

Building Regulation

- *Building Consenting*
- *Building Inspections and Code Compliance Certificates*
- *Building Regulatory Public Advice*
- *Building Consent Pre-Application Meetings*
- *Compliance Schedules & Annual Building Warrants of Fitness*
- *Building Consent Authority Accreditation Compliance*
- *Discretionary Exemptions & Certificates of Acceptance*
- *Certificates for Public Use*
- *Building Related Claim Management*
- *Periodic Inspection of Residential Swimming Pools*
- *Earthquake Prone Buildings*
- *Amusement Device Licensing & Inspection*
- *Emergency Management – Building Assessment*
- *Project Information Memoranda*

Approvals

Role	Position	Name	For Draft LTP	
			Signature	Date of sign-off
General Manager	General Manager Infrastructure, Planning & Regulatory Services	Mary Richardson		xx June 2023
Head of Service	Head of Building Consenting (Acting)	Steffan Thomas		xx June 2023
				xx June 2023

Authors and advisors to this Activity Plan

Group	Business Unit	Position	Name
Infrastructure, Planning & Regulatory Services	Building Consenting	Head of Building Consenting	Robert Wright/ Steffan Thomas
Strategic Policy & Performance	Strategic Policy & Resilience	Principal Advisor Economic Policy	Gavin Thomas

Contents

1. WHAT THIS ACTIVITY DELIVERS.....	4
2. WHY WE DELIVER THIS ACTIVITY	11
2.1. COMMUNITY OUTCOMES: HOW THIS ACTIVITY CONTRIBUTES.....	11
2.2. STRATEGIC PRIORITIES - HOW THIS ACTIVITY SUPPORTS PROGRESS ON OUR PRIORITIES.....	12
2.3. CLIMATE RESILIENCE GOALS: HOW THIS ACTIVITY SUPPORTS CLIMATE RESILIENCE GOALS	13
3. HOW WE ARE PLANNING FOR FUTURE IMPACTS.....	14
3.1. ISSUES IMPACTING CURRENT AND FUTURE ACTIVITY DEMAND AND DELIVERABILITY.....	14
3.2. THE HIGH IMPACT ISSUES AND MITIGATIONS PLANNED	15
4. OUR LEVELS OF SERVICE	16
5. HOW ASSETS WILL BE MANAGED TO DELIVER THE SERVICES.....	18
6. CAPITAL EXPENDITURE AND KEY CAPITAL PROJECTS.....	19
7. FINANCIAL RESOURCES NEEDED	20
7.1. RESOURCES NEEDED	20
7.2 FUNDING CONSIDERATION AND OUTCOME.....	21
8. POSSIBLE SIGNIFICANT NEGATIVE IMPACTS ON WELLBEING.....	22
A. APPENDIX A: LEVELS OF SERVICE DETAIL	24
A.1. CONTINUOUS IMPROVEMENT REVIEW (S17A) – RECOMMENDATIONS FOR CHANGE.....	24
A.2. LEVELS OF SERVICE: PERFORMANCE MEASURES IN DETAIL	25
A.3. LEVELS OF SERVICE CHANGES FROM LONG-TERM PLAN 2021-31, AND WHY	34
APPENDIX B: POSSIBLE ISSUES IMPACTING THE ACTIVITY & THE MITIGATIONS PLANNED	35
B.1. CHANGING CUSTOMER NEEDS.....	35
B.2. TIRITI PARTNERSHIPS (NO IMPACTS)	36
B.3. TECHNOLOGICAL GROWTH (MEDIUM IMPACT)	36
B.4. RESILIENCE AND ENVIRONMENTAL CONSIDERATIONS	36
B.5. INFRASTRUCTURE (LOW IMPACT)	37
B.6. REGULATIONS & REFORM (HIGH IMPACT)	37
B.7. IDENTIFIED BUSINESS UNIT RISKS	39

1. What this activity delivers

- Issue of Building Consenting, carrying out Building Inspections and issue of Code Compliance Certificates
- Issue of Compliance Schedules and audit the annual Building Warrant of Fitness regime
- Provide Building Regulatory advice including Eco Design Advice
- Provide Building Consent Pre-Application Consultation including Fire Engineering Brief Consultation
- Issue discretionary exemptions & certificates of acceptance
- Issue certificates for public use
- Issues Notices to Fix
- Maintain Building Consent Authority Accreditation Compliance
- Undertake periodic inspection of residential swimming pools
- Undertake Earthquake Prone Building assessment and notice issue
- License and inspection of amusement devices
- Building Claims Management
- Emergency Management – Building Assessment

The activity also the full range of regulatory requirement under the Building Act covering both roles of Building Consent Authority and Territorial Authority.

Building Act consenting and compliance regulatory advice and response to public and elected member enquiries is also provided. This includes staff responses to public and elected member requests for information, media/LGOIMA requests, elected member enquiries, public enquiries.

Specialist **Eco Design Advice** is also provided on new home design and renovation. Our expert advisor advocates for creating healthier buildings, improving energy water and material use, minimising waste, and reducing the environmental impact of buildings.

As well as issuing the various consents and certificates the Unit operates a robust **discretionary exemption** process. This where the scope of the building work is marginally beyond the scope of a particular exemption, an application can be made to for a discretionary exemption. This means we can use our discretion in deciding whether the project needs a building consent.

Certificate of acceptance (COA) may be issued detailing the level to which unconsented building work complies with the building code. A COA provides building code certification on work that has been carried out without a required building consent, and that we have reasonable grounds to believe complies. It qualifies work that cannot be inspected, so is not as comprehensive as a code compliance certificate.

If it is intended to let the public use a building before a code compliance certificate is issued, a **Certificate for Public Use** (CPU) must be in place. We actively issue and monitor CPU expiry and compliance.

Residential swimming pools must be inspected every three years. (These mandatory inspections do not apply to small, heated pools where the barrier is a safety cover). We are responsible for ensuring the pools are inspected to check whether they continue to comply with the Building Act.

We review **earthquake prone building** (EPB) assessments and decide to issue an EPB notice and update the National Register.

All mechanical **amusement devices** at events (such as ferris wheels, merry-go-round, and dodgem cars) must have a Certificate of Registration issued by Worksafe New Zealand. Before an amusement device is operated, the owner must apply to the Council for a permit to operate the device and have it inspected.

This activity includes the following services:

✓	Building Consenting – Receive & vet consent application for acceptance, process application for compliance with the building code.
✓	Building Inspections & Code Compliance Certificates – Undertake inspections of building work at various stages during the build to assess compliance with consent, process application for code compliance certificate on completion of building work.
✓	Building Regulatory Public Advice – Provide advice to public enquires via phone, email, internet or in person in relation to compliance with various building legislation.
✓	Building Consent Pre-Application Consultation – Tailored pre-application guidance for projects that need a building consent.
✓	Compliance Schedule & Annual Building Warrants of Fitness - Issue new and amend existing compliance schedules which identify specified systems. Undertake and audit regime of each building warrant of fitness.
✓	Building Consent Authority Accreditation Compliance - Maintain and operate a quality assurance system to ensure continued accreditation as a building consent authority.
✓	Discretionary Exemptions & Certificates of Acceptance - Process applications for discretionary exemption from the requirement for a building consent. Process applications for certificates of acceptance to legalise un-consented building work
✓	Certificates for Public Use - Process applications to permit public occupation of non-residential building yet to achieve code compliance certification.
✓	Building Related Claims Management – Actively manage and respond to potential and actual negligence claims against the Council.
✓	Periodic Inspection of Residential Swimming Pools - Residential pools are inspected in a three-year cycle to ensure they continue to comply.
✓	Earthquake Prone Buildings - (EPB's) request and review seismic assessments and decide to issue an EPB notice and update the National Register. Monitor upgrading of earthquake prone buildings and update National Register.
✓	Amusement Device Licensing & Inspection - Issue permits for and undertake inspections of amusement device rides (In addition to having Certificate of Registration from Worksafe NZ).
✓	Emergency Management – Building Assessment – Ensure sufficient staff are trained and recognised as Rapid Building Assessors. Respond to request for deployment of Rapid Building Assessors in National and Local Emergencies.
✓	Project Information Memoranda – Receive and process applications for project information memoranda.

Interesting Statistics



Number of Commercial (Building Category) Consents Granted:

1 July 2022 – 30 June 2023: 727

1 July 2021 – 30 June 2022: 764

1 July 2020 – 30 June 2021: 728

1 July 2019 – 30 June 2020: 830

1 July 2018 – 30 June 2019: 980



Number of Pools and Spa Inspections:

1 July 2022 – 30 June 2023: 2070

1 July 2021 – 30 June 2022: 2569

1 July 2020 – 30 June 2021: 1597

1 July 2019 – 30 June 2020: 1097

1 July 2018 – 30 June 2019: 1150

Number of Building Consents Granted for Apartment Units:

1 July 2022 – 30 June 2023: 1233

1 July 2021 – 30 June 2022: 1162

1 July 2020 – 30 June 2021: 1717

1 July 2019 – 30 June 2020: 1351

1 July 2018 – 30 June 2019: 1027



Interesting Inspections Statistics

BC Inspections Completed	FY2022/23	FY2021/22	FY2020/21	FY2019/20	FY2018/19
Residential (Building Category)	31871	27623	26994	21289	24959
Commercial (Building Category)	4216	3842	4363	4578	6508
Total:	36087	31465	31357	25867	31465



More Interesting statistics

Number of Residential Building Consents Granted:

1 July 2022 – 30 June 2023: **4287**
1 July 2021 – 30 June 2022: **4340**
1 July 2020 – 30 June 2021: **4067**
1 July 2019 – 30 June 2020: **3676**
1 July 2018 – 30 June 2019: **3686**



Number of Detached Dwellings Building Consents Granted:

1 July 2022 – 30 June 2023: **1482**
1 July 2021 – 30 June 2022: **1610**
1 July 2020 – 30 June 2021: **1370**
1 July 2019 – 30 June 2020: **1278**
1 July 2018 – 30 June 2019: **1163**



Amusement Device Inspections

We completed a total of

162

Inspections for Event Companies for the period
1 July 2022 to 30 April 2023



Summary Snapshot of Activity 2018 – June 2023

	FY 2022/23	FYI 2021/22	FY2020/21	FY2019/20	FY2018/19
Number of Building Consents Granted					
Residential	4287	4340	4067	3676	3686
Commercial	727	764	728	830	980
Total	5014	5104	4794	4506	4666
Number of new detached dwellings	1482	1610	1370	1278	1163
Number of new apartments	1233	1162	1717	1351	1027
Code Compliance Certificates Issued					
Residential	3431	3352	3807	3504	3781
Commercial	450	462	521	653	751
Total	3881	3814	4328	4157	4532
Certificates for Public Use issued	179	131	186	174	206
Certificates of Acceptance issued	192	170	212	172	210
Compliance Schedules	143	142	160	141	167
Exemptions (approved)	1892	2097	2051	2032	2057

What our community is saying

“Thank you for assisting us throughout the process, keep up the good work. Hats off to your team!” (May 2023)

“The council officers that I spoke to were awesome, very polite, took time to explain the questions I asked and overall, it was a pleasure dealing with the council. Very easy and informative. Very clear info was provided. Great experience” (April 2023)

“Great people. Excellent listeners and very competent. I was very surprised at how understanding Council staff were with my struggles... very supportive and showed great empathy and understanding. They made it easy for me to achieve my compliance requirements” (April 2023)

“Appreciated the good communication and knowledge of the inspector. Great experience to some I have had elsewhere in the country” (April 2023)

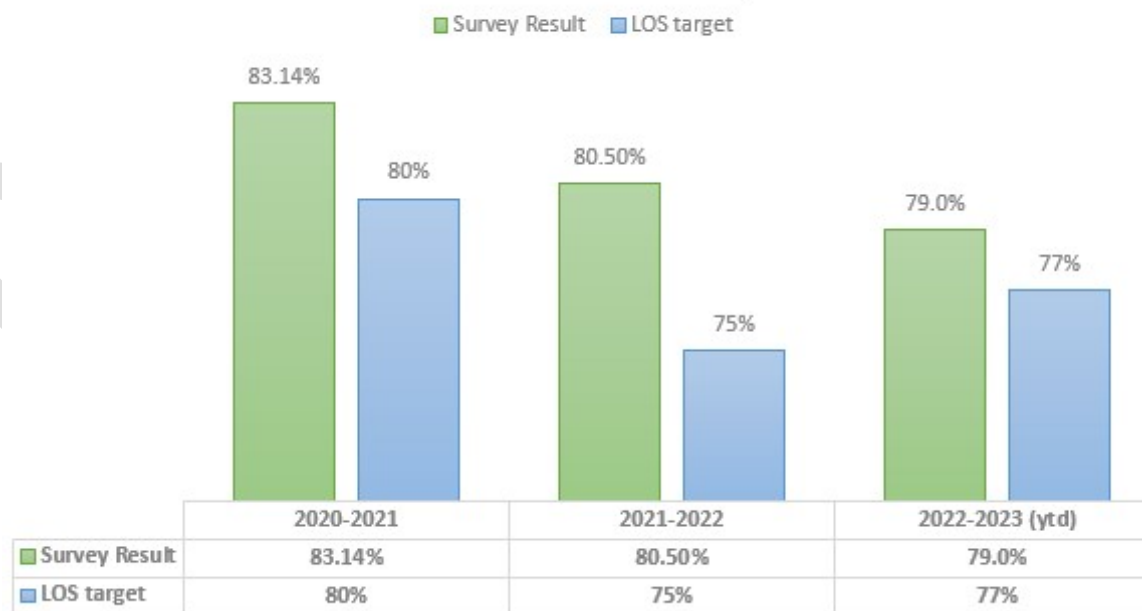
“As with all dealings with consent and compliance on this project, the staff and timely responses have been exemplary. I can't speak highly enough of the help given by the compliance team throughout, often outside of normal working hours to help meet an urgent deadline. Just a huge thank you to the team involved” (April 2023)

“Very helpful and assisted in getting the required information sent through. Thanks for being helpful and working with us to get this sorted. Greatly Appreciated for everyone's hard work” (January 2023)

“Very professional, knowledgeable, friendly. So easy to understand and deal with. Highly recommend. The staff I have dealt with have been amazing” (Sept 2022)





Key Stakeholders		Key Customers
MBIE	NZIBI	Licensed Building Practitioners
IANZ	NZ Institute of Surveyors	Designers
FENZ	Plumber, Gasfitters & Drainlayers Board	Developers
Other BCA's	BRANZ	Building Owners
ADNZ	LINZ	IQP
ENZ	Environment Canterbury	Plumbers
NZIA	Worksafe	Drainlayers
Master Builders	Heritage NZ	Building Users
Master Plumbers		Engineers
Certified Builders		Surveyors
BOINZ		Heating Installers

Customer Satisfaction Survey Results









2. Why we deliver this activity

2.1. Community Outcomes: How this activity contributes


Community Outcomes		Contribution*	Key contributions to achieving our community outcomes
	A collaborative confident city Our residents have the opportunity to actively participate in community and city life, have a strong sense of belonging and identity, and feel safe.	★★★★	<ul style="list-style-type: none"> We ensure new and altered buildings meet the requirements of the building code and are built with the requisite resilience to ensure that we create a safe, healthy, and sustainable place for people live in. We ensure that buildings have attributes that contribute appropriately to the well-being, health, and physical independence, particularly in regard to people with disabilities, of the people who use them
	A green, liveable city Our neighbourhoods and communities are accessible and well-connected, supporting our goals to reduce emissions, build climate resilience and protect and regenerate the environment, especially our indigenous biodiversity, water bodies and tree canopy.	★★★★	<ul style="list-style-type: none"> We provide a free Eco Design Advice service to promote the development of healthier buildings, improve energy, water, and material use, minimise waste, and reduce the environmental impact of buildings.
	A cultural powerhouse city Our diverse communities are supported to understand and protect their heritage, pursue their arts, cultural and sporting interests, and contribute to making our city a creative, cultural and events powerhouse.	★	<ul style="list-style-type: none"> We utilise principals set out in the Building Act to facilitate the preservation of buildings of significant cultural, historical, or heritage value.
	A thriving prosperous city Our city is a great place for people, business, and investment where we can all grow our potential, where enterprises are innovative and smart, and where together we raise productivity and reduce emissions.	★★★★	<ul style="list-style-type: none"> A well-functioning, easily accessible, and reliable building regulation service allows citizens to have the faith to invest in Christchurch. Effective building regulation services ensure developers feel part of a modern and robust liveable city which promotes strong communities and a prosperous economy. Our Case Management Services facilitate investment in the city, ensuring large scale projects are carried out efficiently and with as much help as possible from Council.
*Level of contribution – what this means			
★★★★	This activity is critical to the Council's contribution to achieving this community outcome – we measure our impact with specific levels of service		
★★★	This activity strongly supports the Council's contribution to achieving this community outcome – we measure our impact with specific levels of service for some elements		
★★	This activity supports the Council's contribution to achieving this community outcome – we measure our impact with specific levels of service if practicable		
★	This activity may provide incidental support to achieving this community outcome – it's not cost-effective to measure our impact		

2.2. Strategic Priorities - How this activity supports progress on our priorities


Strategic Priorities		Contribution*	How our strategic priorities influence the way we work
	Be an inclusive and equitable city which puts people at the centre of developing our city and district, prioritising wellbeing, accessibility, and connection	★★★	<ul style="list-style-type: none"> We ensure new builds and repairs meet the minimum standards and are built with greater resilience to ensure that we create a safe, healthy, and sustainable place for people live in.
	Champion Christchurch and collaborate to build our role as a leading New Zealand city	★	<ul style="list-style-type: none"> Effective building regulation services ensure developers feel part of a modern and robust liveable city which promotes strong communities and a prosperous economy.
	Build trust and confidence in the Council through meaningful partnerships and communication, listening to and working with residents	★★★	<ul style="list-style-type: none"> A functioning, easily accessible, and reliable building regulation service allows citizens to have the faith to invest in Christchurch.
	Reduce emissions as a Council and as a city, and invest in adaptation and resilience, leading a city-wide response to climate change while protecting our indigenous biodiversity, water bodies and tree canopy	★★★	<ul style="list-style-type: none"> We provide a free Eco Design Advice service to promote the development of healthier buildings, improve energy, water, and material use, minimise waste, and reduce the environmental impact of buildings.
	Manage ratepayers' money wisely, delivering quality core services to the whole community and addressing the issues that are important to our residents	★★★	<ul style="list-style-type: none"> A well-functioning, easily accessible, and reliable building regulation service gives citizens a quality, value-for-money service.
	Actively balance the needs of today's residents with the needs of future generations, with the aim of leaving no one behind	★★	<ul style="list-style-type: none"> We provide a free Eco Design Advice service to promote the development of healthier buildings, improve energy, water, and material use, minimise waste, and reduce the environmental impact of buildings.
*Levels of contribution – what this means			
★★★★	This activity is critical to the Council's contribution to achieving this community outcome – we measure our impact with specific levels of service		
★★★	This activity strongly supports the Council's contribution to achieving this community outcome – we measure our impact with specific levels of service for some elements		
★★	This activity supports the Council's contribution to achieving this community outcome – we measure our impact with specific levels of service if practicable		
★	This activity may provide incidental support to achieving this community outcome – it's not cost-effective to measure our impact		

2.3. Climate Resilience Goals: How this activity supports climate resilience goals


Net zero emissions Christchurch

	<p>Key sources of greenhouse gas emissions from the Building Regulation activity includes:</p> <ul style="list-style-type: none"> Emissions from Council vehicles being used to undertake building inspections and site visits. 	
	<p>The Building Regulation activity is taking the following actions to reduce greenhouse gas emissions:</p> <table border="1"> <tr> <td data-bbox="208 352 1167 525"> <p>Operational/embedded greenhouse gas emissions:</p> <ul style="list-style-type: none"> Fossil fuel inspection vehicles are being phased out and replaced with electric vehicles. </td><td data-bbox="1167 352 2112 525"> <p>Greenhouse gas emissions by users of services we provide:</p> <ul style="list-style-type: none"> Remote inspection technology is being increasingly utilised, reducing the number of site inspections/visits. </td></tr> </table>	<p>Operational/embedded greenhouse gas emissions:</p> <ul style="list-style-type: none"> Fossil fuel inspection vehicles are being phased out and replaced with electric vehicles.
<p>Operational/embedded greenhouse gas emissions:</p> <ul style="list-style-type: none"> Fossil fuel inspection vehicles are being phased out and replaced with electric vehicles. 	<p>Greenhouse gas emissions by users of services we provide:</p> <ul style="list-style-type: none"> Remote inspection technology is being increasingly utilised, reducing the number of site inspections/visits. 	

We understand and are preparing for the ongoing impact of Climate change

	<p>Key climate risks for the Building Regulation activity includes:</p> <ul style="list-style-type: none"> Maintaining knowledge and contributing to national building legislative changes
	<p>Options being considered to reduce the risks to the Building Regulation activity and the community posed by those climate risks include:</p> <ul style="list-style-type: none"> Ensuring sufficient staff resource and time is available to adequately input to legislative change and train staff in new requirements.

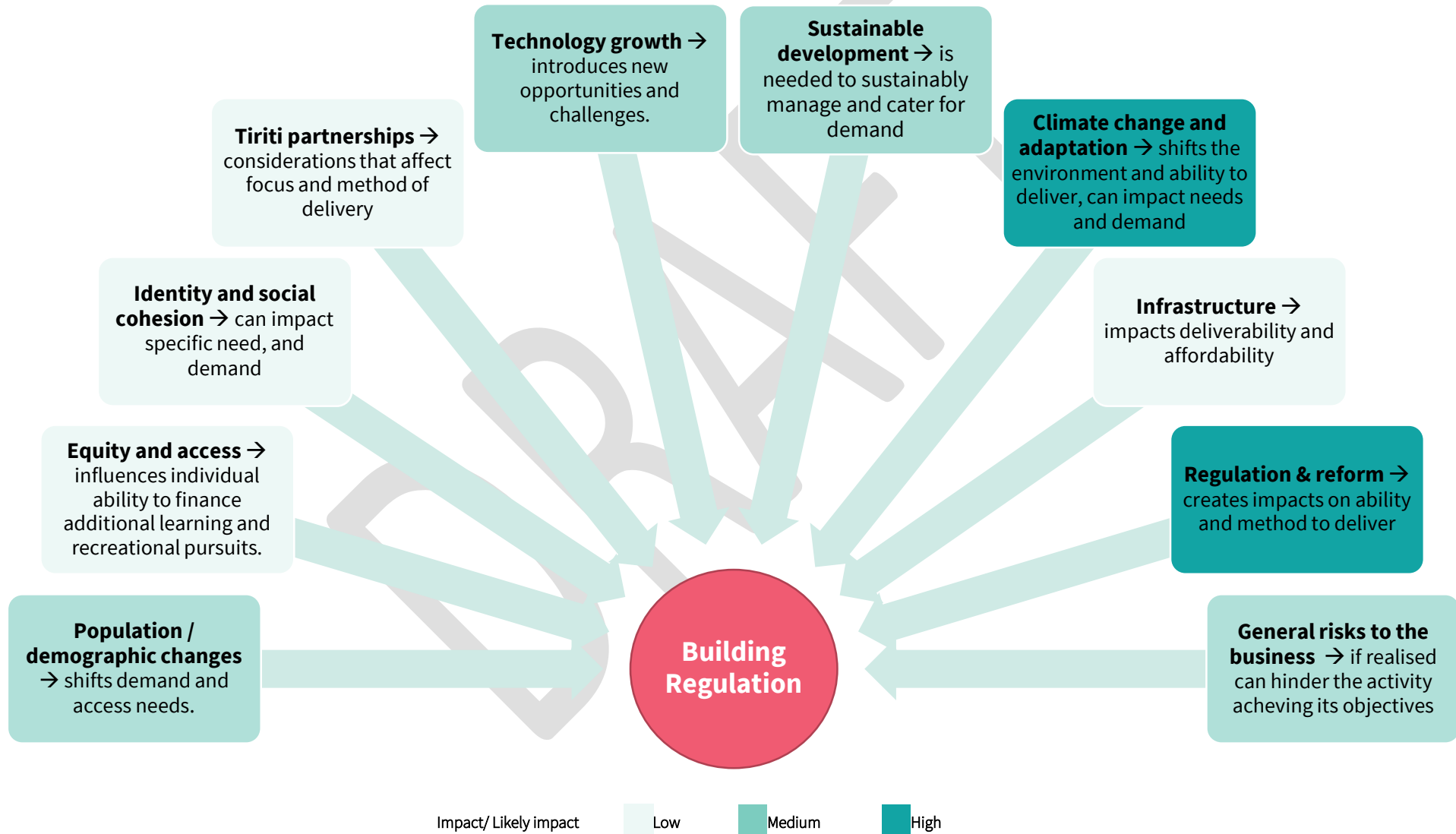
We are guardians of our natural environment and taonga

	<p>Please describe a pilot project you will undertake in the next three years to increase understanding of emissions reduction options and building resilience to climate risks relevant to your activity.</p> <ul style="list-style-type: none"> We will be contributing and providing feedback specifically on the following MBIE Climate Change Amendments: <ul style="list-style-type: none"> Make it mandatory for new and existing public, industrial and large-scale residential buildings (such as multi-storey apartment buildings) to hold energy performance ratings. Require those intending to undertake certain building or demolition work to have a waste minimisation plan. Change the principle and purposes of the Building Act, to clarify that change is a key consideration:
	<p>Please explain any levels of service changes in this LTP, or that may be required in the future as a result of climate change.</p> <ul style="list-style-type: none"> This activity has no level of service changes that may be required because of climate change.

3. How we are planning for future impacts

There are various factors influencing current and future demand for Council library facilities and the ability to deliver them. These are listed below.

3.1. Issues impacting current and future activity demand and deliverability.



3.2. The high impact issues and mitigations planned

The more prominent ones that in particular effect our Community Outcomes or Strategic Priorities are summarised on this page. For further details on issues, including the current status, future projections, likely impact and mitigations please see Appendix B.

Climate change and adaptation



This has the potential to impact how we operate in the short and long term by determining new operating models or standards that our services will be required to implement or be impacted by.

Mitigating actions to ensure we work closely with central government to understand and input into legislative changes so that we are aware of the impacts and timing of changes and our practices support them. This will include ongoing training and upskilling of staff.

Regulation and reform

This has the potential to impact how we operate in the short and long term. Ongoing national reform programmes may determine new operating models or standards that our services will be required to implement or be impacted by.

Mitigating actions to ensure we work closely with central government to understand and input into reforms so that we are aware of the impacts and timing of changes. This will include ongoing training and upskilling of staff.







Building Regulation




4. Our levels of service

Council's Levels of Service (LoS) measures enable us to monitor and report against our outcomes and service performance. See Appendix A: Levels of Service Details for more detail.

Services & Levels of Service measurements

- ➔ *Building Regulation has 8 **Community (C) Levels of Service**. (These LOS community facing and will be published in our Statement of Service Provision)*
- ➔ *Building Regulation also has 5 **Management (M) Levels of Service**. (These are LOS that are measured in the organisation to ensure service delivery)*

 Building Consenting		 Building Inspections and Code Compliance Certificates	
Service contributes to: <ul style="list-style-type: none"> A collaborative confident city A cultural powerhouse city A thriving prosperous city This is by generally delivering the targets of the levels of service promised.	Levels of Service <ul style="list-style-type: none"> Grant Building Consents within 20 working days Ensure % satisfaction with building consent process 	Service contributes to: <ul style="list-style-type: none"> A collaborative confident city A thriving prosperous city This is by generally delivering the targets of the levels of service promised.	Levels of Service <ul style="list-style-type: none"> Carryout building inspections in a timely manner Issue Code Compliance Certificates with 20 working days
 Building Consenting public advice		 Manage the consent preparation process meetings	
Service contributes to: <ul style="list-style-type: none"> A collaborative confident city A thriving prosperous city This is by generally delivering the targets of the levels of service promised.	Levels of Service <ul style="list-style-type: none"> Provide a public advice service to support building consenting customers. Provide a quality Eco design advice service 	Service contributes to: <ul style="list-style-type: none"> A collaborative confident city A thriving prosperous city This is by generally delivering the targets of the levels of service promised.	Levels of Service <ul style="list-style-type: none"> Ensure % satisfaction with building consenting pre-application service.
 Annual Building Warrants of Fitness		 Building Accreditation Review	
Service contributes to:	Levels of Service	Service contributes to:	Levels of Service

<ul style="list-style-type: none"> • A collaborative confident city <p>This is by generally delivering the targets of the levels of service promised.</p>	<ul style="list-style-type: none"> • Audit Building Warrant of Fitness to ensure public safety and confidence 	<ul style="list-style-type: none"> • A collaborative confident city • A thriving prosperous city <p>This is by generally delivering the targets of the levels of service promised.</p>	<ul style="list-style-type: none"> • Building Consent Authority status is maintained
 Building policy		 Claim Management – building-related	
Service contributes to: <ul style="list-style-type: none"> • A collaborative confident city • A cultural powerhouse city • A thriving prosperous city <p>This is by generally delivering the targets of the levels of service promised.</p>	Levels of Service <ul style="list-style-type: none"> • Maintain a public register of earthquake prone buildings in Christchurch 	Service contributes to: <ul style="list-style-type: none"> • A collaborative confident city <p>This is by generally delivering the targets of the levels of service promised.</p>	Levels of Service <ul style="list-style-type: none"> • Respond to building related claims under the appropriate forum
 Project Information Memoranda			
Service contributes to: <ul style="list-style-type: none"> • A collaborative confident city • A green liveable city • A cultural powerhouse city • A thriving prosperous city <p>This is by generally delivering the targets of the levels of service promised.</p>	Levels of Service <ul style="list-style-type: none"> • Process project information memoranda applications within statutory timeframes 		

5. How assets will be managed to deliver the services

This activity does not have assets.

DRAFT

6. Capital expenditure and key capital projects

This activity does not have capital expenditure and key capital projects.

DRAFT

7. Financial resources needed

7.1. Resources needed

Indicative budgets are based on the 2023/24 Annual Plan projections for the balance of the current LTP. They are subject to year-end capital carry forwards, and further refinement of inflation and other assumptions for the new LTP

Building Regulation

000's	Annual Plan 2023/24	LTP 2024/25	LTP 2025/26	LTP 2026/27	LTP 2027/28	LTP 2028/29	LTP 2029/30	LTP 2030/31
Activity Costs Before Overheads by Service								
Building Consenting	7,679	8,058	8,331	8,566	8,801	9,017	9,216	9,380
Bldg Insp & Code Compliance Cert	5,533	5,784	5,965	6,132	6,293	6,438	6,580	6,711
Building Consenting Public Advice	987	1,032	1,066	1,096	1,126	1,153	1,178	1,202
Manage the Consent Prep Process Mtgs	143	150	155	159	164	168	171	175
Annual Building Warrants of Fitness	1,266	1,324	1,368	1,406	1,444	1,478	1,511	1,541
Building Accreditation Review	1,127	1,280	1,204	1,360	1,272	1,430	1,333	1,492
Building Policy	189	197	204	210	215	220	225	230
Claim Management - Building Related	142	149	154	158	162	166	170	173
Swimming Pool Inspections	208	217	224	231	237	243	248	253
	17,274	18,192	18,670	19,317	19,714	20,313	20,632	21,157
Activity Costs by Cost Type								
Direct Operating Costs	998	1,144	1,064	1,214	1,123	1,276	1,174	1,329
Direct Maintenance Costs	5	5	6	6	6	6	6	6
Staff and Contract Personnel Costs	16,138	16,906	17,464	17,953	18,438	18,880	19,295	19,661
Other Activity Costs	133	136	136	144	148	152	158	161
Overheads, Indirect and Other Costs	8,473	8,808	9,160	9,329	9,603	9,915	10,057	10,268
Depreciation	24	24	10	9	5			
Debt Servicing and Interest								
Total Activity Cost	25,771	27,024	27,841	28,655	29,322	30,228	30,689	31,425
Funded By:								
Fees and Charges	23,839	24,374	25,178	25,883	26,582	27,220	27,819	28,375
Grants and Subsidies								
Cost Recoveries								
Other Revenues								
Total Operational Revenue	23,839	24,374	25,178	25,883	26,582	27,220	27,819	28,375
Net Cost of Service	1,932	2,650	2,663	2,772	2,741	3,008	2,870	3,050
Funding Percentages								
Rates	7%	10%	10%	10%	9%	10%	9%	10%
Fees and Charges	93%	90%	90%	90%	91%	90%	91%	90%
Grants and Subsidies	0%	0%	0%	0%	0%	0%	0%	0%
Cost Recoveries	0%	0%	0%	0%	0%	0%	0%	0%
Other Revenues	0%	0%	0%	0%	0%	0%	0%	0%
Capital Expenditure								
Total Activity Capital								

7.2 Funding consideration and outcome

Section 101 Local Government Act 2002 - Funding Consideration. The following tables are based on the financials from the previous page.

Council funds the Building Regulation Activity predominately through fees and charges. This means that most funding comes from developers, mostly on the basis of user pays/ exacerbator pays.

This funding approach is based on applying the following main funding principles to determine the funding policy.

Funding principles considered for operating costs

Consideration for funding method	Result	Implication
User-Pays <i>the degree to which the Activity can be attributed to individuals or identifiable groups rather than the community as a whole</i>	High	Fund from Fees and Charges
Exacerbator-Pays <i>the degree to which the Activity is required as a result of the action (or inaction) of individuals or identifiable groups</i>	High	Fund from Fees and Charges
Inter-Generational Equity <i>the degree to which benefits can be attributed to future periods</i>	Low	Fund from Fees and Charges
Separate Funding? <i>the degree to which the costs and benefits justify separate funding for the Activity</i>	High	Fund from Fees and Charges

Outcome: Funding for operating costs

Source	Proportion funded*	Funding Mechanisms
Individual / Group	High	Fees and Charges
Community	Low	General Rates

Funding of net capital expenditure

Net means after specific capital grants/subsidies/funding

Category of capex	How it is funded initially - Refer also to Financial Strategy	Proportion*
Renewal/replacement	Mix of rates and debt, but mostly rates – because the renewal / replacement programme is continuous. In future years, debt repayment is funded by rates.	Nil
Service improvement	Debt – because the benefits of capital expenditure on service improvement are received in future periods. In future years, debt repayment is funded by rates.	Nil
Growth	Development contributions and debt – because the benefits of capital expenditure relating to growth are received in future periods. In future years, debt repayment is funded by a mix of development contributions and rates.	Nil

Outcome: Initial funding for capital

Initial funding source	Proportion of capex funded*
Rates	N/A
Borrowing	N/A
Development Contributions	N/A
Grants and Other	N/A

* Low = this source provides 0%-25% of the funding for this Activity, Medium = this source provides 25%-75% of the funding for this Activity, High = this source provides 75%-100% of the funding for this Activity

More information on the Council's Finance and Funding Policies can be found in the [Financial Strategy](#) and the [Revenue and Financing Policy](#)

8. Possible significant negative impacts on wellbeing



This activity may have significant negative effects on social, economic, environmental, or cultural wellbeing of the local community, now or in the future.

Negative Effect	Mitigation
Social	
Customers may feel over regulated or frustrated at level of regulation	Ensure meaningful public advice is provided explaining why the regulation is in place and how to navigate. Be proactive in updated community of regulatory change
Economic	
Cost of compliance	Given the activity is predominately enforcing central government legislation, MBIE are currently undertaking a review on the Consenting System to ensure it remains fit for purpose.
Environmental	
Legislations does not keep pace with environmental impacts	<p>There are a number of proposed amendments to the Building Act to support New Zealand's climate change goals, including,</p> <ul style="list-style-type: none"> • Making it mandatory for new and existing public, industrial and large-scale residential buildings (such as multi-storey apartment buildings) to hold energy performance ratings. • Requiring those intending to undertake certain building or demolition work to have a waste minimisation plan. • Changing the principle and purposes of the Building Act, to clarify that change is a key consideration.
Cultural	
Appropriate consideration may not be given to various Building Act decisions.	Ensure staff are understand Building Act Principle 4(2)(d) <i>the importance of recognising any special traditional and cultural aspects of the intended use of a building:</i>

Appendices

A. Appendix A: Levels of Service detail

A.1. Continuous Improvement Review (S17A) – Recommendations for change

No Continuous Improvement Reviews (S17A) have been identified for this Activity.

DRAFT

A.2. Levels of Service: Performance measures in detail

LOS number	C/ M	Performance Measures Levels of Service (LOS)	Historic Performance Trends	Benchmarks	Future Performance Targets				Method of Measurement	Community Outcome
					Year 1 2024/25	Year 2 2025/26	Year 3 2026/27	Year 10 2033/34		
Building Consenting										
9.1.1	C	Grant Building Consents within 20 days working days	2023: 61% in 19 working days 2022: 53.3% in 19 working days 2021: 51.8% in 19 working days 2020: 95.7% in 20 working days 2019: 95.8% in 20 days	Auckland 2018/19 - 60% 2019/20 - 82% in 20 days Wellington 2017/18 - 91% 2018/19 89% in 20 days	The minimum is to issue 95% of building consents within 19 working days from the date of acceptance	The minimum is to issue 95% of building consents within 19 working days from the date of acceptance	The minimum is to issue 95% of building consents within 19 working days from the date of acceptance	The minimum is to issue 95% of building consents within 19 working days from the date of acceptance		A collaborative confident city A cultural powerhouse city A thriving prosperous city
9.1.4	C	Ensure % satisfaction with building consents process	2023: 78.7% 2022: 81.5% 2021: 84.62% 2020: 82.5% 2019: 75.9%		79% satisfaction			85% satisfaction	Customer satisfaction survey results are reviewed monthly; reported on annually. Requests for contact are responded to as a priority. Results themed for common issues and reviewed regularly for resolution.	A collaborative confident city A thriving prosperous city

LOS number	C/M	Performance Measures Levels of Service (LOS)	Historic Performance Trends	Benchmarks	Future Performance Targets				Method of Measurement	Community Outcome
					Year 1 2024/25	Year 2 2025/26	Year 3 2026/27	Year 10 2033/34		
									Survey provides measure of customer satisfaction with each of the following services surveyed: completion of building inspections, issue of building consent, and issue of code compliance certificate	
Building Inspections and Code Compliance Certificates										
9.1.12	M	Carry out building inspections in a timely manner	2023: 94% in three working days 2022: 94.3% 2021: 100% 2020: 100% in three working days 2019: 100%		Carry out 98% of inspections within three working days of customer request	Carry out 98% of inspections within three working days of customer request	Carry out 98% of inspections within three working days of customer request	Carry out 98% of inspections within three working days of customer request	Reporting: Quicker turn-around on inspections speeds the build process up.	A collaborative confident city A thriving prosperous city
9.1.7	C	Grant Code Compliance Certificates within 20 working days	2023: 81% in 19 working days 2022: 95% in 19 working days	Wellington 2017/2018 91% 2018/2019 88 % in 20 working days	Issue minimum 95% of Code Compliance Certificates within 19 working days	Issue minimum 95% of Code Compliance Certificates within 19 working days	Issue minimum 95% of Code Compliance Certificates within 19 working days	Issue minimum 95% of Code Compliance Certificates within 19 working days	Reporting: Legislative Requirement	A collaborative confident city A thriving prosperous city

LOS number	C/M	Performance Measures Levels of Service (LOS)	Historic Performance Trends	Benchmarks	Future Performance Targets				Method of Measurement	Community Outcome
					Year 1 2024/25	Year 2 2025/26	Year 3 2026/27	Year 10 2033/34		
			2021: 98.5% in 19 working days 2020: 98.4 in 20 working days 2019: 98.3%		from the date of acceptance.	from the date of acceptance.	from the date of acceptance.	from the date of acceptance.		
Building Consenting public advice										
9.1.8	M	Provide a public advice service to support building consenting customers	2023: 100% 2022: 100% 2021: 100% 2020: 100% 2019: 100%		Between the hours of 8.00am – 5.00pm, Monday to Friday (excluding public holidays)	Advice is available between the hours of 8.00am – 5.00pm, Monday to Friday (excluding public holidays), including Building Control phone and counter services to general public, elected members and media, website and online services, printed publications, LGOIMA requests, and input toward legislative review or interpretation.	Advice is available between the hours of 8.00am – 5.00pm, Monday to Friday (excluding public holidays), including Building Control phone and counter services to general public, elected members and media, website and online services, printed publications, LGOIMA requests, and input toward legislative	Advice is available between the hours of 8.00am – 5.00pm, Monday to Friday (excluding public holidays), including Building Control phone and counter services to general public, elected members and media, website and online services, printed publications, LGOIMA requests, and input toward legislative	Building Control Phone Services Civic walk-in services Pamphlets, booklets, newsletters, Web Site and Online Services maintenance Legislative Requirement – Building Act 2004 – Regulation 7(2)(a)	A collaborative confident city A thriving prosperous city

LOS number	C/M	Performance Measures Levels of Service (LOS)	Historic Performance Trends	Benchmarks	Future Performance Targets				Method of Measurement	Community Outcome
					Year 1 2024/25	Year 2 2025/26	Year 3 2026/27	Year 10 2033/34		
							review or interpretation.	review or interpretation.		
17.0.37	C	Eco Design Advice	2023: 320 consultations 2022: 323 consultations 2021: 337 consultations 2020: 334 consultations 2019: 368 consultations		Provide a quality eco design service	Provide a quality eco design service	Provide a quality eco design service	Provide a quality eco design service	Provide free Eco Design advice services to the public Eco design service is available via appointment, phone, or walk-in. Attendance at Home shows, sustainability seminars etc.	A collaborative confident city A green liveable city
Manage the consent preparation process meetings										
9.1.18	M	Ensure % satisfaction with building consenting pre-application service	2023: Not achieved 2022: Not Achieved 2021: 91.78% 2020: 83% 2019: 91.78%		90%			90%	Promote early advice that leads to higher quality building and resource consent applications that lead to faster processing time.	A collaborative confident city A thriving prosperous city

LOS number	C/M	Performance Measures Levels of Service (LOS)	Historic Performance Trends	Benchmarks	Future Performance Targets				Method of Measurement	Community Outcome
					Year 1 2024/25	Year 2 2025/26	Year 3 2026/27	Year 10 2033/34		
									Provide measure of customer satisfaction based on point of service survey Review quarterly survey results and feed common issues to issues register for resolution	
Annual Building Warrants of Fitness										
9.1.9	C	Audit Building Warrant of Fitness to ensure public safety and confidence	2023: 198 audits 2022: 187 audits 2021: 199 audits 2020: 456 audits 2019: 405 audits	MBIE recommendation to audit 20 to 30% of building stock i.e., every building in a 3-to-5-year cycle	Audit 20% of building stock	Audit 20% of building stock	Audit 20% of building stock	Audit 20% of building stock	The Building Stock covered by a BWOF and compliance currently stands at 5,201 (December 2020) and has been increasing by 200 per annum.	A collaborative confident city

LOS number	C/M	Performance Measures Levels of Service (LOS)	Historic Performance Trends	Benchmarks	Future Performance Targets				Method of Measurement	Community Outcome
					Year 1 2024/25	Year 2 2025/26	Year 3 2026/27	Year 10 2033/34		
									The Building Act 2004 Section 12 requires Territorial Authorities to administer and enforce the provisions relating to annual building warrants of fitness	
Building Accreditation Review										
9.3.1	C	Building Consent Authority status is maintained	2023: BCA status maintained 2022: BCA status maintained 2021: BCA status maintained 2020: BCA status maintained 2019: BCA status maintained	Ministry of Business, Innovation and Employment (MBIE)/IANZ approval. Building Consent Authority' status is the benchmark	Building Consent Authority' status is maintained	Building Consent Authority' status is maintained	Building Consent Authority' status is maintained	Building Consent Authority' status is maintained	Statutory requirement to comply with Council BCA Accreditation Regulations 2007.	A collaborative confident city A thriving prosperous city
Building policy										
9.3.5	C	Maintain a public register of earthquake prone buildings in Christchurch	Approximately 606 earthquake prone buildings in Christchurch have been identified and issued with an	In accordance with legislation, identify and issue notices to non-priority buildings by 1 July 2022	Update the Earthquake Prone Building Register whenever the Council	Update the Earthquake Prone Building Register whenever the Council becomes	Update the Earthquake Prone Building Register whenever the Council	Update the Earthquake Prone Building Register whenever the Council	Earthquake prone buildings will be appropriately identified and	A collaborative confident city A cultural powerhouse city

LOS number	C/M	Performance Measures Levels of Service (LOS)	Historic Performance Trends	Benchmarks	Future Performance Targets				Method of Measurement	Community Outcome
					Year 1 2024/25	Year 2 2025/26	Year 3 2026/27	Year 10 2033/34		
			appropriate notice. As buildings are demolished or strengthened their status is updated.		becomes aware of a change of a building's earthquake-prone status	aware of a change of a building's earthquake-prone status	becomes aware of a change of a building's earthquake-prone status	becomes aware of a change of a building's earthquake-prone status	registered in accordance with MBIE legislation.	A thriving prosperous city
Claim Management – building-related										
9.3.2	M	Notify relevant building related claims to insurer.	2023: 100% 2022: 100% 2021: 100% 2020: 100% 2019: 100%	Broker / insurer policy requirement: notification must be within financial year	100% of known relevant building related claims notified to insurer within relevant Financial Year	100% of known relevant building related claims notified to insurer within relevant Financial Year	100% of known relevant building related claims notified to insurer within relevant Financial Year	100% of known relevant building related claims notified to insurer within relevant Financial Year	Report Annually: Insurance covers claims (excluding excess) wherever possible	A collaborative confident city
9.3.7	M	Respond to building related claims under the appropriate forum	2023: 100% 2022: 100% 2021: 100% 2020: 100% 2019: 100%		Report Annually that Council complies with WHRS, WHT, District Court, High Court, and Dispute Tribunal rules, including meeting acceptable standards of evidence, timeframes, and representation	Report Annually that Council complies with WHRS, WHT, District Court, High Court, and Dispute Tribunal rules, including meeting acceptable standards of evidence, timeframes, and representation	Report Annually that Council complies with WHRS, WHT, District Court, High Court, and Dispute Tribunal rules, including meeting acceptable standards of evidence, timeframes, and representation	Report Annually that Council complies with WHRS, WHT, District Court, High Court, and Dispute Tribunal rules, including meeting acceptable standards of evidence, timeframes, and representation	Report Annually: Claimants are treated fairly and reasonably. Council reputation is maintained. Costs to Council are minimised.	A collaborative confident city
Building Regulation										

LOS number	C/M	Performance Measures Levels of Service (LOS)	Historic Performance Trends	Benchmarks	Future Performance Targets				Method of Measurement	Community Outcome
					Year 1 2024/25	Year 2 2025/26	Year 3 2026/27	Year 10 2033/34		
		Prevent drowning of, and injury to, young children by restricting unsupervised access to residential pools	2023: 2070 Pool & Inspections 2022: 2569 Pool & Inspections 2021: 1597 Pool & Inspections 2020: 1097 Pool & Inspections 2019: 1150 Pool & Inspections		All pools are inspected in accordance with the legislative requirements in Section 162D of the Building Act 2004					A collaborative confident city A thriving prosperous city
Project Information Memoranda										
9.4.10	C	Process project information memoranda applications within statutory timeframes	2022/23: 99% 2021/22: 95.8% 2020/21: 100% 2019/20: 99% 2018/19: 99%		Process 99% of project information memorandum applications within 20 working days	Process 99% of project information memorandum applications within 20 working days	Process 99% of project information memorandum applications within 20 working days	Process 99% of project information memorandum applications within 20 working days	Timeframes are monitored and measured using computerised reports. Section 34 of the Building Act 2004 all PIMs issued within 20 working days Waimakariri District Council LTP measure 100% within	A collaborative confident city A green liveable city A cultural powerhouse city A thriving prosperous city

LOS number	C/ M	Performance Measures Levels of Service (LOS)	Historic Performance Trends	Benchmarks	Future Performance Targets				Method of Measurement	Community Outcome
					Year 1 2024/25	Year 2 2025/26	Year 3 2026/27	Year 10 2033/34		
									20 working days	

DRAFT

A.3. Levels of Service changes from Long-term Plan 2021-31, and why

Deletions

Activity / Level of Service	Change from 2021-31 LTP	Reason/Rationale	Options for Consultation
9.1.15.2 Provide Case Management Services	Moved to City Growth & Property Activity	Moved to City Growth & Property Activity	Standard consultation

New

Activity / Level of Service	Change from 2021-31 LTP	Reason/Rationale	Options for Consultation
9.4.10 Process project information memoranda applications within statutory timeframes	New Level of Service for this Activity	Level of Service moved from Land & Property Information Services Activity	Standard consultation
Prevent drowning of, and injury to, young children by restricting unsupervised access to residential pools	New Level of Service for this Activity	Level of Service moved from Regulatory Compliance	Standard consultation

Amendments

This Activity has no amended levels of service.

Appendix B: Possible issues impacting the Activity & the mitigations planned

B.1. Changing customer needs

Population / demographic changes (Medium impact)

Issue/driver	Present Position	→ Projection	Impact on services	Mitigating plans/actions
Population growth	392,100 in 2022	<ul style="list-style-type: none"> 473,140 medium projections in 2054 	<ul style="list-style-type: none"> Increase of 81,040 over 32 years 	<ul style="list-style-type: none">
Population growth (general and in specific areas)	Average additional 2,532 residents per year	<ul style="list-style-type: none"> Average additional 1,000 homes required per year Plus, commercial development and other services 	<ul style="list-style-type: none"> Need to be resourced to meet demand 	<ul style="list-style-type: none"> Plan to have sufficient resources to meet demand
Ageing population	Median age 37.3		<ul style="list-style-type: none"> Likely increase in demand for smaller houses and retirement village type accommodation 	<ul style="list-style-type: none"> Plan to have sufficient resources to meet demand
Family/household structure				
Diversity	78% European	<ul style="list-style-type: none"> Increased diversity – Māori, Asian Pasifika 	<ul style="list-style-type: none"> Increasing customers with English as second language 	<ul style="list-style-type: none"> Plan to have staff who can do business in other languages
Shifts within city (e.g., growing communities, possible future managed retreat)		<ul style="list-style-type: none"> Likely movement of population away from locations at risk from effects of sea level rise – coastal and estuarine 	<ul style="list-style-type: none"> Similar to EQs but over a long period as people move from at risk areas – results in similar demand to growth – new additional housing required 	<ul style="list-style-type: none"> Plan to have sufficient resources to meet demand

Equity and access (No impacts)

This Activity has identified no possible equity and access issues impacting the Activity.

Identity and social cohesion (No impacts)

This Activity has identified no possible identify and social cohesion issues impacting the Activity.

B.2. Tiriti Partnerships (No impacts)

This Activity has identified no possible Tiriti Partnerships issues impacting the Activity.

B.3. Technological growth (Medium impact)

Issue/driver	Present Position	→ Projection	Impact on services	Mitigating plans
Changing technology		<ul style="list-style-type: none">Technology will continue to evolve and there will be ongoing opportunities to embrace the latest developments	<ul style="list-style-type: none">Medium	<ul style="list-style-type: none">Continue to review progress in advancements of technology including understanding how BIM and Digital Twins can be incorporated into operating procedures.
Digital divide		<ul style="list-style-type: none">Expected to increase as technology advances	<ul style="list-style-type: none">Low	<ul style="list-style-type: none">Ensure that all customers have a means to access Building regulation services.
Digital security		<ul style="list-style-type: none">The need for digital security will continue to grow	<ul style="list-style-type: none">Medium	<ul style="list-style-type: none">Work with IT and follow their protocols to ensure that building regulations systems and processes are protected.

B.4. Resilience and environmental considerations

Climate change & adaptation (High impact)

Issue/driver	Present Position	→ Projection	Impact on services	Mitigating plans
Population movement due to managed retreat and adaptation		<ul style="list-style-type: none">	<ul style="list-style-type: none">Workload peaksChanging standardsChanging to finished floor levels	<ul style="list-style-type: none">Managing resourcesAwareness of legislative and regulatory changesOngoing training
Increasing numbers of extreme weather		<ul style="list-style-type: none">Number of incidents expected to increase	<ul style="list-style-type: none">Workload peaks	<ul style="list-style-type: none">Managing resources

events change utilisation of physical and digital assets			<ul style="list-style-type: none"> • Disruption to internal technical service due to redeployment to event management • Changing standards • Increase requirement for rapid responders 	<ul style="list-style-type: none"> • Awareness of legislative and regulatory changes • Ongoing training
--	--	--	---	---

Sustainable development (Medium impact)

Issue/driver	Present Position	→ Projection	Impact on services	Mitigating plans
Managing GHG emissions (per table above)		<ul style="list-style-type: none"> • Council set the target of achieving net zero greenhouse emissions by 2045 (with separate targets for methane), and to halve our emissions by 2030, from 2016-17 levels. 	<ul style="list-style-type: none"> • Measures put in place to reduce the Unit's impact on climate change • 	<ul style="list-style-type: none"> • Increase in the number of remote inspections. • Move towards greater number of self-certification.
Natural hazards	Natural hazards that may affect Christchurch and Banks Peninsula includes floods, effects from climate change, earthquakes and tsunami risks.	<ul style="list-style-type: none"> • The effects of climate change will have a range of implications including more extreme weather events, sea level rise, fires and flooding in the future. 	<ul style="list-style-type: none"> • More extreme natural hazard events as a result of climate change will impact on how we will need to prioritise our work programme to ensure that Council Building Consenting remains fit-for-purpose to respond to the changing natural environment. 	<ul style="list-style-type: none"> • Ongoing training to ensure staff are aware and understand changes to standards.

B.5. Infrastructure (Low impact)

This Activity has identified no possible infrastructure issues impacting the Activity.

B.6. Regulations & reform (High impact)

Issue/driver	Present Position	→ Projection	Impact on services	Mitigating plans
--------------	------------------	--------------	--------------------	------------------

Three Waters reform	Three Waters functions undertaken by local government	<ul style="list-style-type: none"> • Three waters services functions undertaken at regional or pan-regional level 	<ul style="list-style-type: none"> • Need to incorporate three waters entity into building regulation processes 	<ul style="list-style-type: none"> • Keeping up to date with latest proposals • Work closely with Water Reform Team, NTU to understand latest proposals.
Resource Management reforms	Resource Management functions undertaken by local government	<ul style="list-style-type: none"> • Resource management planning functions undertaken at regional level 	<ul style="list-style-type: none"> • Probably none 	<ul style="list-style-type: none"> • Keeping up to date with latest proposals
Future for Local Government	Building Regulation functions undertaken by local government	<ul style="list-style-type: none"> • Building Regulation functions undertaken by regional, pan-regional or national entity 	<ul style="list-style-type: none"> • May change the way we deliver our services to the organisation 	<ul style="list-style-type: none"> • Keeping up to date with latest proposals

B.7. Identified Business Unit Risks

Business risks that could impact this activity have been considered. A summary of risks currently assessed as most relevant to the activity are listed below. Risks are recorded and periodically reported to the Executive Leadership Team and the Audit and Risk Management Committee.

Strategic priorities risk is associated with	Risk Description	Assessed Risk Level			Controls / Mitigations	Residual Risk Rating
	Risk Title There is a risk that/of	Impact	Likelihood	Inherent Risk Level	Inherent	Residual
<ul style="list-style-type: none"> Champion Christchurch and collaborate to build our role as a leading New Zealand city List 	<p>Loss of Building Consent Authority Accreditation Status:</p> <p>There is a risk of:</p> <p>If we fail to comply with the Building Act 2004, then regulatory action could be taken against the Council, resulting in loss of accreditation and economic impact for the community.</p>	5	1	Low	<ul style="list-style-type: none"> Undertake monthly quality assurance reporting. Internal auditing by external contractor. Accreditation audit undertaken by IANZ March 2023 resulted in continued accreditation with risk score of Low. 	Low
<ul style="list-style-type: none"> List List 	<p>Litigation & Reputation</p> <p>There is a risk of:</p> <p>If we don't establish, maintain, and follow proper processes for issuing building consents, then we could issue inconsistent building consents, resulting in potential for legal and reputational damage</p>	3	3	Medium	<ul style="list-style-type: none"> Operation manual (The Vault) with associated related documents to ensure processing & inspection consistency. Use National Competency Assessment System to establish & maintain annual competency assessments of technical staff. Technical leadership matrix to support staff Audits undertaken of technical decisions on regular basis. 	Low

Strategic priorities risk is associated with	Risk Description	Assessed Risk Level			Controls / Mitigations	Residual Risk Rating
	Risk Title There is a risk that/of	Impact	Likelihood	Inherent Risk Level	Inherent	Residual
<ul style="list-style-type: none"> List List 	<p>Poor Technical Decisions:</p> <p>There is a risk of:</p> <p>If technical decision making is not compliant with the Building Act, then we could be issuing consents that are not compliant with building codes, resulting in financial and legal damage to the Council.</p>	3	2	Medium	<ul style="list-style-type: none"> The Vault (Accredited Operations Manual) has associated related documents to ensure processing & inspection consistency. Use National Competency Assessment System to establish & maintain annual competency assessments of technical staff. Technical leadership matrix to support staff. Audits undertaken of technical decisions on regular basis. 	Low
<ul style="list-style-type: none"> List List 	<p>Recording of Technical Decisions:</p> <p>There is a risk of:</p> <p>If we fail to document technical decision-making, then we will be unable to provide audit evidence.</p>	2	2	Low	<ul style="list-style-type: none"> Technical staff who have not fully established their competency work under supervision and have all decisions reviewed. Technical staff who are changing competency levels have technical decisions reviewed relevant to new competency level. Technical staff who operate fully with their competency area have three technical peer reviews per annum. 	Low
<ul style="list-style-type: none"> List List 	<p>Poor Communications:</p> <p>There is a risk of:</p> <p>If we fail to effectively communicate with stakeholders,</p>	3	2	Medium	<ul style="list-style-type: none"> The Vault (Accredited Operations Manual) places an obligation of all staff to utilise the “Phone 1st” principals. The Vault (Accredited Operations Manual) is provided with Strategic Stake holder policy. 	Low

Strategic priorities risk is associated with	Risk Description	Assessed Risk Level			Controls / Mitigations	Residual Risk Rating
	Risk Title There is a risk that/of	Impact	Likelihood	Inherent Risk Level	Inherent	Residual
	then stakeholders might misinterpret or misunderstand our communication. This could result in processing delays and frustrations.					
<ul style="list-style-type: none"> List List 	<p>Lack of Technical Staff Resources:</p> <p>There is a risk of:</p> <p>If we fail to attract and retain skilled and experienced staff members to process consents, then consenting will be delayed and not meet statutory time frames. This could result in reputational, economic & compliance impacts</p>	3	4	High	<ul style="list-style-type: none"> Ensure measures to retain staff are consistently utilised, including servant leadership model, effective training (drawn from annual training needs assessment and competency assessments), relevant/competitive remuneration levels. 	Medium
<ul style="list-style-type: none"> List List 	<p>Lack of Technical IT Resources:</p> <p>There is a risk of:</p> <p>If we fail to procure, implement and maintain up to date technology to undertake essential building consent and territorial authority functions then our process will become outdated, not customer friendly, inefficient,</p>	3	4	High	<ul style="list-style-type: none"> Continue to review progress in advancements of technology including understanding how these can be incorporated into operating procedures. Work closely with IT department to ensure that necessary upgrades are on the implementation programme. 	High

Strategic priorities risk is associated with	Risk Description	Assessed Risk Level			Controls / Mitigations	Residual Risk Rating
	Risk Title There is a risk that/of	Impact	Likelihood	Inherent Risk Level	Inherent	Residual
	incompatible with other Council systems and no longer being supported or maintained.					
•	Change of Government: There is a risk of: Changing government bringing in substantial changes to the building industry and how building consents are assessed and approved.	3	3	Medium	<ul style="list-style-type: none"> Keeping up to date with latest proposals When given the opportunity, work closely with central government to understand and input into the latest proposals. 	Low

DRAFT