

Building Control

Background:

The Council's building control service administers the Building Act 2004 and Building Code. It processes building consent applications, checks plans and conducts site inspections to ensure buildings are soundly constructed in accordance with the plans supplied.

The Building Act 2004 has replaced the Building Act 1991 and was enacted partly as a response to the "leaky building" syndrome which has affected some types of buildings, mainly in metropolitan areas. The new Act emphasises building design assessment, inspections, workmanship and risk management. It aims to provide greater assurance to anyone commissioning building work that what is built will be safe and meet the required standards

Under the new Act, Council is required to become an accredited building consent authority to carry out its building control functions. The Council is committed to this in order to retain a local building control service.

Rationale for Council's Involvement:

Council's role is prescribed by statute. Certain functions are required to be undertaken by territorial authorities under the Building Act 2004. More substantive functions are laid down under this Act for the Council to become a building consent authority.

Community Outcomes to which the Activity contributes:

Community Outcome	How the Building Control Activity Contributes
<i>A thriving economy</i>	New building and alterations provides economic prosperity for local architects and builders involved in these projects within the District. New building also adds capital value to the District which is important for growth and helps to encourage other commercial investment opportunities.
<i>A safe, effective and sustainable infrastructure.</i>	Inspection of building work will ensure that builders comply with the plans provided to the Council and that they meet safety and sanitary standards specified in the Building Code and the building requirements of the Council. The buildings constructed will therefore become part of the District's safe, effective and sustainable infrastructure.

Activity Goal:

- To ensure that all new buildings and alterations in the District are constructed in compliance with all relevant statutes and codes.

Principal Objectives:

- That all buildings constructed in the District are built to the building code and Council alternative solutions (the means of complying with the building code that take into account particular issues or materials relevant to building in the Mackenzie), thereby providing comfort to existing and new owners that their home or building, is safe.
- That Mackenzie District Council becomes an accredited building consent authority



Building Control Cont...

Key Levels of Service and Performance Measures

Levels of Service	Targets/Objectives	Performance Measures (2006-2016)
Building consents are processed in accordance with the prescribed legislation.	<ul style="list-style-type: none"> To process building consents and property information memoranda within the statutory timeframe of 20 days 	<ul style="list-style-type: none"> To process 95% of building consents and PIMs within the statutory timeframe for the year ended 30 June 2007. To process 98.5% of building consents and PIMs within the statutory timeframe for the year ended 30 June 2008 and thereafter.
Council is working to achieve building consent authority accreditation.	<ul style="list-style-type: none"> Council is accredited as a building control authority 	<ul style="list-style-type: none"> Accreditation to be received by November 2007

The Existing Situation Described:

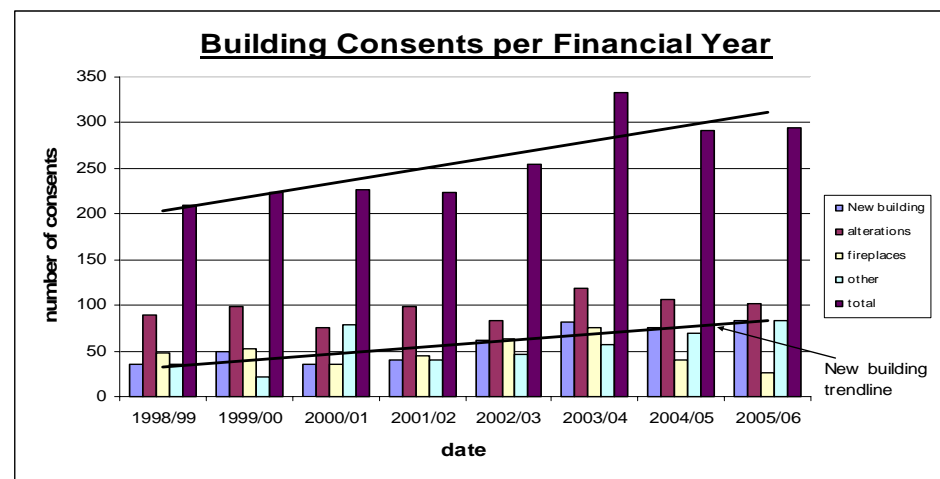
The Council employs two senior building inspectors (Dick Marryatt, based at the Fairlie office, and John Watson, based at Twizel). The Twizel Building Inspector was employed in November 2005, to meet the added demands for building control. Between them they process and issue about 300 building consents each year and undertake the required inspections once building is underway. The inspectors are supported by Council's administrative staff. By employing a new experienced building inspector for Twizel, Council has recognised that it needed to increase the level of service for our customers.

Project information memoranda are issued along with building consents and these detail planning and infrastructural requirements relevant to the proposed building. The Council aims to issue consents and memoranda within the statutory timeframe of 20 working days.

Council processes, on average, 300 building consents per year (data taken over the last three years). A recent increase in numbers of consents for new dwellings, and to a lesser extent alterations to existing dwellings, has led to a significant lift in the number of inspections required.

The following table shows the trends in building consent data from 1998 to 2006.

Trends in Building Consents 1998 to 2006.



Building Control Cont...

Future Demand:

Future demands upon building control work will be determined by legislative requirements, increased service delivery expectations from our customers, Building Consent Authority status; and the un-predictable numbers of building consents lodged.

Accreditation as a building consent authority will place new and demanding requirements on the Council. These may lead to increased building consent fees and an increase in staffing. However, no further provision has been made for additional staff in this plan.

Maintenance and Operating Issues:

This activity is going through a period of significant change, to meet the demands of more stringent building legislation and to accommodate a far greater level of building activity than was expected three or four years ago.

Capital Expenditure:

Under the Council's internal liability management policy, all capital expenditure is funded from the relevant capital reserve.

Significant Negative Effects

If Council does not achieve accreditation for building consent authority (BCA) status it will not be able to carry out its functions under the Act. All BCA functions will be required to be outsourced to another BCA which will impact on Council's service delivery function. Building control is seen as one of the important functions for Council that provides a direct benefit for our local community. Outsourcing our BCA functions will mean our customers will not have the ability to discuss building control with local inspectors who know the District well and who can advise on the best materials to be used locally.

Requirement for Work	Budget 2006/07 (\$000)	Forecast 2007/08 (\$000)	Forecast 2008/09 (\$000)	Forecast 2009/10 (\$000)	Forecast 2010/11 (\$000)	Forecast 2011/12 (\$000)	Forecast 2012/13 (\$000)	Forecast 2013/14 (\$000)	Forecast 2014/15 (\$000)	Forecast 2015/16 (\$000)
Building Control										
R Computers	-	3	4	-	4	4	-	4	4	-
R Vehicles	-	-	32	-	-	-	35	-	-	-
TOTAL	-	3	36	-	4	4	35	4	4	-

R = Renewal G = New works – driven by growth L = New works – driven by increased level of service

The only significant capital expenditure in this section is the replacement of the building inspectors' vehicles, programmed for years 3 and 7 in the plan. The vehicles are depreciated to meet their eventual replacement cost.

Funding the Net Annual Cost:

After reviewing its cost recovery policies in 2006, the Council endeavours to meet 75% of the costs of this activity from building consent charges. The balance is met from general rates. The Council believes there is a general community benefit for ensuring buildings are constructed safely and not all of the inspectors' activities are cost recoverable anyway.

It will not always be possible to meet the recovery target as it is significantly affected by the level of building activity and the number of consents applied for.



Building Control Financial Summary

Budget 2005/06 (\$000)		Budget 2006/07 (\$000)	Forecast 2007/08 (\$000)	Forecast 2008/09 (\$000)	Forecast 2009/10 (\$000)	Forecast 2010/11 (\$000)	Forecast 2011/12 (\$000)	Forecast 2012/13 (\$000)	Forecast 2013/14 (\$000)	Forecast 2014/15 (\$000)	Forecast 2015/16 (\$000)
	REVENUE										
46	General Rates	22	38	45	42	39	36	42	40	38	37
137	Other Income	202	208	215	220	226	231	236	240	244	248
0	Interest on Capital Reserves	0	0	0	0	0	0	0	0	0	0
3	Internal Income	3	3	3	3	3	3	3	3	3	3
186		227	249	262	265	268	270	281	283	285	288
	DIRECT EXPENDITURE										
120	Employment Expenses	114	117	120	122	125	127	129	131	133	134
17	Consultancy Expenses	12	12	13	13	13	14	14	14	14	15
19	Administration	19	21	22	22	23	23	24	24	24	25
10	Operational & Maintenance Expenses	10	10	11	11	11	11	12	12	12	12
0	Interest on Capital Reserves	0	0	1	1	1	1	1	2	1	1
69	Internal Expenses	81	83	85	86	87	87	88	89	91	93
10	Funded Depreciation*	6	6	12	10	8	7	13	11	10	8
245		242	249	262	265	268	270	281	283	285	288
(59)	Operating Surplus/(Deficit)	(15)	0	0	0	0	0	0	0	0	0
	Operating Surplus transferred to/ (Operating Deficit funded by):										
(59)	General Reserve	(15)	0	0	0	0	0	0	0	0	0
(59)		(15)	0	0	0	0	0	0	0	0	0
	CAPITAL EXPENDITURE										
5	Building Control	0	3	36	0	4	4	35	4	4	0
5		0	3	36	0	4	4	35	4	4	0
	Funded by:										
5	Building Control Capital Reserve	0	3	36	0	4	4	35	4	4	0
5		0	3	36	0	4	4	35	4	4	0

* Depreciation funded via rates is deposited into the appropriate capital reserve, which is used for capital expenditure purposes.



Resource Management

Background:

The Environmental Management section is responsible for town planning and resource management under the provisions of the Resource Management Act 1991. The Council's key document for this is its District Plan, which outlines the issues facing the District and then details the objectives, policies and rules for ensuring sustainable management of its natural and physical resources.

Rationale for Council's Involvement:

Council's role is prescribed by statute. The Resource Management Act 1991 requires all territorial authorities such as the Mackenzie District Council to undertake certain functions under the Act.

Community Outcome to which the Activity contributes:

Community Outcome	How the Environmental Management Activity Contributes
<i>An attractive and highly valued natural environment</i>	Keeping the District Plan up to date with the changing pressures that is facing the District will ensure that development that occurs in the District does not have a detrimental impact on its attractiveness and scenic beauty. Well planned and managed development is seen by the community as an important outcome.

Activity Goal:

To protect and enhance the natural environment by ensuring any development that occurs in the District is well planned, managed and is sympathetic to the surrounding environment.

Principal Objectives:

- To maintain an up to date District Plan, providing for sustainable management of the resources of the District in the face of changing development pressures.
- To process 90% of resource consents within the statutory timeframe of 20 working days.

Key Levels of Service and Performance Measures

Levels of Service	Targets/Objectives	Performance Measures (2006-2016)
To maintain an up to date District Plan, providing sustainable management of the resources of the District in the face of changing development pressures.	<ul style="list-style-type: none"> • Review of rural subdivision and development rules completed. • Continue township planning exercises. • Make Improvements to the District Plan 	<ul style="list-style-type: none"> • Review of rules completed by 30 June 2008. Subsequent plan changes released for submission by 30 June 2009. • Undertake a town development study for Fairlie during the 2006/2007 year. Relevant plan changes completed by 30 June 2008. • To prioritise and complete plan changes identified as necessary by Council.
Resource consents and land information memoranda processed in accordance with legislation.	<ul style="list-style-type: none"> • To process resource consents within the statutory timeframe of 20 working days. • To process land information memoranda within statutory timeframes of 10 working days 	<ul style="list-style-type: none"> • 90% compliance till 30 June 2008, 95% compliance thereafter. • 100% compliance.



Resource Management Cont...

Existing Situation Described:

A senior and a junior planner, Hayley Shearer and Sarah Bevin, are employed by the Council to respond to resource management enquiries, process resource consent applications, monitor compliance with Council's rules and planning conditions, and co-ordinate the issuing of land information memoranda.

The senior planner also reviews the effectiveness of the District Plan and may promote the case for changes to its contents. She also is responsible for producing education materials and application user guides as needed.

Current level of service for resource consent processing is over the 90% threshold as defined by Council performance measures. Council proposes to gradually increase this level of service. The Council also has a District Plan change priority list to meet the current demands and expectations of the community. The list is being worked through and there will be opportunities for public input during the consultation process.

Council also calls upon the services of planning consultants, Davie Lovell-Smith, when required and engages specialist legal advice when matters are taken to the Environment Court.

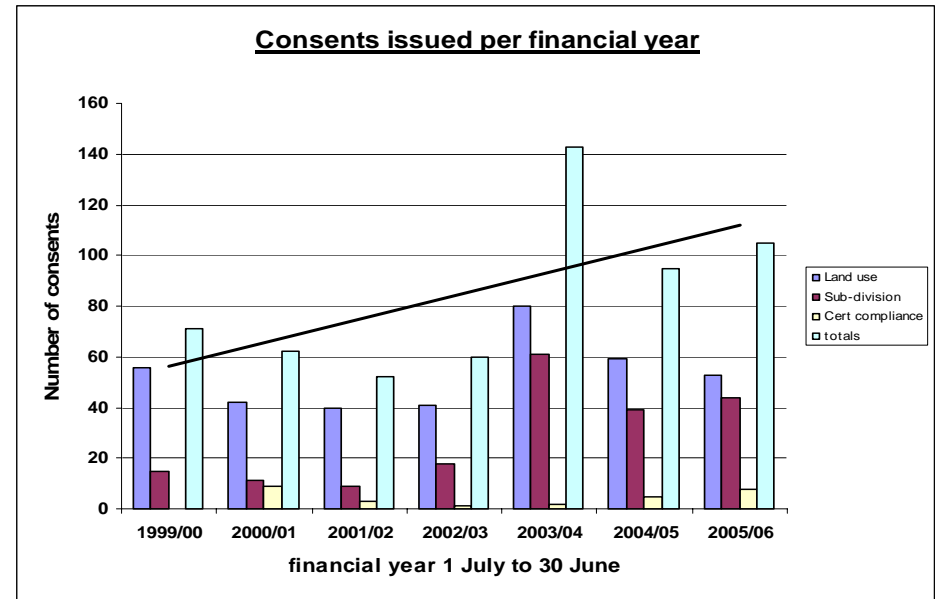
In the course of a year, the Council issues more than 100 resource consents of differing types and supplies some 240 Land Information Memoranda.

Historically, Council has relied heavily on external consultants for planning advice, processing of resource consents and the development of the District Plan. During the 2004/05 year, Council agreed to increase staff resources in the environmental management area to cater for an increase in demand and workload pressures.

Reliance on consultancy services has been reduced, and consultants are now used mainly for large scale projects where time management and the higher level of technical expertise is required, and in situations where expert evidence is required for complex resource consents and Environment Court situations.

Between 1999 and 2006, there has been a steady increase in the number of resource consents being processed by Council staff. The following table shows a breakdown in the consents processed over this timeframe.

Number of consents processed between 1999 and 2006.



(NOTE: 2005/06 figures are predictions based on 75% of year completed)

Ongoing development of the District Plan has been seen as one of the key priorities for the Council. While the plan is relatively new, it has been found that some of its provisions in the District Plan do not cater as well as they might for current demands placed on our natural resources. The Council has adopted a plan change priority list that identifies 20 minor plan changes and nine significant projects that need actioning by Council staff between 2006 and 2016. It is proposed that the 10 priority minor plan changes and 2 significant projects, being the rural development study and Fairlie town development project will be completed by the end of June 2008.



Resource Management Cont...

Future Demand:

District Plan changes have been prioritised by the Council in a strategic manner that recognises the pressures that growth places on the District's natural resources. However, this needs to be carefully balanced against the importance of encouraging growth in the area to ensure the future viability of the District.

Maintenance and Operating Issues:

Council will undertake its resource management work with its own resources, supplemented where needed by specialist external planning and legal advice. Where formal hearings are required, panels of councillors will be appointed to hear and determine the consents sought. The exception would be when Council has a particular interest in the matter, in which case, independent commissioners would be appointed. Elected members have taken advantage of specialist training offered for these tasks.

Capital Expenditure:

Under the Council's internal liability management policy, all capital expenditure is funded from the relevant capital reserve.

Requirement for Work	Budget 2006/07 (\$000)	Forecast 2007/08 (\$000)	Forecast 2008/09 (\$000)	Forecast 2009/10 (\$000)	Forecast 2010/11 (\$000)	Forecast 2011/12 (\$000)	Forecast 2012/13 (\$000)	Forecast 2013/14 (\$000)	Forecast 2014/15 (\$000)	Forecast 2015/16 (\$000)
Resource Management										
R Computers	2	5	2	3	5	2	3	5	2	3
G Landscape Study	10	10	-	-	-	-	-	-	-	-
G Natural Value Study	10	10	-	-	-	-	-	-	-	-
TOTAL	22	25	2	3	5	2	3	5	2	3

R = Renewal G = New works – driven by growth L = New works – driven by increased level of service

Planned work includes completion of studies of the landscape and natural values of the Mackenzie basin, a township study for Fairlie and an examination of possible controls on unrestricted growth in the rural area and on the fringes of the townships.

Funding the Net Annual Cost:

The costs in this section are a mixture of consent processing costs and policy development work including changes to the District Plan. The Council attempts to recover the full costs associated with processing resource consents from applicants. In a revised policy adopted in

Significant negative effects

Environmental management, under the Resource Management Act 1991 is a legislative requirement. However, if the District Plan is not kept up to date with development pressures and growth trends, this may result in negative effects on the outcome of maintaining an attractive and highly valued natural landscape.



Resource Management Financial Summary

Budget 2005/06 (\$000)		Budget 2006/07 (\$000)	Forecast 2007/08 (\$000)	Forecast 2008/09 (\$000)	Forecast 2009/10 (\$000)	Forecast 2010/11 (\$000)	Forecast 2011/12 (\$000)	Forecast 2012/13 (\$000)	Forecast 2013/14 (\$000)	Forecast 2014/15 (\$000)	Forecast 2015/16 (\$000)
	REVENUE										
203	General Rates	242	256	267	270	273	264	274	276	282	287
116	Reserve Contributions	988	206	206	206	206	206	206	206	206	206
72	Other Income	96	99	102	105	107	110	112	114	116	118
0	Interest on Capital Reserves	0	0	0	0	0	0	0	1	0	1
29	Internal Income	29	29	29	29	29	29	29	29	29	29
421		1,355	589	604	609	615	608	621	625	633	640
	DIRECT EXPENDITURE										
171	Employment Expenses	168	172	176	180	183	187	190	193	195	198
73	Consultancy Expenses	96	100	54	56	57	58	71	72	74	75
19	Administration	19	20	20	21	22	22	22	23	23	24
6	Operational & Maintenance Exp	6	6	6	6	6	6	6	7	7	7
5	Interest on Capital Reserves	5	5	5	3	1	0	0	0	0	0
92	Internal Expenses	103	108	114	115	117	118	118	122	125	128
3	Funded Depreciation*	16	20	24	24	23	11	7	4	3	3
369		412	431	398	403	409	402	415	420	427	434
52	Operating Surplus/(Deficit)	943	158	206	206	206	206	206	206	206	206
	Operating Surplus transferred to/ (Operating Deficit funded by):										
(44)	General Reserve	0	0	0	0	0	0	0	0	0	0
(20)	Real Estate Reserve	(45)	(47)	0	0	0	0	0	0	0	0
116	Land Subdivision Reserve	988	206	206	206	206	206	206	206	206	206
52		943	158	206	206	206	206	206	206	206	206
	CAPITAL EXPENDITURE										
22	Resource Management	22	25	2	3	5	2	3	5	2	3
22		22	25	2	3	5	2	3	5	2	3
	Funded by:										
22	Resource Planning Capital Reserve	22	25	2	3	5	2	3	5	2	3
22		22	25	2	3	5	2	3	5	2	3

* Depreciation funded via rates is deposited into the appropriate capital reserve, which is used for capital expenditure purposes.



Regulatory Services

Council's regulatory services administer legislative requirements set out in a number of acts. They include:

- ❖ Civil Defence and Emergency Management Act 2002
- ❖ Dog Control Act 1996
- ❖ Health Act 1956
- ❖ Sale of Liquor Act 1989
- ❖ Forest and Rural Fires Act 1977
- ❖ Gambling Act 2003

Background:

Council is responsible for administering a range of regulatory functions set down by legislation. It enforces, by way of contract with Timaru District Council, the provisions of the Health Act 1956, Health (Registration of Premises) Regulations 1966 and the Food Act 1981 to ensure food premises in the District are safe and hygienic for public use. It also licenses premises under the Sale of Liquor Act 1989 and issues management certificates to individuals who sell liquor.

Community Outcomes to which the Activity contributes:

Community Outcome	How the Regulatory Services Activity Contributes
<i>A attractive and highly valued natural environment</i>	<p>Maintaining a high ready response system for rural fire and civil defence will assist in promoting the highly natural environment that we all enjoy in the Mackenzie District.</p> <p>Maintaining high levels of food hygiene standards will encourage people to not only enjoy the food but to also take in the natural beauty of our natural environment that will encourage people to return to the District.</p>
<i>A fit and healthy community.</i>	<p>Monitoring food premises for hygiene standards and issuing management certificates for the sale of liquor premises, we will ensure that the consumption of food is safe for the general public and that managers are skilled and educated on the legislative requirements for the sale of liquor.</p> <p>Maintaining our readiness and volunteer groups for civil defence and rural fire events will ensure that our communities are prepared and if necessary evacuated during an event.</p> <p>Controlling the nuisance effects of dogs will ensure that people who use footpaths and recreation areas for health/fitness and general enjoyment will be safe and will be able to continue with their personal fitness and wellbeing</p>

Council employs a part time Civil Defence Officer to co-ordinate its responsibilities under the Civil Defence Emergency Management Act 2002. This includes liaising with, and maintaining a network of volunteers in the District, and contributing to the Canterbury Civil Defence Group.

Council contracts out animal control services in the District to respond to animal nuisance complaints (dogs and wandering stock).

The Council is part of the South Canterbury Rural Fire Authority, a joint venture of Mackenzie, Timaru and Waimate District Councils, the Department of Conservation and the local forestry company- Blakely Pacific Ltd. The costs of maintaining the rural fire authority are split evenly amongst this group.

Rationale for Council's Involvement:

Council's involvement in these regulatory activities is prescribed by statute. Parliament has determined that such types of regulation are best delegated to the local level.



Regulatory Services Cont...

Activity Goal:

To enhance the safety of those who live and visit the Mackenzie District by undertaking a range of regulatory activities.

Principal Objectives:

- To control the nuisance caused by dogs and wandering stock;
- To provide an effective and efficient response to any civil defence emergency in the District;
- To control fire risks in the rural area and to respond to those rural fires that do occur.
- To regularly inspect food premises to ensure the safety of food prepared for sale and consumption; and
- To control the sale and consumption of liquor within the District.

Key Levels of Service and Performance Measures

Levels of Service	Targets/Objectives	Performance Measures (2006-2016)
All known dogs in the District registered with Council and entered into the national dog database on a regular basis.	<ul style="list-style-type: none"> • All dogs are registered and national dog database is continually kept up to date. 	<ul style="list-style-type: none"> • 100% of dogs registered by year end. • All registered dogs on the national database.
To control the nuisance caused by dogs and wandering stock.	<ul style="list-style-type: none"> • Respond to all complaints of wandering dogs and stock within 12 hours. 	<ul style="list-style-type: none"> • Target met.
To provide an effective and efficient response to any civil defence emergency in the District.	<ul style="list-style-type: none"> • To carry out two civil defence training sessions per year with staff and volunteers on familiarisation with Council Civil Defence arrangements. 	<ul style="list-style-type: none"> • Target met.
To control fire risks in the rural area and to respond to those rural fires that do occur.	<ul style="list-style-type: none"> • To promote and carry out fire control measures in the Mackenzie District in accordance with the combined rural fire authority "Rural Fire Plan". 	<ul style="list-style-type: none"> • Plan requirements complied with. • All volunteer rural fire teams are registered with the NRFA and meet the industry standards.
To regularly inspect food premises to ensure the safety of food prepared for sale and consumption and to control the sale and consumption of liquor within the District.	<ul style="list-style-type: none"> • To ensure all premises selling liquor are licensed and all registered food premises are licensed. 	<ul style="list-style-type: none"> • No premises lack the appropriate licence.

The Existing Situation Described:

Council's regulatory functions are undertaken by a mix of independent contractors, volunteers, arrangements with neighbouring authorities and its own staff.

The Council has a formal contract for animal control, ranging and complaint response for the Tekapo and Fairlie basin areas. It also has an arrangement (but no formal contract) with a local contractor in Twizel to investigate dog and stock nuisance complaints. Resource limitations mean the contractors' work is largely in response to complaints, although some ranging is carried out in the Albury, Fairlie and Tekapo areas.

The Council has a formal contract with Timaru District Council for the administration and inspection of food premises, and for fulfilling Council's statutory role in regulating the sale of liquor. The small number of food and licensed premises does not make it feasible for the Council to employ a dedicated environmental health officer. In the course of a year around 34 liquor licences are issued for premises and an equal number of temporary or special authorities. More than 100 certificates would be issued to managers of licensed premises. Timaru District Council also licenses and inspects annually, 57 food premises, 3 hairdressers and 4 camping grounds in the Mackenzie District. The current arrangement is working well and no immediate changes are anticipated.



Regulatory Services Cont...

Council employs a part time officer, Leo Crampton, to organise and maintain its civil defence arrangements and also relies heavily on a network of some 30 civil defence volunteers within the District. Mackenzie District is a member of the Canterbury group civil defence network that involves all local councils from Kaikoura to the Mackenzie. The group headquarters are based at the Canterbury Regional Council buildings in Christchurch. Council regularly attends regional meetings at staff and political level to ensure the interests of the Mackenzie District are maintained.

The Principal Rural Fire Officer, Rob Hands, co-ordinates a network of volunteers throughout the District and maintains all infrastructure for rural fire protection. There are two registered teams of volunteers at Burkes Pass and Albury and a team of staff from Whitestone Ltd. Plant includes four tankers and five trailer units plus associated equipment. The Principal Rural Fire Officer co-ordinates all training exercises to ensure that volunteers can respond safely and effectively to any fire incident.

Maintenance and Operating Issues:

The Council has expressed strong reservations about the blanket application of more stringent requirements for the control of dogs, not believing them to be either practical or cost-effective. In particular, it is disappointed that the new legislation was not amended to allow some discretion in the micro-chipping of dogs. For the current budget it has declined to provide any funds towards the cost of the national dog database, for which the Council is to be levied \$1,680 in the first year of operation.

Significant Negative Effects

Regulatory Services is a legislative requirement for the Council. To provide a better level of service and response capability for dog control, an increase in fees and/or rate input will be required. If the existing level of service remains and the number of complaints increase, it is likely Council will not be able to respond efficiently and effectively.

Any reduction in our volunteer teams for civil defence and rural fire will have a detrimental effect on our ability to respond effectively and efficiently to any incident. Council has recognised the importance of maintaining the volunteer groups for these activities, due to our limited resources, and will continue to liaise and encourage further growth in the use of volunteers within our community.

Capital Expenditure:

Under the Council's internal liability management policy, all capital expenditure is funded from the relevant capital reserve.

Requirement for Work	Budget 2006/07 (\$000)	Forecast 2007/08 (\$000)	Forecast 2008/09 (\$000)	Forecast 2009/10 (\$000)	Forecast 2010/11 (\$000)	Forecast 2011/12 (\$000)	Forecast 2012/13 (\$000)	Forecast 2013/14 (\$000)	Forecast 2014/15 (\$000)	Forecast 2015/16 (\$000)
R	Animal Control									
	Plant & Equipment	1	1	1	1	1	1	1	1	1
		1	1	1	1	1	1	1	1	1
R	Rural Fire Control									
	Burkes Pass Fire Shed	-	21	-	-	-	-	-	-	-
	Plant & Equipment	8	5	7	5	8	6	8	6	8
	Vehicles	-	-	74	-	-	-	82	-	85
		8	26	81	5	8	6	90	6	93
	TOTAL	9	27	82	6	9	7	91	7	94

R = Renewal G = New works – driven by growth L = New works – driven by increased level of service



Regulatory Services Cont...

The major capital expenditure programmed for the term of the plan is the replacement of four fire tankers at a capital cost of \$70,000 each in today's dollars. These are scheduled for the 2008/09, 2012/13, 2014/15 and 2015/16 years.

Capital expenditure is met from the appropriate reserve account, which is largely funded by depreciation.

The civil defence function maintains two standby generators at the Council offices in Fairlie and Twizel. No provision has been made for their replacement during the term of this plan.

Future Demands:

Future demands on regulatory services will be affected by growth in the number of residents, visitors and businesses throughout the District.

It may not be possible to maintain animal control in the District at the current very basic level in the face of legislative change and some community concern about wandering dogs in the townships. Recent somewhat controversial changes to the Dog Control Act require Council to upload all its dog registration information into a national dog control database administered by the Department of Internal Affairs and to produce an annual report on the effectiveness of its dog policies and bylaws. These extra administrative requirements will place an additional burden particularly on support staff. Other amendments enforcing stricter controls on dogs and their owners may require further funding by the Council which may have to undertake additional monitoring around the District, run dog owner education programmes and deal with the much debated micro-chipping requirements. However, current and projected budgets do not provide for any changed levels of service at this time.

Civil defence is a key Council function for the safety and protection of our communities. Council will maintain its infrastructure and volunteer groups but the risk of an avian flu pandemic outbreak is a major concern. If an avian flu pandemic outbreak occurs, resources may have to be utilised from other sections of Council to deal with the emergency, which will impact on other service delivery functions.

The sale of liquor and environmental health contract with Timaru District Council is working well, and there are no proposals in the near future to alter the contract. Council will maintain a watching brief on growth patterns for food premises and sale of liquor premises in the District to determine whether the contract with Timaru District Council remains the best method of service delivery.

Funding the Net Annual Cost:

Council sets a range of fees and charges to meet the proportion of the total costs of these services that it believes should be funded from the user of the service provided. However, it is not always able to determine accurately its level of cost recovery for a couple of reasons. The maximum fees may be set by statute and the number of licences or permits issued may vary from year to year.

Civil Defence provides a general benefit to the District and so is funded entirely from the general rate.

Rural fire control is similarly wholly rate funded but from the rural works and services rate as the function is provided principally for the rural sector.

Dog control fees are set at a level to recover 89% of the net cost, with the balance being met from the general rate.

The general rate is also used to fund half the cost of health related licensing and liquor licensing, with the remainder coming from the relevant licence fees.



Regulatory Services Financial Summary

Budget 2005/06 (\$000)		Budget 2006/07 (\$000)	Forecast 2007/08 (\$000)	Forecast 2008/09 (\$000)	Forecast 2009/10 (\$000)	Forecast 2010/11 (\$000)	Forecast 2011/12 (\$000)	Forecast 2012/13 (\$000)	Forecast 2013/14 (\$000)	Forecast 2014/15 (\$000)	Forecast 2015/16 (\$000)
	REVENUE										
67	General Rates	54	55	56	57	58	59	60	61	61	62
100	Targeted Rates	108	105	119	115	109	103	120	117	133	148
52	Other Income	60	62	64	65	67	68	70	71	72	73
0	Interest on Capital Reserves	2	3	3	3	3	3	3	3	4	4
219		224	224	241	240	238	234	254	253	270	287
	DIRECT EXPENDITURE										
27	Employment Expenses	26	27	27	28	29	29	30	30	30	31
1	Consultancy Expenses	1	1	1	1	1	1	1	1	1	1
14	Administration	14	14	15	15	15	16	16	16	17	17
125	Operational & Maintenance Expenses	124	128	132	135	139	142	145	147	150	152
3	Interest on Capital Reserves	5	4	5	6	4	3	4	6	7	10
17	Internal Expenses	19	19	19	19	20	20	21	21	21	22
33	Funded Depreciation*	35	32	42	36	30	24	37	31	44	54
219		224	224	241	240	238	234	254	253	270	287
0	Operating Surplus/(Deficit)	0	0	0	0	0	0	0	0	0	0
	CAPITAL EXPENDITURE										
0	Civil Defence	0	21	0	0	0	0	0	0	0	0
0	Animal Control	8	5	7	5	8	6	8	6	8	6
60	Rural Fire Control	0	0	74	0	0	0	82	0	85	86
68		9	27	83	7	9	7	91	7	94	93
	Funded by:										
5	Civil Defence Capital Reserve	0	0	0	0	0	0	0	0	0	0
1	Animal Control Capital Reserve	1	1	1	1	1	1	1	1	1	1
62	Rural Fire Control Capital Reserve	8	26	82	5	8	6	90	6	93	92
68		9	27	83	7	9	7	91	7	94	93

* Depreciation funded via rates is deposited into the appropriate capital reserve, which is used for capital expenditure purposes.

