

**ENVIRONMENTAL SERVICES COMMITTEE MEETING HELD
ON WEDNESDAY 16 NOVEMBER 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 19/10/2005 *page 65*

4. Minutes Action & Issues List Update

MEETING	ACTION REQUIRED	BY	DATE ACTIONED
	19 OCTOBER 2005		
Environmental Services	Report on Seafest 2005	Food & Health	To be tabled.

5. Environmental Services Report *page 20*

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

6. Resource Consent Update *page 28*

7. Urgent Business

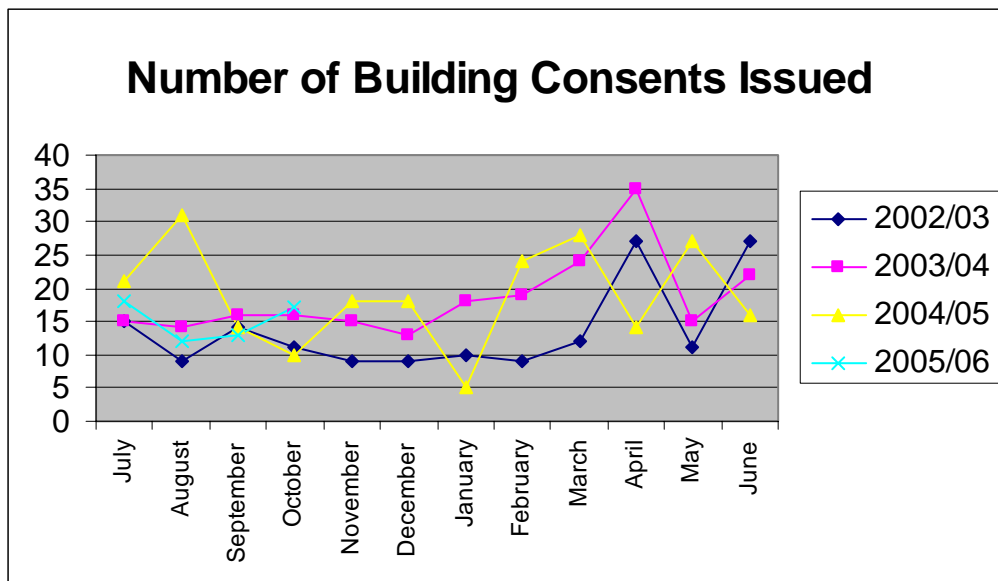
• Building

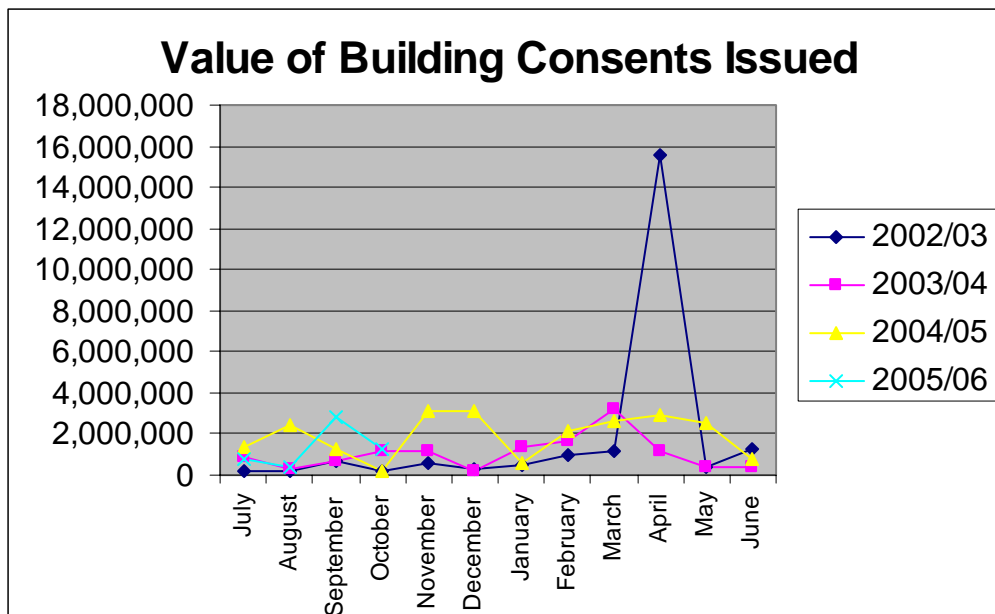
Seventeen building consents with a combined construction cost of \$1,296,000 were issued for the month of October. These consents were for:

- 4 New Dwellings
- 1 Fish Shop and Chilled Storage Facility
- 1 Storage Garage
- 3 Dwelling Additions and Alterations
- 1 Commercial Plant Enclosure
- 3 Retaining Walls
- 1 Shop Front Alteration
- 1 Drainage and Toilet Connection
- 1 Relocated Accessory Building
- 1 Garage/Storage Shed

There were fifteen Code Compliance Certificates issued for the month and twelve Land Information Memorandums issued for property enquiries.

The Building Control Unit is very busy with the processing of building consents and enquiries. There appears to be a downturn in the average number of building consents per month at the moment. Last year averaged 19.08 consents per month and this year from 1 July the average is 12.4 consents per month with the value and work involved and the input required to process these consents being much greater.





• Resource Planning

Resource Consent Update: 12th of October 2005 to the 8th November.

Eleven new resource consents received in this period. These consist of land use and subdivisions. Two applications are to be notified which are listed below.

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.
- **Kaikoura Developments Limited – (Scenic Circle)** No change - formal request still required to varying consent conditions.
- **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 associated with application.
- **Battersby V J** – Heard on 18th October 2005. A decision has not been released.
- **Reardon SJ & AR** – Application notified, submission closed, application placed on hold by applicants.
- **Robinson D-** Application notified on a limited basis, submissions closed on the 8th October 2005. One submission received. Pre-hearing meeting held 20th October 2005. In mediation with Transit to resolve issues.
- **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. Two lot subdivision, Mill Rd.
- **Buffy Limited** – Application received on 1st of November 2005. Three lot subdivision 256 Schoolhouse Rd
- **Schroder BR** Application received on 27 October 2005. Two lot subdivision McInnes Rd.

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

- Time is being spent liaising with landowners whom have had the ecological survey and property report, to see if there is any assistance that can be offered now. Ie: help with 'where to now?', sourcing of advice on best pest/weed control options/methods, sourcing of funding to assist landowners, assistance with applications if necessary, coordination with the likes of QEII Trust etc.
- An application is currently being completed on behalf of a local landowner to seek funds from the Biodiversity Condition Fund (administered by DOC) for a pest control programme within a QEII covenant.
- A previous funding application put together on behalf of a local landowner, to the Transpower Landcare Trust for possum control was successful in securing \$2500.00 for the project.
- A further two weeks of ecological survey has been arranged for early 2006 and interested landowners coordinated into those periods.
- **REMINDER - BIODIVERSITY CONTESTABLE FUND** is open until March 06, please promote wherever possible.

• **District Planning**

The Decisions on the Proposed District Plan and Variations 2 & 3 were notified on 2 November 2005. This means that the Proposed District Plan as amended by decisions is effective from this date, that is, we now use the amended Plan rules. The decisions have generated quite a lot of interest. The decisions are open for appeal to the Environment Court until 16th December 2005. Only parties who made a submission or who may have a special interest in a decision may lodge an appeal on any decision.

After this date, if any appeals have been lodged, the Council will seek to settle the appeals. If no appeals are lodged, then the plan will be fully operative and copies of the finalized plan will be sent to all plan holders.

In the interim period, the plan as amended by Council decisions is effective. We still must have regard to the Transitional District Plan where a submission has been lodged against a rule in the Proposed District Plan. This is because an appeal may still be lodged against the provision if there was a submission. Section 19 of the Resource Management Act, 1991, applies to any provisions where there were no submissions.

Decisions were also issued on any designations in the Proposed District Plan. This is a separate process to the notification of other plan decisions. These decisions or any party affected by the designation can also appeal 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 The following licences were completed during the period:

- General Manager Licences received and processed – 4
- General Manager Renewals received and processed – 5
- Special Licences received and processed - 3
- New On Licence application received and processed - 1

2.2 Discussions with the Kaikoura Police reveal that Police have had input and discussions with the organisers of all three of the above events regarding their Special Licences. The Police were satisfied with the measures being taken by the organisers.

3.0 Infectious Diseases:

3.1 No notifiable infectious diseases were reported in the Kaikoura District during October 2005.

4.0 Environmental Noise:

4.1 No environmental noise complaints were received in the Kaikoura District during October 2005.

5.0 Registered Premises:

5.1 Four food premises were visited and assessed during the period. A generally acceptable standard was noted throughout, in all cases some minor contraventions were brought to the attention of the proprietor. All food premises will be assessed before the 31st May 2006.

5.2 My focus of attention this year has been on outside dining and the risks of cross contamination from birds, rodents and other wildlife. Given the high profile of this initiative, I have been asked to write a press statement for the NZFSA Food Publication “4°C” . The statement makes reference to all reasonable measures needed to reduce the associated risks of cross contamination.

5.2 All food outlets and food providers at both Seafest and Kaikoura races were assessed on the day of each event, from a perspective of food provision and food safety. Many were up to speed with the basic and simple requirements of food safety, including hand washing provision, temperature control, storage of raw / cooked foods, and minimisation of cross

contamination. It is my aim to provide basic and fundamental information on food preparation / food safety to all public events and shows.

6.0 Water Quality Monitoring:

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

6.2 A full audit and review of the draft Public Health Risk Management Plans (PHRMP) has been undertaken in readiness to issue to Council for comment. It is anticipated that the final draft plans will be available by the end of November. I will provide additional information to Council in the November monthly report.

6.4 The following temporary boil water notices are in place / have been issued during the month:

- Kincaid issued on 16th September – still in place.
- Fernleigh issued on 7th October and removed on 19th October. Three consecutive clear samples were obtained confirming less than 1 E. Coli per 100ml, and the present of acceptable levels of chlorine.

The Medical Officer of Health and Health Protection Officer are aware of the current status.

6.5 The reason for failure at both schemes is the chlorine dosing mechanisms. Fernleigh simply ran out of chlorine and it took some time to remedy the situation. So in order to protect the consumers on the supply the Temporary Boil Water Notice was issued. I do have concerns regarding the management and maintenance of Fernleigh Water scheme. These will be reviewed and addressed in the PHRMP process highlighting the need for improvement.

6.6 I have recently spoken with the Medical Officer of Health and the Ministry who advocates caution and continued awareness with regard to adverse events, potential terrorist alerts, and general site security. The Council has a responsibility to ensure that all reasonable measures are taken to maintain potable water and site security of its locations. Clearly, the emphasis must be on preventing access to rural schemes and supplies were these types of attacks can be made.

6.7 I have recently attended a meeting with CPH and Environment Canterbury regarding the sampling programme for Recreational marine and fresh water sampling for 2005 / 2006. As discussed, some changes to signage requirements have been recommended at some locations “*advising no swimming for two days in the locations after heavy rainfall*”. This signage will ensure that people do not swim in very high elevated levels of E. Coli that may cause illness.

6.8 The revised Drinking Water Standards New Zealand 2005 have been released and will become effective from 1st January 2006. There have been a number of changes to the requirements of testing and the introduction of Public Health Risk Management Plans (PHRMP's). The Standards will become mandatory when the Water Act is passed next year. If required, I can provide a comparison between the 2000 and 2005 standards and the implications (financial and resource) to the Council.

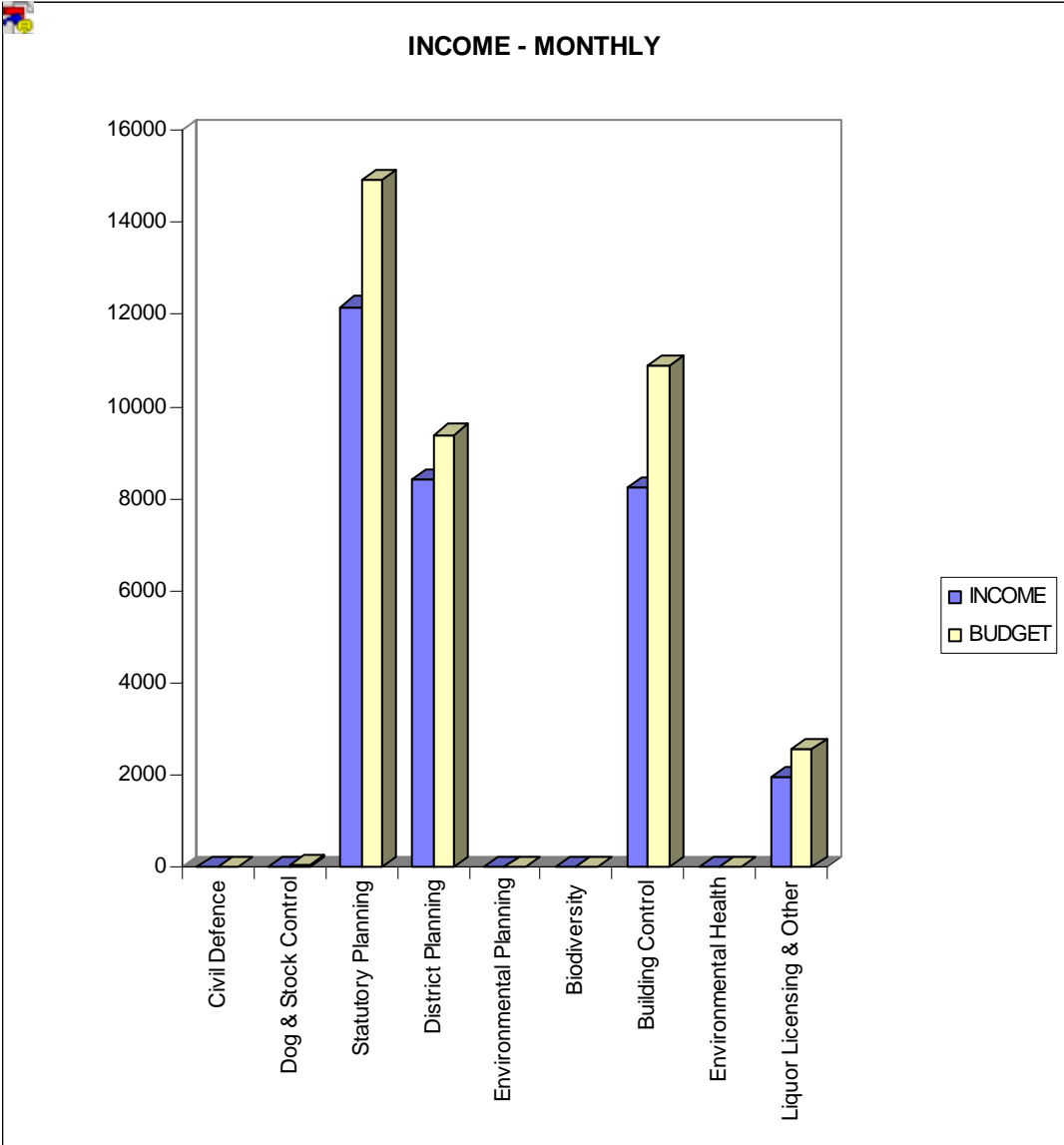
7.0 Nuisances & General

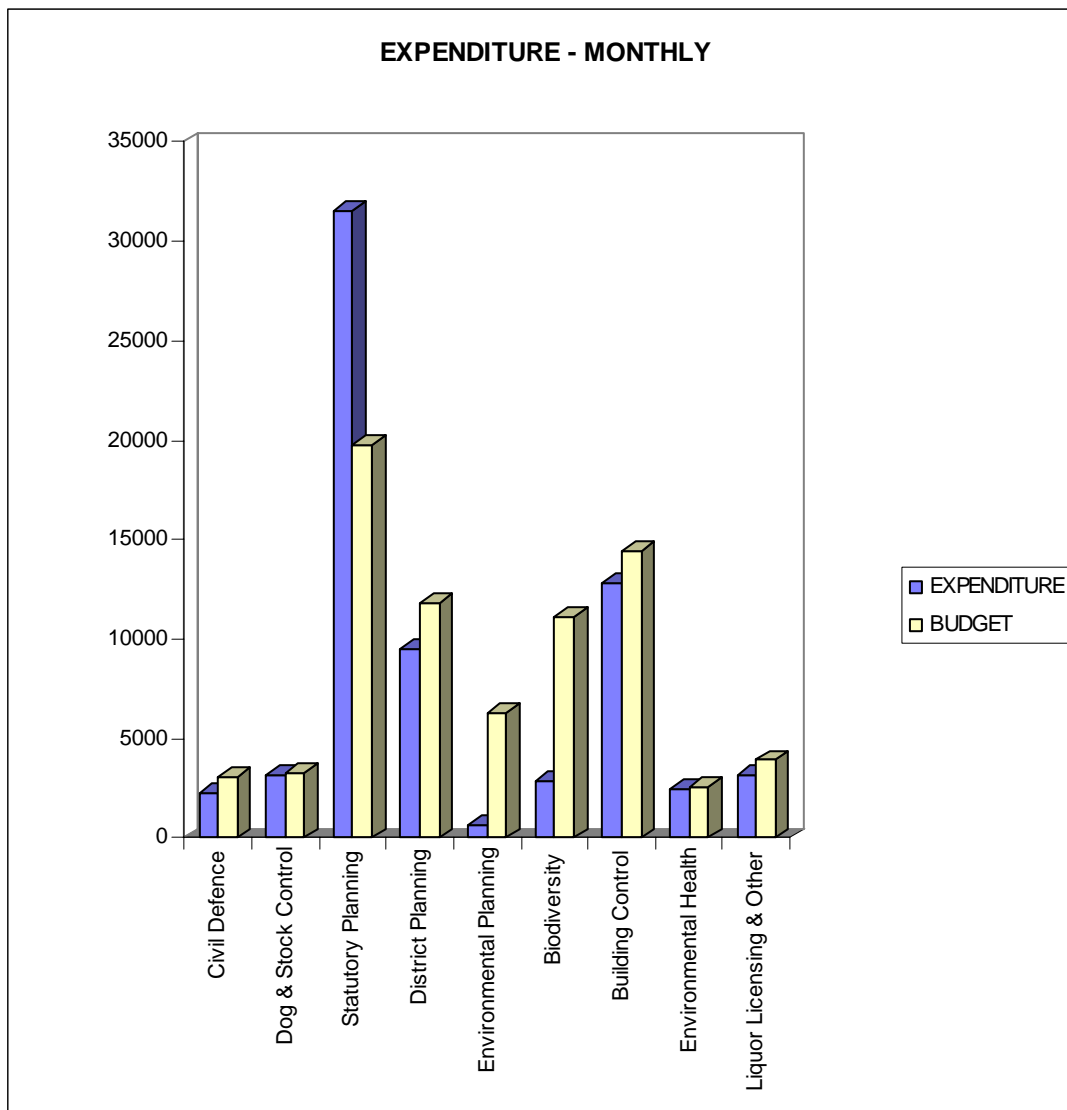
7.1 A number of general enquiries were received during the period relating to food premises, and necessary changes that would be required to meet the potential changes in Legislation. It is

anticipated that the NZFSA will adopt a risk management approach to food safety making it a legal requirement to assess the known and perceived risks within each food premises / business. I would be happy to provide more information to Council if it is required.

- 7.2 Two shows / events occurred during the period, these were Seafest (1st October) and Race Day 31st October. Both events were assessed and visited on the day, from a perspective of food safety and liquor licensing. Seafest report shall be tabled on the day by D Shovel.

Environmental Services Budget Report





- **Resource Consent Update**

RESOURCE CONSENT UPDATE LIST FOR THE PERIOD OF FROM THE 12th OCTOBER 2005 TO THE 8th OF NOVEMBER.

Resource consents decisions issued:

Type of Consent	Applicant	Address of Activity	New Lots Guest No.
Subdivision – Create two additional allotments	Seaview Marlborough Ltd	Hasting Street	2
Subdivision consent: Boundary Adjustment	Henry CMT & EJ	Old Beach Rd	

Active consent applications currently in process:

Type of Consent	Applicant	Address of Activity
Subdivision & land use – Create 3 lots retain dwelling and allow for new dwellings	Battersby	Crn Athelney & School House Roads
Subdivision consent: 3 Lots, Retain Building	RD Hughes	SH 1
2 lot subdivision, build dwelling	Dunfoy GW & DC	373 Shwy 1, Hapuku,
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 Boundary adjustment	Dasler G & J	15 & 17 Kotare Pl,
Subdivision- 3 Lot	Buffy Limited	256 Schoolhouse Rd
Land Use Build barrier wall & 2 sheds	Prime Pine Kaikoura Ltd	222 Beach Rd
Subdivision 2 lot, Build dwelling Boundary adjustment	Schroder BR	McInnes Rd Postmans Rd/Schoolhouse Rd
Subdivision Build dwelling on 2ha	Scattergood Kd & Max	Mill Rd
subdivision, 4 Lot build dwellings	Mt Stace Holdings Ltd	Legal Road off Parsons Rd
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: 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
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Consent applications awaiting receipt of further information requested from applicant or on hold:

Type of Consent	Applicant	Address of Activity
Subdivision and land use consent, development of 24 unit hotel and unit titles – 44 visitor beds	Neumann Real Estate Ltd	72 Beach Road
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

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