

Planning & Regulatory Manager's Report – February 2008



Licensed Building Practitioners Scheme

Applications can now be made for the first seven licence classes – for designers, builders, site supervisors, construction managers and carpenters. There will be a total of 13 licence classes, with licences for brick/block laying, external plastering, and roofing and for specialists in concrete, steel structure and building services being introduced from 2008.

The scheme will give national recognition and proof of competency to practitioners across the building industry. They will be able to identify and market themselves as licensed building practitioners, which will give consumers a choice of practitioners whose competence has been proved as part of their assessment.

Initially the scheme is voluntary but, from November 2010, certain work will have to be done, or supervised, by a licensed building practitioner. The department will work with the sector over the next year to define 'restricted work'.

Practitioners have been able to apply in the first seven licence classes since 1 November. This involves gathering evidence of their skills, experience and knowledge in the industry. Qualifications are not essential.

Not everyone in the industry will need, or want to get a licence. Even after November 2010, practitioners will be able to do all the work they currently undertake without being licensed; but they will require a licensed practitioner to supervise restricted work.

For the purposes of licensing, buildings have been categorised at Category 1 (residential), Category 2 (residential and low-level commercial) and Category 3 (large and/or public buildings).

The first seven licence classes are:

- Carpentry – for people who supervise or undertake carpentry work on any building
- Site 1 – for practitioners responsible for coordinating and overseeing the construction of Category 1 buildings
- Site 2 – for practitioners responsible for coordinating and overseeing the construction or alteration of any category of building
- Site 3 – for practitioners managing some or all of the construction or alteration of any category of building
- Design 1 – for practitioners designing Category 1 buildings
- Design 2 – for practitioners designing Category 1 and Category 2 buildings
- Design 3 – for practitioners designing Category 1, 2 and 3.

Source: Department of Building and Housing.

Building Consent Authority Accreditation

Council did very well in the first assessment towards accreditation. Councillors will note from the attached flow sheet, our exact position in the process.

The following corrective actions were requested, however, if they are acted upon there will not be any requirement for a further on site audit before accreditation.

The corrective actions have been completed and sent to International Accreditation New Zealand in Auckland.

Document plans for audits with copies of full audit reports (they are internal audits carried out by myself or the Senior Building Control Officer)

- Consent information brochure updated
- Allocation procedures
- Development of a better system for code compliance certificates
- Better strategy for resources and reasons for overdue consents
- Re-define and document competency categories
- More developed training plans
- Contractual arrangements to be made with outside providers
- Calibration of moisture meter
- Updating of job descriptions and delegations for BCA personnel
- Revise technical leadership for certain elements of the building code.

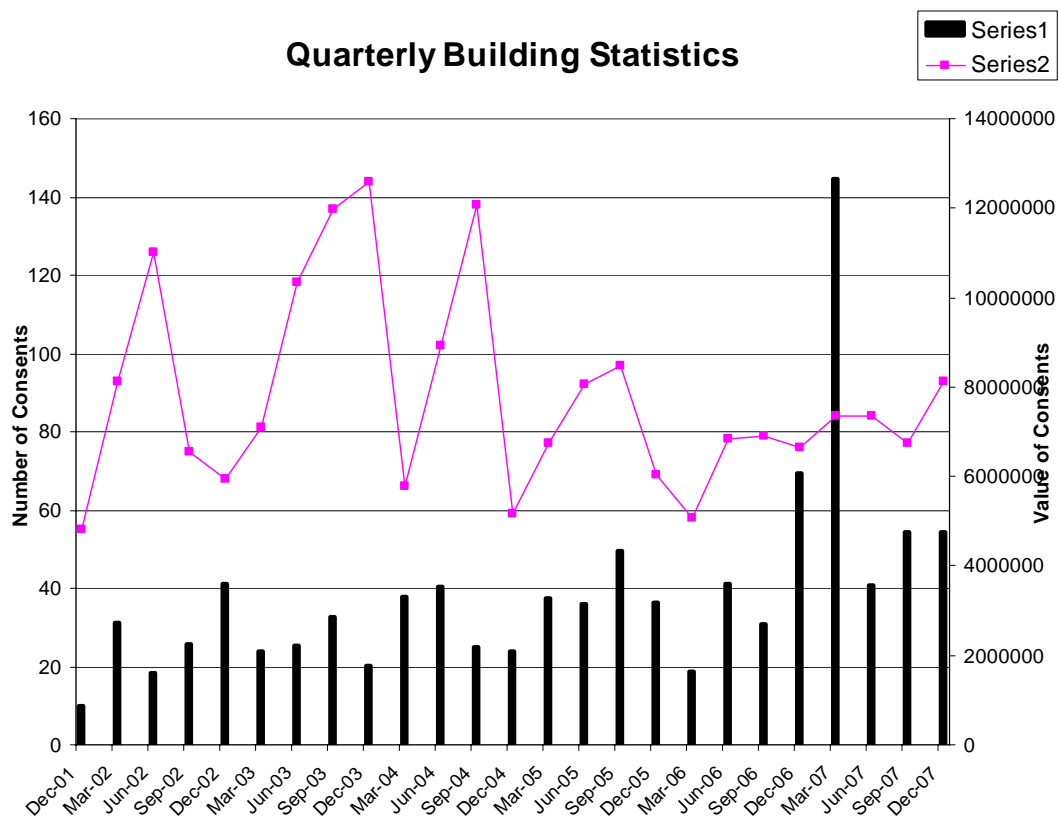
Dog Registration

There were 25 dog infringement reminder notices sent out recently. Each infringement is for failure to register dogs and the fee is \$300 per dog. If this fee and dog registration fee is not paid by March 2008, the infringement will be sent to Court, for their action.

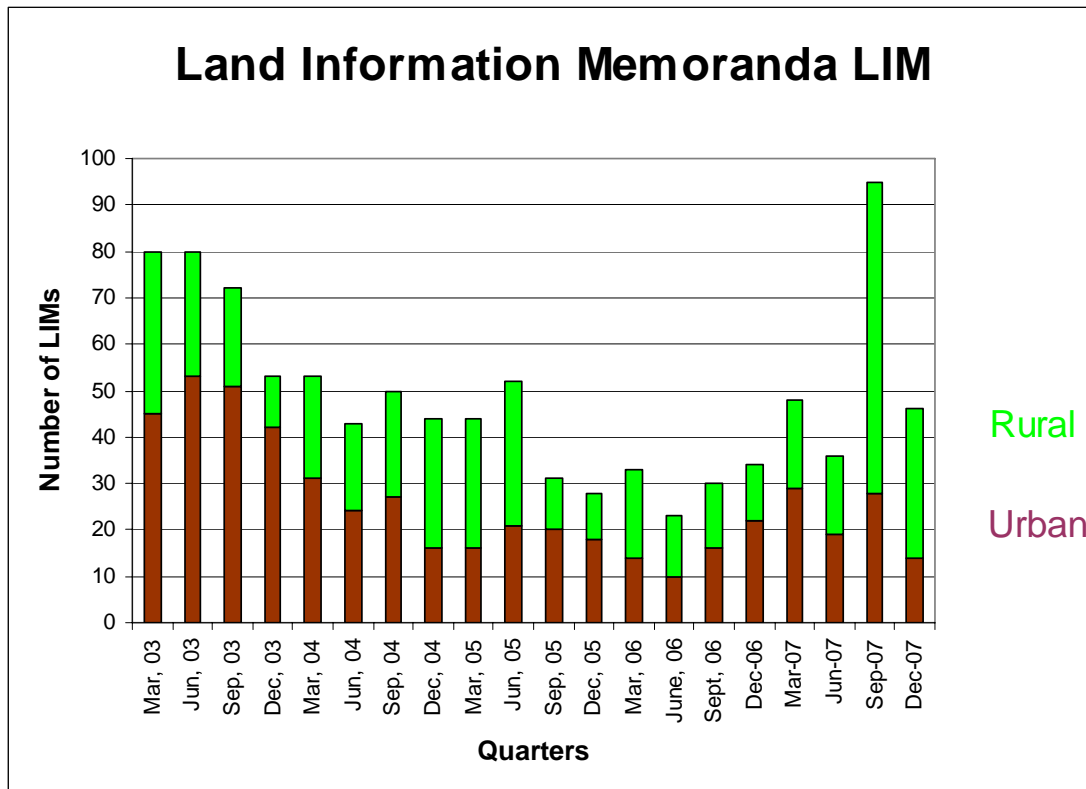
Motor Cycle Track

Discussions have been held with Barry Finch, and he has advised that steps are being taken to form an Incorporated Society. Once this is complete, the Society will apply to Council to use the land as a motor cycle track.

Building Consent Statistics



LIM Statistics



Civil Defence

During the month of January 2008, the Civil Defence Officer has been involved with the following:

- Continue to research and identify staff and volunteer training needs.
- Finalising communication requirements.
- Conducted meetings with Nth Otago CDEM personnel to identify areas of mutual interest and support.
- Prepared training for support services personnel
- Arranged training for New Controller and coordinator.

By law Review

The By law review is progressing, with assessment of each of the old By laws completed. The next step is the drafting of the proposed By-laws, which will be reviewed by staff. Council then make changes prior to the consultation process. A running sheet of the assessment of the current By-laws is attached.

Resource Consents

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

| | | |
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| RM070066 | Subdivision – Boundary adjustment & ROW Blakely Pacific Limited and R.J. & M.R. Powell Kaiwarua Road, Pentland Hills | 11/12/07 |
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| RM070067 | Land Use – Proposed Dwelling – near front boundary K.M. & S.E. Tait Timaru Road (SH82) & Maytown Road, Waimate | 14/12/07 |
| RM070069 | Subdivision – Create 9 Rural Lots R.E. Rathgen 10 Lyall Road & SH 1 St Andrews | 22/01/08 |
| RM070070 | Subdivision – Create 2 Rural Lots L.A. Stockdale & P.J. Cates 620 Elephant Hill Road & Waihuna Road Elephant Hill | 22/01/08 |
| RM070071 | Subdivision – Create 2 Residential Lots M.A. & J.A. Johnston 194 High Street Waimate | 22/01/08 |
| RM070072 | Land Use – Lay Fibre-optic Cable Meridian Energy Limited Mackenzie Pass Road & Hayes Road Hakataramea | 22/01/08 |
| RM070073 | Subdivision – Create 2 Residential Lots C. Berry & T. Andreassend 52 Mill Road Waimate | 22/01/08 |
| RM070074 | Land Use – Erect Relocated House & Garage/Sleep-out R.G. Lamb Limited State Highway 1 Morven | 22/01/08 |
| RM070076 | Land Use – Erect Relocated House S. & E. Stevens 5 Coles Street St Andrews | 23/01/08 |
| RM080004 | Land Use – Erect Dwelling, etc within 500m of existing pig farm C.P. Cooper & D.M. Brown Waihao Back Road Waimate | 24/01/08 |
| RM070008 | Land Use – Additions & Alterations to existing Huts Glenavy Fishing Camp (Inc) Fisheries Road Glenavy | 29/01/08 |

The following resource consent has been granted by the David W. Collins, a Hearings Commissioner appointed pursuant to Section 34A of the Resource Management Act. This consent had to be placed before a Commissioner to meet Council's policy where if an applicant is a staff member, an independent person must consider the application.

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| RM070062 | Subdivision – Create 2 Rural Lots A. Leckey Mount John Road Waimate | 22/01/08 |
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Brent Donaldson
MANAGER-PLANNING & REGULATORY

7 February 2007