

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 MAY 2008, FOLLOWING THE OPERATIONS COMMITTEE MEETING

**Steve Parry
CHIEF EXECUTIVE**

7 May 2008

A G E N D A

1. Gore Multi-Sports Complex – Stage 3 Fees (Pages 1-2)
2. Accreditation Progress (Pages 3-4)
3. Regulatory Bulletin (Pages 5-7)

REGULATORY AND PLANNING COMMITTEE AGENDA

MAY 2008

1. GORE MULTI-SPORTS COMPLEX - STAGE 3 FEES

(Memo from Building Control Manager – 02.05.08)

Following my report to the Council dated 14 April, the overdue fees have since been paid. A further invoice was generated on 16 April to bring all current outstanding inspection and consent fees up to date – a total of \$26,952.73.

This included all consultant fees involved in the consent process so far - MWH, Fire Consultants Ltd and NZ Fire Service Design Review Unit. Also included were costs associated with on-going inspections and administration by Council staff.

I consider the fees to be fair in light of the amount of additional work that has been required, particularly by the review professionals to ascertain compliance within the fire safety clauses of the NZ Building Code. They represent a true indication of the quality of documents submitted for review.

The original peer review of the fire design was estimated at approximately \$6,000 so given three appraisals were necessary, the figures are realistic.

MWH was chosen by the Council to peer review the fire report generated by Calder Developments' fire designer, ASBIC Consultants Ltd. This was done following a request from Calder's. The Council has a contractual agreement with MWH to provide such services, so engaged it to undertake the peer review.

This process was repeated another two times, due to lack of detail being provided or insufficient evidence to substantiate the rationale of the design. At this point the consent documents were forwarded to the Fire Service for further comment by the Design Review Unit, (which is only required when aspects of fire safety fall outside the acceptable solutions in Fire Safety Clauses C1, 2, 3 & 4 of the NZ Building Code)

The findings from reports sent from MWH, and its contracted fire experts – Fire Consultants Ltd, were considered, together with comments from the Design Review Unit, to enable the Council to grant the building consent, subject to several conditions being met to satisfy these findings.

To date, several of these conditions have not been addressed, so the Committee may now appreciate my initial concerns outlined in my earlier report.

I also understand that a recent meeting of the Stage 3 Trust Committee has revealed that an amendment to the building consent will be required if some structural design modifications are initiated. This follows apparent inconsistent understanding amongst Committee members of the final design that was submitted and consented to.

In conclusion, this project has taken a long time to reach its current stage. The delays and problems encountered are disproportionate to the size of the project. This is due to several factors, all of which have been beyond the Council's control. I have included some comparisons to other recent projects handled by the Council's Building Control Department.

A final note to be aware of is, the Council's short term Building Control Officer, Colin Gray has spent a great deal of time processing all of these projects, and is widely regarded amongst the building control fraternity as one of the most respected and highly regarded officers in New Zealand - a reputation not easily achieved.

RECOMMENDATION

THAT the information be received.

2. ACCREDITATION PROGRESS

(Memo from Building Control Manager – 02.05.08)

I am currently awaiting feedback from International Accreditation New Zealand (IANZ) from the correspondence sent to it on 18 April in response to several corrective actions that were required (CARs).

The CAR's were identified during the initial on-site assessment undertaken in November 2007, when a team of assessors visited the Building Control Department to assess its processes and procedures.

There were several unexplained delays in gaining clarification from IANZ on the nature of material required to be submitted to satisfy the requirements of the CARs, which has added to our frustrations along the way.

I spoke to the leader of our IANZ assessment team on Monday 28 April in regards to a possible date for re-assessment, however no scheduled dates were available. I also enquired as to the suitability of the latest correspondence supplied by us to meet the regulations and received a reply to the effect that *"it has not been looked at as yet"*.

Team leader, David Sidwell assured me that he would personally endeavour to sift through our response material, and reply to me as soon as possible.

I firmly believe that further CAR's may be identified during the re-assessment. However, the pressure to achieve accreditation by the 30 June deadline may prompt IANZ and the Department of Building and Housing (DBH) to reach a compromise on the interpretation of the regulations as set out in the Building Act 2004. This would enable the accreditation of the remainder of Councils as Building Control Authorities (BCA) before the already extended deadline of 30 June 2008. So far only approximately half of local authorities have gained accreditation to operate as a BCA and time is fast running out.

At the time of writing, a reassessment visit date of 9-13 June had been offered by IANZ. It is hoped however, that an earlier date can be secured to allow more time for any corrective action to be effected.

Meanwhile, the continued buoyant workload has not subsided as many experts had predicted, so a fine line remains

between achieving accreditation and maintaining a quality service to our loyal building industry customers.

RECOMMENDATION

THAT the information be received.

3. REGULATORY BULLETIN

(Memo from Chief Executive – 05.05.08)

Attached is a schedule of building consents issued for April 2008, together with comparisons with the previous two years.

A schedule of resource consents issued to 2 May is also attached.

RECOMMENDATION

THAT the information be received.