

**ENVIRONMENTAL SERVICES COMMITTEE MEETING HELD
FOLLOWING THE WORKS & SERVICES MEETING ON
WEDNESDAY 20 APRIL 2005 IN THE 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 16/03/05* *page 67*
- 4. Environmental Services Reports* *page 20*
 - *Building*
 - *Resource Planning*
 - *Monitoring*
 - *District Planning*
 - *Environmental Development*
 - *Environmental Health*
 - *Environmental Services Budget Report*
- 5. Resource Consent Update* *page 29*
- 6. Urgent Business*

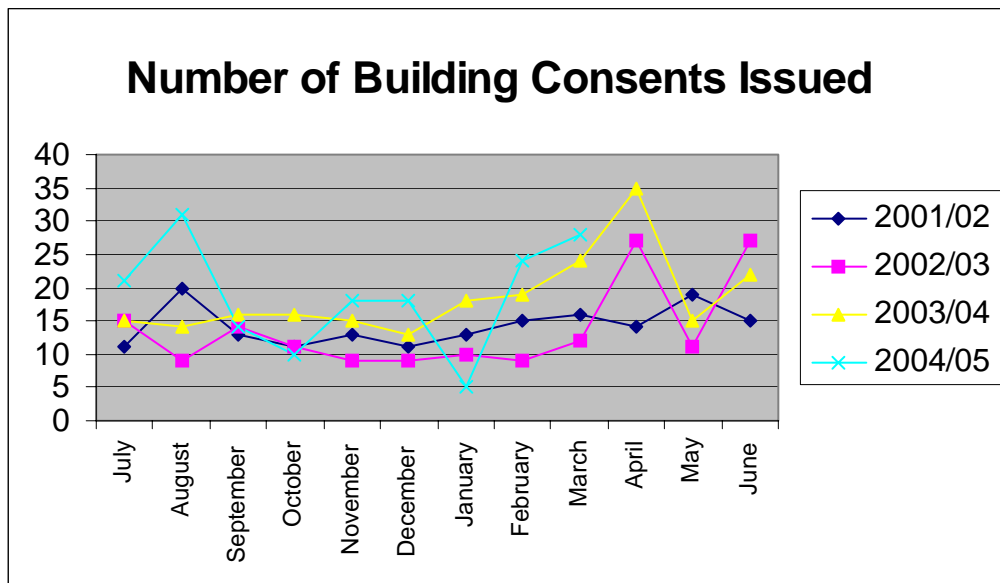
Environmental Services Reports

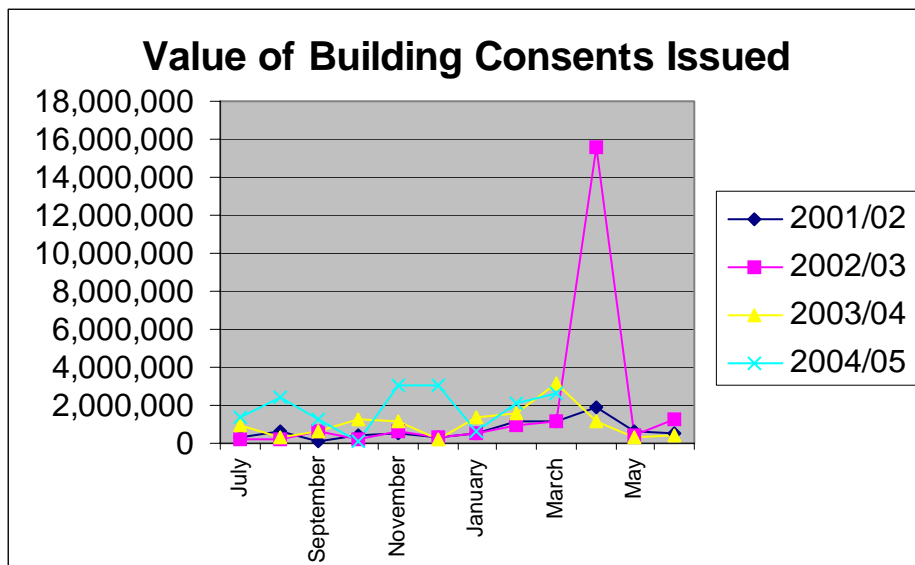
• Building

Twenty eight building consents with a combined construction value of \$2,664,527.00 were issued for the month of March. These consents were for:

- 6 New Dwellings
- 1 Swimming Pool and Fencing
- 1 Permanent Caravan Awning
- 2 New Accommodation Units
- 4 New Sheds and garages
- 1 Relocated Sleepout
- 7 Dwelling Additions
- 4 New Logfires
- 1 Hall Addition
- 1 Demolition of a dwelling and sheds to clear site for re-development

Eighteen Land Information Memorandums were issued for property transactions along with eighteen Code of Compliance certificates for completed building projects.





• Resource Planning

Resource Consent Update: 9th March to 11 April 2005

Fifteen new resource consents have been received in this period. These consist of four land uses, one sign consent, ten subdivision and land uses. It is unlikely that any of these applicants will generate public interest.

Progress of publicly notified resource consents is following:

- **Midway Fleet Leasing** – Submissions closed summary of submissions being prepared.
- **MJ & GG Morrissey** – Decision appealed by Environment Canterbury mediation being discussed.
- **Chesham Estates** – Hearing to be held 12 April 2005.
- **McInnes & Atkins** - Submissions closed and waiting confirmation of hearing date from applicant, currently on hold by applicants
- **Kaikoura Developments Limited** – Decision appealed by Environment Canterbury mediation being discussed.
- **Seaview (Marlborough) Limited** – Indication that no submitter wish to be heard, thus formal hearing unlikely. Draft officers report currently being produced.
- **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 still on hold at applicants request.
- **Cedar Properties Kaikoura Limited** – Application currently being reviewed, more information appears likely. Proposal is to create a farm park subdivision where smaller allotments be created with a balance area of land held in undivided shares for farming and conservation.

Consent numbers appear consistent with projected figures. Notified consents remain on track, with a number of applications requiring some follow up. The large Sea View application is progressing and a final officers report is likely mid April. It is likely the Sea View and Cedar Properties will take a significant amount of officers time. No major development applications have been received in terms of land use activities however interest in the Kaikoura District still remains strong.

The Kaikoura District Council is also fortunate to have a new Planning Officer appointed. Rachel Vaughan joins us from the Waimakariri District Council. Rachel has over seven years planning experience at various councils and is pleased to be a member of our team.

• **Biodiversity/Monitoring**

As a brief summary of what's been going on over the March/April period:

- **Monitoring of consents**
 - Follow up to previous non-compliances is on-going.
 - 5 consents have been monitored – all fully complying.
- **Monitoring of subdivision S223 and S224's**
 - Currently two S224 requests are in the process.
- **Significant Natural Areas Project** - A meeting held in late March, brought together the bulk of the group along with the ecologist intended to be used throughout the project and two representatives of Queen Elizabeth the Second Trust (QEII), whom the group will also work quite closely with over time.
- The group is currently at the stage of finalising a draft letter to go out to the landowners. This will follow on from an initial phone call from a designated member of the group, who will outline the project to the landowner.
- The Biodiversity Officer has also been working on formatting a 'Questions & Answers' sheet to help them with any initial queries they may have. The emphasis being on the commonly asked Q's & A's and guidance has been sought from the likes of Marlborough District Council and QEII Trust from their previous experience.
- It is anticipated that in the near future a general awareness newsletter will be produced for either the likes of the Council Catch Up in the KK Star and/or as a mail out with the next rates run.
- The next meeting has been pencilled in for May 16th at 1pm.

• **District Planning**

Ocean Ridge - Variation 3 to the Proposed Kaikoura District Plan and Plan Change 4 to the Transitional Kaikoura District Plan

The hearing reconvened on the 05th April 2005 (1st day was completed on 21st February 2005). At the end of the proceedings the Planning Committee heard evidence/submissions from the following submitters:

- Geoff Harmon in full support
- Ron Mackle for Kaikoura Golf Club in full support
- Neroli Gold for Kaikoura Winery in full support
- Ian Croucher for Croucher Enterprises in full support
- Lynette and Dennis Buurman for Encounter Kaikoura in full support

- Ron Peterson for West End Motors in full support
- Robin Stanford for Kaikoura High School in full support
- Robin Hughes – Director RD Hughes Holdings Ltd
- Mark Christensen – Legal advisor RD Hughes Holdings Ltd
- Ian Graig – Urban Designer for RD Hughes Holdings Ltd in full support
- Don Miskell – Landscape Architect for RD Hughes Holdings Ltd in full support but recommending minor changes
- Diane Robertson – Ecologist for RD Hughes Holdings Ltd in full support
- Andrew Purves – Planner for RD Hughes Holdings Ltd in full support but recommending minor changes
- Sarah Dawson – Policy Planner for RD Hughes Holdings Ltd in full support
- Hamish Barrell – Planner for Environment Canterbury in opposition seeking major amendments
- Di Lucas – Landscape Architect for Environment Canterbury in opposition seeking major amendments
- Department of Conservation – in general support but seeking minor amendments
- Allan Rackham – Landscape Architect on behalf of the Council
- Murray Hunt – Legal advisor on behalf of the Council
- Tabled evidence: Transpower NZ Ltd and Transit NZ Ltd generally in support but seeking minor amendments

The main issues covered in the abovementioned evidence/submissions can be summarised as follows:

1) *Visual and Landscape effects*

The natural character of the coastal environment and classification of landscape values of the site; i.e. outstanding natural features and significant landscapes, is the main issue under consideration. Closely associated with this is the degree of development control that is necessary to avoid, mitigate or remedy effects. These mainly relate to design, height and location controls for buildings on the main ridge; wetland and dryland native restoration plantings, especially canopy closure/vegetation cover; the use of covenants as a non-regulatory method; and the nature and extent of development provided for under the previous Rural Zone.

2) *Transportation matters, Roading and Traffic*

The issues relate specifically to access onto State Highway 1; access between SH1 and Ludstone Road; the railway crossing; the provision of cycle lanes; urban growth and development; and on-site convenience stores.

3) *Other Infrastructural Services*

The only issues of note are the proposed potable water supply from an existing well, the proposed sewage disposal and electricity lines.

4) *Objectives and Policies of Relevant Statutory Documents*

The concerns are mainly in terms of the consistency of the variation/plan change with the Proposed Kaikoura District Plan; Regional Policy Statement; Proposed Canterbury Regional Coastal Plan and New Zealand Coastal Policy Statement; as well as achievement of the purpose of the Resource Management Act 1991.

5) *Procedures and Processes under the Resource Management Act 1991.*

Not as a matter for consideration, but rather with the aim to raise the Planning Committee's awareness as far as the following are concerned: the contents and nature of evidence and submissions; the use of expert witnesses and advocates; and references to existing case law especially in terms of the comparison between cases.

The 26th April 2005 has been set aside for deliberations, including a site visit.

3.1 There was one notifiable infectious disease, Campylobactor, reported in March 2005.

4.0 Registered Premises:

4.1 One enquiry was received concerning establishment of a commercial kitchen in Kaikoura.

4.2 Two reassessments were carried out at premises required to address several matters raised as a result of earlier assessments.

4.3 Twenty two food safety assessments were carried out during March. Premises were found to be generally compliant with the provisions of the Food Hygiene Regulations 1974.

4.4 A proposal to establish a mobile shop at Jimmy Armers Beach was investigated, and the shop found to be compliant with the Food Hygiene Regulations.

4.0 Environmental Noise:

4.1 No environmental noise complaints were received during March.

5.0 Nuisances & General:

5.1 A letter has been drafted to a Beach Road premise directing the owner to cease selling food to the general public until District Plan, Building Act & Food Hygiene Regulation requirements have been met.

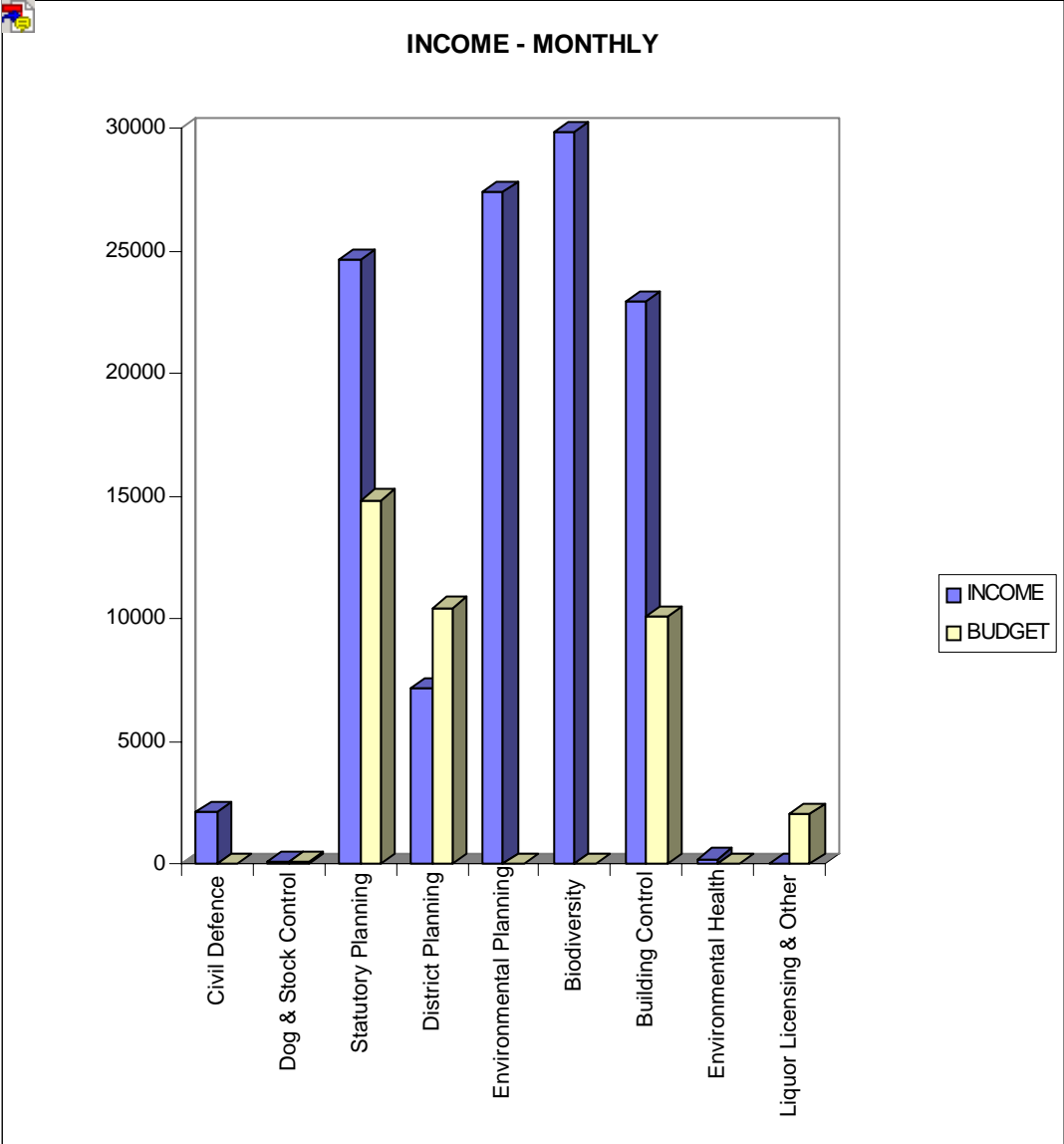
5.2 A complaint concerning refuse on a Bayview Street property has been followed up. The refuse in question has now been removed from the property.

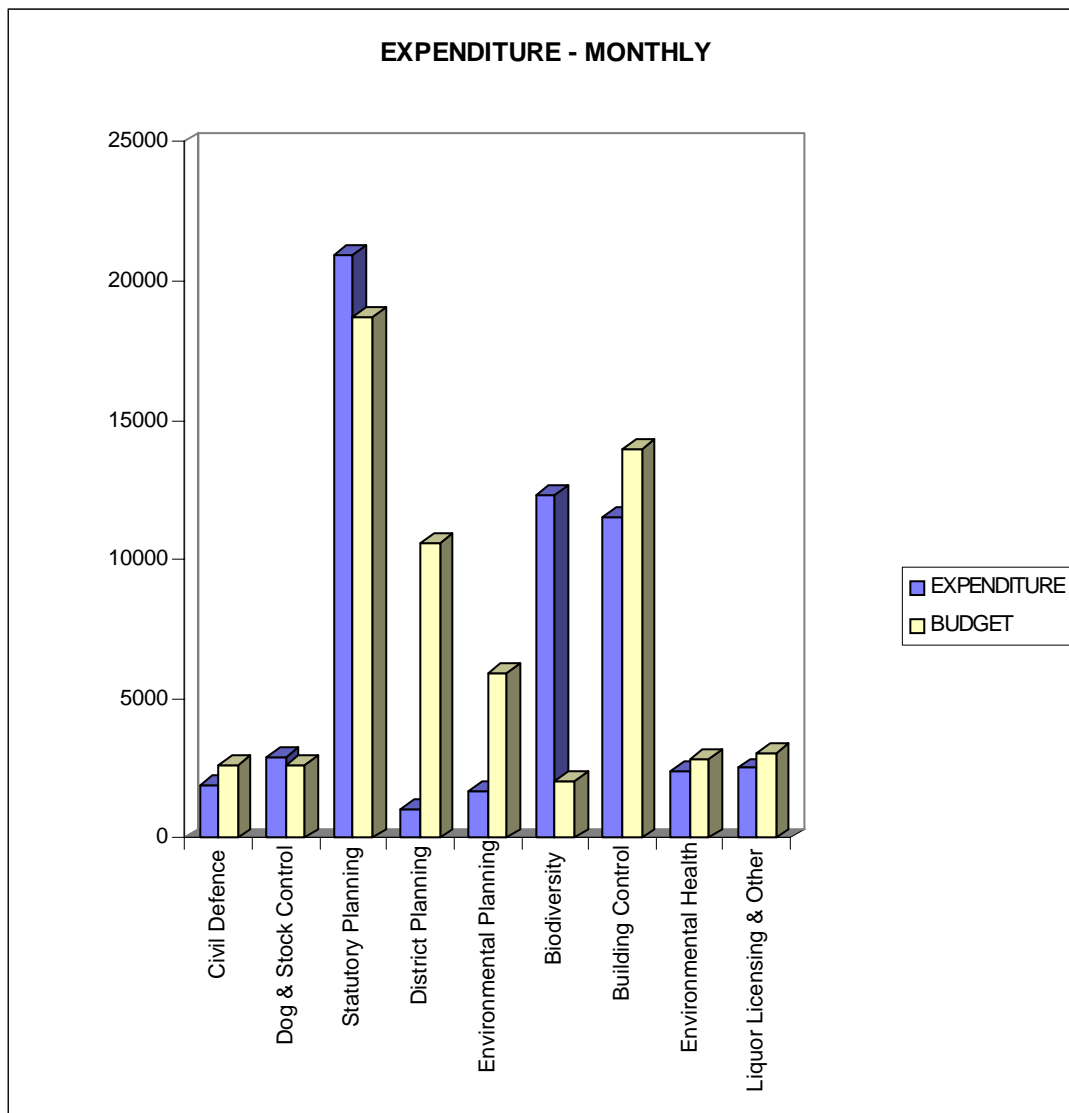
5.3 A complaint concerning a build up of refuse near properties in Avoca Street was investigated. The complaint could not be substantiated.

6.0 Water Quality Monitoring:

6.1 Please refer to the schedule for monitoring for March 2005.

Environmental Services Budget Report





- **Resource Consent Update List**

RESOURCE CONSENT UPDATE LIST FOR THE PERIOD OF 9th MARCH TO 11th APRIL 2005

Resource consents decisions issued:

Type of Consent	Applicant	Address of Activity
Subdivision – subdivide 2.0 ha out of existing farmland	Cerven Deer Company Ltd.	State Highway 1 Hapuku
Land Use – Visitors accommodation 8 Motel Units and Conference Facility	Shields	16-18 Churchill Street
Land Use Consent – reapplication for Lapsed Resource Consent	Bradshaw & Wadsworth	Skevingtons Road
Subdivision & Land use- Create new title for existing homestead	Glen Alton Partnership	Clarence Valley Road
Sign Consent	Art and Design Gallery	Scarborough Street
Sign Consent	Admiral Court Motel	Avoca Street

Active consent applications currently in process:

Type of Consent	Applicant	Address of Activity
Subdivision - Create 3 lots from 2 lots	Jackson WB & SM	42 Churchill Street
Subdivision & Land use- Create two lots are retain existing dwelling.	Midway Fleet Leasing Limited	State Highway 1, 19 Athelney Road and Mill Road
Subdivide into 2 lots, build dwelling for visitor accommodation	JB Mc Innes & GA Atkins	35 State Highway 1
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 and Land Use – 27 Lots	Cedar Properties Kaikoura Ltd	State Highway 1, Mangamaunu
Subdivision and Land Use	Sutherland & Watkins	176 Torquay Street
Subdivision, create one additional allotment	Muir	231 Beach Road
Land Use – recession plane	Valkhoff & James	166A Beach Road
Subdivision and Land Use, create two additional allotments and consent to erect dwellings	Muir	131 Beach Road
Subdivision, creation of road reserve	RD Hughes Developments Ltd	Green Lane Kaikoura
Subdivision, boundary adjustment	Wyeth	Crn Mt Fyffe and School House Road
Land Use – Holiday house in archaeological area	Hitchon	Paia Point
Subdivision – three lots and amalgamation	Jones	Puhi Puhi Valley Road
Land Use – recession plane	Southen	56 Kotare Place

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

Type of Consent	Applicant	Address of Activity
Subdivision & Land use- Create two lots and allow for additional dwelling.	Homewood Hill Limited	State Highway 1
Land Use – Visitors Accommodation 12 Chalets	Mac Farlane	Kekerengu
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
Subdivision and Land Use - Subdivide into 2 lots, build dwelling.	Graham	Skevingtons Rd

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 Hails	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 and Land Use – Create 3 lots and erect dwellings.	Harnett Estate A.M	205 Bay Paddock Road
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 – 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
Land Use – Retail	Pyne Gould Guinness	Cnr Beach Rd & Edmund Ave
Subdivision, create one additional allotment	Reader	State Highway 1, Meriburn
Sign Consent	Diesel Engineering	Beach Road
Signs Consent	Tutis Restaurant & Café Ltd	Westend
Sign Consent	The Woolshed - Davidson	Beach 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
Subdivision Consent – Create an additional allotment	Morrissey	Grays Lane
Subdivision and Land Use – Consent	Kaikoura Residential Development	Mt Fyffe Road

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

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