

**NOTICE IS HEREBY GIVEN THAT THE MONTHLY MEETING OF THE REGULATORY AND PLANNING COMMITTEE, WILL BE HELD IN THE COUNCIL CHAMBERS, 29 CIVIC AVENUE, GORE, ON TUESDAY 13 MARCH 2007 AT 4:00 pm**

**Steve Parry  
CHIEF EXECUTIVE**

**7 March 2007**

## ***A G E N D A***

1. Boundary Road – Road Closure Decision (Pages 1-5)
2. Demolition of Former Gore Hospital (Pages 6-7)
3. Accreditation as a Building Consent Authority (Pages 8-9)
4. Regulatory Bulletin (Pages 10-15)

REGULATORY AND PLANNING COMMITTEE AGENDA

MARCH 2007

1. BOUNDARY ROAD – ROAD CLOSURE DECISION

(Memo from Chief Executive – 05.03.07)

Attached for the Council's information is a copy of the decision abandoning the closure of unformed Boundary Road.

**RECOMMENDATION**

**THAT the information be received.**

## 2. DEMOLITION OF FORMER GORE HOSPITAL

(Memo from Chief Executive – 02.03.07)

At the February Council meeting, Cr Ogg asked whether any approvals were given to enable 500 tonnes of demolition material to be buried on the site of the former Gore hospital. This brief report clarifies the legality of the works carried out.

The original resource consent lodged indicated that material would be disposed of to various landfills in the district. At the hearing, the applicant indicated that some flexibility was required in the way the approval was worded, because at that stage it was possible that not all buildings on the site would be demolished. There was no explicit discussion however relating to disposal in the written decision. However, the wording of Condition 2 could be taken to infer that not all material would be removed from the site. The condition stated:

The material removed from the site shall be deposited at a site that has the required resource consents from the appropriate Regional and District Councils.

The consent also required the preparation of a site rehabilitation plan. That plan did explicitly provide for the burying of material on the site.

It states:

- Bricks and Concrete

Surplus bricks and concrete material will be:

- i. Removed from the site and deposited at a site that has the required resource consents from the appropriate Regional and District Councils or;
- ii. Reconstituted into solid fill of a small uniform and consistent size by an industrial crusher for sale or use on the site or;
- iii. Buried on the site in an approved pit (the position of any pit containing buried material to be detailed on the Land Information memorandum of the property).

The present owner of the site, Max Allfrey, has undertaken to provide the Council with a site plan detailing the location of any buried rubble on the property. This will be a prerequisite before any building or subdivision consents relating to the former Gore hospital land are issued.

In the meantime it is pleasing to report that good progress is being made in demolishing the derelict building and clearing the site.

**RECOMMENDATION**

**THAT the information be received.**

### 3. ACCREDITATION AS A BUILDING CONSENT AUTHORITY

(Memo from Chief Executive – 05.03.07)

The Building Act 2004 was enacted on 30 November 2004. A requirement of the act is that all territorial authorities be accredited and registered by the Regulator (Department of Building and Housing) to become building consent authorities.

The Act also stipulates a time frame by which all prospective building consent authorities are required to be accredited. Accreditation and ultimate registration as a building consent authority needs to occur by 30 November 2007.

Over the past couple of years since the Building Act came into law the Council has been working with Mr Neil Gerrish of BuildCon Solutions to assist in the application process to gain accreditation. This process is comprehensive and acquires the Council to have a host of policies, procedures and detailed description of staff skills. To meet the accreditation deadline it is our aim to have an application prepared and forwarded to the Department of Building and Housing by 30 June. Good progress has been recently made in regard to both procedures and policies. A new procedures manual has been prepared which is based around the current practices of the Building Control Department. This particular aspect of the accreditation process is deemed to be 75% completed with new forms and check sheets required to be implemented into the procedures manual in order that they can satisfy the auditing expectations of the Department of Building and Housing.

In a similar vein a new suite of policies has been developed. These policies cover an assortment of subjects such as fees and charges, staged building consents, alteration to existing buildings, change of use, extension of life and subdivision of buildings, notice to fix and lapse of building consent, to name just a few. We are currently in the process of fine tuning these draft policies in order that they fully reflect the practice and approach used within the Gore District Council.

Still to be completed is a skills matrix which documents the competency assessment and skills possessed by all Building Control staff. This particular exercise will be undertaken once appointments to vacant positions have been filled.

Overall the Project Consultant, Mr Gerrish, believes our accreditation project is about 60% complete and provided an appointment is made to the key position of Building Control Manager in the near future, there is a good degree of confidence

that we will meet our initial time table of submitting an application for accreditation by 30 June.

**RECOMMENDATION**

**THAT the information be received.**

4. REGULATORY BULLETIN

(Memo from Chief Executive – 05.03.07)

Attached is a schedule of building consents issued for December 2006 and January and February 2007, together with comparisons with the previous two years.

Also attached are schedules of resource consents issued to 28 February 2007.

**RECOMMENDATION**

**THAT the information be received.**