

**ENVIRONMENTAL SERVICES COMMITTEE MEETING HELD
ON WEDNESDAY 19 OCTOBER 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 21/09/2005 *page 91*

4. Environmental Services Report *page 33*

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

5. Resource Consent Update *page 41*

6. Urgent Business

7. Public Excluded Session

Moved, seconded that the public be excluded from the following parts of the proceedings of this meeting, namely

a) Review of Conditions of Consent – Homewood Hill Limited

The general subject matter to be considered while the public is excluded, the reason for passing this resolution in relation to each matter, and the specific grounds under Section 48(1) and 7(2)(i) of the Local Government Information and Meetings Act 1987 for the passing of this resolution are as follows:

General subject of each to be considered	Reason for passing this resolution in relation to each matter	Grounds of the Act under which this resolution is made
Review of Conditions of Consent – Homewood Hill Limited	The exclusion of the public from the whole or the relevant part of the proceedings of the meeting is necessary to enable the Local Authority to deliberate in private on its decision or recommendation.	Section 48(1)(a) and 7(2)(b)

• Building

There were 13 Building consents with a combined construction cost of \$2,846,999.00. These building consents were for:

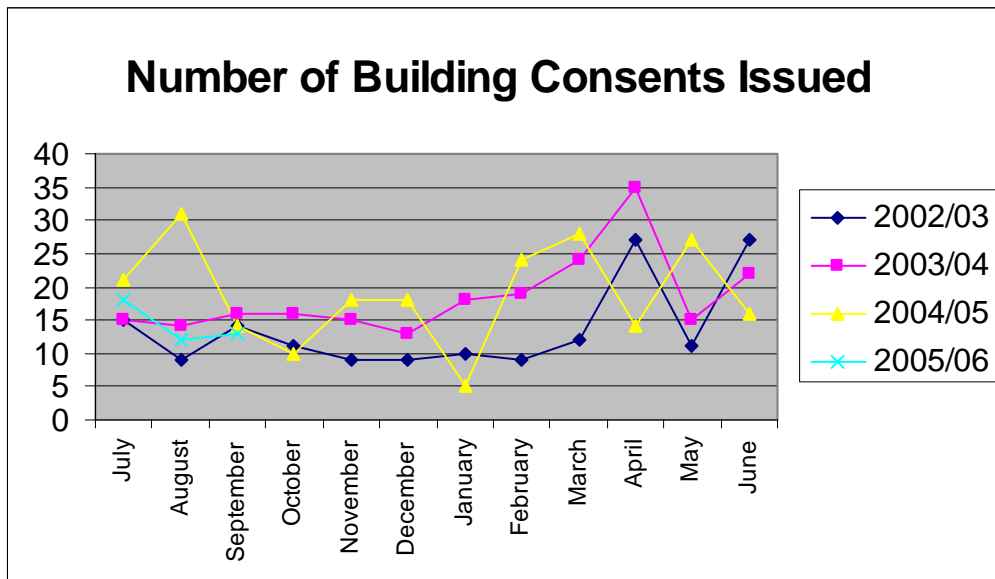
- 3 New Dwellings
- 4 New Commercial Buildings
- 1 Backpacker Addition
- 3 Dwelling Additions
- 1 Domestic Garage
- 1 New Log Fire Installation

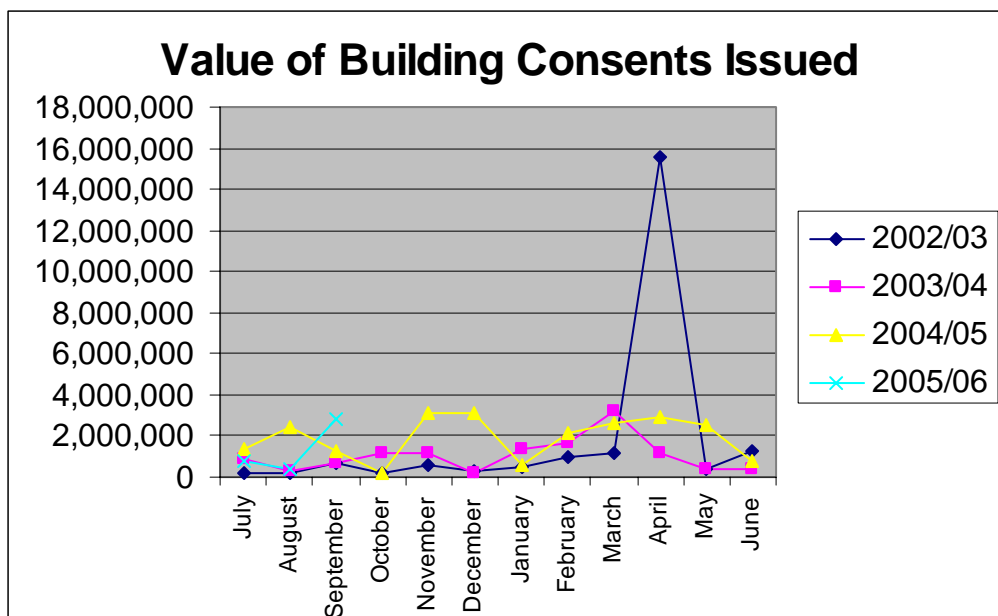
There were 22 Code Compliance Certificates issued for September and 18 Land Information Memorandums issued for property transactions.

On Wednesday 19th October 2005, the Building Control Unit is holding another training seminar at Donegal House commencing at 3.00pm. This seminar is being held to raise the awareness of recent changes that have occurred in our industry. His worship Mayor Kevin Heays will open the seminar, followed by guest presenters of various building products. The seminar is to conclude at approximately 5.30pm with networking and refreshments.

Building Control Authority Accreditation Update

N Burnby and myself have spent 2.5 days compiling the first stage of our documents and these have been forwarded to Geoff Stuart from Christchurch City Council and Karen Holland who is the consultant who has been engaged to collate and disseminate the information provided by the 13 Councils who are members of the cluster group.





• Resource Planning

Resource Consent Update: 15th of September to the 12th of October 2005

Six new resource consents received in this period. These consist of land use, sign consents and subdivisions. One application to be notified: AT & AJ Addis for two 2ha lot subdivision on Mill Road.

Progress of publicly notified resource consents is following:

- **Midway Fleet Leasing** – Decision released consent granted, appeal received by Environment Canterbury, matter currently being discussed with Environment Court, Court hearing not envisaged.
- **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 approved by Council. Works have started on site.
- **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.
- **Cedar Properties Kaikoura Limited** – Application notified, submissions close Friday, 28th October 2005. Request for further information to be made.
- **Neumann Real Estate Limited** – There was a hearing on 6th October 2005. Hearing adjourned for re-notification of application in regards to proposed road widening associate with application.
- **Battersby V J** – Hearing is set for 18th October 2005.
- **Reardon SJ & AR** – Application notified, submission closed, application placed on hold by applicants.
- **Dasler G & J** – Application was withdrawn at applicant's request.
- **Robison D** – Application notified on a limited basis, submissions closed on the 8th. One submission received. Pre-hearing meeting scheduled for 20th October 2005.
- **Transit NZ (Designation)** – Submissions closed on 19th of September 2005. Twelve submissions received. Application placed on hold at applicant's request.
- **Addis At & GJ** – Application received on 26th of September.

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

- Property reports from the two weeks of ecological survey work have now been formatted and completed and sent to the landowners for their information and use. It is hoped that further work will come from providing of this information to the landowner.
- Recognition and ownership of the biodiversity values are two attributes we would like to see the landowner take on board from receiving the ecological information contained in the reports, along with suggested options for management of the areas.
- Assistance can be given to the landowner by way of help with sourcing funds for pest & weed control work, restoration and enhancement work.
- A further two weeks of ecological survey has been arranged for early 2006 and interested landowners coordinated into those periods.
- Due to the expanse of some properties that are to be surveyed early next year, the number of interested landowners, and having to 'share' Geoff Walls with Marlborough District Council, a second ecologist has been arranged to work alongside Geoff.
- Phillip Simpson, the second ecologist has also worked extensively for Marlborough District Council on their SNA Project and specialises in the South Marlborough area.

Biodiversity Contestable Fund

- The fund is now open until March 2006. It has been advertised in the KDC monthly Newsletter, an information flyer is being produced and all interested parties have been emailed.

• **District Planning**

Proposed District Plan including variations

Drafting of preliminary decisions made by the Planning Committee on the Proposed Plan is now completed. A Planning Committee meeting has been scheduled for Monday 17th October 2005 to discuss the draft decision documents and to decide on a way forward. In the event of the Planning Committee being satisfied with the draft document, a workshop with the full Council will have to be scheduled with the aim to discuss and work through the amendments to the Proposed District Plan. Once the Council is satisfied with the changes to the Plan, it can be adopted and the final decisions can subsequently be released to the public. For the purposes of information, submitters will have 15 working days from receipt of the decisions in which to submit appeals to the Environment Court.

• **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 – 1
- On Licence Renewals received and processed – 2
- Special Licences received and processed – 2

- 2.2 A Special licence was issued and approved for Seafest 2005. The main event took place both on Saturday 1st October, supplemented by the traditional Friday night (Big Top Bash) on 30th September. Ian Shaw attended both events and patrolled Kaikoura observing the levels of intoxication / behaviour of attendees to the events. I will report separately on the event next month and attend the debrief session for feedback and comment, with an aim of assisting to improve the event further.

3.0 Registered Premises

- 3.1 Eight registered premises were assessed in terms of the Food Hygiene Regulations 1974 during September. All premises proved generally satisfactory, however several matters required attention at two premises. One new premises was assessed on Beach Road.

4.0 Infectious Diseases

- 4.1 Three (3) Campylobacter notifiable infectious diseases were reported in the Kaikoura District during September 2005.
- 4.2 The standard questionnaire was completed and a telephone interview conducted. The causal route pointed towards animal handling and insufficient hand washing practices prior to food handling. Advice was given regarding effective hand washing and separation between clean dirty re-emphasised. The Medical Officer of Health has been advised.

5.0 Environmental Noise

- 5.1 No environmental noise complaints were received in the Kaikoura District during September 2005.

6.0 Water Quality Monitoring

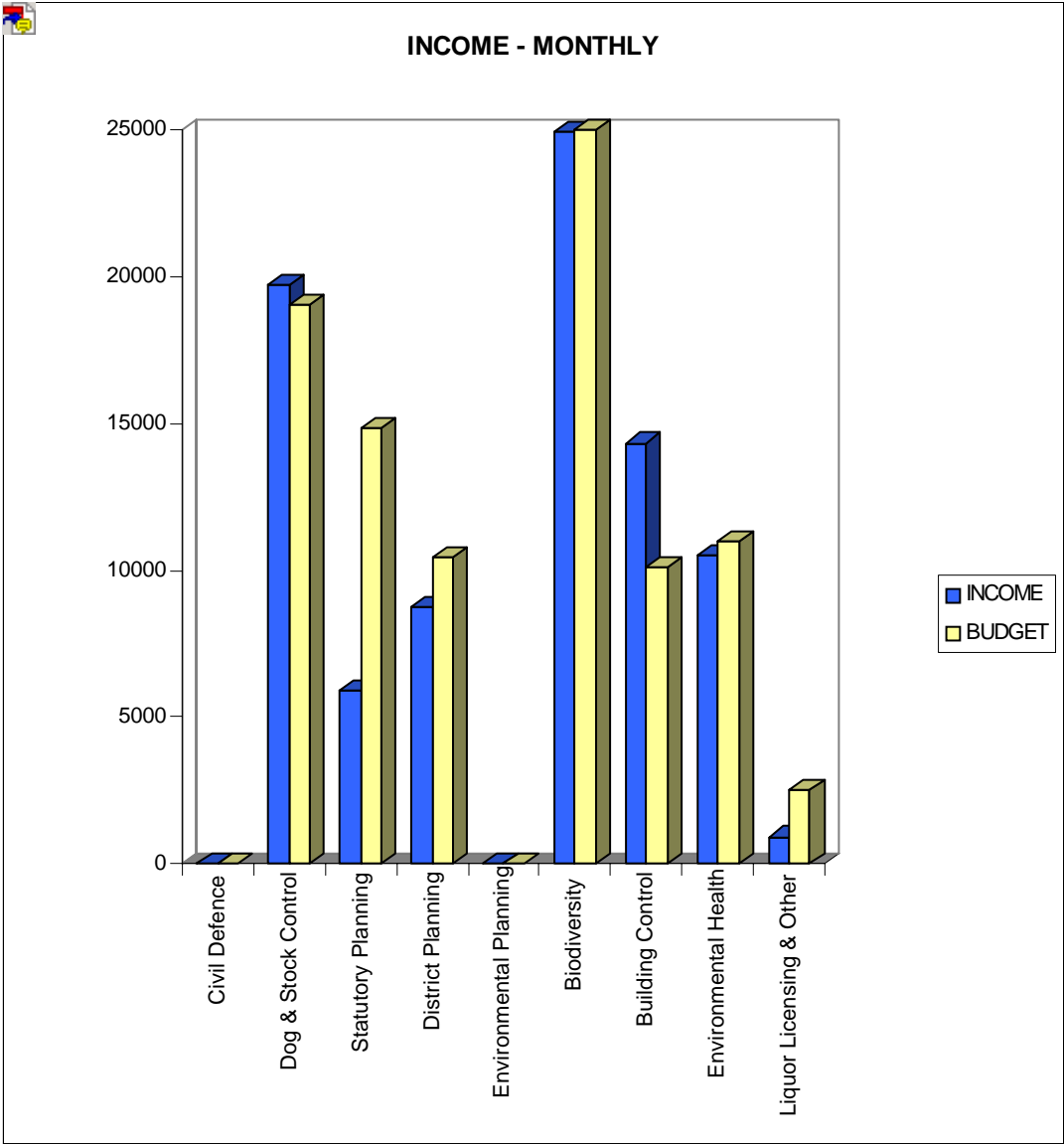
- 6.1 Please refer to the schedule of monitoring for September 2005.
- 6.2 A boil water notice was issued on the Kincaid Scheme on 16th September 2005. Repeated transgressions were noted on the scheme due to a defective chlorine dosing system. The matter has been addressed and the boil water notice will be lifted once the chlorine levels and dosing system has stabilised.

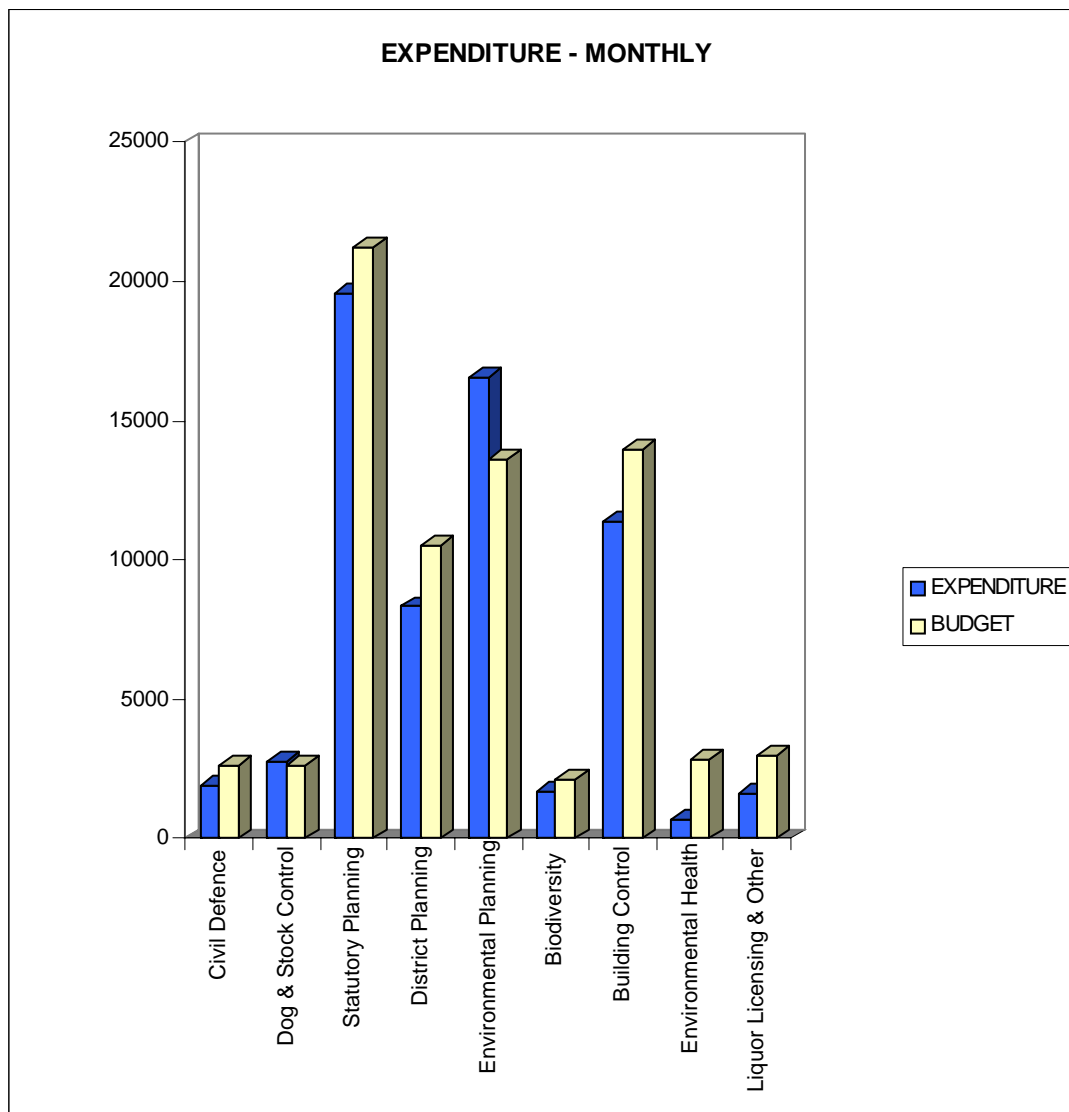
7.0 Nuisances & General

- 7.1 A Resource Consent application for a commercial property in Beach Road was reviewed in terms of potential spill onto adjacent properties.
- 7.2 The results of the 2004/2005 summer contact recreation survey which involves marine microbiological sampling have been received from Environment Canterbury.
- 7.3 The three beaches monitored in Kaikoura have suitability for Recreation Grades of 'good' to 'fair'. A 'fair' grading has been allocated to Armes Beach. This is thought to be due to a high bird density and nearby stream run-off from low intensity agricultural activities.

7.4 A meeting has taken place with Environment Canterbury and Community & Public Health regarding 2005 / 2006 monitoring of both fresh water and marine recreational waters.

Environmental Services Budget Report





- **Resource Consent Update List**

RESOURCE CONSENT UPDATE LIST FOR THE PERIOD OF 16th OF SEPTEMBER TO 12th OCTOBER 2005.

Resource consents decisions issued:

Type of Consent	Applicant	Address of Activity	New Lots Guest No.
Certificate of Compliance	Mainpower New Zealand	State Highway 1 South of Kaikoura	
Subdivision consent: stage one of Ocean Ridge and Land Use	RD Hughes	SH 1	74
Land Use – recession plane and relocate garage	Valkhoff & James	166A Beach Road	
Land Use-Sign	Garbes Fishing	New and Old Wharf	

Land Use-Sign	Action Signs	Beach RD	
Land Use-Sign	NZ Post Properties	West End	

Active consent applications currently in process:

Type of Consent	Applicant	Address of Activity
Subdivision consent: 3 Lots, Retain Building	RD Hughes	SH 1
Subdivision – Create two additional allotments	Seaview Marlborough Ltd	Hasting Street
Subdivision 2 lots, Build dwellings	AT & GJ Addis	Mill Rd
Subdivide into 8 lots, vest road	Austin Developments	Austin St
Subdivision 2 lots, Build dwellings	Bay Paddock Ltd	Inland Rd
Subdivision consent: Boundary Adjustment	Henry CMT & EJ	Old Beach Rd
Subdivision & land use – Create 3 lots retain dwelling and allow for new dwellings	Battersby	Crn Athelney & School House Roads
Subdivision & land use – Create 2 lots retain dwelling and allow for new dwellings	Arthur RJ	91 Torquay St
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 – 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)
Subdivision and Land Use – 27 Lots	Cedar Properties Kaikoura Ltd	State Highway 1, Mangamaunu

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 – 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
Subdivision consent: 2 Lots, Retain Building	Smith DL & WW	208 Red Swamp Rd
Signs Consent	Kaikoura Hire Company	200 Beach Road
Subdivision: 2 lot subdivision & dwellings	Reardon SJ & AR	19 Old Beach Rd

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

Applications withdrawn:

Type of Consent	Applicant	Address of Activity
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Land Use – Additional three units	G Dasler	South Bay
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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