



DELEGATIONS

Part 4

Sub-Delegation

Instrument of Sub-Delegation From General Manager Planning, Regulation and Environment to Officers in Building Unit

The following sub-delegation has been approved in accordance with delegated authority granted to the General Manager Planning, Regulation and Environment (ref clauses 32(3) and 32B Schedule 7 of the Local Government Act 2002):

Background

The Council adopted the Delegations Manual, which is available on the Council's website. Under Part 4 of the Delegations Manual, specifically Delegation S-DM 1056, the Council delegated to me, as General Manager Planning, Regulation and Environment, powers, duties and responsibilities under the Building Act 2004.

Sub-delegation

Under clauses 32(3) and 32B, Schedule 7 of the Local Government Act 2002, I sub-delegate to the officers identified in the first column of the attached schedule the powers, duties, and responsibilities identified in the second column of the schedule, subject to any conditions, limitations, or prohibitions identified in the third column of the schedule.

Signed:

Kelly LaValley
General Manager Planning, Regulation and Environment

on 2 December 2025



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Officer(s)	Summary of Power	Limitations, conditions, or prohibitions
Manager Building Unit	All powers, duties, and responsibilities delegated to me by the Council under the Building Code Clause F9, Building Act 2004 and the Criminal Procedures Act 2011 as listed in Delegation S-DM 1049.	None
Residential Building Consent Team Leader. Commercial Consent Team Leader. Building Inspectors Team Leader. Compliance Team Leader. Team Lead – Regulatory Operations and Building Administration. PIM Team Leader.	All powers, duties, and responsibilities delegated to me by the Council under the Building Code Clause F9 and the Building Act 2004 as listed in Delegation S-DM 1049; except for the following: <ul style="list-style-type: none"> section 126 (power to apply to District Court for order for Council to carry out building work where default on section 124(2)(c) notice) section 177 (power to apply for determination), sections 220 and 221 (power to apply to District Court for order to carry out building work) section 377 (power to file a charging document), and section 381 (power to apply to District Court for an injunction) 	None
Technical Leader – Residential. Senior Building Consent Officer – Residential. Building Consent Officers. Building Officer – Technical Advisor. Senior Building Inspectors. Building Officer – Consenting and Inspections. Building Inspectors Auditors Code Compliance. Senior Administration Officer. Building Consent	All powers, duties, and responsibilities delegated to me by the Council under the Building Code Clause F9 and the Building Act 2004 as listed in Delegation S-DM 1049, except for the following: <ul style="list-style-type: none"> section 126 (power to apply to District Court for order for Council to carry out building work where default on section 124(2)(c) notice) section 177 (power to apply for determination), sections 220 and 221 (power to apply to District Court for order to carry out building work) sections 281A to 281C (fees, charges & additional costs) section 377 (power to file a charging document), and section 381 (power to apply to District Court for an injunction) 	None



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Officer(s)	Summary of Power	Limitations, conditions, or prohibitions
Administration Officers. Principal Compliance Officer. Senior Compliance Officers. Senior PIM Officer. PIM Officers.		