

**ENVIRONMENTAL SERVICES COMMITTEE MEETING
HELD FOLLOWING THE WORKS & SERVICES MEETING
ON WEDNESDAY 20 JULY 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 22/06/2005* *page 66*
- 4. Environmental Services Reports* *page 17*
 - Building*
 - Resource Planning*
 - Monitoring*
 - District Planning*
 - Environmental Development*
 - Environmental Health*
 - Environmental Services Budget Report*
- 5. Resource Consent Update* *page 27*
- 6. Urgent Business*

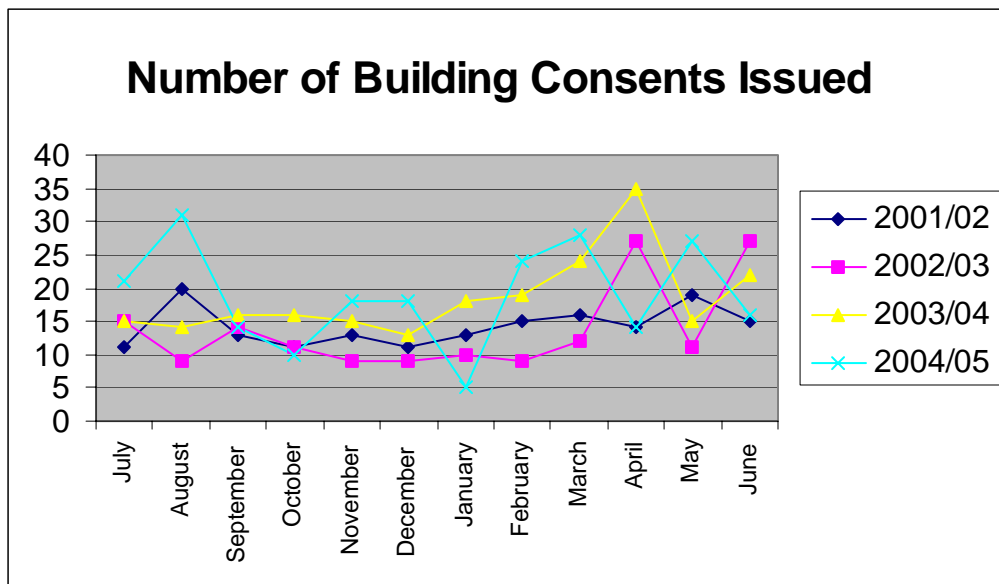
• Building

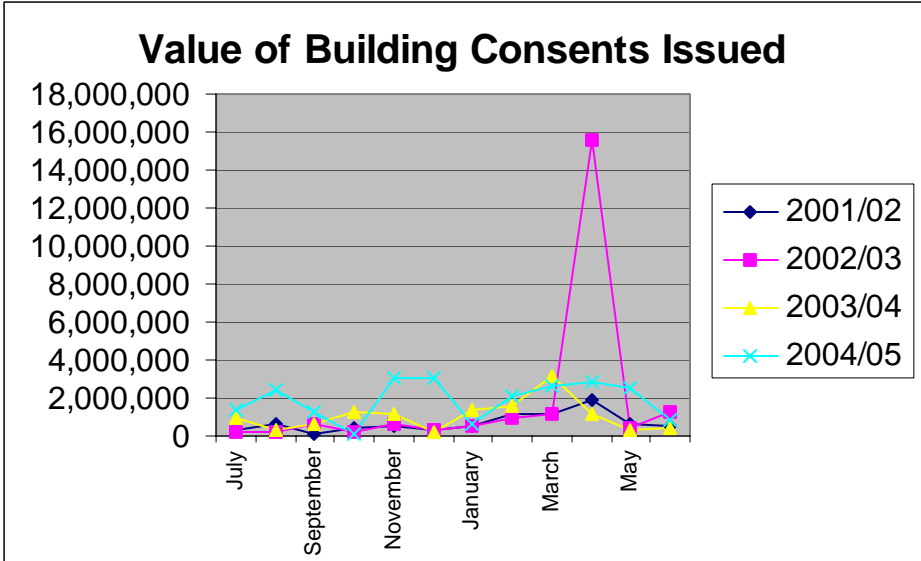
Sixteen Building Consents with a combined construction value of \$793,000.00 were issued for the month of June 2005. These consents were for:

- 3 New Dwellings
- 5 Dwelling Alterations and Additions
- 4 Log Fires
- 1 Retaining Wall
- 1 Drainage of Plumbing to a Laundromat
- 1 Garage Extension
- 1 Commercial Office Fit-out

Building consent applications have slowed down slightly over the last month although there are eight to process when time permits, with several on hold awaiting further information.

There were 7 Land Information Memorandums issued for the month and 42 Code Compliance Certificates issued for completed building projects.

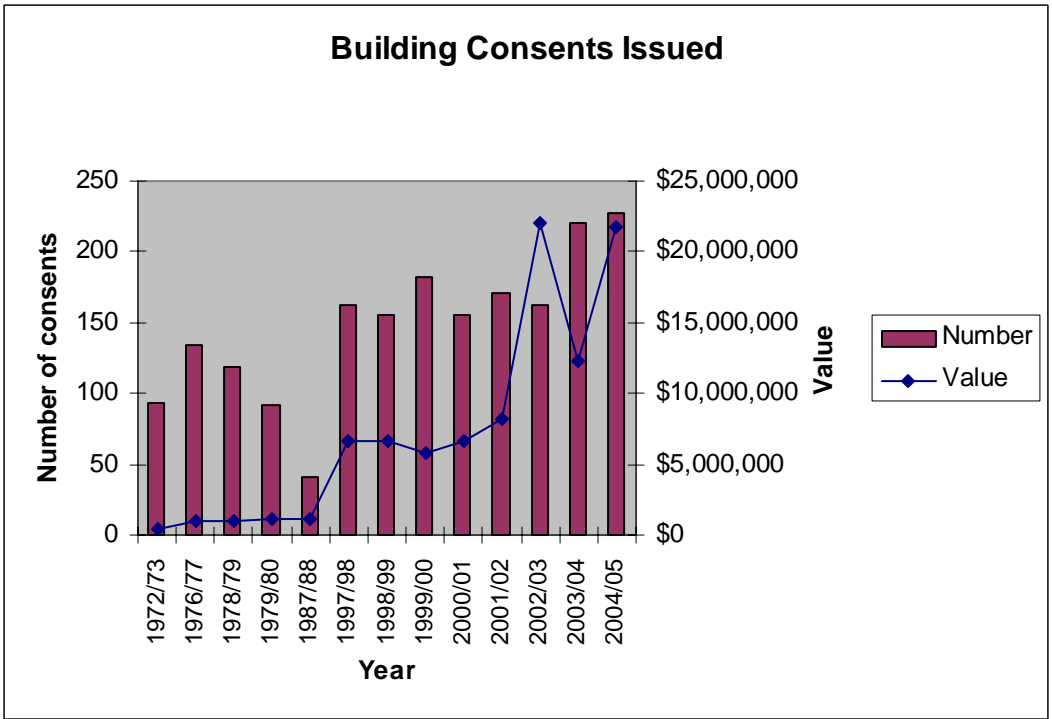




Building Control Annual Report for year ended 30 June 2005

There were 228 Building Consents with a combined construction value of \$21,817,649.00 issued for the year ending 30 June 2005.

In comparison with the year ending 30 June 2004, there were 220 Building Consents issued with a combined construction value of \$12,338,767.00. 2005 saw 54 new residential dwellings.



• **Resource Planning**

Resource Consent Update: 10 June to 12 July 2005

Fourteen new resource consents have been received in this period. These consist of land use, sign consent and subdivisions. Only one new application, Battersby, is of general interest to the public and this relates to a subdivision creating 3 lots on the corner of School House and Athelney Road which involves two lots of 2.114ha and one of 0.59ha.

Progress of publicly notified resource consents is following:

- **Midway Fleet Leasing** – Decision released consent granted, no appeals received to date.
- **MJ & GG Morrissey** – Decision appealed by Environment Canterbury mediation being discussed, additional information on site levels being sought.
- **McInnes & Atkins** - Applicants advised wish to proceed to a hearing. A hearing date has been set for 26 July 2005.
- **Kaikoura Developments Limited – (Scenic Circle)** Letter received regarding varying consent conditions, no formal application yet received.
- **Seaview (Marlborough) Limited** – Decision released consent granted, no appeals received to date.
- **Kaikoura Adventure Safaris** – Application for 4x4 motorbike tours. Applicant working with Transit New Zealand to resolve traffic issues, a follow up letter has been sent and further follow up is required.
- **Global Property Investment** – Application on hold at applicants request.
- **Cedar Properties Kaikoura Limited** – Further information has been reviewed, minor clarification required on some aspects.
- **Neumann Real Estate Limited** – Application has been selectively notified due to zoning and aspects of non-compliance.
- **Battersby V J** – Application being reviewed for notification.

Notified consents remain on track, with a number of applications requiring further follow up. The planning staff are now also working with the Development Contributions Policy of the Long Term Council Community Plan. This policy replaces the previous by-law and the financial contribution section of the Proposed Plan. The policy is attached to the Annual Plan 2005/2006 and copies are available at the front desk of the council. The transition to this process should be smooth however it is envisaged that it will take some time for developers to become aware the new requirements. Requirement should not unduly effect development within Kaikoura as it is still a level playing field.

• **Biodiversity/Monitoring**

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

Monitoring of consents

- Follow up to previous non-compliances is on-going.
- Six consents have been monitored in the last period.

Monitoring of subdivision S223 and S224's

These are now being processed by Planning Officer, R Vaughan. This is in order to free up some more time for general monitoring and the SNA project. Currently there is just one in progress.

Significant Natural Areas Project & the SNA Landcare Group

Within the last report it was noted that the Biodiversity Officer was working through some options for appointing a 'Liaison' person for the group, who would be the person to make first contact with potential landowners, work with them to build a relationship if they wanted to be involved, telephone calls, meetings if necessary, summarising of discussions held, etc.

The options were put to the SNA Group for their recommendations. A unanimous agreement was made of using Paul Millen, of Millen Associates, an independent who contracts to Marlborough District Council also as their liaison person, for the first target group only at this stage. That option will be reviewed at a later date to determine success and how well our landowners receive him. The cost for Paul Millen's work will come from the funding money the group has previously received for the project.

Paul Millen is therefore due to begin working with the first target group of landowners in about the third to fourth week of July. The ecologist has also been booked for two weeks worth of work to follow on from that – one week in August and the other in September at this stage.

A newsletter has been formatted to go out in July's rates run as a means of raising the general awareness of the project.

Other

Check out the new website for the biodiversity page – it makes note of many other things going on around the district with regards to biodiversity and the various community groups busy at work.

● **District Planning**

Drafting of preliminary decisions made by the Planning Committee on the Proposed Plan is progressing well. At the time of writing this report draft decisions on the first nine sections of the Proposed Plan have been completed and the Proposed Plan amended accordingly.

● **Environmental Development**

July 2005

South Bay Recreation Reserve Development

As the committee is aware, in 2004 the Environmental Development Officer successfully submitted an application to the Ministry of Tourism's Tourism Facilities Grant Programme to develop the facilities at the South Bay reserve. This funding will be used to replace the toilets, improve the roading and landscaping and to provide a "gateway" to the Kaikoura Peninsula Walkway.

At present the majority of people start the walkway at Point Kean meaning there is significant pressure on Point Kean. Improving and promoting the South Bay entry will, it is hoped, increase its usage and reduce pressure at Point Kean.

As the committee is also aware the Department of Conservation (DoC), Kaikoura District Council, Whale Watch and Ngai Tahu jointly prepared the Kaikoura Peninsula Walkway

Development Plan. The upgrade of South Bay Recreation Reserve was included in this plan, so the Department of Conservation is contributing \$80,000 toward the reserves upgrade.

A concept of what the toilets and “entrance way” will look like has been prepared by the Department of Conservation **and has been included at the end of this report on page**

The Kaikoura Peninsula Walkway Development Plan also includes the construction of a walkway across the mud flat to allow access by both disabled and able bodied visitors. Department of Conservation’s initial idea was to construct the walkway across the slope to avoid tidal issues, however following a geotechnical report of the site, it was realised that this was not feasible and they now plan to construct a walkway across the mud flats but raised above tidal action.

Due to time constraints on the Ministry of Tourism funding however (the money needing to be spent by March 2006) the interpretation kiosk (unmanned) and toilets will be constructed first and the walkway looked at some time in the future.

● **Environmental Health**

1.0 General Environmental Health Issues:

1.1 A number of enquiries 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, 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 – 6

On Licence applications: Olive Branch
On Licence renewals: Craypot Café and Bar

Special Licence: Creative Arts Council
Kaikoura Boardriders

2.2 LICENSED CONTROLLER QUALIFICATION (LCQ):

An amendment to the Sale of Liquor Act came into force on 1st April 2005, requiring General Managers to hold a licensed controller qualification (LCQ). The LCQ must be unit standards based. This will require all persons wishing to renew their certificate to hold the qualification. Applicants submitting their renewal before 1st April 2006 will only be renewed for two years (instead of three) if they do not hold the LCQ. Those renewing after that date will not be renewed unless they hold the LCQ.

3.0 Infectious Diseases:

3.1 There were no notifiable infectious diseases reported in Kaikoura during June 2005.

4.0 Registered Premises:

- 4.1 A total of six registered food premises were assessed in terms of food safety during June. All premises presented satisfactory standards of food safety as it relates to the Food Hygiene Regulations 1974. All registered premises have now been assessed for the 2004/2005 registration year.
- 4.2 A resource consent application to establish a fish processing facility in Beach Road was reviewed in terms of the Food Hygiene Regulations.
- 4.3 An anonymous complaint concerning the state of a Beach Road premises was followed up by the writer. The premises was found to be satisfactory, and no further action is intended.

5.0 Environmental Noise:

- 5.1 No environmental noise complaints were received during June.

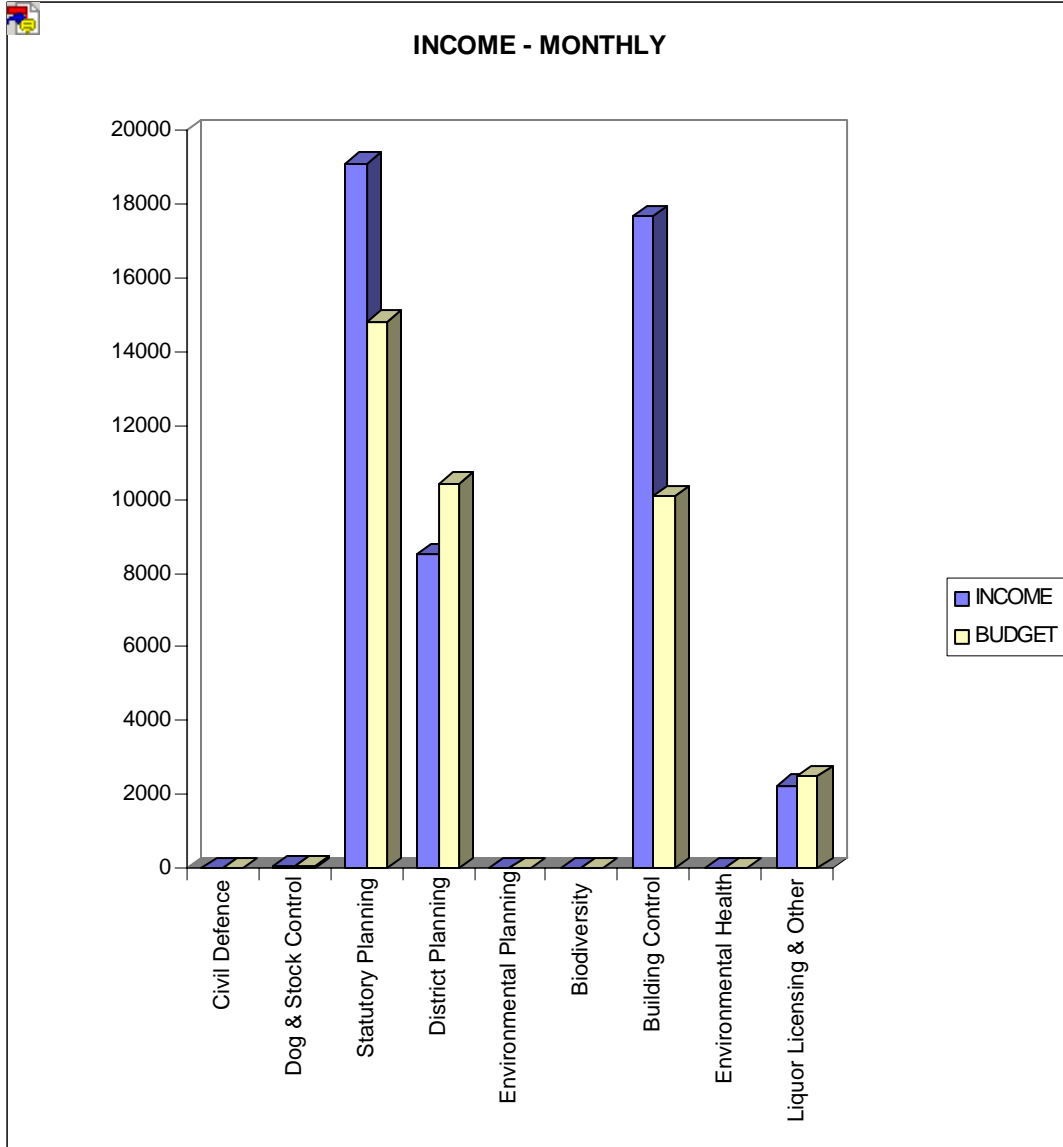
6.0 Nuisances & General:

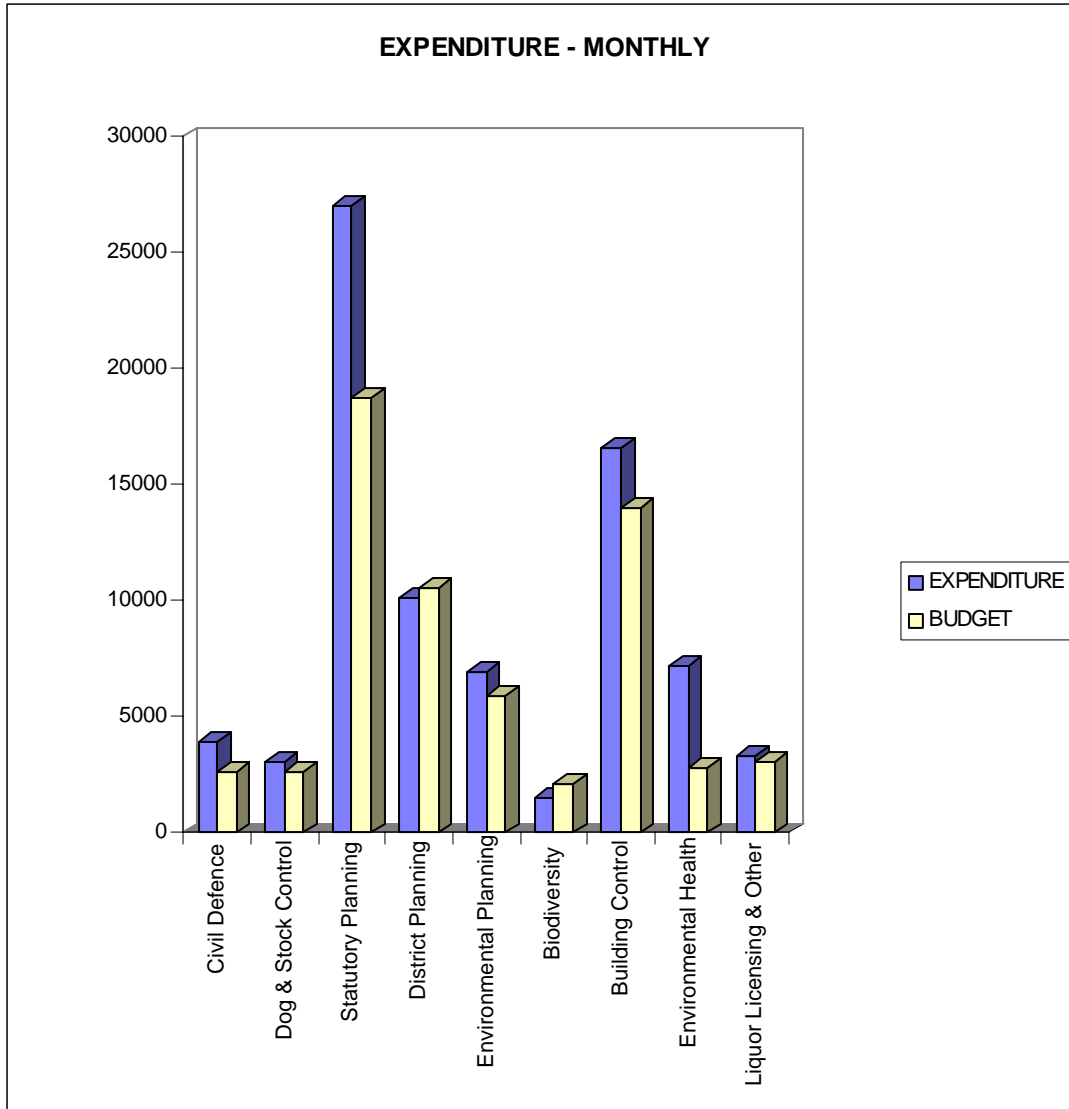
- 6.1 A complaint concerning the conditions within a Kaikoura backpackers premises was followed up with the owner. Conditions were found to be entirely satisfactory, and the parties concerned were contacted with respect to findings.
- 6.2 Information concerning the health benefits of wheat was provided to local school children following a written request concerning health effects associated with wheat products.

7.0 Water Quality Monitoring:

- 7.1 Please refer to the schedule for monitoring for June 2005.
- 7.2 As requested David Shovel is preparing a full public health risk management plan (PHRMP) for all Council owned drinking water schemes and supplies. This requires a thorough and in-depth assessment of all known and possible risks that may effect the potability of the water and its end users. It is anticipated that the assessments will be completed within the next two weeks. The PHRMP will also make reference to the AWSS (assessment of water and sanitary services) for all privately owned and operated community drinking water schemes.

Environmental Services Budget Report





**RESOURCE CONSENT UPDATE LIST FOR THE PERIOD OF
10 JUNE TO 12 JULY 2005**

Resource consents decisions issued:

Type of Consent	Applicant	Address of Activity	New Lots Guest No.
Subdivision & Land Use – 168 Lots and land use for allotments which are less than 1000m ²	Seaview (Marlborough) Ltd	Main access Hasting Street	167
Land use consent – erect a workshop	D Jones	61 Beach Road	
Land use consent – second dwelling on site.	M J Butler	41 Avoca Street	

Subdivision & Land use- Create two lots and retain existing dwelling.	Midway Fleet Leasing Limited	State Highway 1, 19 Athelney Road and Mill Road	2
Signs Consent	Tutis Restaurant & Café Ltd	Westend	
Land Use-Laundromat	J Edelman & D Kitchingham	35 Beach Rd	
Signs Consent	Kunz	Scarborough St	
Land use – Backpackers accommodation in Clarence	Tim Hawkins Family Trust	State Highway 1, Clarence Bridge	30
Land use consent – Visitors accommodation for 10 additional bed	PH & E Smith	37 Adelphi	10
Subdivision - Create 3 lots from 2 lots	Jackson WB & SM	42 Churchill Street	1
Subdivide into 2 lots	Taylor, AM & C	Grange Road	1
Subdivision & Land use- Create two lots and allow for additional dwelling.	Homewood Hill Limited	State Highway 1	1
Land Use Consent- extend an existing dwelling within the low risk flood zone.	Craig & Jan Siggelkow	332 Schoolhouse Road	
Subdivision and Land use – Create one additional allotment.	KE & RB Jones	Puhi Valley Road	1

Active consent applications currently in process:

Type of Consent	Applicant	Address of Activity
Land Use – 18 Unit motel & signage	Fourmacs (Kaikoura) Ltd	45-47 Churchill Street
Land use consent – operate a pizza shop	Pizza Perfection	17 Beach Road
Subdivision consent: 2 Lots	Wilson	Station Road
Subdivision – to create 3 lots	TSL Properties	Cnr Beach Rd & Edmund Ave
Subdivision – Boundary Adjustment	Kaikoura District Council	20 Beach Road
Signs Consent	Kaikoura Hire Company	200 Beach Road
Subdivision & land use – Create 3 lots retain dwelling and allow for new dwellings	Battersby	Crn Athelney & School House Roads
Land use – Garage fir road boundary	Smith	Kotuku Road
Subdivision consent – two lot subdivision	Canterbury Land Resource	Seaward Valley Road
Visitors accommodation additional 14 guests	Standford	Beach Road
Certificate of Compliance	Mainpower New Zealand	State Highway 1 South of Kaikoura

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

Type of Consent	Applicant	Address of Activity
Subdivision – Create 4 lots for 2 existing lots.	Print & Mansbridge	Inland Road
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
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 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 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
Sign Consent	The Woolshed - Davidson	Beach Road
Land Use – Holiday house in archaeological area	Hitchon	Paia Point
Subdivision, two lot in the business zone	Smith & Otahuna Investments Ltd	10-20 West End
Subdivision by way of boundary adjustment	KF & KF Rush	Mt Fyffe Road
Subdivide into 2 lots, build dwelling for visitor accommodation	JB Mc Innes & GA Atkins	35 State Highway 1
Subdivision and Land Use – 27 Lots	Cedar Properties Kaikoura Ltd	State Highway 1, Mangamaunu

Subdivision & Land use – Rural subdivision in Hapuku	Global property Investments Ltd	State Highway 1, Hapuku
Land Use – recession plane and relocate garage	Valkhoff & James	166A Beach Road
Subdivision and land use consent, development of 24 unit hotel and unit titles – 44 visitor beds	Neumann Real Estate Ltd	72 Beach Road
Land use consent – second dwelling	MW BK Ensor	109 Torquay
Land use consent – retail fresh fish shop	D Jones	81 Beach Road

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

Type of Consent	Applicant	Address of Activity
Subdivision Consent – Create an additional allotment	Jones	Puhi Valley Road
Subdivide into 2 lots	Taylor, AM & C	Grange Road

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

Type of Consent	Applicant	Address of Activity
Subdivision Consent – Create an additional allotment	Morrissey	Grays Lane

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