

Regulation & Control

Sub Activities:

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

Goals

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.

Nature and Scope of Activity

This activity is the statutory monitoring and compliance arm of Council's function. Council has a number of statutory obligations under a vast range of legislation. The planning and regulatory activity of Council has an important influence on the community's health and wellbeing, and it is Council's commitment to adequately resource these services.

Building Control

This function is responsible for ensuring that all new buildings are safe and sanitary, by the day-to-day administration of the Building Act requirements. This includes the requirement to issue land information memoranda, project information memoranda, building consents, and code compliance certificates. The Building Act 2004 now requires that Council is accredited as a Building Consent Authority and this, coupled with far stricter building regulations nationally, has had a significant impact on the building control function. Council has achieved accreditation as a Building Consent Authority, and new staff have been employed to deal with the increased administrative workload.

Statutory Planning

This is a regulatory function that ensures the statutory planning provisions of the Kaikoura District Plan, Resource Management Act 1991, Local Government Act 2002 and other legislation are met. This includes processing of resource consents, compliance monitoring, plan approvals, easements, caveats, road closures, right of way approvals, planning enforcement and education, etc. It is the goal of the statutory planning function to undertake its obligations in a friendly, helpful manner, which assists the community to achieve its aims while promoting that the natural and physical resources of the district are sustainably managed.

Traffic Control

It is the aim of this function to ensure that there is provision of sufficient public car parking to meet reasonable public expectations at all times of the year, and to reduce instances of incorrect or inconsiderate parking, through education where possible and issuing infringement notices where necessary.

Dog and Stock Control

The physical work relating to the dog and stock control services, of responding to complaints, patrolling the roads, and impounding dogs, is completed under contract, and the administration services relating to registration of dogs are provided by Council. There are currently just over 1,000 dogs registered in the district.

Liquor Licensing





The Council acts as the District Licensing Agency, to ensure that the sale and supply of liquor is managed, and that host responsibility is advocated.

Other Regulatory

Other regulatory functions include noise and litter control.

Effects on the Community

It is the goal of the Regulation and Control activity to essentially *protect* the social, economic, environmental and cultural well-being of the community. This is achieved by ensuring that the activities of certain persons, groups, or organisations have a minimal negative impact on the community, through enforcement and education. This may include development controls such as conditions placed on land use consents, height restrictions placed on a building consent, or other controls such as speed limits, and control of wandering dogs.

Economic		Enforcement of statutory obligations places restrictions on certain aspects of economic development. For the last two years this activity has operated at a substantial loss due to the low number of resource and building consent applications.
Environmental		The environment is protected by enforcing the provisions in legislation, Council's bylaws and the Kaikoura District Plan.
Social		Regulation and Control protects the health and safety of the whole community.
Cultural		Cultural wellbeing is protected by this activity.

Measuring our Contribution to Community Outcomes

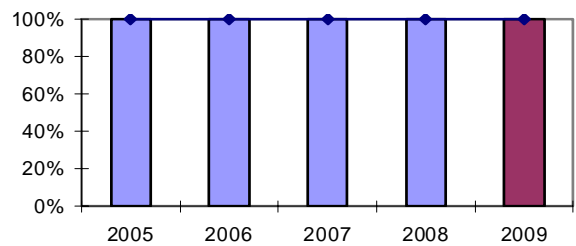
KEY: The line in each graph indicates the Councils desired trend, and for 2009 the Actual Target.

Outcome 1: Sustainable Development

Regulation and control contributes to 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, and supports economic development by removing unnecessary planning barriers.

Information packs on sustainable construction matters are provided with every PIM application.

Percentage of Planning Clients Aware of Sustainable Building Designs

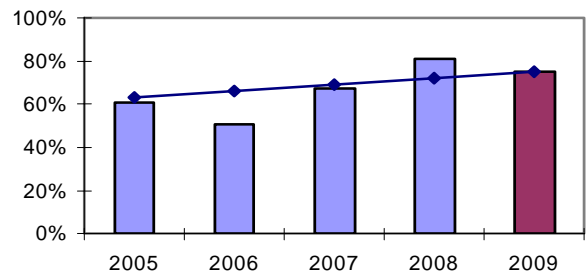


Council supports economic development by removing unnecessary planning barriers to investment, ensuring that resource consents, building consents and liquor licence applications are processed within statutory deadlines.

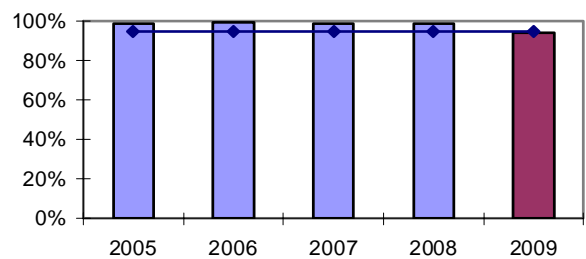
The actual percentages of consents and licenses processed within statutory deadlines were:

- Resource Consents: 75%
- Liquor Licenses: 94%
- Building Consents: 87%

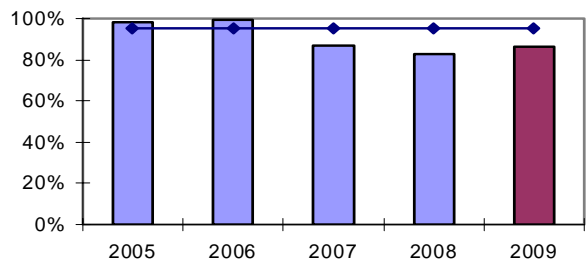
Percentage of Resource Consents Processed Within Statutory Deadlines



Percentage of Liquor Licenses Processed Within Statutory Deadlines



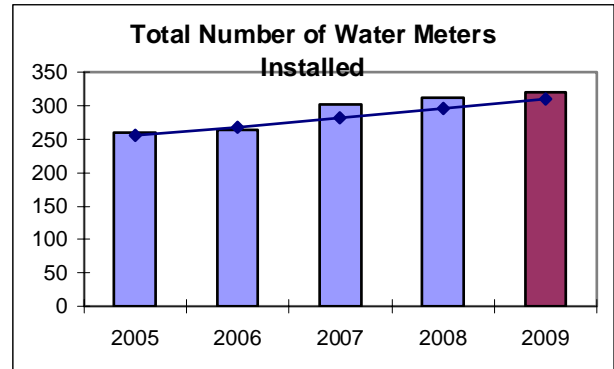
Percentage of Building Consents Processed Within Statutory Deadlines



Outcome 2: Quality Water and Wastewater Services

Regulation and control contributes to this outcome by promoting equitable water consumption.

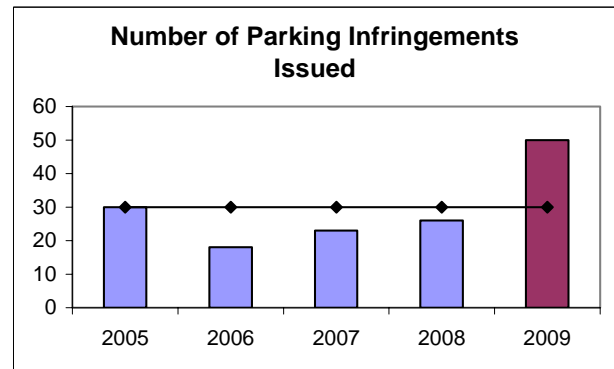
Plan for equitable water consumption, and reduction in water use per capita, by requiring the installation of water meters per Council's Water Bylaw. Resource consent applications that are considered high volume users, where appropriate, are issued with water metering as a condition of consent. The total number of water meters installed should reflect this.



Outcome 3: Safe, Efficient Transport Network

This activity provides for efficient traffic flows, particularly in the West End, by reducing the instances of inappropriate or inconsiderate parking

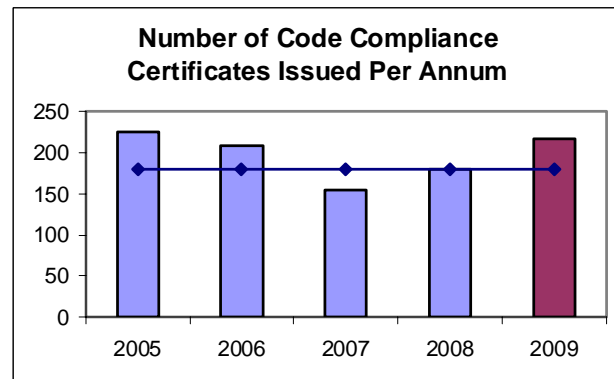
Parking infringements are issued where considered appropriate. The majority of parking infringements are issued for parking in excess of a time limit within the West End.



Outcome 5: A Quality Standard of Affordable Housing

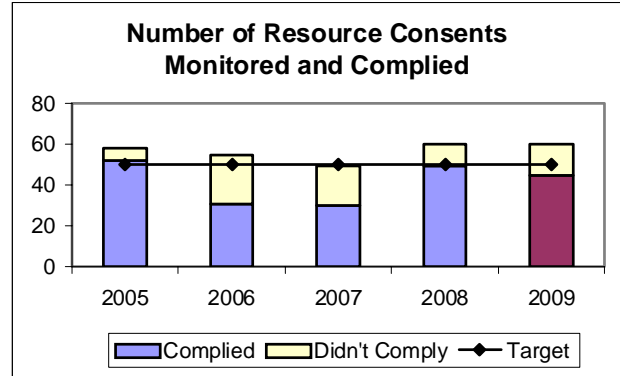
By ensuring that all housing is of a quality standard by fulfilling Council's obligations to the Building Act, including completion of code compliance certificates for all new construction.

The 2008/2009 annual plan provides for progress to be measured by the percentage of building consents issued that have code compliance certificates once the project is complete; however this has since been found extremely difficult to measure, and the number of code compliance certificates issued has been deemed an appropriate measure in its stead.

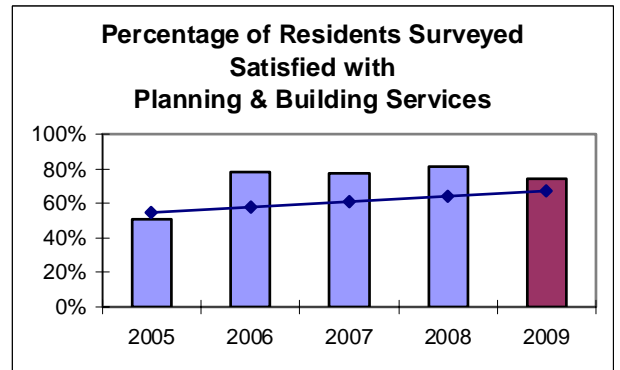


Outcome 6: Environmental Protection and Enhancement

By progressively improving land use, water and air quality, through effective planning and monitoring, and protecting sites that are significant to the Tangata Whenua

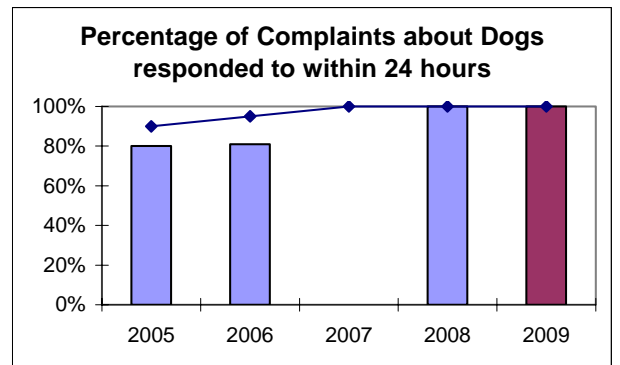


By providing a planning framework that is responsive to needs of residents, developers and landowners through application of planning rules within a flexible planning framework based on desired outcomes



By preserving the scenic and amenity values that ensure a natural and tranquil Kaikoura, reducing the instances of nuisance due to wandering or barking dogs.

No data was collected regarding the 2007 year.



Target 2008/2009:

Actual Result:

By reducing the nuisance of disorderly behaviour and vandalism by implementing a Control of Liquor and Liquor Ban Bylaw.

The Liquor Bylaw is fully implemented and is reviewed each five years.

Council has a liquor ban in place covering all public areas, including beaches and streets along the East End, West End, Churchill St, Ludstone Rd and Beach Rd areas.

Outcome 7: Affordable Access to Quality Community Facilities

	Target 2008/2009:	Actual Result:
By progressively ensuring that all public buildings and community facilities have wheelchair access, adequate car parking spaces, and appropriate foot access.	80% of buildings and facilities identified have the required standard of access.	Not achieved. An assessment is yet to be undertaken to formally identify any public properties requiring improved access and/or parking.

Level of Achievement

In terms of processing within statutory timeframes for resource consents, 75% is a satisfactory result; improvement is still sought in this area. It should be noted that Council does not apply Section 37 of the Resource Management Act which can be used to effectively double the statutory timeframes. Further, if additional information is sought the clock is stopped and not reset to zero. The processing timeframes reported therefore closely reflect actual working days to process the consent. The Council also undertakes a satisfaction survey of consent applicants which revealed very high levels of satisfaction with the consent process.

The timeframe for building consent processing has increased from 83% to 87%, however the impact of the legislative requirements in the Building Act 2004 can be clearly seen over the last three years as increased pressure is placed on staff to complete the tasks required to meet accreditation as a building consent authority. Additional building control and administration staff have been employed, as the Building Act requirements will be ongoing. Liquor licenses processed within statutory time frames has decreased; this is a timing issue at year end as several licenses are held waiting for further information from applicants.

Cost of Service Statement: Regulation & Control

FOR THE YEAR ENDED 30 JUNE 2009

	2008/2009 BUDGET	2008/2009 ACTUAL	2007/2008 ACTUAL
	\$	\$	\$
Operating Expenses			
Building Control	290,268	292,462	342,453
Statutory Planning	283,262	252,385	278,768
Traffic Control	36,293	32,772	35,513
Dog & Stock Control	56,103	55,138	48,004
Liquor Licensing & Other	52,407	57,606	47,764
Loan Interest	-	-	-
Depreciation	-	-	233
	718,333	690,363	752,735
Funded by:			
User Fees & Charges	482,125	317,925	396,935
Operating Surplus/(Deficit)	(236,208)	(372,438)	(355,800)
Capital Expenditure			
New or Replacement Assets	-	-	-
Funded by:			
General Rates	236,208	236,028	205,391
Depreciation	-	-	233
Transfer from Accumulated Funds	-	136,410	150,176
Operating Surplus/(Deficit)	(236,208)	(372,438)	(355,800)
	-	-	-

Capital Expenditure: Acquisition of Assets

This activity did not purchase, replace or sell any assets during the 2008/2009 year, in accordance with the provisions of the Long Term Council Community Plan 2006-2016.