

**ENVIRONMENTAL SERVICES COMMITTEE MEETING
HELD FOLLOWING THE WORKS & SERVICES MEETING
ON WEDNESDAY 21 SEPTEMBER 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 17/08/2005

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4. Minutes Action Update List

MEETING	ACTION REQUIRED	BY	DATE ACTIONED
Environment Services	Write to Chairperson of Environment Canterbury in relation to the “no surprises” clause in the Triennial Agreement	Mayor	31/08/05
Environment Services	Endorse letter from Marlborough Historic Places Trust to G Harmon and A Broughan	Environmental Services Cttee Chairperson	08/09/05

5. Environmental Services Reports

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

6. Resource Consent Update

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7. Urgent Business

■ **Building**

There were twelve Building Consents with a construction value of \$363,000 issued for the month of August 2005. These consents were for:

- 1 New Dwelling
- 5 New Log Fire Installations
- 3 Dwelling Additions
- 1 Retaining Wall
- 1 Spa Pool Fence & Gate
- 1 New Garage

There were six Code Compliance Certificates issued and nine Land Information Memorandums processed for property transactions.

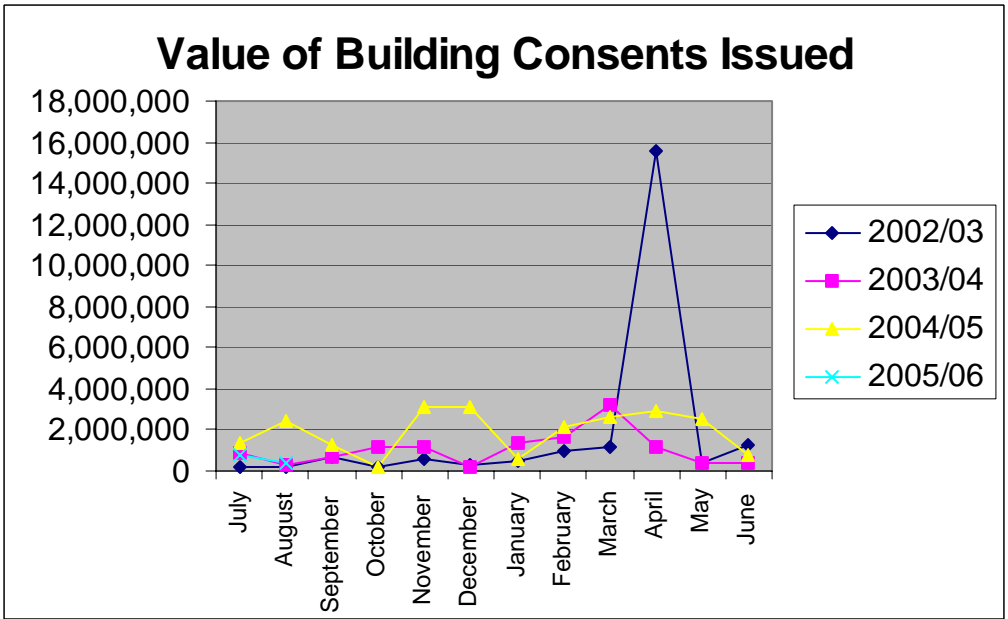
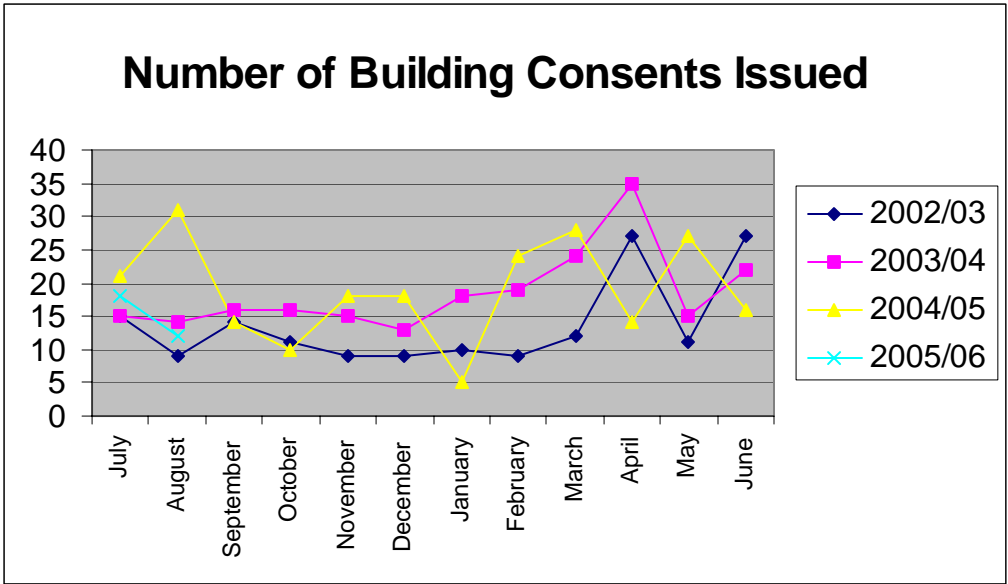
Update on Council's position with Building Control Authority accreditation:

Two days were spent at a meeting/seminar in Christchurch with Building Control Managers from 12 top of the south island Councils. This Council has bought into a joint venture with these other Councils in order to be able to obtain Building Control Authority accreditation. The model that has been purchased has been developed by Hutt City Council who are planning to have their accreditation by the end of December this year.

The purpose of this venture will give this Council a greater chance of meeting all the statutory time frames dictated by the legislation. There will be several workshops over the next few months with representatives from the 13 Councils having to produce completed tasks so as to compile all the necessary documents required for our applications for the Building Control Authority.

Accreditation

Hutt City Council has had very similar processes in place since 1995 not only in the Building Control Unit but every function of their Council has been accredited to an I.S.O Standard and have won many international awards for their achievements. On the 19th October the Building Control Unit is holding another builders/public seminar as the first one held earlier this year was very successful with 93 people from all trades attending. There may also be some staff from other Councils attending our October seminar. Several presenters have been arranged to give presentations on products and answer questions in respect of their product installation and complying with the building code of today.



■ **Resource Planning**

Resource Consent Update: 12 July to 10 August 2005

Twelve new resource consents have been received in this period. These consist of land use, sign consents and subdivisions. At this time it appears that all of the applications will be non-notified. Application of public interest is likely to be the non-notified application of RD Hughes to build stage one of the Ocean Ridge Development and Transit NZ designation change along Beach Road.

Progress of publicly notified resource consents is following:

- **Midway Fleet Leasing** – Decision released consent granted, appeal received by Environment Canterbury.
- **McInnes & Atkins** – Decision released consent granted. No appeals received to date.

- **Kaikoura Developments Limited – (Scenic Circle)** No change formal requested still required to varying consent conditions.
- **Seaview (Marlborough) Limited** –Road names being discussed with Council. Engineering plans being reviewed by Council’s engineers.
- **Kaikoura Adventure Safaris** – Application for 4x4 motorbike tours. Applicant working with Transit New Zealand to resolve traffic issues, further follow up letter has been sent. Transit NZ has confirmed that issues are being worked through to find resolution.
- **Global Property Investment** – Application on hold at applicant’s request.
- **Kulnine Holding Limited** – Decision released consent granted. No appeals received to date.
- **Cedar Properties Kaikoura Limited** –Awaiting additional information on geotechnical matters.
- **Neumann Real Estate Limited** – Submissions closed 29 July 2005. Three submissions received. Applicant currently working with submitters, pre hearing possible and hearing date set for the 6th of October 2005.
- **Battersby V J** – Application notified, submissions closed on 19 August 2005.
- **Reardon SJ & AR** – Application notified, submissions closed on 2 September 2005.
- **Dasler G & J-** Application was notified on a limited basis, submissions closed on the 12th of September. Three submissions received. Pre-hearing mediation meeting set for 26th September 2005. Hearing set for 4th of October 2005.
- **Robinson D-** Application was notified on a limited basis, submissions closed on the 8th. One submission received. Application is on hold awaiting feedback from the Runanga.
- **Transit NZ (Designation)**-Submissions close on 19th of September 2005.

Development interest in Kaikoura still remains strong. An increasing number of notified and selectively notified applications are being received associated with this is an increase in appeals. Applications currently under appeal are listed within the resource consent update list.

■ **Monitoring/Biodiversity**

Monitoring of consents & complaints.

- Follow up to previous non-compliances is on going.
- Complaints have been few over the last period.

Significant Natural Areas Project & the SNA Landcare Group

- Two weeks of ecological survey work have now been completed by the contract ecologist, Geoff Walls. He is now busy drafting up the last of the property reports for each landowner, which are then sent on to myself for formatting, production and sending out to the landowners for their information.
- Sites visited were in the Kekerengu and Hapuku area and we are aware of one covenant that will come from that work, at this stage.
- Once the landowner has had time to go over the report, the Biodiversity Officer will then be in touch to see if any assistance or direction can be offered.
- The Biodiversity Officer spent a day & a half out in the field with the ecologist recently, which proved very interesting and also valuable for building relationships with the landowners.

- Of the sites that were visited in that time, all had weed problems of some description and with varying degrees of coverage/severity. This highlights the importance of assisting landowners wherever possible with such matters.
- The Ecologist is unavailable from October through to late January – further sites will be coordinated for him thereafter in early February and March at this stage.

BIODIVERSITY CONTESTABLE FUND. The panel that were selected have all accepted, consisting of Don Cameron, Paul McGahan, Raewyn Solomon & Councillor B Woods. A meeting has been arranged to go over the application form, the selection criteria etc and to finalise the management of the fund prior to advertising it open.

▪ **District Planning**

Proposed District Plan including variations

Drafting of preliminary decisions made by the Planning Committee on the Proposed Plan is on-going and is progressing well. At the time of writing this report draft decisions on the first 22 sections of the Proposed Plan have been completed and the Proposed Plan amended accordingly. Draft decisions for sections 1 – 21 are currently being proof-read by the Planning Committee. On completion of the rest of the draft decisions, a Planning Committee meeting will be scheduled to discuss the way forward.

▪ **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:

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|-----|---|---|
| 2.1 | General Manager Licences received and processed – | 5 |
| | General Manager Renewals received and processed – | 3 |

3.0 Registered Premises:

- 3.1 Two registered premises were assessed in terms of the provisions of the Food Hygiene Regulations 1974 during August.
Both premises were found to be satisfactory with respect to the regulations.
- 3.2 Several enquires were received which related to disposal of fat and grease from food premises, and requirements when alterations are made to food premises.

4.0 Infectious Diseases:

- 4.1 No notifiable infectious diseases were reported in the Kaikoura District during August.

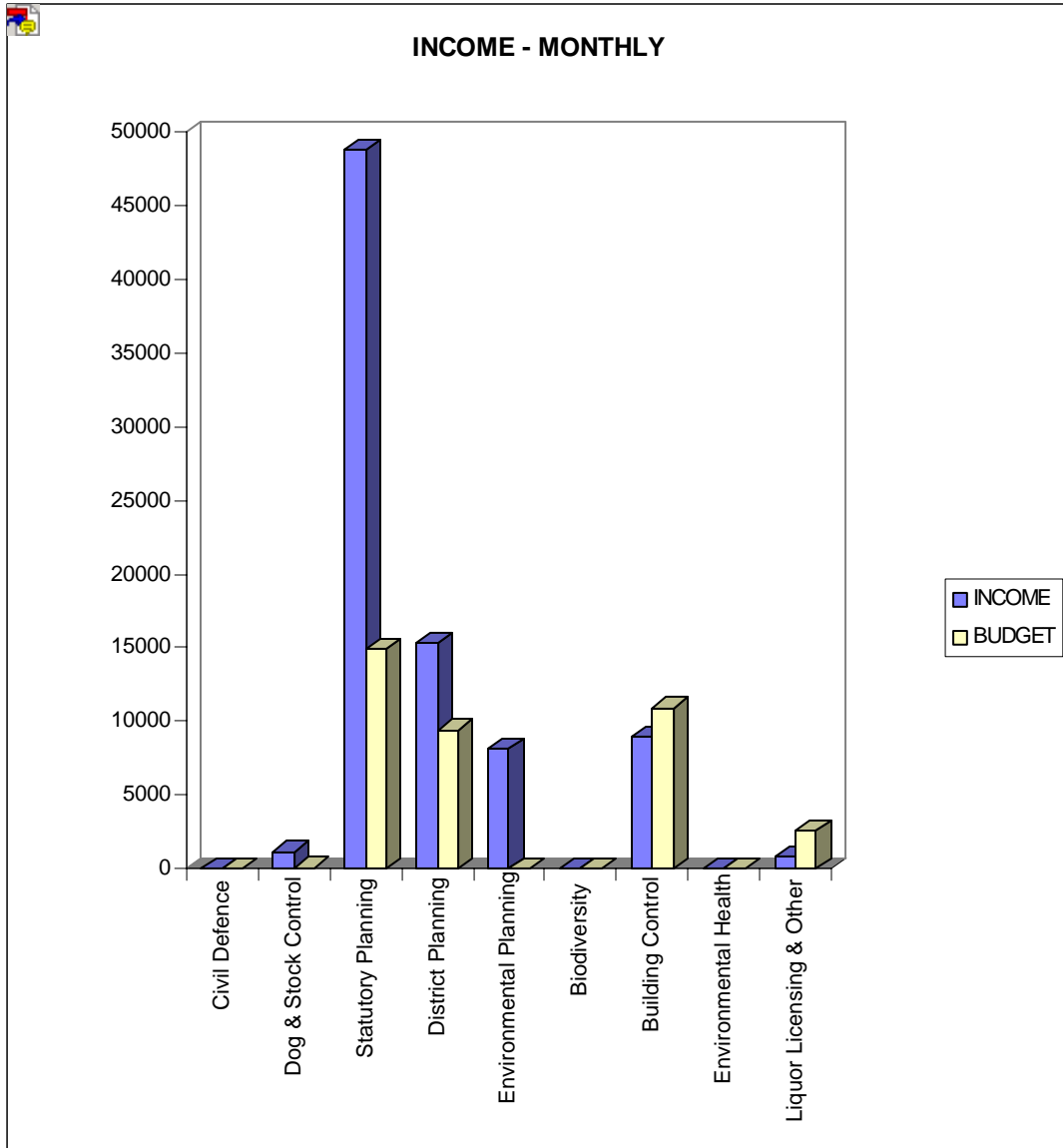
5.0 Environmental Noise:

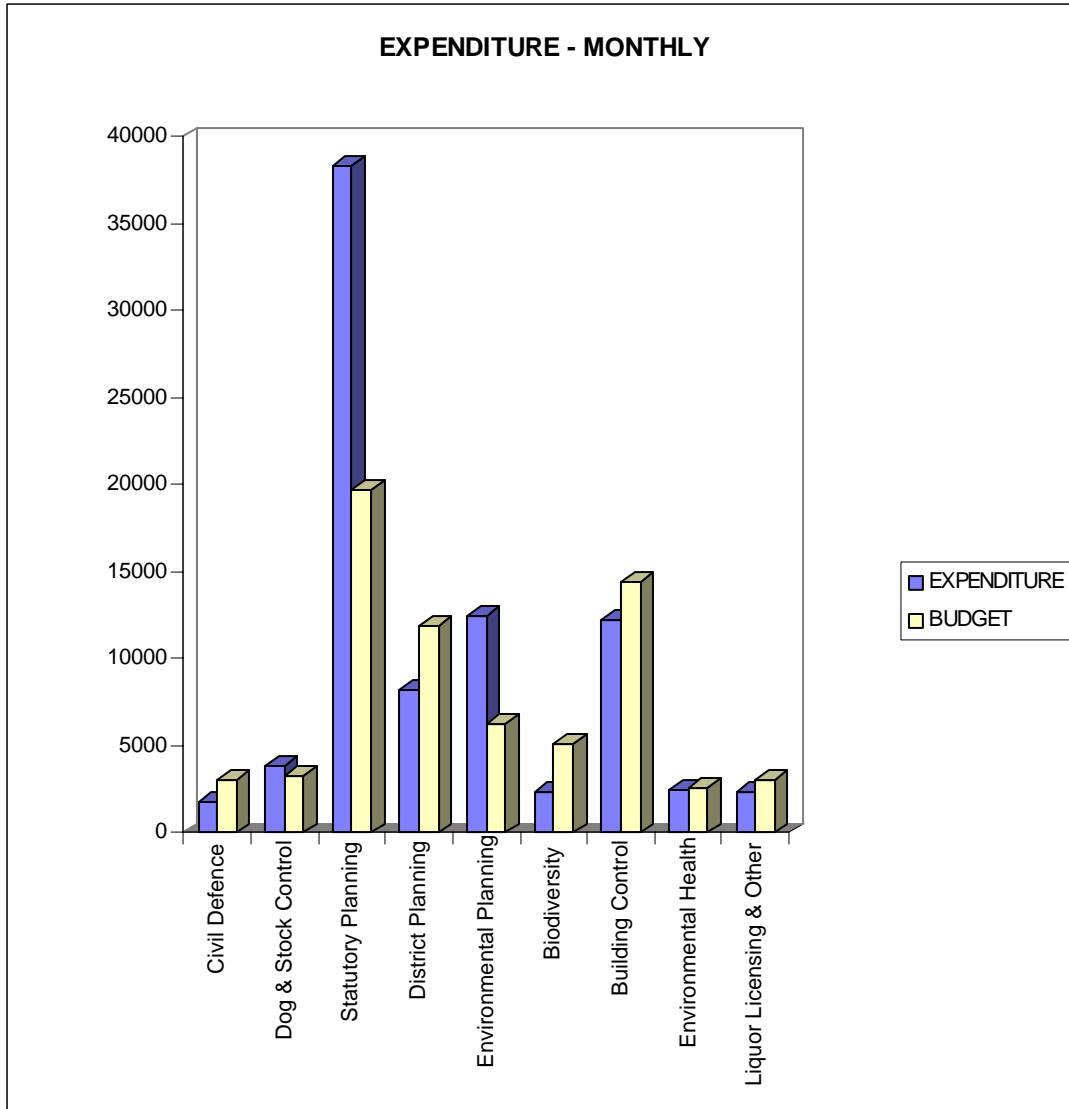
5.1 No environmental noise complaints were received in the Kaikoura District during August.

6.0 Water Quality Monitoring:

6.1 Please refer to the schedule of monitoring for August 2005.

Environmental Services Budget Report





▪ **Resource Consent Update**

RESOURCE CONSENT UPDATE LIST FOR THE PERIOD OF 11th AUGUST 2005 TO THE 15th OF SEPTEMBER 2005.

Resource consents decisions issued:

Type of Consent	Applicant	Address of Activity	New Lots Guest No.
Land Use-Sign	Action Sign	55 Beach Rd	
Land use consent – operate a pizza shop	Pizza Perfection	17 Beach Road	
Land use: Remove underground fuel tanks	Shell Oil (NZ) Ltd	Ocean View Service Station, SH1 Omihi	

Subdivision and Land Use – Create 2 Lots and erection of dwelling	Kulnine Holdings Ltd.	Corner State Highway 1 and Kekerengu Road	23
Land use consent – second dwelling	MW BK Ensor	109 Torquay	
Subdivision – Create 4 lots for 2 existing lots.	Print & Mansbridge	Inland Road	2
Subdivide into 2 lots, build dwelling for visitor accommodation	JB McInnes & GA Atkins	35 State Highway 1	1
Subdivision – create two lots	E McLeod	79 South Bay Parade	1
Land Use – 18 Unit motel & signage	Fourmacs (Kaikoura) Ltd	45-47 Churchill Street	18

Active consent applications currently in process:

Type of Consent	Applicant	Address of Activity
Subdivision consent: 3 Lots, Retain Building	RD Hughes	SH 1
Subdivision consent: stage one of Ocean Ridge and Land Use	RD Hughes	SH 1
Subdivision 2 lots, Build dwellings	Bay Paddock Ltd	Inland Rd
Subdivision consent: 2 Lots, Retain Building	Smith DL & WW	208 Red Swamp Rd
Subdivision consent: 2 Lots	Wilson	Station Road
Subdivision consent: Boundary Adjustment	Henry CMT & EJ	Old Beach Rd
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
Certificate of Compliance	Mainpower New Zealand	State Highway 1 South of Kaikoura
Subdivision consent boundary adjustment, build dwelling	Docherty Family Trust	219 Beach Rd
Land use: Extend dwelling & outbuildings, convert shed for staff accommodation, build 3 outbuildings	Robinson D,	SH1 Mangamaunu
Subdivision and land use consent, development of 24 unit hotel and unit titles – 44 visitor beds	Neumann Real Estate Ltd	72 Beach Road

Subdivision: 3 lot subdivision, build dwellings	Watts A & M,	207 Athelney Rd,
Subdivision: 2 lot subdivision & dwellings	Rearon SJ & AR	19 Old Beach Rd
Land Use – Increase residential curtilage	D Robinson	SH 1
Land Use – Additional three units	G Dasler	South Bay
Subdivision – Create two additional allotments	Seaview Marlborough Ltd	Hasting Street
Subdivision – Create one additional allotment	A & T Flavell	102A Torquay Street
Subdivision and Land Use – Create additional lot, retain dwelling	TW & BM Peterson	Mill Rd4
Subdivision and Land Use – Create three allotment from one existing allotment	A & M Watts	Athelney Road (State Highway 1)

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

Type of Consent	Applicant	Address of Activity
Sign Consent	Diesel Engineering	Beach Road
Sign Consent	The Woolshed - Davidson	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
Land Use – Four wheel motor bike tours	Kaikoura Adventure Safaris	State Highway 1 Goose Bay
Land Use – Visitors Accommodation 12 Chalets	Mac Farlane	Kekerengu
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 – 27 Lots	Cedar Properties Kaikoura Ltd	State Highway 1, Mangamaunu
Subdivision and Land Use – create allotments for each dwelling Lot size 4700m ² .	Petersen TW & BM	Mill Road
Subdivision, create one additional allotment	Reader	State Highway 1, Meriburn
Land Use – Holiday house in archaeological area	Hitchon	Paia Point
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
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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 1 additional allotments	Midway Fleet Leasing	Corner Athelney and Mill Roads

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