

Development Consents

Sustaining our Environment



At a Glance

Interesting Facts

The vision of the Development Consents department is to promote sustainable development in the Far North leading to healthier lifestyles, safe buildings and protection of the district's environment. Council aims to achieve this by:

- Supporting development and growth in the district
- Protecting the natural / coastal landscape
- Ensuring buildings are constructed in accordance with the Building Act regulations
- Safeguarding the physical appearance of the Far North
- Protecting and enhancing coastal access for the public
- Promoting responsible use of alcohol.

What Has Changed Since The LTCCP

Insurance cover for weathertightness liability has been removed. This has been taken into account in Council's financial planning.

Highlights of Performance

Number of Performance Measures	9 2008/09	5 2009/10	5 2010/11
Achieved	100%	100%	100%
Not Achieved	0%	0%	0%

Performance 2009/10 vs. 2010/11 - is neutral ⇔

Statement of Service Performance

For DEVELOPMENT CONSENTS the following pages detail:

1. Service performance information provides the actual achievements, issues and challenges going forward for each performance measure against the Annual Plan 2010/11.
2. Financial performance including comparisons against budget 2010/11.

FYI: Key symbols are used to identify each measure contributing to Community Outcomes. For more information on Community Outcomes please refer to page 76.



Symbols used to identify each measure contributing to community outcomes

PH Public Health PS Public Safety EM Environment

Council Initiatives		Measure		PH PS EM
Continue to improve Consents processing		Level of satisfaction with planning, building or inspection services (Communitrak Survey) Further more, in 2011, satisfaction rating for building and resource consent was asked only to residents who have applied for a building or resource consent in the past 12 months.		PH PS EM
Result 2009/10: 35%	Target 2010/11: 40%	Result 2010/11: 61% for consent applications and 71% for inspections	Achieved - Comments: Better processing times have been a result of process improvement which has created greater efficiencies. This has been achieved by: <ul style="list-style-type: none"> - Council engage with the industry professionals (Practitioner Series) on a quarterly basis giving presentations, interactive agenda items and the opportunity for professional discussions. - The "Builders Mix" newsletter is delivered quarterly as well. This is a joint initiative with Whangarei and Kaipara District Councils. - While we state publically we can complete inspections in 48 hours, we strive hard to deliver in 24 hours or under. - Inspectors provide a service that takes into account early start times e.g. before 7.30am, to meet industry demand. - Lodgement and vetting meetings take place regularly. These are free to customers. - Processing of consents is completed in a consultative manor through phone calls, emails and one on one meetings. - FNDC building staff are undergoing technical training on an ongoing basis to meet the national competency standard (now integrated). - Staff donate personal time to deliver presentations to merchant and trade groups such as Carters, Placemakers etc; and trade organisations like Certified Builders' Association. - The building staff are consistently performing (99% compliance with statutory time frames) and focused on service delivery. - A quantum shift has occurred under the General Manager; Environmental Management with a focused training and delivery programme which is customer and team oriented. This is based on a collaborative approach. 	
In 2009/10 Council advised: The district is facing economic recession; the challenge for the department is to continue to provide efficient service levels at an affordable cost to industry and the public. The target for 2010/11 has been reduced to reflect the economic drivers, approximate 11% downturn.			Challenges going forward: New legislation could increase the need for the building industry to improve their technical knowledge and information requirements. This could put added pressure on Council to assist industry.	

Council Initiatives		Measure		PH PS EM
Continue to improve Consents processing		Average number of days to process Building Consents excluding time on hold		PH PS EM
Result 2009/10: 10	Target 2010/11: 12	Result 2010/11: 8	Achieved - Comments: New application form on website and practitioner forum training provided and other process improvements throughout the year has lead to more quality designs being supplied by industry and to allow efficient processing.	
In 2009/10 Council advised: We are planning to reduce the timeframes by a reduction of further information requests, better vetting up front with more technical information provided.			Challenges going forward: Changes to legislation will create additional challenges for Council and designers. A number of Bills have been tabled for change.	

Council Initiatives		Measure		PH PS EM
Continue to improve Consents processing		Percentage of non-notified Resource Consents completed within statutory timeframes (20 days)		PH PS EM
Result 2009/10: 95%	Target 2010/11: 80%	Result 2010/11: 97%	Achieved - Comments: New processes have been put in place to improve processing times.	
In 2009/10 Council advised: Further work will continue to improve processing times and to attract and retain qualified staff.			Challenges going forward: Staff numbers have reduced in-line with a reduction in application numbers. If the number of applications were to increase, Council may struggle (as previously) to attract suitable staff.	



Symbols used to identify each measure contributing to community outcomes

PH Public Health PS Public Safety EM Environment

Council Initiatives		Measure		PH PS EM
Continue to improve Consents processing		Average number of days to process subdivision consents excluding time on hold		
Result 2009/10: 22	Target 2010/11: 45	Result 2010/11: 17	Achieved - Comments: New processes have been put in place to improve processing times.	
In 2009/10 Council advised: Further work will continue to improve processing times and to attract and retain qualified staff.			Challenges going forward: Staff numbers have reduced in line with a reduction in application numbers. If the number of applications were to increase, Council may struggle (as previously) to attract suitable staff.	

Council Initiatives		Measure		PH PS
Improve the delivery of liquor licensing services		Percentage of liquor licensed premises visited to promote good host responsibility		
Result 2009/10: 35%	Target 2010/11: 20%	Result 2010/11: 20%	Achieved - Comments: Target successfully achieved by DLA Inspector.	
In 2009/10 Council advised: The Agency is confident that the percentage for 2010/11 will be well above the 15% target.			Challenges going forward: Potential changes maybe brought about by new legislation (Alcohol Reform Bill) but this is not expected to happen before General Elections.	



District Plan and Structure Planning

Striving for Appropriate Development



At a Glance

Interesting Facts

Our vision is to provide for planned growth and development in the Far North, ensuring our natural and physical resources are managed in a sustainable manner; and providing opportunities for our communities and future generations to prosper socially, economically and culturally. The District Plan is the key tool for achieving this.

What Has Changed Since The LTCCP

There are no significant changes to DISTRICT PLAN and STRUCTURE PLANNING priorities since the publication of the 2009/19 LTCCP.

Highlights of Performance

Number of Performance Measures	4	6	6
	2008/09	2009/10	2010/11
Achieved	75%	34%	83%
Not Achieved	25%	66%	17%

Performance 2009/10 vs. 2010/11 - has improved ↑

Statement of Service Performance

For DISTRICT PLAN and STRUCTURE PLANNING, the following pages detail:

1. Service performance information provides the actual achievements, issues and challenges going forward for each performance measure against the Annual Plan 2010/11.
2. Financial performance including comparisons against budget 2010/11.

FYI: Key symbols are used to identify each measure contributing to Community Outcomes. For more information on Community Outcomes please refer to page 76.



Symbols used to identify each measure contributing to community outcomes

EM Environment SC Services that support Communities CH Culture and Heritage

Council Initiatives		Measure		EM
District Plan Monitoring Strategy and Plan changes		Percentage of District Plan monitoring strategy indicators currently being measured		
Result 2009/10: 25%	Target 2010/11: 30%	Result 2010/11: 30%	Achieved - Comments: Data has been collated from available sources.	
In 2009/10 Council advised: Information needs to be structured centrally, providing basis of reports to the Ministry for the Environment and also development of strategic goals to enable measurement of Council's performance.			Challenges going forward: Regional approach to monitoring would produce a more efficient process – Council will work with other agencies to streamline the process.	

Council Initiatives		Measure		EM
District Plan Monitoring Strategy and Plan changes		Percentage of residents who feel either very well informed or well informed about the District Plan (Communitrak Survey)		
Result 2009/10: 46%	Target 2010/11: 52%	Result 2010/11: 32%	Not Achieved - Comments: Results show a 14% decrease from the 2009/10 result due to 21% of residents mentioned they feel neither informed nor uniformed on the District Plan.	
In 2009/10 Council advised: Continued Council commitment for public education and consultation and staff budget allocation for public good purposes e.g. public awareness programme/public workshops.			Challenges going forward: A review of target required in addition to identifying options to improve awareness around the District Plan.	

Council Initiatives		Measure		EM
District Plan Monitoring Strategy and Plan changes		Percentage of solutions identified within the year for issues identified via the monitoring strategy		
Result 2009/10: 20%	Target 2010/11: 55%	Result 2010/11: 0%	Achieved - Comments: The variance between 20% in 2009/10 and 0% in 2010/11 reflects that no solutions were introduced as no additional issues were identified in 2010/11. The remaining 80% of issues identified in the 2009/10 year are no longer considered to be issues or have been addressed through plan changes carried out to date.	
In 2009/10 Council advised: Data is widely scattered, needs to be collated into central area and transferred into readily accessible format.			Challenges going forward: As more contentious issues are monitored the number of issues to be resolved will increase.	

Council Initiatives		Measure		CH SC
Complete Structure Plans for key parts of the District by 2012		Number of structure / community plans in place		
Result 2009/10: 0	Target 2010/11: 2	Result 2010/11: 3	Achieved - Comments: Council's internal restructure in 2009 saw an amalgamation of processes that resulted in a hybrid structure plan/community plan process being developed, with the hybrid process commencing in the 2009/10 period (i.e.) a 0 result for 2009/10. The Target for 2010/11 was 2 Community plans, however 3 were achieved: <ul style="list-style-type: none"> - Kaikohe was completed in June 2011 and endorsed by the Western Community Board in July 2011. - Omapere/Opononi was completed in June 2011 and endorsed by the Western Community Board in Jul 2011. - Kaeo/Whangaroa was completed in June 2011 and endorsed by the Eastern Community Board in July 2011. 	
In 2009/10 Council advised: Create more realistic timeframes that recognise community aspirations and demands.			Challenges going forward: Being able to clearly define and identify how community plans factor into spatial planning and growth strategy development. Community expectations have to be managed to reflect what is affordable.	



Symbols used to identify each measure contributing to community outcomes

EM Environment SC Services that support Communities CH Culture and Heritage

Council Initiatives Investigate and advocate for research into natural hazards affecting the Far North		Measure Number of communities with robust hazard information or number of hazard research projects completed		CH
Result 2009/10: 2	Target 2010/11: 2	Result 2010/11: 3	Achieved - Comments: Data has been added to Council's GIS System.	
In 2009/10 Council advised: Lack of funding resources, collaboration will continue with other organisations.			Challenges going forward: Data to be finalised by Northern Regional Council for Council to decide on the direction going forward.	

Council Initiatives Develop guidelines on how to take Hapu / Iwi Management Plans into account when developing Council plans and policy		Measure Number of Hapu / Iwi management plans taken into account by Council		CH EM
Result 2009/10: 0%	Target 2010/11: 100%	Result 2010/11: 100%	Achieved - Comments: Council's internal restructure in 2009 saw the District Plan & Maori Development Dept that managed Hapu/Iwi Management Plans, being restructured into two different departments: - District Plan into the Environmental Management Dept; and - Maori Development into Strategic Planning & Governance (now Corporate Services). Subsequently, the ownership and implementation functions' surrounding the measures was eventually clarified by a report to Council in December 2010. Following that decision the first Hapu/Iwi Management Plan was commenced in March 2011 and completed by June 2011.	
In 2009/10 Council advised: A report will be provided to Council for their sign off by December 2010.			Challenges going forward: To continue taking them into account while developing plan changes and undertaking direct consultation where necessary	



Financial Information Sustainable Environment & Consents

FINANCIAL SUMMARY FOR THE YEAR ENDED 30 JUNE 2011

	NOTE	ACTUAL 2011 \$000s	COUNCIL BUDGET 2011 \$000s	VARIANCE \$000s
Income				
Rates Income	1	6,145	5,617	528
Other Income	2	2,769	3,690	(921)
Total Operating Income		8,914	9,307	(393)
Expenditure				
Direct Costs	3	7,239	7,598	359
Indirect Costs	4	2,194	1,548	(646)
Activity Expenditure		9,433	9,146	(287)
Depreciation	5	60	136	76
Interest Payable		19	26	7
Total Operating Expenditure		9,512	9,308	(204)
Net Operating Surplus/(Deficit)		(598)	0	(598)
Capital Statement				
Net Operating Surplus		(598)	0	(598)
Loans		0	0	0
Other Funding		17	19	(2)
Total Funding		(581)	19	(600)
New Work		17	0	(17)
Renewal Works		0	0	0
Loan Repayments		0	19	19
Total Capital Expenditure		17	19	2
NET SURPLUS/(DEFICIT)		(598)	0	(598)

VARIANCE TO THE ANNUAL PLAN 2010/11

1. Rates Income is showing a favourable variance due an increase in penalty rate income of \$528k
2. Other income is showing an unfavourable variance of \$921k predominantly due to:
 - a. Regulatory service fees & charges are below budget by \$1,002 as a result of the current economic downturn.
 - b. Other income – recoveries received \$82k during the year and this was unbudgeted.
3. Direct Costs are showing a favourable variance of \$359k predominantly due to:
 - a. Personnel costs are below budget by \$280k.
 - b. Grants and vehicle running costs are below budget by \$97k
 - c. Professional fees are below budget by \$408k.
 - d. Costs associated with Leaky Buildings exceeded budget by \$507k
4. Indirect costs are above budget \$646k due predominantly to a change in presentation for the provision of bad debts on rates penalty income. In previous years this has been netted off against income.
 - a. Increased provision for doubtful debts to offset additional income \$410k
 - b. Increase in corporate allocations \$237k
5. Depreciation is showing a favourable variance of \$76k due to delays in the commencement of capital projects.

