

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 & infringements

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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
- Vibrant Communities
- Healthy Environment
- A Trusted Council

What we will deliver

Description	When
Consents delivered in a timely fashion with improved training skills covering commercial buildings	2021/2022

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. (100% to be initiated within 5 days) 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.

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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 Memoranda (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 and well-beings

- Climate smart
- Healthy environment
- Vibrant communities
- A Trusted Council

What we will deliver

Description	When
Information and consenting processes that enable developers large or small to do business easier	2021/2022

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

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

Contribution to Community Outcomes and well-beings

- Climate smart
- A Trusted Council
- Vibrant Communities

What we will deliver

Description	When
Complete refurbishment of existing dog kennels in Dargaville to provide a Kaipara base	2021/2022
Updating existing equipment to provide more efficient service i.e. Sound level meter and Water quality testing kit	2021/2022
Continue collecting the wastewater data checking for compliance noting climate change and sea level rise	2023/2024

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	90%	92%	94%	95%

	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
Plan and resource consent investigation initiated within 5 working days.				
Percentage of all newly granted resource consents audited 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%	90%	90%	90%
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

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.