

**ENVIRONMENTAL SERVICES COMMITTEE MEETING HELD
FOLLOWING THE WORKS & SERVICES MEETING ON
THURSDAY 17 FEBRUARY 2005 IN MEMORIAL HALL
SUPPER ROOM, ESPLANADE, KAIKOURA**

AGENDA

1. Apologies

2. Matters of Importance to be raised as Urgent Business

3. Matters Arising from the Report of 15/12/04 *page 69*

4. Minutes Action & Issues List Update

	17 NOVEMBER 2004		
Environment Services	Supply age-testing results from proposed new bore site.	Stuart	In Progress

5. Environmental Services Report *page 20*

- *Building*
- *Resource Planning*
- *Monitoring*
- *District Planning*
- *Environmental Development*
- *Environmental Health*
- *Environmental Services Budget Report*

6. Resource Consent Update *page 43*

7. Urgent Business

Environmental Services Reports

• Building

December 2004

There were eighteen building consents with a construction value of \$3,086,700 issued for the month of December 2004 as follows:

- 3 dwelling additions/alterations
- 3 new dwellings
- 5 new sheds/garages
- 3 new signs
- 1 new retaining wall
- 1 new shopping centre
- 1 commercial alteration
- 1 diesel boiler installation

The Building Control Unit is very busy trying to tidy up old building consents and close these consents off with the issuing of Code Compliance Certificates before the new Building Act 2004 comes into effect on 31st March 2005.

Twenty one Code Compliance Certificates were issued for December 2004 and fourteen Land Information Memorandums issued for property purchases in the district.

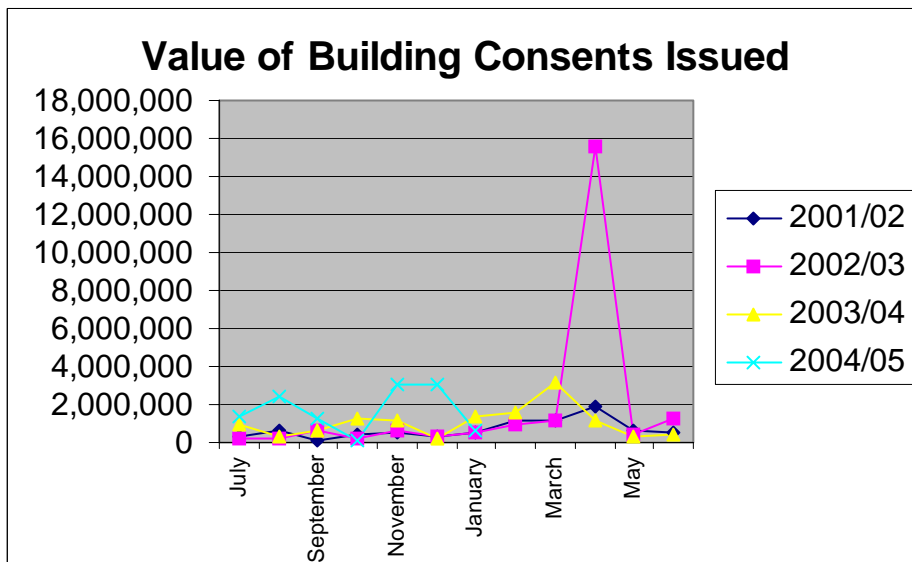
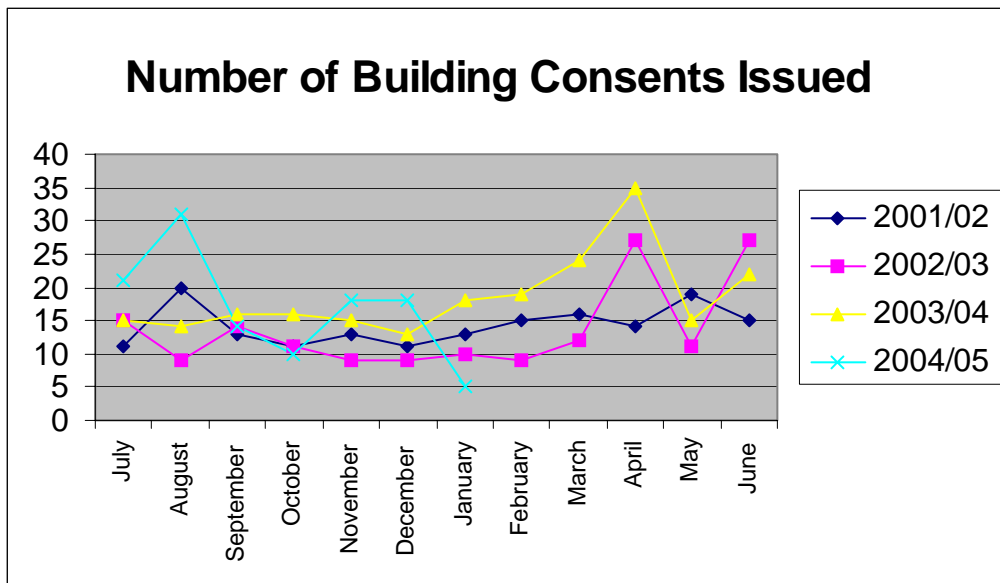
January 2005

Five building consents with a construction value of \$621,800 were issued for January 2005. These consents were for:

- 3 new dwellings
- 1 relocated garage
- 1 dwelling internal alteration.

There were fifteen Code Compliance Certificates issued for completed projects and twenty one Land Information Memorandums processed and issued for property purchases in the district.

The Building Control Unit is extremely busy with what work is on hand and also with the implementation of the Building Codes Revised E.2. ASI documents which relates to the weather-tightness of buildings. This document came into effect 1st February 2005 and has far reaching changes into how buildings must comply. This document is being made available to all local builders at a cost of \$34.65 + GST. To date we have had orders for twenty two copies which is a very positive response from the trade.



• Resource Planning

1. Resource Consent Update: 7 December 2004 to 7 February 2005

Eighteen new resource consents have been received in this period. These consist of five land uses, one sign consent, twelve subdivision and land uses. Three of these consent applications, Chesham Estate Ltd., Kulnine Holding Ltd. and Petersen TW & BM may generate public interest.

Progress of publicly notified resource consents is following:

- **Kaikoura Developments Limited** – the hearing was held on 25 January 2005, consent was granted and decision issued to create 23 rural residential sections.
- **Seaview (Marlborough) Limited** – Application notified for 168 new residential allotments. Adjoining residential submitters have withdrawn. Active submissions from Transit and Environment Canterbury. Application currently on hold awaiting feedback from Environment Canterbury.
- **Kaikoura Adventure Safaris** – Application for 4x4 motorbike tours. Submissions closed additional information being sought to address vehicle-crossing issues with Transit and Tranz Rail.

- **Global Property Investment** – Application to create six 2ha allotments. Submissions closed 9th December 2004, but the applicant requested the application be put on hold.

Due to the shut down period from 20 December to 10 January, the overall planning activities have slightly decreased in December and January. However, an increasing number of applications related to rural subdivisions were received in February. No major developments proposed in terms of land use activities. The submitted land use applications are mainly for small-scale visitor accommodation and residential activities.

• **Monitoring**

DECEMBER 2004 & JANUARY 2005

- Monitoring of consents – 15 consents have been monitored over the last period - 8 of these being by way of desk top monitoring. 11 of the 15 were complying with all conditions. More visits are scheduled between the time of writing this report and the meeting date.
- Monitoring of S223 and S224's – ongoing.
- Complaints – ongoing
- Biodiversity – an Australian Intern who has been undertaking some work alongside the Environmental Development Officer, has also been working on producing a 'Biodiversity in Kaikoura' brochure. The idea being to give an over view of what 'Biodiversity' actually is, and outline it in a user-friendly manner. This brochure's use is intended for the Green Information Packs (being provided with resource consent and building application forms), as information in the reception area and where else as appropriate.
- Kaikoura District Council's Biodiversity Fund – last year Council set aside \$15,000 a year for three years for a contestable fund for biodiversity and SNA related projects on private land. The Biodiversity Officer anticipates having a proposal to Council as to how that fund could be managed and allocated, in the near future.
- Significant Natural Areas Project - The Significant Natural Areas Landcare Group were successful in receiving funding from the Department of Conservation in the last round of funding. This was for the contracting of a part time ecologist to assist in consulting with landowners, to undertake site visits and prepare ecological reports for the landowners, which would also include possible management methods if necessary. The group anticipates beginning landowner consultation in the near future.
- For the committee's information there were 37 applications received to DOC for the Advice Fund, with funds requested amounting to \$1,020,807 for 2004 – 2005 and \$865,856 for the following year. This Advice Fund round was oversubscribed by a ratio of 3:1.
- The SNA Land Care group has met this year on 27/1/05 with another meeting scheduled for 30/3/05.
- Other:
 - There are still regular discoveries of dumped litter, house hold rubbish, carcasses and offal, garden waste etc with also another three cars dumped at the Old Go Cart Track, near the Golf Course, in the early part of February. It seems that prone areas are the old go cart track, and the Kowhai Ford/river bank area.

• **District Planning**

1. Whale Watch - Variation 2 to the Proposed District Plan

Deliberations to hear and decide submissions and further submissions took place on Monday, 20th December 2004. The Variation is now considered ‘merged’ with the Proposed District Plan, in other words it has reached the same procedural stage in the process.

2. Ocean Ridge - Variation 3 to the Proposed District Plan

The Ocean Ridge variation is not far behind the Whale Watch variation with the hearing date set for the 21st February 2005. Officer’s reports are being prepared at the time of writing the report and will be distributed to the Planning Committee and submitters on the 11th February 2005.

3. Resource Management and Electricity Amendment Bill 2004

This Bill was introduced into the House on 2 December 2004 and the closing date for submissions is 16 February 2004. Staff are currently working through the Bill with the aim of making a submission and could provide more information in this regard at the meeting, if required. Below is a summary of the key measures the Committee should be made aware of.

Summary of Key Measures

The key measures are –

- Establishing a requirement that the majority membership of hearings panels are “accredited” for hearing resource consents, private plan changes, designations, and heritage orders;
- Empowering all hearings panels with more inquisitorial powers and therefore increasing the robustness of the first (local authority) hearing;
- Focusing appeals in the Environment Court on testing the merits of the first (local authority) hearing;
- Providing new mechanisms for non-local decision making that build on the existing ministerial call-in processes;
- Streamlining the plan-making process and ensuring greater maintenance of locally developed outcomes;
- Providing certainty for iwi consultation and iwi resource planning;
- Providing an assurance for business that existing investment is recognised when consents expire and need to be reapplied for;
- Giving greater strategic importance to regional policy statements;
- Enabling greater use of national policy statements to express matters of national importance and interest;
- Providing for notification decisions of consent authorities to be challenged in the Environment Court;
- Clarifying that it is the role of regional councils to allocate natural resources;
- Making a number of minor, machinery, and technical improvements designed to improve the operation of the Act;
- Extending the statutory access regime under the Electricity Act 1992 to high voltage electricity works in the road corridor.

• **Environmental Development**

February 2005

Green Globe 21

Green Globe 21 Benchmarking 2003/2004

At the November Tourism and Development Committee meeting, Kaikoura's Green Globe Benchmarking results for the 2003/2004 year were presented. Benchmarking is the process of measuring the community's environmental performance, which must be above "baseline"* for all indicators to benchmark.

It is pleasing to report that Kaikoura has successfully benchmarked and the report has been attached for information. It is more pleasing that not only were all the indicators above "baseline" but 5 indicators were above "best practise"**, these indicators were energy consumption, greenhouse gas production, air quality (nitrogen oxides) air quality, (sulphur dioxides) and biodiversity.

This is excellent performance by Kaikoura's community, and it is additionally worth noting that Kaikoura is the only community in the world to successfully benchmark on three occasions. However it is also important to note that in some areas performance, although still good, has declined and as such action is needed to reverse this trend.

Benchmarking is an annual process required to remain certified and data is presently being collected for the 2004/2005 benchmark year.

*Baseline is performance that is 5% above the average performance of all benchmarked communities'.

** Best Practice is performance that is 30% above "baseline" performance.

Green Globe 21 Conference 2006

As the committee is aware in 2004 Kaikoura District Council hosted the first International Green Globe 21 Conference. The Caribbean Alliance for Sustainable Tourism is scheduled to host the second conference in July 2006 however it was also felt important that a second conference was held in Australasia to enable communities and businesses from this region to benefit from a conference.

As such at the close of the 2004 conference Kaikoura District Council, Lincoln University and Landcare Research agreed to jointly host the conference which will be held in Kaikoura. Additionally both Lincoln University and Landcare have expressed an interest in sponsoring the event.

A planning meeting was recently held with David Simmons of Lincoln University and provisional dates set for the conference of the 26th/27th and 28th of April 2006 with the venue once more at Takahanga Marae.

The conference will be organised by Kaikoura District Council, Lincoln University and Landcare Research staff over the next 14 months and the committee will be kept informed of progress. It is worth noting that the conference will be self funding, with sponsorship sought to cover expenses and delegates charged a fee to cover remaining costs.

Zero Waste Conference

As the committee is aware, Kaikoura District Council is hosting the 2005 Zero Waste conference, which will be held at Takahanga Marae from the 5th of April until the 8th of April. Planning is now

well under way with the programme confirmed and participants beginning to register for the conference.

An interesting range of keynote speakers will be attending the conference, from zero waste groups in the UK, the USA and Australia. During the general sessions, speakers from through New Zealand and in some cases the world will be presenting papers on a variety of topics. A full provisional programme has been attached to this report.

The cost of the conference has been structured to ensure that the Council will not be liable for any costs and it is expected that we will attract delegates from community groups, local authorities, researchers, industry and those interested in zero waste. It is hoped that Councillors will be in a position to attend at least part of the conference and registration forms are available from the Environmental Development Officer or Executive Officer.

South Bay Recreation Reserve Funding

In October 2004, the Environmental Development Officer submitted a funding application to the Ministry of Tourism to upgrade the South Bay Recreation Reserve. A total of \$42,000 was applied for and it is pleasing to report that this application was successful. As such work will commence shortly to upgrade the reserve, in line with the recommendations of the Coastal management Strategy.

The work that will be undertaken is to build an interpretive shelter at the entrance of the Kaikoura Peninsula walkway, along with toilets to replace the existing toilets in the centre of the reserve. The road into the reserve will be improved and planting carried out to improve the aesthetics of the area and the proposed walkway through the reserve will also be commenced.

This work must be undertaken within a year and is being carried out in consultation with the Department of Conservation and the Kaikoura Peninsula Walkway group.

Energy Wise Council's Forum

As the committee is aware, Kaikoura District Council is a member of the Energy Wise Councils Forum, a grouping of local authorities that meets once a year to discuss energy efficiency and conservation matters and to learn from each others activities. In 2003 Kaikoura hosted the forum in the Memorial Hall.

The 2005 forum is being held in Masterton on the 10th and 11th of March and EECA would like to encourage the participation of Councillors from energy wise Councils in the forum. This year the programme is more structured as there are a large number of members now and there will be workshops and plenary sessions discussing practical energy management issues and related topics.

If any Councillors are interested in attending the forum they should discuss this with the Environmental Development Officer and arrangements can be made for their participation.

• Environmental Health

December 2004

1.0 General Environmental Health Issues:

1.1 A steady decline in the number of complaints were received during the period. All have been investigated and satisfactorily completed. These ranged from infectious disease notifications, food safety and food premises, nuisance conditions, noise and public health issues.

2.0 Liquor Act & Gaming Act:

- 2.1 General Manager Licences received and processed – 4
General Manager Renewals received and processed – 3

On Licences – Aromas Café
Special Licences – Kaikoura RSA
Kaikoura Roots Festival

3.0 Infectious Diseases:

- 3.1 There were no notifiable infectious diseases reported in December 2004.

4.0 Environmental Noise:

- 4.1 A complaint concerning band practice behind Whitby Place was assessed in terms of District Plan requirements. Noise was not found to exceed plan limits however. Councils Noise Control Officer has also been advised and a common approach will be adopted by the writer and the Noise Control Officer in the event of any future complaints.

A complaint has been received which concerns noise from the extraction fan at a Beach Road premises. This issue is currently being investigated.

5.0 Water Quality Monitoring:

- 5.1 Please refer to the attached schedule for monitoring for December 2004.
- 5.2 Water ageing of the new proposed bore for Kaikoura is being carried out by the Institute of Geological and Nuclear Sciences. The laboratory had hoped to have a preliminary report ready prior to Christmas, however it appears that a full report will be provided in time for the February Council meeting.

January 2005

1.0 General Environmental Health Issues:

- 1.1 A steady decline in the number of complaints were received during the period. All have been investigated and satisfactorily completed. These ranged from infectious disease notifications, food safety and food premises, nuisance conditions, noise and public health issues.

2.0 Liquor Act & Gaming Act

- 2.1 General Manager Licences received and processed – 2
General Manager Renewals received and processed – 1

On Licences Renewals– Pipis Restaurant
Special Licences – Reardon Family Reunion

3.0 Infectious Diseases:

- 3.1 There was one notifiable infectious diseases reported in January 2005.

Campylobacter - 1

4.0 Registered Premises:

- 4.1 Sixteen registered premises were assessed during January. Premises in general were found to be satisfactory with respect to food safety, although some matters were raised with certain premises.
- 4.2 A new proposal for the establishment of a food premises on Beach Road was investigated. A site visit was intended to provide advice on how best to meet registration requirement.

5.0 Environmental Noise:

- 5.1 A complaint concerning extractor fan noise originating from a Beach Road premises was investigated and assessed in terms of district plan rules. An assessment revealed the fan noise to be compliant. This finding was explained to the complainant via letter.

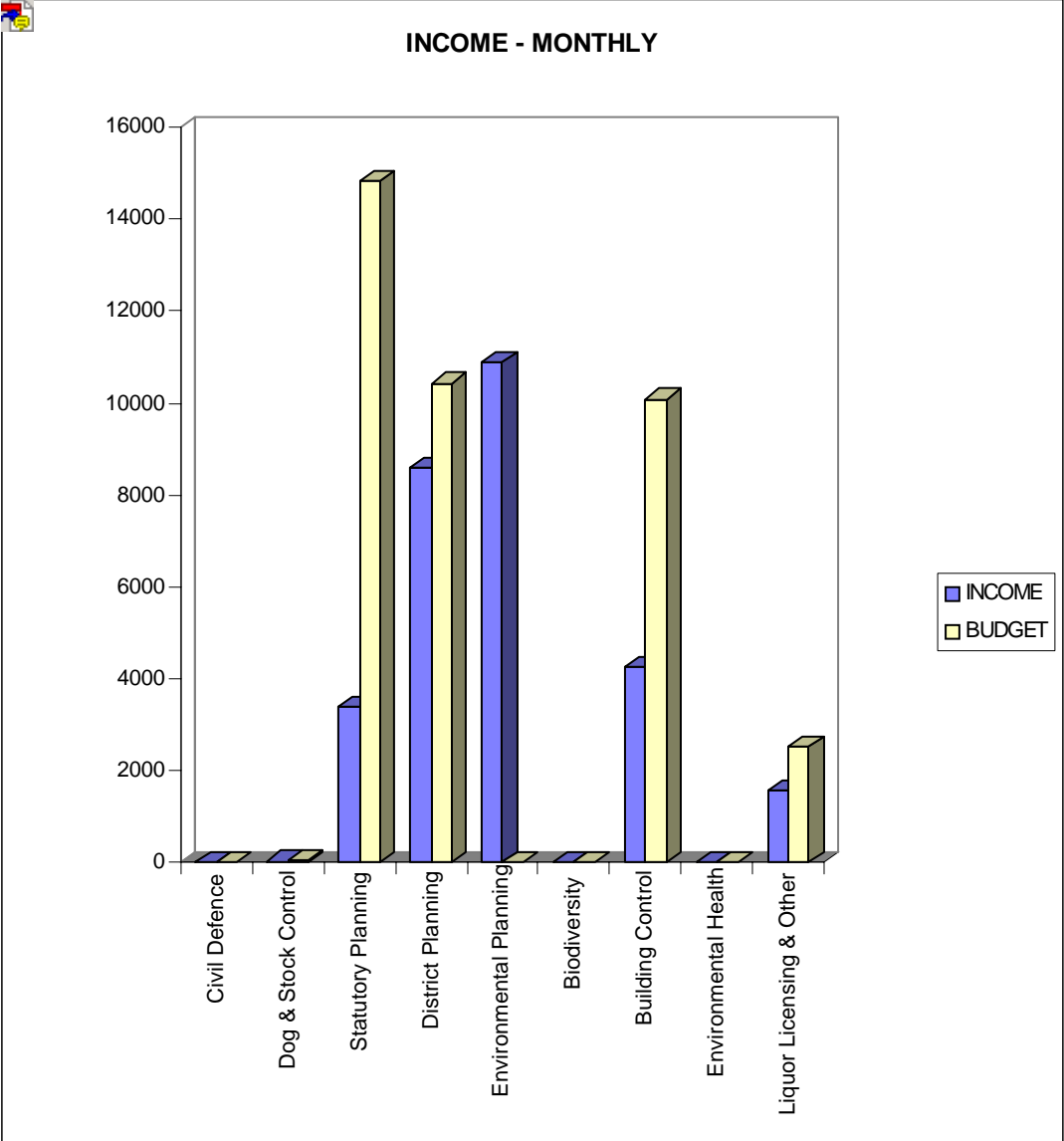
6.0 Nuisances & General:

- 6.1 A site visit to the Roots Festival was carried out with a Council Building Official. The visit revealed that provisions were made to cater for the safe handling, storage and preparation of food for sale. Issues relating to the supply of adequate quantity of potable water for dining and fire fighting purposes were also examined and found to be satisfactory, as were host responsibility matters which pertain to the Sale of Liquor Act.
- 6.2 A site visit regarding a filleting station at Boat Harbour Camping Ground was carried out on 25th January. On inspection, no odour, waste material discharge was present. The nuisance complaint remains unjustified. No further site visits are required unless effluent levels increase.

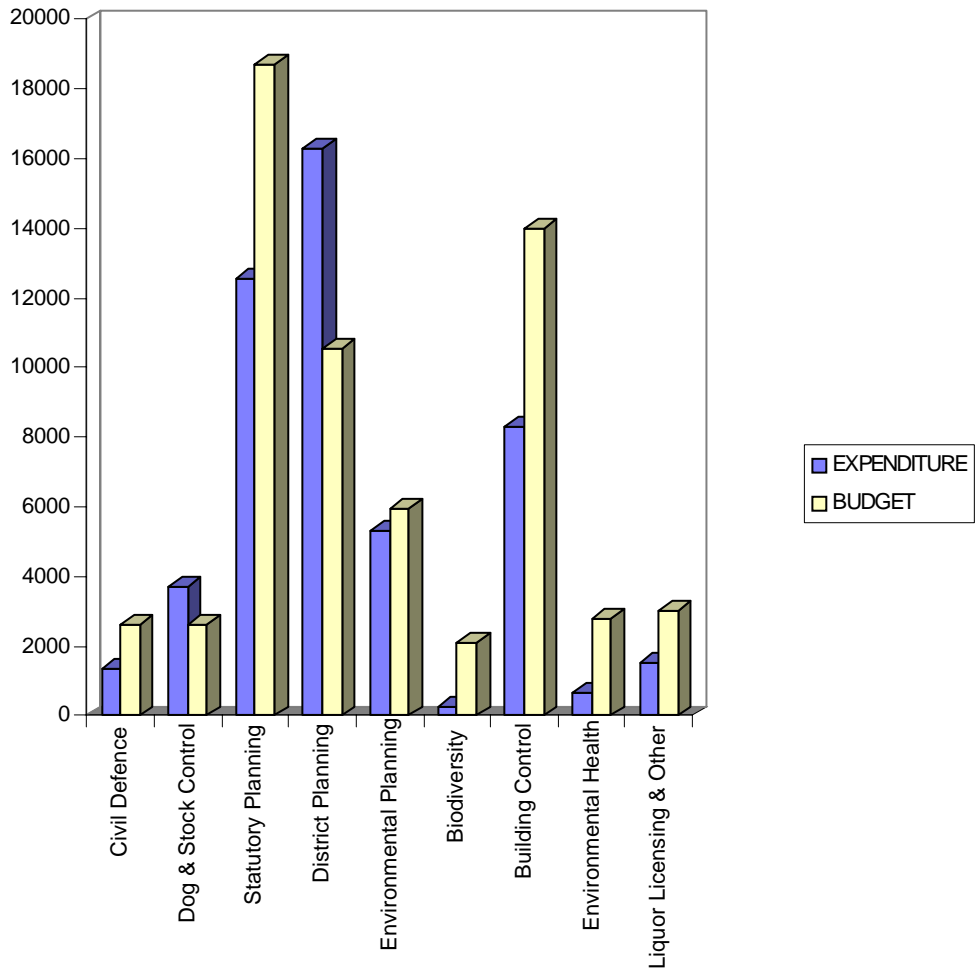
7.0 Water Quality Monitoring:

- 7.1 Please refer to the schedule for monitoring for January 2005.

Environmental Services Budget Report



EXPENDITURE - MONTHLY



• Resource Consent Update List

RESOURCE CONSENT UPDATE LIST FOR THE PERIOD OF 7 DECEMBER 2004 TO 7
FEBRUARY 2005

Resource consents decisions issued:

Type of Consent	Applicant	Address of Activity
Subdivision & Land use – Subdivide into 7 lots , build townhouses	3 Smith Brothers	14 Fyffe Avenue
Subdivision & Land Use – 2 lots and a dwelling on each allotment	Smith	Mill Road
Land Use -Relocate dwelling	Anderson	67 Harnetts Rd
Land Use -Build dwelling addition, garden shed & carport	Laing	178 Esplanade
Land Use -Visitor Accommodation for 8	Wilson	68 Kekerengu Valley Rd
Land Use- Demolish existing dwelling & build 2 storey dwelling with non-complying setback & recession plane	Appleyard	50 A Avoca St
Sign Consent	Dreaver	
Land use and subdivision	Timms	22 Bayview street
Sign Consent	Art & Design Callery	
Land Use-Demolish carport & build garage with non-complying setback & recession plane	Samuels	Oaro M Block
Land use – extension of dwelling, visitor accommodation for 6 people	R & J Clark	38 Ward street
Land use – holiday house for 4 people	Forsyth J G	5 Sunrise, Kekerengu
Land use – new residential dwelling	Arthur R.J.	93 Torquay Street
Land use – extension to garage	Dolphin Encounter	22 Moa Street
Land Use-Marque	Burrell	South Bay Parade
Land use – new dwelling	Ross Pa & DM	Schoolhouse Rd
Sign Consent	Harnett Est. AM	
Land use – food stall	K. Claridge	Seal Colony, Point Kean
Subdivision – 5 allotments	Hapuku Holdings Ltd.	Corn. Parson & Grange Rd.

Active consent applications currently in process:

Type of Consent	Applicant	Address of Activity
Subdivide into 2 lots, build dwelling for visitor accommodation	JB Mc Innes & GA Atkins	35 State Highway 1
Subdivision & Land Use – Creation of 23 Lots of approx 0.7ha within rural zone and dwelling for each.	Kaikoura Development Co Ltd	Corner of Mt Fyffe and Mill Roads
Lapsed Resource Consent	Bradshaw & Wadsworth	
Subdivision & Land use – Rural subdivision in Hapuku	Global property Investments Ltd	State Highway 1, Hapuku
Land use – extension to restaurants, car parking	Pablecheque Neil	115 Beach Road
Subdivision – to create six allotments	Barney Hapuku Kydd Ltd.	236-238 Beach Road
Subdivision – to create two allotments	Wilsal Properties Ltd.	27 Fyffe Ave
Land use – a new house	Dunlean	
Subdivision – boundary adjustment	Cameron A.H	Inland Road
Subdivision & Land Use – create two allotments and erect a dwelling on less than 500m ²	Mc Gill B.J.	6 Bayview Street

Consent applications awaiting receipt of further information requested from applicant or on hold:

Type of Consent	Applicant	Address of Activity
Land Use – Visitors Accommodation 12 Chalets	Mac Farlane	Kekerengu
Sign Consent	Wood*	Beach Road
Sign Consent	The Joiners Shop*	Beach Road
Signs Consent	Wilson*	State Highway 1, Hapuku
Land use: Additions to sleep out within a flood hazard area.	Case	Peketa Road
Subdivision- Separation of existing title	Matariki Farms	State Highway 1 Clarence
Subdivision – create two lots	E McLeod	79 South Bay Parade
Land Use – Visitors accommodation 8 Motel Units and Conference Facility	Shields	16-18 Churchill Street
Land use – Backpackers accommodation in Clarence	Tim Hawkins Family Trust	State Highway 1, Clarence Bridge
Subdivision & Land use consent – subdivide into 2 lots, build dwelling	BP & RA Hailes	State Highway 1 , Hapuku
Land Use – Four wheel motor bike tours	Kaikoura Adventure Safaris	State Highway 1 Goose Bay
Subdivision & Land Use – 168 Lots and land use for allotments which are less than 1000m ²	Seaview (Marlborough) Ltd	Main access Hasting Street
Subdivision & Land Use – Create 4 Lots.	Chesham Estates Ltd.	Inland Road
Subdivision – subdivide 2.0 ha out of existing farmland	Cerven Deer Company Ltd.	State Highway 1 Hapuku
Subdivision – to create two allotments	Baxter	102-104 Beach Road
Subdivision and Land Use – Create 2 Lots and erection of dwelling	Kulnine Holdings Ltd.	Corner State Highway 1 and Kekerengu Road
Subdivision and Land Use – Create 3 lots and erect dwellings.	Harnett Estate A.M	205 Bay Paddock Road
Subdivision and Land Use - Subdivide into 2 lots, build dwelling.	Graham	Skevingtons Rd
Subdivision – to create 2 lots	TSL Properties	Cnr Beach Rd & Edmund Ave
Subdivision and Land Use – create allotments for each dwelling Lot size 4700m ² .	Petersen TW & BM	Mill Road

Consent applications subject to appeal under sections 120 and 358 of the Resource Management Act:

Type of Consent	Applicant	Address of Activity
Land Use Consent – Relocate Dwelling	Broadhurst	240 Beach Road

Consent applications subject to objections under section 357 of the Resource Management Act:

Type of Consent	Applicant	Address of Activity
Land Use Consent – Relocate Dwelling	Broadhurst	240 Beach Road

Consent applications subject to application for declaration under section 311 of the Resource Management Act: Nil

* Denotes Retrospective Consent

*¹ Denotes Retrospective Consent Signage Aspect Only