

# ENVIRONMENTAL SERVICES COMMITTEE MEETING HELD ON WEDNESDAY 21 DECEMBER 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 16/11/2005* *page 76*

4. *Minutes Action & Issues List Update*

	<b>16 NOVEMBER 2005</b>		
Environmental Services	Copy of Drinking Water Standards 2005 to Councillor Diver	D Shovel	Circulated 16 December 2005

5. *Environmental Services Report* *page 16*

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

6. *Resource Consent Update* *page 25*

7. *Proposed Transit Stock Effluent Site* *page 29*

8. *Urgent Business*

9. *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 – Mt Stace Holdings Ltd*

*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:*

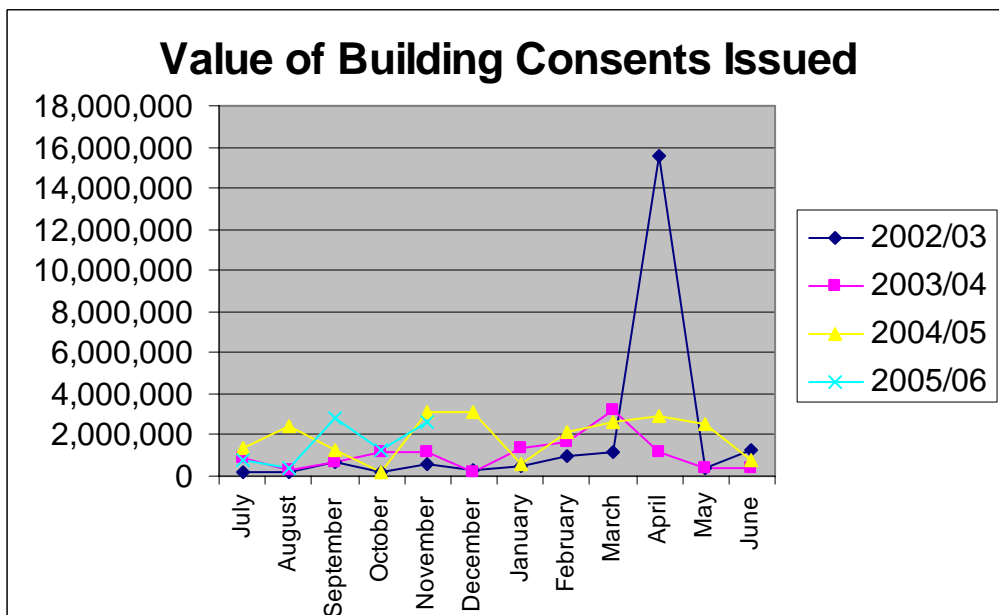
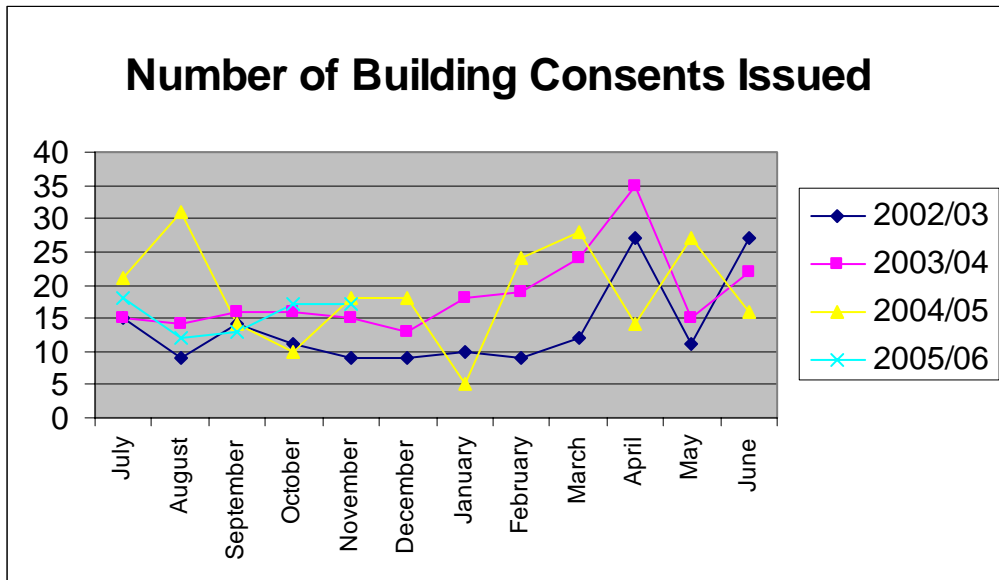
<b>General subject of each to be considered</b>	<b>Reason for passing this resolution in relation to each matter</b>	<b>Grounds of the Act under which this resolution is made</b>
Review of Conditions of Consent – Mt Stace Holdings Limited	The exclusion of the public from the whole or the relevant part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

## ● Building

There were seventeen building consents with a construction value of \$2,591,590 issued for the month of November. These consents were for:

- 1 Marquee
- 4 New Residential Dwellings
- 3 Commercial Building Alterations
- 1 Eighteen Motel Unit plus Manager's Accommodation
- 1 Gabion Wall Construction
- 1 Solar Electric Power Unit
- 1 Farm Shed
- 1 Relocation of Storage Container
- 3 Residential Dwelling Alterations and Additions

Building Control is still busy with new enquiries. There were 14 Code Compliance Certificates issued for completed building projects and 14 Land Information Memorandums processed for property transactions.



## • **Resource Planning**

### **Resource Consent Update: 8<sup>th</sup> November to the 12<sup>th</sup> December 2005**

Twelve new resource consents have been received in this period. These consist of land use and subdivisions. Of these twelve, two new applications require notification. These are Kaikoura Beach Villas (40 Lot subdivision) and Waterfront Apartments Limited (for five residential units) details on the progress of the application is listed below.

Progress of publicly notified resource consents is following:

- **Midway Fleet Leasing** – Matter resolved by mediation, decision granted subject to additional flood controls.
- **Kaikoura Developments Limited – (Scenic Circle)** Meeting arranged with developers and Council Staff 20<sup>th</sup> December 2005. Council will be informed of progress.
- **Kaikoura Adventure Safaris** – Transit New Zealand matters now believed to be resolved however formal response from Transit still required.
- **Chesham Estates** – Application went to mediation with the applicant accepting the application be amended by way of a consent order. The consent will come back to the Hearings and Application Committee for acceptance.
- **Global Property Investment** – Application remains on hold.
- **Cedar Properties Kaikoura Limited** – Hearing held on 6<sup>th</sup> December 2005, deliberations to occur by Hearing and Applications Committee.
- **Neumann Real Estate Limited** – Amended roading plan submitted and re-notified, submission close 16<sup>th</sup> December 2005.
- **Battersby V J** – Decision released application declined.
- **Robison D-** Application to be considered by Hearing and Application Committee 13<sup>th</sup> December 2005.
- **Transit NZ (Designation)**-Submissions closed on 19<sup>th</sup> of September 2005. Hearing date being finalised.
- **Addis At & GJ**-Submissions closed hearing date to be set.
- **Buffy Limited**- Site visit undertaken with DoC and Environment Canterbury letter being drafted for reduction in esplanade reserve. Notification of application required.
- **Schroder BR** Application under review notification may no longer be required due to District Plan submissions awaiting outcome of appeal period.
- **Kaikoura Beach Villas** – 184-206 Beach Road, application under review notification required.
- **Kaikoura Waterfront Apartments Ltd** – 17 Avoca Street – Application currently on hold seeking clarification on details of the application.

The period leading up to Christmas has been busy with staff making their best endeavours to ensure as many decisions are released prior to Christmas as possible.

Council members are reminded that the Resource Management Act has a shutdown period which runs from 20 December 2005 to 10 January 2006. During this period the statutory timeframes are placed on hold however Council may still process and issue decisions during this period.

As this is the last Council meeting for the year I would like to thank the Council for their assistance throughout the year with special thanks to the members of the Hearing and Application Committee who have spent large amounts of their personal time to ensure good planning decisions.

## • **Monitoring/Biodiversity**

### **Monitoring of consents & complaints.**

- Monitoring is ongoing as is follow up to previous non-compliances.

- Complaints have been few over the last period.

### **Biodiversity & SNA Project**

- Time is being spent liaising with landowners whom have had the ecological survey and property report done through the SNA project, to see if there is any assistance that can be offered now. This will be on going however several have taken up the offer to date.

**Puhi Peaks Nature Reserve** - The committee will be aware that the Biodiversity Officer has been assisting the owner of the Puhi Peaks Nature Reserve to source funds for pest control within the recently registered QEII Trust covenant area. Through this assistance the Biodiversity Officer was lucky enough to be offered a spare seat in a R44 helicopter recently while the landowner and Manager of Target Pest Enterprises Ltd checked out the logistics of pest control in the area, which was to follow later in the week.

This block of control work involved approximately 2 -3 Target Pest staff being flown as close to the colony area as possible, along with the materials and traps needed for the job. Traps would be set around the perimeter of the colony areas with the hope of lowering the stoat population. Some possum control was being done in lower areas also. This work was kindly funded by Environment Canterbury. It is hoped that the recently completed funding application to the Condition Fund will be successful in order to fund a further year long programme of pest control in the colony area, in order to get the pest numbers down.

**Biodiversity Forum – Environment Canterbury** – Environment Canterbury have spent some time over the last few months speaking to:

- 11 District Councils
- Ngai Tahu
- Federated Farmers – offices and branches
- Forest and Bird – office and branches
- Fish and Game
- Various local conservation trusts and societies
- National conservation trusts
- Central Government - DoC, MAF, MfE, LINZ,

and gathering their views on where people see biodiversity in the future, where the gaps are and where help is needed.

Therefore the purpose of the Biodiversity Forum that was attended recently was to present those findings and gather further input on what direction should be taken.

Some time was spent also on hearing the ‘positive stories’ of work happening around the district. I was asked to speak about what Kaikoura District Council are doing in terms of biodiversity and our Significant Natural Areas Project in which positive feedback was received.

The key outcomes of consultation carried out within North Canterbury area including Kaikoura District Council, were:

- Relationship between landowners and Councils is mixed (this came out of discussions with folk in Hurunui re their SNA process)
- Pest control is a key issue
- There are information gaps – a need to ground truth aerial surveys (again SNA matters re Hurunui)
- 4WD on beaches is an issue
- Impact of rural residential lifestyle blocks

Stakeholder Feedback - District Councils:

- Urban / rural differences
- Variation in regulatory approach
  - All Territorial Authorities have Significant Natural Areas identified

- Different definitions of Significant Natural Areas, conservation, subdivision rules, vegetation clearance rules
- Variation in level of non-regulatory approach
  - Most have contestable enhancement funds (from Timaru north)
  - Kaikoura District Council has a biodiversity officer
  - Christchurch City Council has a biodiversity strategy
- Variation in knowledge base
  - Most have some ecological assessments completed
  - Many have new ones scheduled for the near future
  - Consideration of trusts as knowledge repositories common
- Management of reserves
  - Some Territorial Authorities consider biodiversity outcomes on land they manage

Stakeholder Feedback - Key Themes to Emerge.

- Lack of general public awareness and support
- Lack of resources – funding and people power
- Knowledge gaps, or inaccurate info – ‘we don’t know what we don’t know’
- Lack of coordination across (and within) the relevant agencies
- Pests – on public land and private land
- How do you make biodiversity an asset? How to create more buy in.

The above work has been done with a possible district wide biodiversity strategy in mind, one that would be a product of the various interest groups concerns, objectives and outcomes. It will not be an ‘Environment Canterbury’ Strategy.

Environment Canterbury will collate the various consultation outcomes into a draft strategy for circulation and further consultation next year.

**REMINDER - BIODIVERSITY CONTESTABLE FUND** is open until March 06, please promote wherever possible.

## • **District Planning**

Following the notification of decisions on the Proposed Kaikoura District Plan, and the report to November’s meeting, there have been no further developments on the Plan. A number of enquiries have been received on the lodging of appeals, but to date, no appeals have yet been lodged.

I have received letters from most of the Requiring Authorities who are responsible for the designated sites in the District, stating they are happy with the way their designations have been included in the Proposed Kaikoura District Plan.

A date for the hearing of the alteration to the road widening designation by Transit NZ, for Beach Road has been tentatively set for February. A date will be confirmed for this shortly.

District Planning Maps are also being worked on with Council staff exploring options for updating and printing of District Plan maps.

## • **Environmental Development**

### **Litter/Dumping**

The Environmental Development Officer is currently looking into ways to actively discourage the dumping of household waste at or in bins provided for public use. Dumping of household waste at Kowhai and Mangamaunu molok bins has been occurring regularly with computers, wood and bags collected over recent months- material obviously deposited by residents.

Options being investigated include

- Developing an education campaign targeting residents, visitors and businesses.

- Developing a by-law to the Litter Act 1979, stating specifically that dumping of household materials at public bins is not appropriate. Currently the Litter Act is ambiguous regarding public bins and requires strong evidence to prosecute offenders.
- Placing surveillance cameras (initial costing is in the order of \$6000 requiring electricity).
- Looking into how other councils have managed similar situations - research to date has found a number of by laws relating to the appropriate use of public litter bins.

It is a priority to manage this issue to support our status as a Green Globe community and prior to the introduction of ZORG, when dumping could increase in frequency

## **Volunteer Groups**

### ***British Trust for Conservation Volunteers***

- Two groups are scheduled to work with KDC, Takahanga Marae, and DOC this summer.
- The first group will arrive in between Christmas and New Year and work on developing a walking circuit through the QEII trust on Bob Bells property.
- The second group arriving in late February 2006 will work with the Takahanga Marae and DOC revegetating the Oaro wetland.

Additional programs have been scheduled with BTCV for October 2006 and February 2007- the cost of hosting these groups is minimal to Kaikoura District Council (car hire, materials and coordination time) and provides a great outcome for residents, visitors and conservation.

## **Communities for Climate Protection (CCP)**

A meeting was held in early December, coordinated by a Communities for Climate Protection representative to assist Council progress towards achieving the targets of Green House Gas emission reductions- these targets were set at 100% for the Council and 60% for the community. Working with Council staff and Councillor Woods, a Local Action Plan is being developed to set specific targets for both the Council and the Community to work towards.

## **Green Globe**

### ***Community Certification***

Environmental Development Officer is working on improving on three areas identified as needing work by the surveillance visit in August. A surveillance visit by Green Globe auditor shall be set up for late January 2006 to clarify that improvements have occurred and progress towards the next certification review is appropriate.

### ***Business involvement***

Environmental Development Officer is planning on raising the awareness of the Green Globe process and benefits to businesses throughout Kaikoura. The intention is to provide the impetus for businesses to enhance their sustainable practices, which could be a building block for increased participation in Green Globe, or simply create the opportunity for businesses to realize the financial, social and environmental benefits - linking in with the expectations that visitors have of Kaikoura.

## **• 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:

- One General Manager Licences received and processed.
- Three General Manager Renewals received and processed.

- Two Special Licences received and processed.
- Three New On Licence application received and processed.
- One Renewal of on licence applications received and processed.

2.2 In terms of the Sale of Liquor Act, both other reporting agencies (namely the Police and Community & Public Health) have been asked for reports on the above applications. No opposition was raised to the issue of the licences and managers certificates. As previously reported I will be conducting unannounced visits on licensed premises to determine overall compliance with the Act. I will report my findings as they become available.

### **3.0 Infectious Diseases:**

3.1 One notifiable infectious disease (Campylobacter) was reported in the Kaikoura District during November 2005.

3.2 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.

### **4.0 Environmental Noise:**

4.1 No environmental noise complaints were received in the Kaikoura District during November 2005, although a service request was received relating to the proposed district plan rules / permitted noise levels in a residential area, both for day time & night time.

### **5.0 Registered Premises:**

5.1 Five unannounced 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 remaining food premises will be assessed before the 31<sup>st</sup> May 2006.

5.2 As previously reported my focus of attention this year has been on outside dining and the risks of cross contamination from birds, rodents and other wildlife.

5.2 I have already spoken with the organisers for Seafest 2006 and Roots Festival 2006, with regard to food safety issues, event organisation and public health (including sanitation).

5.3 One new food premises was assessed for food safety in terms of supplying members of the public with food. Generally the standards were acceptable, and some minor improvements were required.

### **6.0 Water Quality Monitoring:**

6.1 Please refer to the schedule of monitoring for November 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 was anticipated that the final draft plans would be available by the end of November. Five full PHRMP's have been completed for the individual supplies. The remaining plans will be completed in the very near future.

6.4 The temporary boil water notices for both Kincaid and Fernleigh have now been lifted. All residents on the schemes have been notified that the boil water notices are not longer in place.

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

- 6.5 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.
- 6.6 As previously reported the revised Drinking Water Standards New Zealand 2005 have been released and will become effective from 1<sup>st</sup> 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). I will be reviewing the sample location, frequency and reporting procedures, so that the transition to the new standards will be seamless. I will report to the Council any cost implications as they arise.
- 6.7 A meeting took place with Community & Public Health regarding the provisional grading of the Kaikoura drinking water supply. On investigation and discussion at the meeting it seems that the provisional grading was inaccurately calculated, and further in-depth assessment, including communication with myself, Council engineers and Contractors is required prior to final grading process.

## **7.0 Nuisances & General**

- 7.1 A complaint relating to potential bed bugs in a motel unit is currently under investigation. I will report my findings as they become available.
- 7.2 Two complaints have been received regarding odour and the condition of toilets at premises throughout the district. These complaints will be investigated accordingly.
- 7.3 A steady 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.
- 7.4 Several complaints have been received where men have been urinating in the doorways of premises late at night along West End. The matter is under investigation.

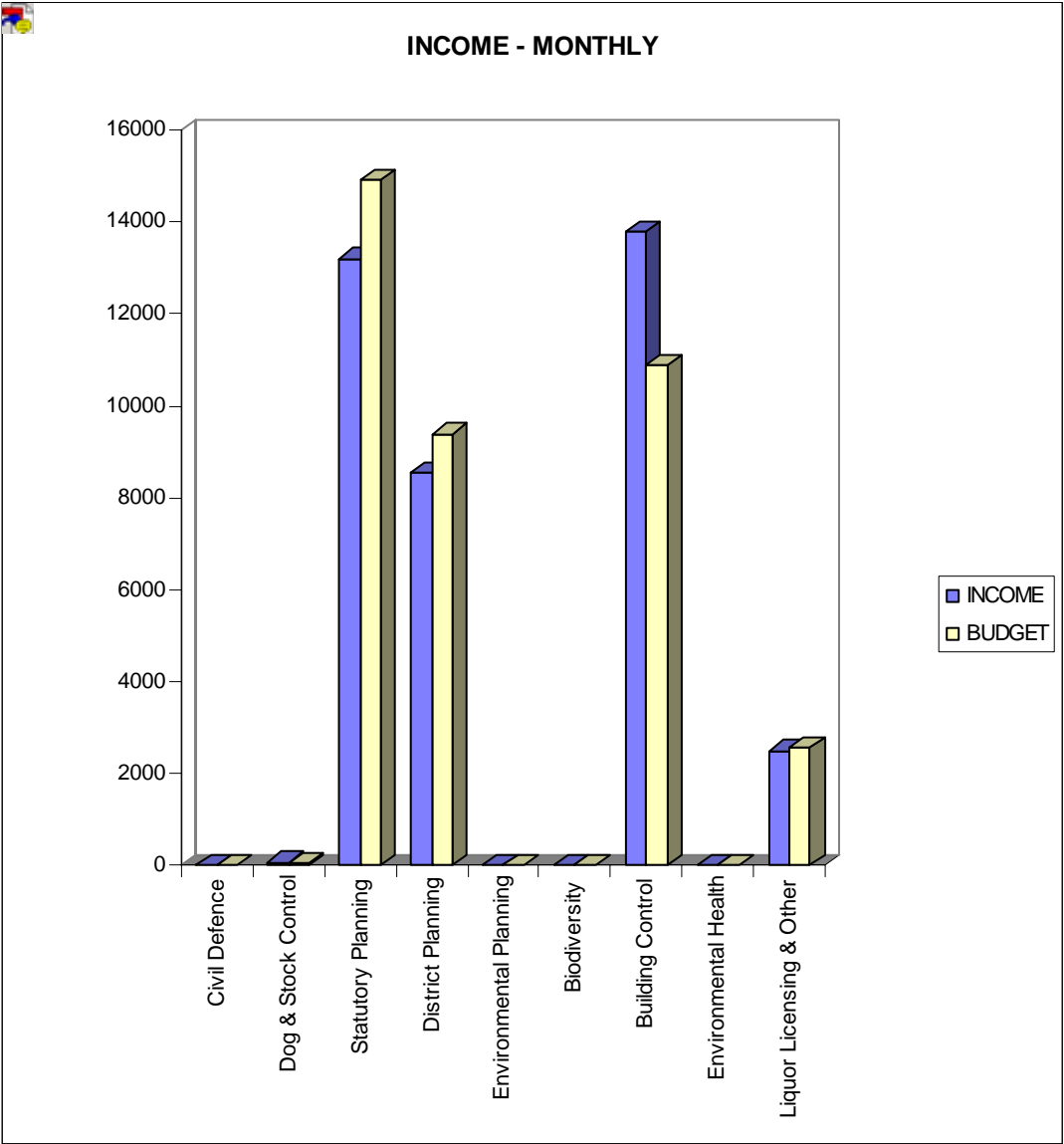
**Sample Date: 30 November 2005**

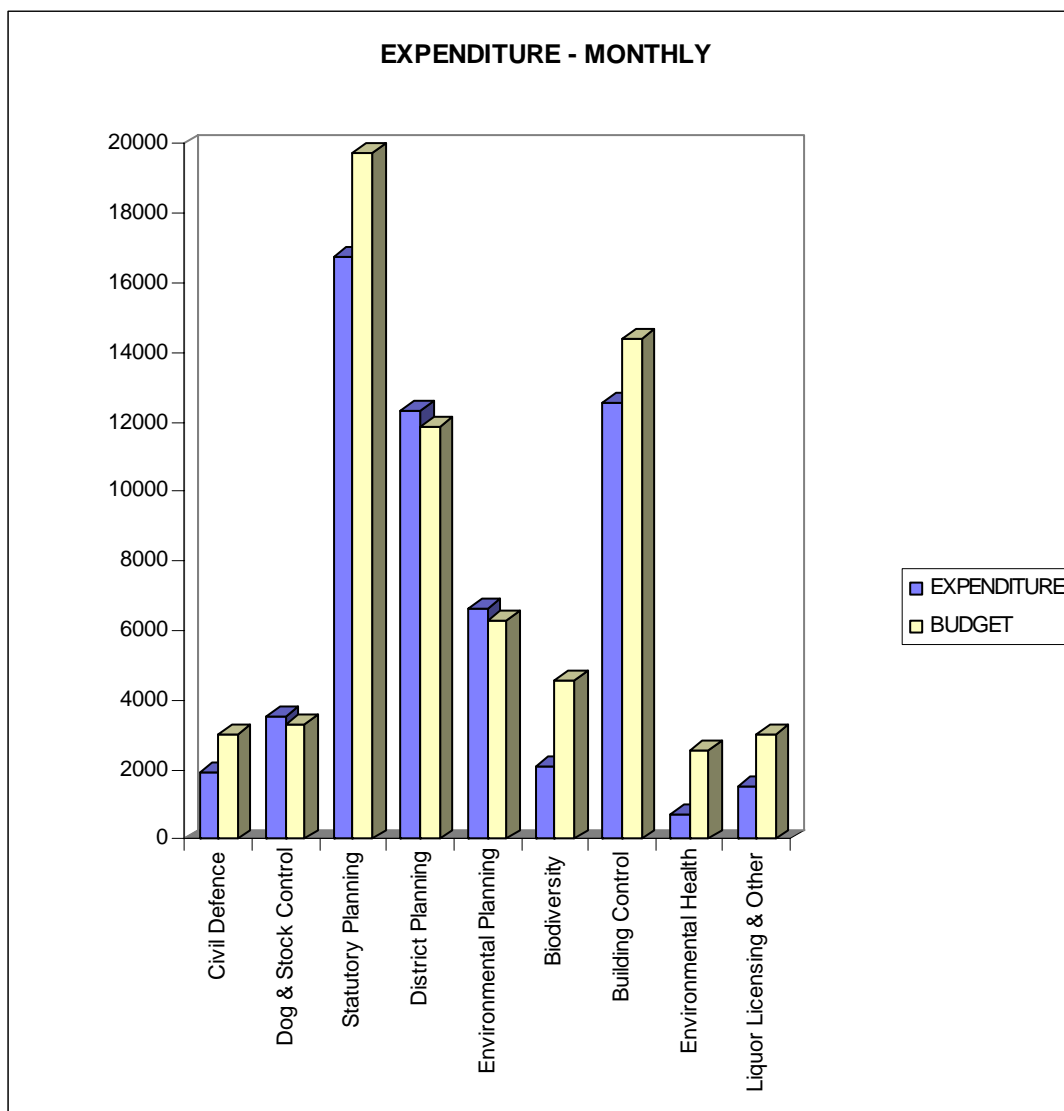
Method: ReadyCult

Weather Condition: Showers

Lab Ref No:	WINZ Code	Sample Point	Tests	Results	Units
MMK3705	TP00217	Kaikoura			
			E. coli	Absent	100mL
			FAC	0.55	mg/L
			Total Coliforms	Absent	100mL
MMK3706	KAI004KU	Kaikoura Urban			
			E. coli	Absent	100mL
			FAC	0	mg/L
			Total Coliforms	Absent	100mL
MMK3707	KAI004SB	South Bay, Kaikoura			
			E. coli	Absent	100mL
			FAC	0.35	mg/L
			Total Coliforms	Absent	100mL
MMK3708	TP01001	Kincaid Rural Water Supply			
			E. coli	Absent	100mL
			FAC	0.75	mg/L
			Total Coliforms	Absent	100mL
MMK3709	TP01000	Peketa Village			
			E. coli	Absent	100mL
			Total Coliforms	Absent	100mL
MMK3710	TP00998	Oaro			
			E. coli	Absent	100mL
			Total Coliforms	Absent	100mL
			Turbidity	1.15	NTU
MMK3712		Mackle Bore			
			E. coli	Absent	100mL
			Total Coliforms	Absent	100mL

# Environmental Services Budget Report





- **Resource Consent Update**

**RESOURCE CONSENT UPDATE LIST FOR THE PERIOD FROM THE 8<sup>TH</sup> OF NOVEMBER TO 12 DECEMBER 2005**

Resource consents decisions issued:

Type of Consent	Applicant	Address of Activity	New Lots Guest No.
Subdivision – to create two allotments	Baxter	102-104 Beach Road	
Subdivision & land use – Create 2 lots retain dwelling and allow for new dwellings	Arthur RJ	91 Torquay St	
Subdivision consent: 2 Lots, Retain Building	Smith DL & WW	208 Red Swamp Rd	
Land Use Build barrier wall & 2 sheds	Prime Pine Kaikoura Ltd	222 Beach 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	3
Subdivision Boundary adjustment	Dasler G & J	15 & 17 Kotare Pl,	0
Land Use-extend house in flood zone	Ian Scott	170 Mill Rd	

Active consent applications currently in process:

Type of Consent	Applicant	Address of Activity
Build a sales office in a temporary location	RD Hughes Holdings Ltd	Ocean Ridge SH1
2 Lot subdivision, create 19 unit titles on Lot 1	Alpine Pacific Developments Ltd	154 Beach Rd
Build and operate a pre-school	Little Tamariki Montessori Pre-School	47 Ludstone Rd
Subdivision and land use-subdivide one lot and amalgamate the remainder	LW Kearns	8 Kiwi St
Subdivision- 40 Lot subdivision, Build dwellings	Kaikoura Beach Villas	184-206 Beach Rd,
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
Land Use-Build shed in set back area	M & P Cleall	28 Ti Toki Dr
Subdivision- 3 Lot	Buffy Limited	256 Schoolhouse Rd
Subdivision 2 lot, Build dwelling Boundary adjustment	Schroder BR	McInnes Rd Postmans Rd/Schoolhouse Rd
Subdivision consent boundary adjustment, build dwelling	Docherty Family Trust	219 Beach Rd
Land use: Extend dwelling & outbuildings, convert shed for staff	Robinson D,	SH1 Mangamaunu

accommodation, build 3 outbuildings		
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
Subdivision and land use consent, development of 24 unit hotel and unit titles – 44 visitor beds	Neumann Real Estate Ltd	72 Beach Road

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

Type of Consent	Applicant	Address of Activity
Land Use – Construction of 5 apartment buildings	Waterfront Apartments Ltd	17 Avoca Street
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 and Land Use – create allotments for each dwelling Lot size 4700m <sup>2</sup> .	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
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
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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 declined:

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

Consent applications subject to application for declaration under section 311 of the Resource Management Act: Nil

\* Denotes Retrospective Consent

\*<sup>1</sup> Denotes Retrospective Consent Signage Aspect Only