Other Buildings - alterations & addition	1	5,000
Bulk Tanks/Silos	1	7,500
Other Construction eg signs, pergolas	1	50,000
Demolition - Dwellings only	1	5,000
	84	12,638,885

## LIM Reports

Again there has been a large increase in LIM reports, particularly in the urban area.



## Animal Control

Staff are preparing for the changes electronic infringement filing will bring. The test date, to ensure all software has been provided and working correctly, has been set for the middle of this month.

The Animal Control Officer's have been very busy within the district dealing with wasp nests, wandering stock and dog attacks.

There are currently 3131 dogs registered within the Waimate District. Since 1 January 2007, 72 new dogs have been registered and 54 dogs have been either transferred to another district or are now deceased.

## Building Consent Authority

I am intending to apply for BCA Accreditation before 31 March 2007. The Department of Building and Housing have assigned a Case manager to help us with accreditation. Also I am requesting assistance from the Department for help with supporting documentation to the technical and quality manuals.

This process will entail the following steps (some of which can happen concurrently):

1. Organisations undertake a voluntary self-assessment of their internal building control policies, procedures and systems against the requirements in the regulations;
2. Organisations submit their application for accreditation to IANZ;
3. IANZ conducts a desk-based documentation review of each applicant's systems, policies, and procedures to check compliance with the regulations;
4. An on-site pre-assessment meeting between the applicant and IANZ;
5. An on-site assessment by IANZ (which may require additional work by the applicant to ensure compliance);
6. IANZ conducts its accreditation approval process.

Building staff and myself have been attending Southern Building Group meetings in Dunedin for two days each month, to work on the manuals. Apart from legal and peer reviews and supporting documents, they are nearly complete.

The work from now on, will include, common forms, publicity material, staff training programmes, skill assessments, technical libraries, equipment inventories, memorandum of understandings and agreements between other BCA's, and contractors and consultants etc.

## Resource Consents March 2007

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

RM070005	<b>Land Use – Convert house to Community Activity</b> Centrecare Counselling Waimate 22 Innes Street, Waimate	05/03/07
RM070012	<b>Cancellation of Right of Way</b> B. Sullivan Tavistock Road/Woolshed Valley Road, Otaio	07/03/07
RM070009	<b>Land Use – Keeping and Breeding of Poultry in Residential Zone</b> N.P. Henderson 20 Thackeray Street, St Andrews	08/03/07

RM070007	<b>Subdivision – Create Two Rural Lots</b> Caberfeidh Farms Limited 231, 261 & 271 Pakihi Road, Hunter	13/03/07
RM070014	<b>Land Use – Proposed Carport close to side yard</b> E.M. Thomas 18 Browns Avenue, Waimate	14/03/07
RM070011	<b>Land Use – Reduced Building Setbacks for Residential Activity</b> Albertson Enterprises Limited Bulwer Terrace/Baxter Terrace, St Andrews	21/03/07
RM070013	<b>Subdivision – Create Two Rural Lots</b> Readlands Properties Limited 185 Corrigalls Road, Hakataramea	30/03/07

## Elections

Work is really getting underway toward the 2007 elections.

Important dates are as follows:

2 March 2007-6 July 2007	Preparation of Ratepayer Roll (Reg 10 LER)
14 March 2007	EEC Questionnaire sent to EOs
6 April 2007	EEC Questionnaire due
By 11 April 2007 (or earlier)	Determinations by LGC on representation arrangements review (Sec 19R, LEA)
By 11 May 2007 (or earlier)	Determination subject to appeal to High Court on a point of law (Schedule 5, Clause 2 Local Government Act 2002). Appeal must be lodged within one month of determination.
1 May 2007-31 May 2007	SOLGM national Ratepayer Roll Qualifications and Procedures campaign (Sec 39 LEA)
10 May 2007	EEC test data sent to EOs
9 July 2007	EEC Enrolment Update Campaign commences
11 July 2007	Eligibility for electoral roll ends (Reg 10 LER)
13 July 2007	Receive Residential Roll data from EEC
16-25 July 2007	Compile Preliminary Electoral Roll (Sec 38 LEA)
25 July 2007	Public Notice of Election, Calling for Nominations, Roll Open for Inspection (Sec 42, 52, 53 LEA)
<b>27 July 2007</b>	<b>Nominations Open/Roll Open for Inspection</b> (Sec 42 LEA)
<b>24 August 2007</b>	<b>Nominations Close</b> (12 noon)/ <b>Roll Closes</b> (Sec 5, 42, 55 LEA, Reg 21 LER)
	Optional Early Processing Resolution (Sec 79 LEA)
	Optional Order of Candidate Names Resolution (Reg 31 LER)
29 August 2007	Public Notice of Candidate Names (Sec 65, LEA)
By 31 August 2007	Receive final data from EEC
By 31 August 2007	Ratepayer Roll insert with Rates Notice (Sec

By 17 September 2007	39 LEA) Electoral Officer Certifies Final Electoral Roll (Sec 51, LEA, REG 22, LER)
18 September 2007	Roll in Force (Reg 23 LER)
By 21 September 2007	EEC letter sent to Unpublished Roll electors Appointment of Justice(s) of the Peace
<b>21 -26 September 2007</b>	<b>Delivery of Voting Documents</b> (Sec 5, LEA, Reg 51, 96 LER)
21 September 2007-13 October 2007	Progressive Roll Scrutiny (Sec 83, LEA) Special Voting Period Early Processing
By October 2007	Appointment of Scrutineers 12 Noon (Sec 68, LEA)
<b>13 October 2007</b>	<b>Election Day</b> (Sec 10, LEA) Voting Closes 12 Noon – counting commences (Sec 84, LEA) Preliminary Results available as soon as practicable after close of voting (Sec 85, LEA)
13 October 2007-17 October 2007	Official Count (Sec 84, LEA)
17 October 2007-24 October 2007	Declaration of Result/Public Notice of Results (Sec 86, LEA)
By mid-December 2007	Return of Election Expenses & Donations Form (Sec 109, LEA) Note: actual date is within 55 days after the day on which the successful candidates are declared elected and could vary from the date shown

LEA	=	Local Electoral Act 2001
LER	=	Local Electoral Regulations 2001
EEC	=	Electoral Enrolment Centre
SOLGM	=	NZ Society of Local Government Managers