



Regulatory Services Group

Regulatory Services are a group of responsibilities placed:

- On Council by Central Government to ensure community compliance with national standards and guidelines;
- By Council through policies, plan and by-laws to regulate local issues.

The national standards and guidelines allow the Council to develop local compliance standards such as the Operative District Plan, by-laws and response plans.

WHICH ACTIVITIES ARE INCLUDED IN THE REGULATORY SERVICES GROUP?

- Resource Management Implementation
- Building Control
- Community Protection
 - Emergency Management
 - Rural Fire
 - Health
 - Liquor licensing
- Animal Control

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WHY ARE THESE ACTIVITIES INCLUDED?

Council works in partnership with the Government and other agencies to implement regulatory controls on issues that have a direct relationship to the public's health, safety and well-being in the District.

All these activities are in the category where Council has implementation, monitoring and enforcement roles. Legislation, Codes and by-laws set either minimum or absolute standards.

RATIONALE OF REGULATORY SERVICES

RESOURCE MANAGEMENT IMPLEMENTATION

Primary rationale: Council has legislative responsibilities for implementing the Resource Management Act, 1991. These activities are undertaken to promote the sustainable development of the District's natural and physical resources.

BUILDING SERVICES

Primary rationale: To ensure that buildings are safely constructed, so that people can have confidence that they are safe to use.

COMMUNITY PROTECTION

Primary rationale: Council has legislative responsibilities for community protection. These services are undertaken to safeguard life, health and damage to property.

ANIMAL CONTROL

Primary rationale: Council has legislative responsibilities for animal control and aims to promote responsible ownership and the welfare of dogs and stock.

WHAT COMMUNITY OUTCOMES DOES REGULATORY SERVICES CONTRIBUTE TO?

Community Outcomes	RMA Implementation	Building Services	Community Protection	Animal Control
Integrated provision of quality health and social services throughout our district.	Implementer	Implementer	Implementer	Implementer
Cultural values of the Tangata Whenua throughout the district be respected and supported through further development of consultation, participation and partnerships.	Partner		Partner	

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CURRENT PLAN AND STRATEGIES

These are detailed in each activity.

STRATEGIC ISSUES

A full review of existing by-laws to determine if they are still needed, and then to update them is required by 30 June, 2008.

Many of the provisions in current by-laws are implemented or enforced through the regulatory group of activities. Any review could alter the levels of service required by the updated by-laws.

Council has also recently adopted an Earthquake Prone and Dangerous and Insanitary Buildings Policy. This policy is available on Council's website www.hauraki-dc.govt.org.nz or by calling 07 862 8609..

DEMAND/ CONSUMPTION/ LEGAL

Council must respond to demand/growth factors caused by additional responsibilities placed on it by Government or growth in the District. This is generally by way of additional resources, by developing systems or additional staff or staff training as in many instances, Council is the only body that can deliver specified regulatory services.

In some instances Council can determine the levels of service it will provide but in many cases the levels are set in legislation.

KEY CHANGES THAT AFFECT MORE THAN ONE ACTIVITY

Over recent years legislative changes have significantly increased Council's involvement in the regulatory area. This reflects the Government view that Councils are involved with their communities on a day to day basis and therefore are best placed to work with them for the delivery of regulatory functions.

Further regulatory responsibilities are expected to be given to local government over the next 10 years.

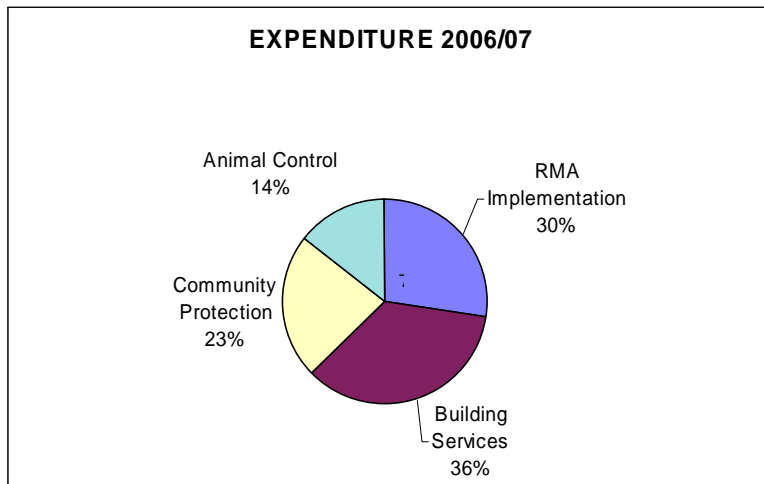
WHAT ARE THE NEGATIVE EFFECTS?

Council's Regulatory Services are aimed at addressing negative effects that may otherwise occur. The activities are not considered to have any negative effects in themselves. The community may perceive the interpretation and delivery of rules and regulations/legislation to be restrictive.

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WHAT ARE THE COSTS FOR OPERATING THE REGULATORY SERVICES?

	Budget 2006-07	Budget 2007-08	Budget 2008-09	Budget 2009-10	Budget 2010-11	Budget 2011-12	Budget 2012-13	Budget 2013-14	Budget 2014-15	Budget 2015-16
	\$000's	\$000's	\$000's	\$000's	\$000's	\$000's	\$000's	\$000's	\$000's	\$000's
OPERATING EXPENDITURE										
RMA Implementation	569	592	611	644	625	637	650	658	669	677
Building Services	732	754	777	773	779	794	810	820	833	843
Community Protection	475	490	505	516	523	535	546	553	563	569
Animal Control	301	309	319	327	333	339	347	351	357	362
	2,077	2,145	2,212	2,260	2,260	2,305	2,353	2,382	2,422	2,451
LESS OPERATING REVENUE										
Fees and Charges	869	896	921	945	967	990	1,011	1,028	1,044	1,062
General Rates	1,208	1,249	1,290	1,315	1,293	1,315	1,342	1,354	1,378	1,389
	2,077	2,145	2,211	2,260	2,260	2,305	2,353	2,382	2,422	2,451
OPERATING SURPLUS/(DEFICIT)	-	-	(1)	-	-	-	-	-	-	-



Resource Management Implementation

Council is required to implement its responsibilities under the Resource Management Act, 1991 (RMA) and, in particular:

- The provisions of its Operative District Plan;
- The issuing and monitoring of Resource Consents;
- Monitoring and enforcement provisions of the Act, including noise;
- Public information.

Council is also required to issue Land Information Memoranda (LIM's) under the Local Government Official Information and Meetings Act, 1987.

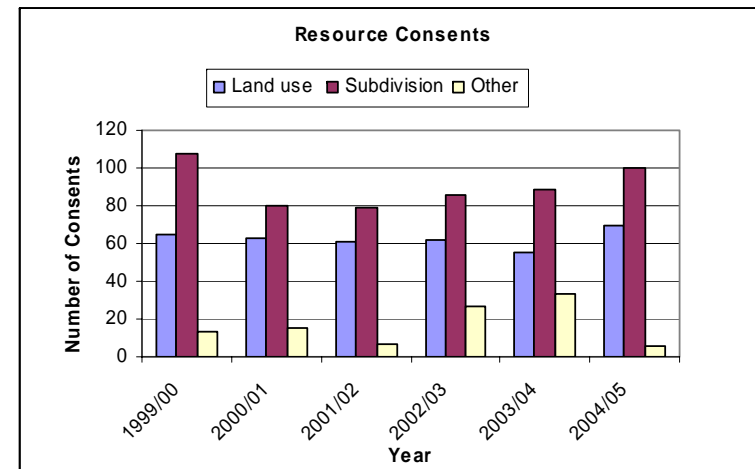
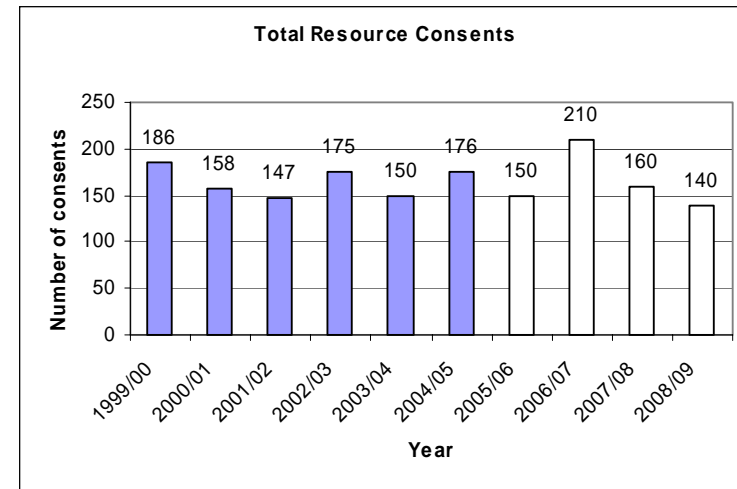
CURRENT LEVELS OF SERVICE

Council processes applications for subdivision and land use activities. Staff are available to meet with applicants and the public to discuss issues arising from the implementation of the Resource Management Act and the Councils current Operative District Plan.

Council monitors all consents to ensure compliance with consent conditions.

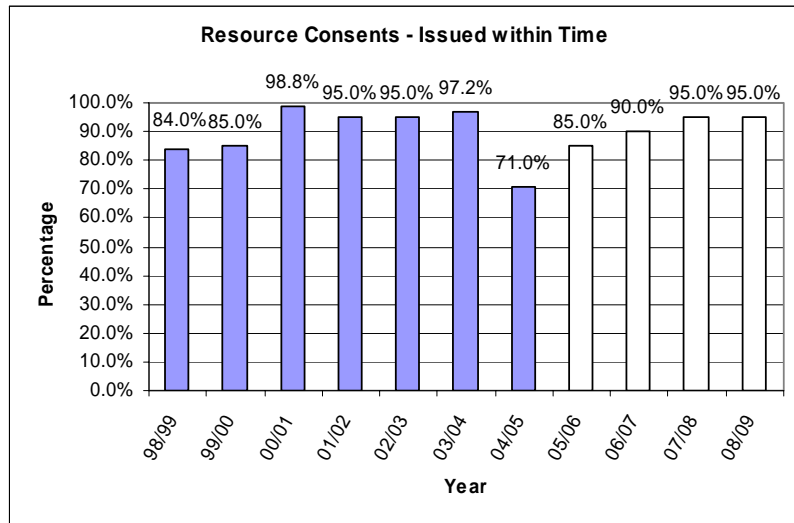
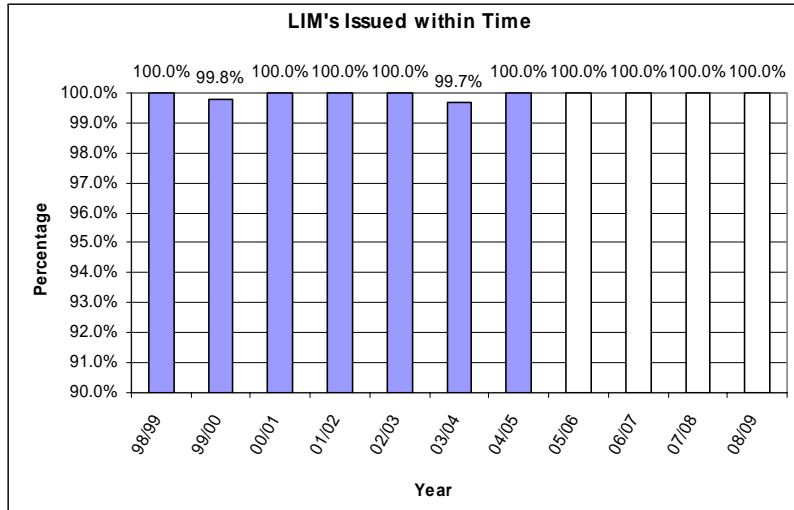
It also responds to breaches of the Resource Management Act and consent provisions and takes enforcement action where necessary.

Council also contracts a noise control officer to ensure that people's enjoyment of their property or environment is not impinged on by unreasonable or excessive noise.



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Resource Management Implementation



SIGNALLING POSSIBLE CHANGE IN LEVELS OF SERVICE

The Government is still considering further changes to the Resource Management Act, and is developing National Policy Statements and National Environmental Standards; the levels of service currently provided may be affected by any changes made.

The Operative District Plan is currently subject to review and this may see changes being made to some aspects of Resource Management Implementation practices in Hauraki District.

Why change

What is the point in living in a paradise if you have to live in growing fear that Auckland is going to move in around you?

This is my question why do people keep building cities if New Zealand should be clean and green not polluted and gray. When instead of grass there will be concrete and tar seal?

The younger generation will not have ridden along a river on a horse with the wind in there face or swam in a small creek or lay in the grass under the shade of a large oak and the only stars that will ever be seen will be in movies and on T.V why? Isn't Auckland enough? Or will you keep building until all that is good and green in New Zealand will be gone?

Subdivision is what I speak of.
More and more concrete means less and less farmland and eventually none at all.
So I ask again Why Change?

*Anna Baigent
Age 11, Waitakaruru School*

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Resource Management Implementation

WHAT WILL SUCCESS LOOK LIKE?

Current Levels of Service	Measure	Method of Measuring Target	Baseline	Target 2006-09	Target 2009-16	Contribution to Community Outcomes
Resource consent applications will be decided and issued within statutory timeframes.	Notified resource consent applications decided and issued within 70 working days. Non-notified resource consent decisions not requiring a hearing are issued within 20 working days.	Resource consent database.	100%	95%	Increasing	
Provide a monitoring service which ensures compliance with consent conditions.	To ensure 90% of all Land Use resource consents are monitored for compliance.	Resource consent database.	New measure	Within 3 months of being granted.	Within 3 months of being granted.	We encourage planned and developed infrastructural services and facilities to sustain our communities' growth.
All LIM's are issued within statutory timeframes.	100% of LIM's issued within 10 working days.	Resource consent database.	100%	98%	98%	
Decision making is fair and the conditions are reasonable and appropriate.	Number of appeals lodged against Council decisions.	Resource consent database.	New measure	5%	<5% and improving.	
Public satisfaction in terms of how policies about Resource Consent processes are being implemented.	Objections /appeals lodged against requests for further information by the Council.	Resource Consent database.	New measure	<20% of objections/ appeals are upheld.	<20% of objections/ appeals are upheld.	

RMA IMPLEMENTATION MANAGEMENT PLANS

Management Plan	Description
Operative District Plan	Provides statutory direction to Council and the public on development controls within the District.
Code of Subdivision Standards	Provides subdividers/developers with standards for infrastructural and amenity assets.

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Resource Management Implementation

WHAT IS THE COST OF OPERATING THE RMA IMPLEMENTATION ACTIVITY?

	Budget 2006-07 \$000's	Budget 2007-08 \$000's	Budget 2008-09 \$000's	Budget 2009-10 \$000's	Budget 2010-11 \$000's	Budget 2011-12 \$000's	Budget 2012-13 \$000's	Budget 2013-14 \$000's	Budget 2014-15 \$000's	Budget 2015-16 \$000's
OPERATING EXPENDITURE	569	592	611	644	625	637	650	658	669	677
LESS OPERATING REVENUE										
Fees and Charges	257	265	273	280	287	294	300	305	310	315
General Rates	312	327	338	364	338	343	350	353	359	362
	569	592	611	644	625	637	650	658	669	677
OPERATING SURPLUS/(DEFICIT)	-	-	-	-	-	-	-	-	-	-

Building Services

Council is required to implement the provisions of the Building Act, 2004 to:

- Ensure that existing and new buildings are safe and sanitary;
- Protect other property from physical damage from the construction, use and demolition of buildings;
- Ensure that the necessary controls relating to the construction of a building and its use are implemented in accordance with the NZ Building Code and the Building Act;
- Ensure that Warrants of Fitness are issued for buildings used by the public.

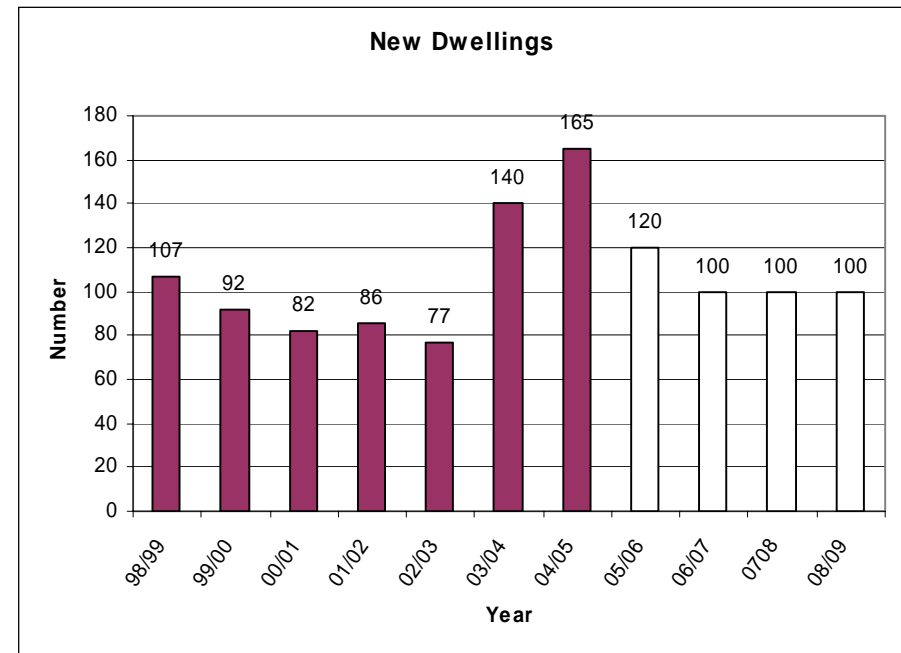
CURRENT LEVELS OF SERVICE

Building Services monitor and control:

- Building consent applications;
- Building compliance with statutory requirements;
- Inspection of buildings under construction;
- Breaches of the Building Act and enforcement of the Act;
- Building Warrants of Fitness;
- Project Information Memoranda (PIM).

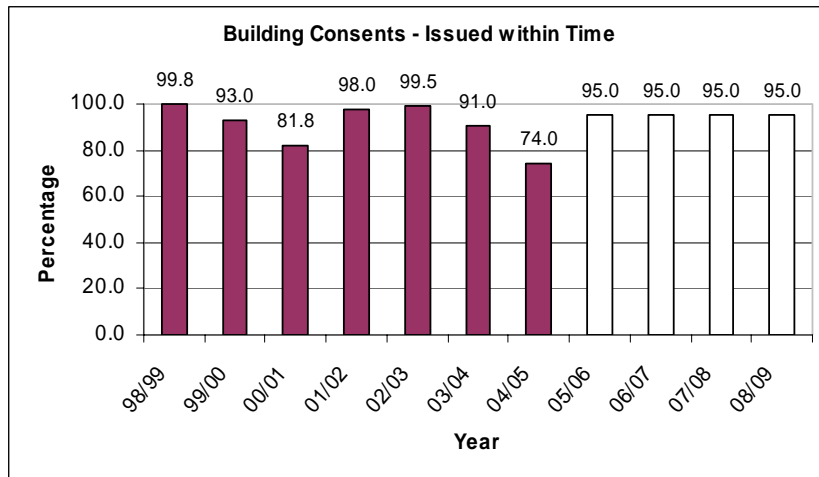
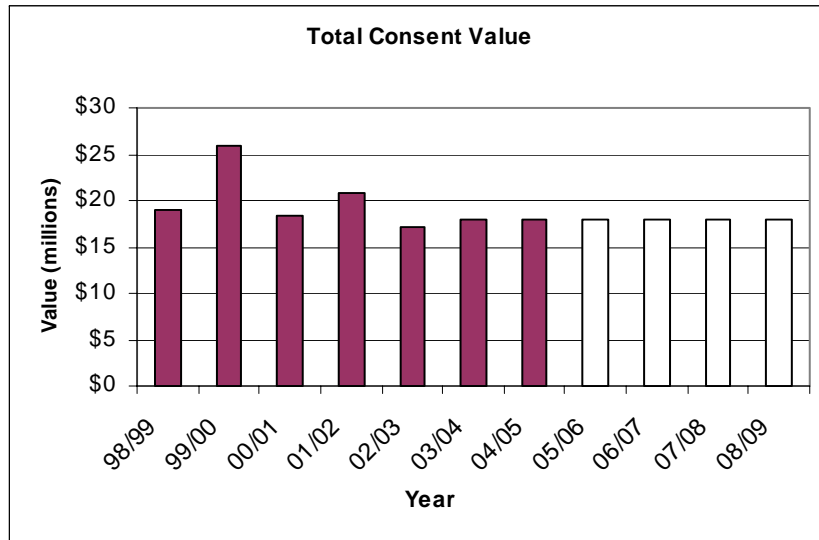
Council receives, verifies and issues building consents ensuring compliance with statutory requirements. For every building consent application, Council is required to issue a PIM giving details relating to the land and Resource Management Act 1991 framework within which the construction is to occur.

Council responds to breaches of the Building Act and takes appropriate enforcement action where appropriate. Council monitors Building Warrants of Fitness and follows up with those building owners whose buildings do not have a current warrant. Buildings under construction are inspected to ensure compliance with specific requirements. Once the Council is satisfied with the construction it issues a Code of Compliance Certificate.



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Building Services



SIGNALLING POSSIBLE CHANGE IN LEVELS OF SERVICE

The new Building Act came into force in March, 2005 as a result of the need for improved controls, standards and practices in building design and construction.

This has resulted in increased staff time required for building consent processing and charges were adjusted accordingly on 1st October 2005, once Council had analysed the extent of the extra work required.

A number of new service levels and policies will be implemented to a timetable set by the Act. These include:

- Policy on Earthquake Prone and Dangerous and Insanitary Buildings;
- Development of a quality control system to allow Hauraki District Council to be accredited as a Building Control Authority;
- Licencing of Building Practitioners.

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Building Services

WHAT WILL SUCCESS LOOK LIKE?

Current Levels of Service	Measure	Method of Measuring Target	Baseline	Target 2006-09	Target 2009-16	Contribution to Community Outcomes
Public buildings are safe to use.	Audits confirm building owners are maintaining compliant building warrant of fitness systems.	Annual audit records.	New measure	10% of buildings are audited.	10% of buildings are audited.	
Building consent applications will be processed in a timely and effective manner.	Building consent applications not requiring additional information processed within 20 working days.	Monthly report to Council.	New measure	90%	Increasing	We encourage planned and developed infrastructural services and facilities to sustain our communities' growth; We encourage further development of tourism opportunities and facilities focusing on our heritage and eco-tourism.
The Council consistently delivers an effective and efficient building control service.	Council building control systems, processes and procedures satisfy the requirements of approved quality standards.	The Council obtains registration as a Building Consent Authority within the timeframe set by the Dept of Building and Housing by 1 July 2008.	New measure	100% achieve AS/NZS17020 or other approved Quality Standard.		
Privately –owned swimming pools comply with regulations.	Swimming pools on the Council's register inspected for compliance with the Fencing of Swimming Pools Act: - high risk properties; - low risk properties.	Annual audit of swimming pool register.	New measure	100% >5%	100% Improving	
Ensure quality customer communication, consultation and service provided.	Customer satisfaction in Council's Triennial Residents' survey.	Triennial Survey of users.	New measure	>70%	Increasing	

OPERATING COST

The Building Act is designed to enhance public health and safety but not all costs can be recovered. Therefore the 'public good' cost component of the activity must be met from rates.

STRATEGIC ISSUES

The Building Act, 2004 required Council to develop a policy on Earthquake Prone and Dangerous and Insanitary Buildings.

The policy determines that the level of risk to residents from earthquake prone buildings is low, and Council will take a re-active approach to

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Building Services

strengthening of these buildings. Buildings will be assessed when they are altered or their use changes. Council will also react on a case by case basis for dangerous and insanitary buildings.

Council is currently developing Quality Control procedures and manuals that will allow it to be Accredited and Certified as a Building Control Authority under the Act. This process is being developed over 2005/06 – 2007/08.

WHAT IS THE COST OF OPERATING THE BUILDING SERVICES ACTIVITY?

	Budget 2006-07 \$000's	Budget 2007-08 \$000's	Budget 2008-09 \$000's	Budget 2009-10 \$000's	Budget 2010-11 \$000's	Budget 2011-12 \$000's	Budget 2012-13 \$000's	Budget 2013-14 \$000's	Budget 2014-15 \$000's	Budget 2015-16 \$000's
OPERATING EXPENDITURE	732	754	777	773	779	794	810	820	833	843
LESS OPERATING REVENUE										
Fees and Charges	377	389	400	411	421	431	440	448	455	463
General Rates	355	365	377	362	358	363	370	372	378	380
	732	754	777	773	779	794	810	820	833	843
OPERATING SURPLUS/(DEFICIT)	-	-	-	-	-	-	-	-	-	-

Community Protection

Council has responsibilities for community protection under the:

- Civil Defence Emergency Management Act 2002;
- Forest and Rural Fires Act 1977;
- Health Act 1956.

Council is required to have policy and operational plans for Civil Defence and Rural Fire and to have the operational capability to put these plans into effect.

Council is required to monitor and enforce a number of regulatory functions under the Health Act including food hygiene, notifiable diseases and liquor licensing.

CURRENT LEVEL OF SERVICE

EMERGENCY MANAGEMENT

The Council has an Operative Civil Defence and Emergency Management Plan which in the event of an emergency will (determined by the nature of the event) see the establishment of an emergency management headquarters within the district or the Thames Valley Combined District.

In recent years declared emergencies have resulted from the effects of weather (flooding, wind). The operative plan however caters for operational systems in response to all possible civil defence emergencies including earthquake, fire, hazardous substances, volcanic eruption and subsidence.

Council is an active member of the Waikato Civil Defence Emergency Management Group and the Thames Valley Combined Civil Defence Committee which includes Matamata-Piako and Thames-Coromandel District Councils.

RURAL FIRE

Rural Fire responsibilities include the setting of fire restriction seasons, allocation of adequate resources (trained personnel, equipment) to fight rural fires, and work with other local authorities and the New Zealand Fire Service to provide services.

The Council has an Operative Rural Fire Plan and the operational capacity to respond to rural fires as required. The majority of fires responded to are vegetation and peat fires. The costs from fighting fires can be recovered in some cases.

Hauraki District Council belongs to the Thames Valley Combined Rural Fire Committee along with Thames-Coromandel District Council and Matamata-Piako District Council.

HEALTH

Council is required to inspect public food premises to measure compliance with food hygiene and handling standards.

Council inspects all food premises in the District annually and more often if premises are considered high risk.

Council also has responsibilities under the Health Act and other legislation relating to public health issues including:

- Notification and follow up for infectious diseases;
- Water supplies;
- Licencing of traders.

LIQUOR LICENSING

Council issues liquor licenses and works with the Liquor Licensing Authority to regulate liquor licensing requirements.

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Community Protection

SIGNALLING POSSIBLE CHANGE IN LEVELS OF SERVICE

As from the 1st April 2004 the certification and inspection for hazardous substances formerly carried out by Council ceased and was replaced by a new regime.

Council has now entered into a service delivery contract with the Department of Labour to deliver hazardous substances inspections over the area covered by the Hauraki District and Thames-Coromandel District Councils. Council presently has no plans to extend this role.

WHAT WILL SUCCESS LOOK LIKE?

Current Levels of Service	Measure	Method of Measuring Target	Baseline	Target 2006-09	Target 2009-16	Contribution to Community Outcomes
	Number of premises monitored for compliance with appropriate legislation.	Audit of annual inspection records.	100% 2004/05	100%	100%	Our community seeks the improvement of mechanisms for co-ordination, delivery, communication and education by health and social service providers.
	Number of public and school pools monitored for compliance with the New Zealand Standard for Public Pools annually.	Audit of annual inspection records.	New measure	100%	100%	
Provision of liquor license regulations.	Number of new and renewed Liquor Licence Manager's Certificates licenses issued within 1 month of receipt providing no objections and the application is complete.	Audit of application records.	New measures	95%	Increasing	
	Number of new and renewed On- Off- and Club Liquor Licenses issued within 3 months of receipt providing there are no objections and the application is complete.			95%	Increasing	
Council's readiness for a Civil Defence or Rural Fire or Civil Defence Emergencies.	Civil Defence equipment is inspected and maintained.	Register of equipment.	Twice annually	Twice annually	Twice annually	
	Rural Fire equipment is inspected and maintained.			During the Restricted Fire Season.	During the Restricted Fire Season.	
	Timeframe for taking over responsibility for a fire within 1 hour of receiving official notification.	Operations records.	New measure	90%	90%	Our communities support the viability of maintaining our rural lifestyles and values.
	Respond to requests for fire permits.	Application records.		Within 2 working days.	Within 2 working days.	

COUNCIL'S PROPOSED STRATEGIES

Council will maintain current operational Emergency Management and Rural Fire Plans and will ensure that these are functional and tested on a regular basis. Council will continue developing partnerships for the provision of emergency management services.

COMMUNITY PROTECTION OPERATION PLANS

Type of Plan	Description and Objective
Hauraki District Emergency Operations Plan	Provides procedures and processes for the establishment and operation of an emergency operation district headquarters.
Thames Valley Combined Civil Defence Emergency Management Plan	Provides planning and preparation for emergencies and for response and recovery in the event of an emergency within the district.
Waikato Civil Defence Emergency Management Plan	Plan adopted by all territorial local authorities within Waikato Region on regional responses to regional emergencies.
Thames Valley Rural Fire District Plan	The plan is of two sections, the first on emergency rural fire procedures, which are reviewed annually, and the second on management requirements which is reviewed every five years. This plan must comply with the Rural Fire Management Code of Practice.
Sale of Liquor Policy	Policy on Council's Liquor Licensing functions under the Sale of Liquor Act 1989.

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Community Protection

WHAT IS THE COST OF OPERATING THE COMMUNITY PROTECTION ACTIVITY?

	Budget 2006-07 \$000's	Budget 2007-08 \$000's	Budget 2008-09 \$000's	Budget 2009-10 \$000's	Budget 2010-11 \$000's	Budget 2011-12 \$000's	Budget 2012-13 \$000's	Budget 2013-14 \$000's	Budget 2014-15 \$000's	Budget 2015-16 \$000's
OPERATING EXPENDITURE										
Rural Fires	92	95	97	99	101	104	107	107	109	110
Emergency Management	85	87	90	92	94	96	98	100	102	103
Health	253	262	270	276	279	285	290	294	299	303
Liquor Licensing	45	46	48	49	49	50	51	52	53	53
	475	490	505	516	523	535	546	553	563	569
LESS OPERATING REVENUE										
Fees and Charges	77	79	81	83	85	87	89	91	92	94
General Rates	398	411	423	433	438	448	457	462	471	475
	475	490	504	516	523	535	546	553	563	569
OPERATING SURPLUS/(DEFICIT)	-	-	(1)	-	-	-	-	-	-	-

Animal Control Services

The Council has a statutory requirement to be involved in Animal Control with a particular emphasis on:

- Dog registration systems and implementation;
- Education of dog owners and the public;
- Enforcement of dog and animal control issues to minimise danger, distress or nuisance from dogs and other animals;
- Impounding of wandering dogs and stock.

CURRENT LEVEL OF SERVICE

The Council contracts an Animal Control Officer who implements animal control responsibilities under contract. Issues with Animal Control are notified to the Council offices and these are then dealt with by the contractor as necessary. The Council has dog and stock pounds.

WHAT WILL SUCCESS LOOK LIKE?

Current Levels of Service	Measure	Method of Measuring Target	Baseline	Target 2006-09	Target 2009-16
Council will ensure compliance with the Dog Control legislation and by-law, and Stock Impounding Act.	Number of known dogs registered at 30 June.	Registration records.	83.4% 2004/05	>85%	Increasing
Public safety and comfort is protected.	Respond to all complaints about wandering stock on public roads.	Monthly report.	New	Within 3 hours of complaint being received.	Within 3 hours of complaint being received.
	Response to dog attack complaints against person.	Complaints records.	New	Within 2 hours	Within 2 hours.
The public is aware of their rights and responsibilities of dog and stock ownership.	Number of education articles through public news media.	Copies of articles.	New	At least 2 times a year.	At least 2 times a year.

SIGNALLING POSSIBLE CHANGE IN LEVELS OF SERVICE

The Dog Control Amendment Act 2003 signals increased level of controls that will be required to be implemented over the next two years. This may affect the cost of services to dog owners and ratepayers in the medium term.

The contracts for the supply of dog and animal control services to Council will be reviewed during 2006/07.

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Animal Control Services

COUNCIL'S PROPOSED STRATEGIES

The Council currently has an adopted Dog Control Policy and a review of this may be required as a result of new legislative provisions.

ANIMAL CONTROL MANAGEMENT PLANS

Type of Plans	Description and Objective
Dog Control Policy	Policy which aims to promote the control of dogs and responsible dog ownership.
Dog Control Bylaw	Bylaw which aims to provide the minimum requirements for dogs in general, uncontrolled dogs, nuisance dogs and dangerous dogs.



Jamie Bridle,
Age 11, Ngatea Primary School
'My Petting Zoo'

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Animal Control Services

WHAT IS THE COST OF OPERATING THIS ANIMAL CONTROL ACTIVITY?

	Budget 2006-07 \$000's	Budget 2007-08 \$000's	Budget 2008-09 \$000's	Budget 2009-10 \$000's	Budget 2010-11 \$000's	Budget 2011-12 \$000's	Budget 2012-13 \$000's	Budget 2013-14 \$000's	Budget 2014-15 \$000's	Budget 2015-16 \$000's
OPERATING EXPENDITURE										
Dog Registration	151	155	160	164	167	170	174	176	179	182
Animal Control	150	154	159	163	166	169	173	175	178	180
	301	309	319	327	333	339	347	351	357	362
LESS OPERATING REVENUE										
Fees and Charges	158	163	167	171	174	178	182	184	187	190
General Rates	143	146	152	156	159	161	165	167	170	172
	301	309	319	327	333	339	347	351	357	362
OPERATING SURPLUS/(DEFICIT)	-	-	-	-	-	-	-	-	-	-