



## Resource Consents, Building Control and Compliance

### Purpose

As a growing district we need to plan for future growth whilst ensuring there is a balance between protecting the existing environment and the economic and social needs of our community. This group of activities enhances the quality of the natural and built environment through planning and regulatory measures and ensures we meet our responsibilities under various legislation, such as the Building Act 2004; Dog Control Act 1996; Resource Management Act 1991; and the Local Government Act 2002.

### Legislation associated with this service

- Local Government Act 2002
- Building Act 2004
- Resource Management Act 1991
- Resource Legislation Amendment Act 2017
- Reserves Act 1977
- Health Act 1956
- Food Act 2014
- Sale and Supply of Alcohol Act 2012
- Dog Control Act 1996
- Impounding Act 1955
- Camping Ground Regulations 1985
- Hazardous Substances and New Organisms Act 1996
- Burial and Cremation Act 1964
- General Bylaws 2008 (currently under review)
- Food Hygiene Regulations 1974
- Food Regulations 2015
- Health (Registration of Premises) Act 1966
- Health (Hairdressers) Regulations 1980
- Health (Burial) Regulations 1946
- Housing Improvement Regulations 1947
- The Litter Act 1979.

### Risks and Issues

- Qualified team members for the building, resource consent and compliance areas are in short supply and difficult to attract
- Not meeting building and resource consent application and compliance inspection timeframes, particularly with the increased volumes
- Complaints regarding consent decisions leading to legal challenges
- Errors when processing a building or resource consent application
- Legislative changes leading to a shifting statutory framework including compressed processing time
- Increasing development pressure on Mangawhai is leading to greater interest in resource consents and concerns regarding consent decisions
- Raw water and wastewater issues throughout the district requiring further sanitary surveys revealing major works to be carried out in the i.e. Kaihu, Paparoa, Pahi, Tinopai areas (but not limited to), includes auditing.

**How we fund this service**

- General rates
- Fees and charges
- Borrowing
- Asset sales
- Fines and infringements

**How are we considering Climate Change?**

Climate Smart Community Outcome helps guide Council’s building control, resource consents and compliance activities. While we are still in the process of identifying specific climate-related risks to these activities, we recognise that climate change will increase current challenges. Consents, building control and compliance all feed into the lifespan of planning and development across the district. These activities occur across different phases and under different timeframes. Quickly growing climate change compliance requirements will increase the challenge of aligning these activities. We will continue to reduce risk of liability by being consistent in regulation and implementation across the lifespan of planning and development.

We also understand that these activities have an important role to play in enforcing and supporting Kaipara’s adaptation and mitigation responses. Through these activities Council can help to reduce risk, reduce negative impacts, and encourage resilience. We will ensure these activities align with and bolster Council’s growing climate change response.

**What we will deliver**

Description	When
<ul style="list-style-type: none"> <li>• Building and resource consents delivered in a timely fashion. With improved training within the building services to support commercial buildings</li> <li>• Information and consenting processes that enable developers large or small to do business easier</li> <li>• Working with Northland councils to identify earthquake-prone buildings</li> <li>• Initiate the Kennel Project which will bring the animal shelter function for animal management in-house</li> </ul>	2021/2022
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## Building Control

### What we do

We are responsible for administering and implementing the provisions of the Building Act 2004. We maintain accreditation as a Building Consent Authority and ensure all buildings are constructed and maintained to appropriate standards and specifications.

We provide information on request to applicants who intend to build or develop a property. We meet the building consent application and Code Compliance Certificate timeframes as well as provide certification that consented buildings people visit, work, and live in comply with the New Zealand Building Code. We also inspect and audit buildings in compliance with regulations and take enforcement action where necessary.

### Contribution to Community Outcomes

- **Climate Smart** - Being climate smart means that Kaipara is reducing its greenhouse gas emissions and responding to the social, cultural, economic, and environmental challenges and opportunities presented by climate change. We encourage development that front foots climate change and reduces the impacts on our communities.
- **Vibrant Communities** - To thrive, communities must be connected, resilient, healthy, and inspiring. Supporting communities we seek to make it easy to get things done within legislative requirements.
- **Healthy Environment** - The environment can directly and indirectly impact on our health and wellbeing. We manage development to ensure natural and physical resources are safeguarded and positive environmental outcomes are achieved.
- **A Trusted Council** - Kaipara District Council considers the way we communicate and engage with our communities. We seek to build partnerships in order to address the collective challenges that our communities face.
- **Celebrating diversity** – Kaipara's future together recognises that the Council has a leadership role in making Kaipara a district where diversity is welcomed and celebrated. The Council can do this by upskilling the internal organisation and developing authentic relationships to achieve the outcome of a diverse, inclusive, and welcoming Council, and through improving service delivery.
- **Prosperous economy** - A prosperous economy is integral to achieving our wider goals for the district. We need to ensure our Council/district is investment-friendly, supports sustainable growth and that the benefits lead to broad-based prosperity for our communities.

**Performance Measures**

	LTP Year 1 Target 2021/2022	LTP Year 2 Target 2022/2023	LTP Year 3 Target 2023/2024	LTP Years 4-10 Target 2024/2031
Percentage of building control customers who rate request for service responses as very satisfied or satisfied.	78%	79%	80%	80%
Percentage of building consents processed within 20 working days.	100%	100%	100%	100%
Percentage of code compliance applications processed within 20 working days.	100%	100%	100%	100%
Percentage of illegal activity/unauthorised work complaints investigations initiated within 3 working days. <i>(100% to be initiated within 5 days)</i> Measured by: Core application overdue service request report.	93%	93%	94%	95%

**Changes in Levels of Service**

There will be no changes to the level of service.

**Significant Negative effects**

Currently no significant negative effects associated with this activity.

## Resource Consents

### What we do

We provide advice on resource consent applications for subdivisions and land use. We aim to meet resource consent application processing timeframes and process Land Information Memorandum's (LIMs) within statutory timeframes. We also ensure compliance with resource consent conditions and provide timely approval for granting section 224(c) certificates for new land titles.

### Contribution to Community Outcomes

- **Climate Smart** - Being climate smart means that Kaipara is reducing its greenhouse gas emissions and responding to the social, cultural, economic, and environmental challenges and opportunities presented by climate change. We encourage development that front foots climate change and reduces the impacts on our communities.
- **Vibrant Communities** - To thrive, communities must be connected, resilient, healthy, and inspiring. Supporting communities we seek to make it easy to get things done within legislative requirements.
- **Healthy Environment** - The environment can directly and indirectly impact on our health and wellbeing. We manage development to ensure natural and physical resources are safeguarded and positive environmental outcomes are achieved.
- **A Trusted Council** - Kaipara District Council considers the way we communicate and engage with our communities. We seek to build partnerships in order to address the collective challenges that our communities face.
- **Celebrating diversity** – Kaipara's future together recognises that the Council has a leadership role in making Kaipara a district where diversity is welcomed and celebrated. The Council can do this in terms of improving service delivery, upskilling the internal organisation, and developing authentic relationships to achieve the outcome of a diverse, inclusive, and welcoming Council.
- **Prosperous economy** - A prosperous economy is integral to achieving our wider goals for the district. We need to ensure our Council/district is investment-friendly, supports sustainable growth and that the benefits lead to broad based prosperity for the communities.

### Performance Measures

	LTP Year 1 Target 2021/2022	LTP Year 2 Target 2022/2023	LTP Year 3 Target 2023/2024	LTP Years 4-10 Target 2024/2031
Percentage of non-notified resource consents processed within 20 working days.	≥80%	≥90%	≥95%	≥95%
Percentage of Land Information Memorandums (LIM) processed within 10 working days.	100%	100%	100%	100%
Percentage of s224(c) certificates for new land titles processed within 10 working days.	100%	100%	100%	100%

### Changes in Levels of Service

There will be no changes to the level of service.

### Significant Negative effects

Currently no significant negative effects associated with this activity.

## Compliance

### What we do

We provide registration, verification, and inspection services to monitor and enforce standards of public health for; preparation of safe and suitable food; mobile trades; hairdressing salons; camping grounds, offensive trades, funeral parlours, and hazardous substances in public and non-workplaces. We protect the environment and water ways from effluent and illegal wastewater nuisance.

To ensure the safe and responsible sale, supply, and consumption of alcohol, we process, assess, and grant applications for alcohol licences and managers' certificates.

We respond in a timely manner to dog, stock, noise, and parking complaints as well as provide advice and monitor recreational water quality. We educate and assist animal owners to act responsibly to minimise any danger, to alleviate any health nuisance in the community.

We carry out consent conditions for monitoring and compliance purposes also investigate potential District Plan breaches / regulatory complaints and take enforcement action where necessary.

Meeting our environmental monitoring and compliance objectives and statutory obligations which is to educate and protect the environment our communities wish to thrive in.

### Contribution to Community Outcomes

- Climate Smart - Being climate smart means that Kaipara is reducing its greenhouse gas emissions and responding to the social, cultural, economic, and environmental challenges and opportunities presented by climate change. We encourage development that front foots climate change and reduces the impacts on our communities.
- Vibrant Communities - To thrive, communities must be connected, resilient, healthy, and inspiring. Supporting communities we seek to make it easy to get things done within legislative requirements.
- Healthy Environment - The environment can directly and indirectly impact on our health and wellbeing. We manage development to ensure natural and physical resources are safeguarded and positive environmental outcomes are achieved.
- A Trusted Council - Kaipara District Council considers the way we communicate and engage with our communities. We seek to build partnerships in order to address the collective challenges that our communities face.
- Celebrating diversity – Kaipara's future together recognises that the Council has a leadership role in making Kaipara a district where diversity is welcomed and celebrated. The Council can do this in terms of improving service delivery, upskilling the internal organisation, and developing authentic relationships to achieve the outcome of a diverse, inclusive, and welcoming Council.
- Prosperous economy - A prosperous economy is integral to achieving our wider goals for the district. We need to ensure our Council/district is investment-friendly, supports sustainable growth and that the benefits lead to broad based prosperity for the communities.

**Performance Measures**

	LTP Year 1 Target 2021/2022	LTP Year 2 Target 2022/2023	LTP Year 3 Target 2023/2024	LTP Years 4-10 Target 2024/2031
Percentage of food premises verified when required under the Food Act.	100%	100%	100%	100%
Percentage of alcohol premises inspected annually.	100%	100%	100%	100%
Percentage of resource consent complaints regarding unconsented works and noncompliance with the District Plan and resource consent investigation initiated within 5 working days.	100%	100%	100%	100%
Percentage of all granted resource consents are monitored each year to ensure they comply with relevant conditions.	25%	25%	25%	25%
Percentage of noise callouts to be responded to within 30 minutes.	90%	95%	95%	95%
Percentage of all dog attacks and or wandering stock are responded to (within one hour) as a Priority 1.	95%	95%	95%	95%

**Changes in Levels of Service**

There will be no changes to the level of service.

**Significant Negative effects**

Activity	Effect	Mitigation
Hazardous substances utilised	Environment detrimentally affected	Expertise in the field within Council

## Prospective Funding Impact Statements – Resource Consents, Building Control and Compliance

For the year ended:	Annual Plan	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget
30 June	2020-2021	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028	2028-2029	2029-2030	2030-2031
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
<b>Prospective Funding Impact Statement</b>											
<b>Operating funding</b>											
<b>Sources of operating funding</b>											
General rates, uniform annual general charges, rate penalties	2,505	2,352	2,247	2,234	2,363	2,274	2,287	2,172	2,130	2,066	2,026
Targeted rates	0	0	0	0	0	0	0	0	0	0	0
Subsidies and grants for operating purposes	0	0	0	0	0	0	0	0	0	0	0
Fees and charges	3,946	4,919	5,211	5,409	5,609	5,816	6,041	6,262	6,490	6,718	6,955
Internal charges and overheads recovered	514	0	0	0	0	0	0	0	0	0	0
Interest and dividends from investments	0	0	0	0	0	0	0	0	0	0	0
Local authorities fuel tax, infringement fees and other receipts	5	5	7	7	7	7	7	8	8	8	8
<b>Total operating funding</b>	<b>6,970</b>	<b>7,276</b>	<b>7,465</b>	<b>7,651</b>	<b>7,979</b>	<b>8,097</b>	<b>8,335</b>	<b>8,441</b>	<b>8,627</b>	<b>8,792</b>	<b>8,988</b>
<b>Application of operating funding</b>											
Payments to staff and suppliers	5,329	5,677	5,820	5,905	6,174	6,294	6,474	6,591	6,771	6,892	7,079
Finance costs	0	0	5	4	3	3	3	2	2	2	2
Internal charges and overheads recovered	1,592	1,550	1,585	1,685	1,744	1,740	1,796	1,784	1,787	1,831	1,838
Other operating funding applications	0	0	0	0	0	0	0	0	0	0	0
<b>Total applications of operating funding</b>	<b>6,921</b>	<b>7,227</b>	<b>7,409</b>	<b>7,593</b>	<b>7,920</b>	<b>8,037</b>	<b>8,273</b>	<b>8,377</b>	<b>8,561</b>	<b>8,725</b>	<b>8,919</b>
<b>Surplus (deficit) of operating funding</b>	<b>49</b>	<b>49</b>	<b>55</b>	<b>57</b>	<b>59</b>	<b>61</b>	<b>62</b>	<b>64</b>	<b>66</b>	<b>68</b>	<b>69</b>
<b>Capital funding</b>											
<b>Sources of capital funding</b>											
Subsidies and grants for capital expenditure	0	0	0	0	0	0	0	0	0	0	0
Development and financial contributions	0	0	0	0	0	0	0	0	0	0	0
Increase (decrease) in debt	0	100	-3	-4	-4	-5	-5	-5	-5	-6	-6
Gross proceeds from sale of assets	0	0	0	0	0	0	0	0	0	0	0
Lump sum contributions	0	0	0	0	0	0	0	0	0	0	0
Other dedicated capital funding	0	0	0	0	0	0	0	0	0	0	0
<b>Total sources of capital funding</b>	<b>0</b>	<b>100</b>	<b>-3</b>	<b>-4</b>	<b>-4</b>	<b>-5</b>	<b>-5</b>	<b>-5</b>	<b>-5</b>	<b>-6</b>	<b>-6</b>
<b>Applications of capital funding</b>											
Capital expenditure - to meet additional demand	0	0	0	0	0	0	0	0	0	0	0
Capital expenditure - to improve the level of service	0	100	0	0	0	0	0	0	0	0	0
Capital expenditure - to replace existing assets	0	0	0	0	0	0	0	0	0	0	0
Increase (decrease) in reserves	49	49	52	53	55	56	57	59	60	62	63
Increase (decrease) of investments	0	0	0	0	0	0	0	0	0	0	0
<b>Total applications of capital funding</b>	<b>49</b>	<b>149</b>	<b>52</b>	<b>53</b>	<b>55</b>	<b>56</b>	<b>57</b>	<b>59</b>	<b>60</b>	<b>62</b>	<b>63</b>
<b>Surplus (deficit) of capital funding</b>	<b>-49</b>	<b>-49</b>	<b>-55</b>	<b>-57</b>	<b>-59</b>	<b>-61</b>	<b>-62</b>	<b>-64</b>	<b>-66</b>	<b>-68</b>	<b>-69</b>
<b>Funding Balance</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>