

# Development Consents *Sustaining our Environment*



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## *At a Glance*

### Primary Services

- Development consents

### Why We Do It

Council is required to under take the activity of resource consents under Section 31 of the Resource Management Act 1991.

In addition to the legislative requirements, the activity has the ability to contribute to the wellbeing of the community and the sustainable development of the district by:

- The promotion of community confidence and trust in the resource consent procedures and decisions;
- The provision of expertise to ensure that all relevant issues are considered;
- The application of equity and fairness when considering resource consent applications; and
- The enabling of the community to undertake activities.

### What Has Changed Since The LTCCP 2009/19?

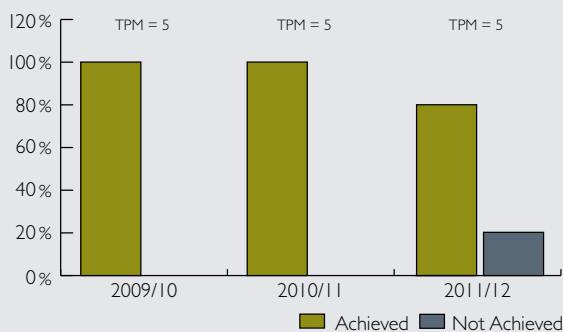
Insurance cover for weather-tight homes liability has been removed. An assistance package is being proposed by central government with guaranteed inputs from both central and local government. Council has opted to remain outside this programme at this point in time and will review this decision periodically.



Priorities For 2011/12	What We Have / Haven't Achieved
Establishing a plan to ensure when growth resumes Council is able to recruit and retain the necessary specialist resources	Successful scholarship programme ongoing for planning staff. No cadet consideration has taken place for building consents.
Continuing implementing process improvements for consent processing	Process improvement projects continuing in both resource and building consent areas, with the latter's various improvements logged in the council wide continuous improvement register.
Continuing technical training programmes aiming to ensure all technical officers are formally qualified by 2013	Ongoing training has taken place on a monthly basis in addition with the adoption of the national framework for competency the technical training has been verified by an external moderator.
Providing educational programmes with the development industry on the building and RMA processes and District Plan requirements	Regular practitioner meetings have been held on a quarterly basis that discusses both building and RMA aspects. Have also held an educational workshop with sector groups for example the real estate, banking and building surveyors, local planning and survey firms.
Continuing cooperation with all agencies in the Far North Liquor Accord, (N.Z. Police, Fire Service, and Northland Health) to promote compliance and responsible attitudes to the liquor licensing process	Far North District Council remains an active member of the FNAT group, represented by the district liquor licensing officer and the manager, environmental protection. The acting general manager of environmental management is on the steering committee.

Future Issues / Challenges	Implications
Economic growth leading to increasing resource consent numbers will challenge Council's ability to retain and recruit professional staff	Potential reliance on consultants and / or a reduction in the current compliance levels with statutory timeframes.
Rising corporate costs and overheads challenge the ability to provide the resource consent service to applicants at an affordable level	May discourage development or result in activities being under taken without consent.
Inaccurate advice given by inexperienced staff may have detrimental effects on key community outcomes, public health, public safety, and / or the environment	Continue professional development of staff through internal and external training opportunities.
Electronic and IT advancement (applications, processing, inspection and certification)	Paper based and traditional methods are costly and more time consuming. They create electronic and hard copy storage issues.
The Building Act Amendment Bill No. 3 has not been enacted by the Governor General.	The licensed building practitioners' scheme will be effective from 1 <sup>st</sup> March 2012 and will require applications to have all restricted building work certified (memoranda / certificate of design record of work) by the practitioners. However, because of delays in finalising the legislation, no technical or guidance notes are available, (at time of compilation of this document) therefore, the exact effect of these changes is currently unknown. Guidance has now been given from the DBH as to what is required.

## Highlights of Performance



TPM = Total number of Performance Measures  
 ↓ Performance 2010/11 vs. 2011/12 - needs improving

## Statement of Service Performance

For DEVELOPMENT CONSENTS the following pages detail:

1. Service performance information provides levels of service comparative results for 2010/11 and 2011/12 including achievements and issues.
2. Financial performance including comparisons against budget 2011/12.

*FYI: Key symbols are used to identify each measure contributing to community outcomes. For more information on community outcomes please refer to page 79.*

Symbols used to identify each measure contributing to community outcomes

PS Public Safety TS Transport SC Services that support Communities

<b>Council initiatives</b> Continue to improve consents processing		<b>Measure</b> Level of satisfaction with planning, building or inspection services (Communitrak Survey). <i>Further more, in 2012, 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.</i>		PH PS EM
<b>Result 2010/11:</b> 61% for consent applications and 71% for inspections	<b>Target 2011/12:</b> 45%	<b>Result 2011/12:</b> 66% for consent applications and 74% for inspections	<b>Achieved - Comments:</b> Have continued to exceed the target in part due to process improvements, and quicker processing times.	
<b>Council initiatives</b> Continue to improve consents processing		<b>Measure</b> Average number of days to process building consents excluding time on hold.		PH PS EM
<b>Result 2010/11:</b> 8	<b>Target 2011/12:</b> 12	<b>Result 2011/12:</b> 10	<b>Achieved - Comments:</b> Standard of applications have improved with the implementation of the licensed building practitioner scheme.	
<b>Council initiatives</b> Continue to improve consents processing		<b>Measure</b> Percentage of non notified resource consents completed within statutory timeframes (20 days).		PH PS EM
<b>Result 2010/11:</b> 97%	<b>Target 2011/12:</b> 90%	<b>Result 2011/12:</b> 98%	<b>Achieved - Comments:</b> Have continued to exceed the target in part due to process improvements, and quicker processing times.	
<b>Council initiatives</b> Continue to improve consents processing		<b>Measure</b> Average number of days to process subdivision consents excluding time on hold.		PH PS EM
<b>Result 2010/11:</b> 17	<b>Target 2011/12:</b> 40	<b>Result 2011/12:</b> 18	<b>Achieved - Comments:</b> Have continued to exceed the target in part due to process improvements, and quicker processing times.	
<b>Council initiatives</b> Improve the delivery of liquor licensing services		<b>Measure</b> Percentage of liquor licensed premises visited to promote good host responsibility.		PH PS
<b>Result 2010/11:</b> 20%	<b>Target 2011/12:</b> 25%	<b>Result 2011/12:</b> 24.41%	<b>Not Achieved - Comments:</b> Number of premises was just below target. Additional resources are made available for 2012/13 to ensure target is met.	



# District Plan and Structure Planning

## *Striving for Appropriate Development*



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## *At a Glance*

### Primary Services

- District Plan
- Structure planning
- Sustainable environment

### Why We Do It

Council is required to have a District Plan for the district under the provisions of the Resource Management Act 1991. However, the overall vision and purpose of the activity is to provide for planned growth and development in the Far North district to ensure that our natural and physical resources are managed in a sustainable manner, providing opportunities for our communities and future generations to prosper socially, economically, and culturally. A key tool for achieving this is the District Plan.

### What Has Changed Since The LTCCP 2009/19?

There are no significant changes to District Plan, structure planning and sustainable environment priorities since the publication of the 2009/19 LTCCP.





District Planning Priorities For 2011/12	What We Have / Haven't Achieved
Continuing technical training programmes aiming to ensure all technical officers are formally qualified by 2013	Ongoing training has taken place on a monthly basis in addition with the adoption of the national framework for competency the technical training has been verified by an external moderator.
Providing educational programmes with the development industry on the building and RMA processes and District Plan requirements	Regular practitioner meetings have been held on a quarterly basis that discusses both building and RMA aspects. Have also held an educational workshop with sector groups for example the real estate, banking and building surveyors, local planning and survey firms.
Continuing cooperation with all agencies in the Far North Liquor Accord, (N.Z. Police, Fire Service, and Northland Health) to promote compliance and responsible attitudes to the liquor licensing process	Far North District Council remains an active member of the FNAT group, represented by the district liquor licensing officer and the manager; environmental protection. The Acting General Manager Environmental Management is on the steering committee.

Structure Planning Priorities For 2011/12	What We Have / Haven't Achieved
Continuing to progress the implementation of the Kerikeri - Waipapa Structure Plan changes including the rezoning of land in line with the strategic provision of Council infrastructure	No plan changes implemented directly related to the Kerikeri - Waipapa structure plan. Plan Change 8, which gave effect to part of the structure plan, was withdrawn following the recommendation of the Hearing Commissioners.
Supporting the development and implementation of community development plans where projects are identified and resourced in the Annual Plan	A target of 4 community plans was achieved.



## Sustainable Development Priorities For 2011/12

## What We Have / Haven't Achieved

Continuing to develop the Climate Change Strategy	Draft has been completed and was presented to GMT for comment.
Continuing to develop and implement an awareness programme around the District Plan, renewable energy & energy efficiency and sustainability	While no formal awareness programme in place, staff continue to provide advice, attend public meetings and promote awareness of the District Plan, renewable energy and efficiency when opportunities arise. We have also updated web page information, and held education workshops with sector groups such as real estate, planning professionals, engineers and surveyors.
Investigating and advocating (with regional and national government) for research into natural hazards affecting the Far North	Flood modelling information being worked on by Northland Regional Council technical staff, and coastal hazard information being reviewed. This work is part of the revision of the regional policy statement for Northland. Council has had representation at both political and staff level in the regional policy statement review process.
Continuing to work through compliance issues raised through the Inter - Council Working Group on GMOs	Staff and elected representatives have actively participated in the working group. Council also committed funding towards the development of the section 32 report.
Working to fully understand the implications of the Government's new coastal policy statement and Fresh Water Policy for the district's communities.	Have identified those policies within the NZCPS that will impact the most on the Far North district's communities. Have also identified where the revised regional policy statement's coastal policies and methods will impact greatest on Far North communities.

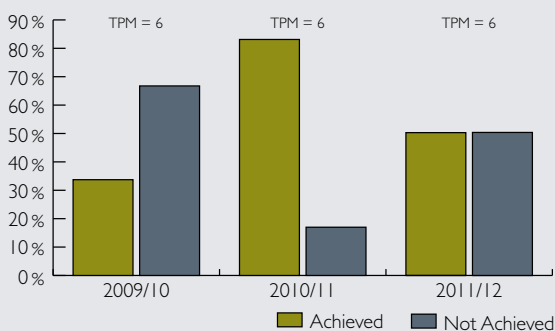
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## Future Issues / Challenges

## Implications

Lack of robust natural hazard information available and the high cost of obtaining such data	Need to ensure that priority is given to hazard research and information at central and regional government levels.
Financial restraints limiting the amount of work that can be done on the District Plan along with increasing amount of work required due to central and regional government planning documents	The prioritisation of plan changes to the District Plan requires careful consideration along with the commencement of a rolling review as opposed to one large proposed District Plan project.
Climate change may present significant challenges for the district, particularly over the long term. Key impacts predicted include temperature warming, higher intensity storm events, reduced annual rainfall and sea level rise	The predicted impacts of climate change would have far reaching consequences for the district, from increased flood risk, coastal inundation and related erosion hazard, to reduced water availability for urban water supply.
Sustainable growth and development of the district	Review of parts of the District Plan required ensuring that sustainable growth is occurring particularly in the rural zones.

## Highlights of Performance



TPM = Total number of Performance Measures  
 ↓ Performance 2010/11 vs. 2011/12 - needs improving

## Statement of Service Performance

For DISTRICT PLAN and STRUCTURE PLANNING the following pages detail:

1. Service performance information provides levels of service comparative results for 2010/11 and 2011/12 including achievements and issues.
2. Financial performance including comparisons against budget 2011/12.

*FYI: Key symbols are used to identify each measure contributing to community outcomes. For more information on community outcomes please refer to page 79.*

Symbols used to identify each measure contributing to community outcomes

EM Environment SC Services that support Communities CH Culture and Heritage

<b>Council initiatives</b> District Plan Monitoring Strategy and Plan changes		<b>Measure</b> Percentage of District Plan monitoring strategy indicators currently being measured.		<b>EM</b>
<b>Result 2010/11:</b> 30%	<b>Target 2011/12:</b> 40%	<b>Result 2011/12:</b> 50 %	<b>Achieved - Comments:</b> This result was due to allocating additional resource within the team to dedicate more time to the monitoring strategy than in previous years.	

<b>Council initiatives</b> District Plan Monitoring Strategy and Plan changes		<b>Measure</b> Percentage of residents who feel either very well informed or well informed about the District Plan (Communitrak Survey).		<b>EM</b>
<b>Result 2010/11:</b> 32%	<b>Target 2011/12:</b> 52%	<b>Result 2011/12:</b> 38%	<b>Not Achieved - Comments:</b> Further work is required on District Plan education and advocacy. The development of the awareness programme would assist. There have been some initiatives such as educational workshops with sector groups and updates to the web page.	

<b>Council initiatives</b> District Plan Monitoring Strategy and Plan changes		<b>Measure</b> Percentage of solutions identified within the year for issues identified via the monitoring strategy.		<b>EM</b>
<b>Result 2010/11:</b> 0%	<b>Target 2011/12:</b> 60%	<b>Result 2011/12:</b> 100%	<b>Achieved - Comments:</b> There were no issues identified through the monitoring strategy that needed to be resolved.	

<b>Council initiatives</b> Complete Structure Plans for key parts of the district by 2012		<b>Measure</b> Number of structure / community plans in place. <i>(Due to the financial cost and timelines associated with developing and implementing Structure Plans, Council determined that revamped Community Plans (that include infrastructure) would suffice at this stage as per the Annual Plan 2011/12).</i>		<b>CH SC</b>
<b>Result 2010/11:</b> 3	<b>Target 2011/12:</b> 4	<b>Result 2011/12:</b> 4	<b>Achieved - Comments:</b> New approach offering a hybrid between community planning and structure planning to enable plans to be produced for key parts of the district by 2011. We have completed community plans for Omapere / Opononi, Kaikohe, Whangaroa and Taipa.	

<b>Council initiatives</b> Investigate and advocate for research into natural hazards affecting the Far North		<b>Measure</b> Number of communities with robust hazard information or number of hazard research projects completed.		<b>CH</b>
<b>Result 2010/11:</b> 3	<b>Target 2011/12:</b> 6	<b>Result 2011/12:</b> 0	<b>Not Achieved - Comments:</b> This has been outside of the Far North District Council's control as the Far North District Council is reliant to a large degree on NRC providing hazard information for communities within the Far North. NRC have progressed work on various catchments within its priority rivers' project but some modelling has yet to be finalised. It is not known how many communities have hazard information.	



Symbols used to identify each measure contributing to community outcomes

EM Environment SC Services that support Communities CH Culture and Heritage

Council initiatives		Measure	
Develop guidelines on how to take Hapu / Iwi management plans into account when developing Council plans and policy		Number of Hapu / Iwi management plans taken into account by Council.	
Result 2010/11: 100%	Target 2011/12: 100%	Result 2011/12: 95%	<p><b>Not Achieved - Comments:</b></p> <p>The following Iwi management plans were reviewed in the last 12 months 1) Ngati Kuta 2) Ngati Rehia 3) Te Roroa 4) Ngati Wai.</p> <p>In the process of reviewing these documents both Iwi and Council have utilised the opportunity to align and identified ways in which the aspirations of Iwi can be better reflected as part of Council's planning processes and how this might be delivered in order to achieve a better outcome.</p> <p>Due to the complexities and timeframes associated with the action plan requirements, this is work in progress with much of the constraints focused on capacity of the Iwi to process key areas in order to get better traction for engagement with Council and what these processes work and what they mean.</p>





# Financial Information Sustainable Environment and Consents

## FINANCIAL SUMMARY FOR THE YEAR ENDED 30 JUNE 2012

	NOTE	ACTUAL 2012 \$000s	COUNCIL BUDGET 2012 \$000s	VARIANCE \$000s
<b>Income</b>				
Rates Income	1	6,370	5,981	389
Other Income	2	2,501	3,210	(701)
<b>Total Operating Income</b>		<b>8,871</b>	<b>9,182</b>	<b>(311)</b>
<b>Expenditure</b>				
Direct Costs	3	6,425	7,514	1,089
Indirect Costs	4	918	1,564	646
<b>Activity Expenditure</b>		<b>7,343</b>	<b>9,078</b>	<b>1,735</b>
Depreciation	5	44	96	52
Interest Payable		20	8	(12)
<b>Total Operating Expenditure</b>		<b>7,407</b>	<b>9,182</b>	<b>1,775</b>
<b>Net Operating Surplus/(Deficit)</b>		<b>1,465</b>	<b>0</b>	<b>1,465</b>
<b>Capital Statement</b>				
Net Operating Surplus		1,465	0	1,465
Other Funding		7	7	0
<b>Total Funding</b>		<b>1,472</b>	<b>7</b>	<b>1,465</b>
Loan Repayments		70	7	(63)
<b>Total Capital Expenditure</b>		<b>70</b>	<b>7</b>	<b>(63)</b>
<b>NET SURPLUS/(DEFICIT)</b>		<b>1,402</b>	<b>0</b>	<b>1,402</b>

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### VARIANCE TO THE ANNUAL PLAN 2011/12

1. Rates income is showing a favourable variance due to:
  - a. An increase in penalty rate income of \$331k; and
  - b. An increase in general rate income of \$58k.
2. Other income is showing an unfavourable variance of \$701k predominantly due to:
  - a. Regulatory service fees & charges are below budget by \$650k as a result of the current economic downturn; and
  - b. Other income of \$37k is due to a rejected prior year insurance claim which was unbudgeted for.
3. Direct costs are showing a favourable variance of \$1,089k predominantly due to:
  - a. Personnel costs are below budget by \$478k due to staff vacancies not being filled as a result of the current economic downturn;
  - b. Insurance costs are below budget by \$401k due to earlier estimates of potential liability for weather-tight homes has been reduced;
  - c. Expenditure on contractor and professional fees are below budget by \$449k as a result of the current economic downturn; and
  - d. Bad debt provisions exceeded budget by \$206k due to increased penalty charges.
4. Indirect costs are below budget \$646k due to:
  - a. Decrease in corporate allocations \$646k.
5. Depreciation is showing a favourable variance of \$52k due to delays in the commencement of capital projects.

