

Regulation & Control

Sub Activities:

Building Control
Statutory Planning
Traffic Control
Dog & Stock Control
Liquor Licensing & Other Regulatory

Goal

To ensure the natural and physical environment of the district is sustainably managed, by providing a friendly helpful service and ensuring that standards and guidelines set down in legislation and regulations are met.

Key Issues for 2007/2008

Implementation of the new Building Act 2002 and the Building Regulations will have a huge impact on both the resources of Council, and the cost of the building process and the standards that consent applicants will have to comply with.

Under this new legislation, Council will need to apply to be accredited as a Building Consent Authority by 1 November 2007 by the Department of

Building and Housing, or it will no longer be able to issue building consents, and will be forced instead to outsource this activity to other Councils. Building Control staff have an exorbitant task in preparing checklists, policies, and manuals in order to reach accreditation, and the strain is resulting in staffing issues, including the need to employ an additional full time member to deal with the increased administrative workload, and replacing existing staff who have had enough of these changes which will only add to the cost to the customer.

Consent fees for building consents, and also resource consents, have been increased to meet these additional administration costs, which Council has deemed should be borne by the applicant, not the ratepayer.

Traffic, Dog and Stock Control, and Liquor Licensing have no major issues in 2007/2008 and these services will continue to be provided at similar levels to those in 2006/2007. However this may change as a result of the government announcement to revamp Dog Control legislation.

What's changed since the 2006-2016 LTCCP?

There are no significant changes from this Annual Plan to what had been forecast in the LTCCP.

Performance Measures to assess progress towards achievement of Community Outcomes

Community Outcome	How the Regulation and Control Activity Contributes	Performance Measure	2007/2008 Target	10 Year Target
Sustainable Development	By encouraging the design and construction of sustainable developments and buildings to increase energy efficiency, reduce waste and increase efficient use of potable water, through appropriate planning policies and removing unnecessary barriers where they exist	Distribution of information packs on sustainable construction matters	100% of clients aware – Distribution packs issued with each LIM prepared	100% of clients aware – Distribution packs issued with each LIM prepared
	By supporting economic development by removing unnecessary planning barriers to investment	Processing resource consent, building consent, and liquor licence applications, within statutory deadlines	Resource consents 75% Building consents 95% Liquor Licences 95%	95% of all consents and licences processed within statutory deadlines
Quality Water and Wastewater Services	Plan for equitable water consumption, and reduction in water use per capita, by requiring the installation of water meters per Council's Water Bylaw.	Resource consent applicants that are considered high volume users are issued with water metering as a condition of consent. The total number of water meters installed should increase to reflect this.	Increasing by 10% p.a.	Increasing by 10% p.a.

Performance Measures to assess progress towards achievement of Community Outcomes

Community Outcome	How the Regulation and Control Activity Contributes	Performance Measure	2007/2008 Target	10 Year Target
Safe, Efficient Transport Network	Provide for efficient traffic flows, particularly in the West End, by reducing the instances of inappropriate or inconsiderate parking.	Parking infringements are issued where considered appropriate	Ongoing as appropriate	Ongoing as appropriate
A Quality Standard of Affordable Housing	By ensuring that all housing is of a quality standard by fulfilling Council's obligations to the Building Act, including completion of code compliance certificates for all new construction.	Percentage of building consents issued that have code compliance certificates	80% of building consents issued have code compliance certificates once the project is complete	100% of building consents issued have code compliance certificates once the project is complete
Environmental Protection and Enhancement	By progressively improving land use, water and air quality, through effective planning and monitoring, and protecting sites that are significant to the Tangata Whenua	Number of resource consents that were monitored, and that complied with all consent conditions	A minimum of 50 consents monitored, and 90% of those comply with all conditions of consent	A minimum of 50 consents monitored, and 90% of those comply with all conditions of consent
	By providing a planning framework that is responsive to needs of residents, developers and landowners through application of planning rules within a flexible planning framework based on desired outcomes	Percentage of residents surveyed who are satisfied with Statutory Planning and Building Control services.	A minimum of 65% satisfaction	A minimum of 75% satisfaction

Performance Measures to assess progress towards achievement of Community Outcomes

Community Outcome	How the Regulation and Control Activity Contributes	Performance Measure	2007/2008 Target	10 Year Target
Environmental Protection and Enhancement	By preserving the scenic and amenity values that ensure a natural and tranquil Kaikoura, and actively promoting sustainable strategic goals for the environment.	Reduce the nuisance of barking or wandering dogs by responding to complaints within 24 hours	100% of complaints responded to within 24 hours	100% of complaints responded to within 24 hours
		Reduce the nuisance of disorderly behaviour and vandalism by adopting and implementing a Control of Liquor and Liquor Ban Bylaw	Bylaw is fully implemented, and reviewed each five years	Bylaw is fully implemented, and reviewed each five years
Affordable Access to Quality Community Facilities	By progressively ensuring that all public buildings and community facilities have wheelchair access, adequate car parking spaces, and appropriate foot access.	Identify those properties that require improved access and carparking, and give evidence of corrective action taken where access is inadequate.	80% of buildings and facilities identified have the required standard of access.	100% of buildings and facilities identified have the required standard of access.

How will the cost of Regulation & Control affect my Rates?

The department intends to move to more user pays charges wherever it can be identified that there is a direct benefit to an individual; such is the case with the majority of these Control functions.

The Building Control function is expected to incur large costs in 2007/08 regarding the accreditation and audit process to become a certified Building Control Authority (BCA), however much of these costs will be recovered by increasing building consent fees, these are detailed in the Financial Information section of this Plan.

Likewise the Statutory Planning function has reviewed its fees & charges in a move towards effective cost recovery from land use and subdivision applicants. The cost of service statement shows that the cost of this activity has decreased; this is due to shifting the focus of some of these resources to District Planning.

As a result, the net affect on the rates requirement is negligible.

Forecast Cost of Service Statement – Regulation & Control

Operating Expenses	LTCCP 2006/2007	LTCCP 2007/2008	Annual Plan 2007/2008
Building Control	198,911	228,480	301,243
Statutory Planning	257,641	273,664	243,145
Traffic Control	33,827	34,731	35,272
Dog & Stock Control	41,162	42,252	43,082
Liquor Licensing & Other	37,044	38,166	53,658
Loan Interest	-	-	-
Depreciation	-	-	-
Total Operating Expenses	568,586	617,293	676,400
Funded by:			
User Fees & Charges	393,189	417,522	472,470
	393,189	417,522	472,470
Activity Surplus/(Deficit)	(175,397)	(199,771)	(203,930)

Capital Expenditure	LTCCP 2006/2007	LTCCP 2007/2008	Annual Plan 2007/2008
Capital Expenditure	-	-	-
	-	-	-
Funded By:			
General Rates	175,397	199,771	203,930
Reserves	-	-	-
Loans	-	-	-
Activity Surplus/(Deficit)	(175,397)	(199,771)	(203,930)
	-	-	-