

# ENVIRONMENTAL SERVICES COMMITTEE MEETING HELD ON WEDNESDAY 17 MAY 2006 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 20/04/06*

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*4. Minutes Action & Issues List Update*

<b>MEETING</b>	<b>ACTION REQUIRED</b>	<b>BY</b>	<b>DATE ACTIONED</b>
	<b>21 DECEMBER 2005</b>		
Environmental Services	Signage on rubbish bins advising where recycle bins/stations are	Nicole/Intern	To be undertaken by intern June/July 2006
	<b>15 FEBRUARY 2006</b>		
Environmental Services	Map of Kaikoura district with camping/litter problem areas identified in order of priority	Nicole/Intern	To be undertaken July/August
Environmental Services	Investigate, review and report back on existing signage within district	Nicole / Intern	To be undertaken July/August
	<b>15 MARCH 2006</b>		
Environmental Services	Provide a draft strategy for Sustainable Tourism Charter to Council	Nicole/Ann	In Progress

*5. Environmental Services Report*

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

*6. Resource Consent Update*

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*7. Urgent Business*

## • Building

There were fourteen building consents with an estimated construction cost of \$1,019,300.00 issued for the month of April. These consents were for:

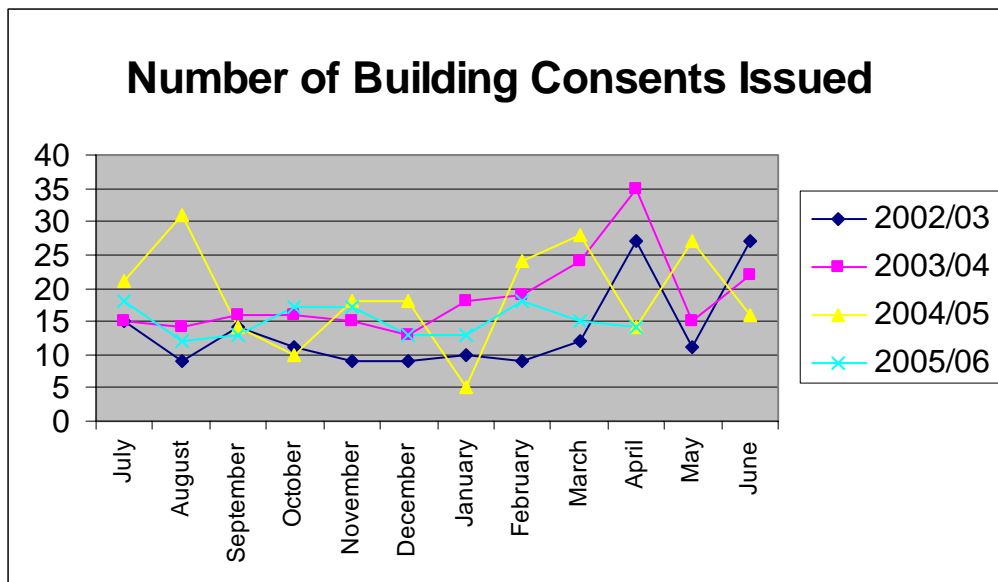
- 2 New Dwellings
- 2 Sub-Division Structures and Retaining Walls
- 1 Garage
- 1 Office/Staff Toilets
- 2 Dwelling Additions
- 4 New Log Fires
- 1 Fish Chiller

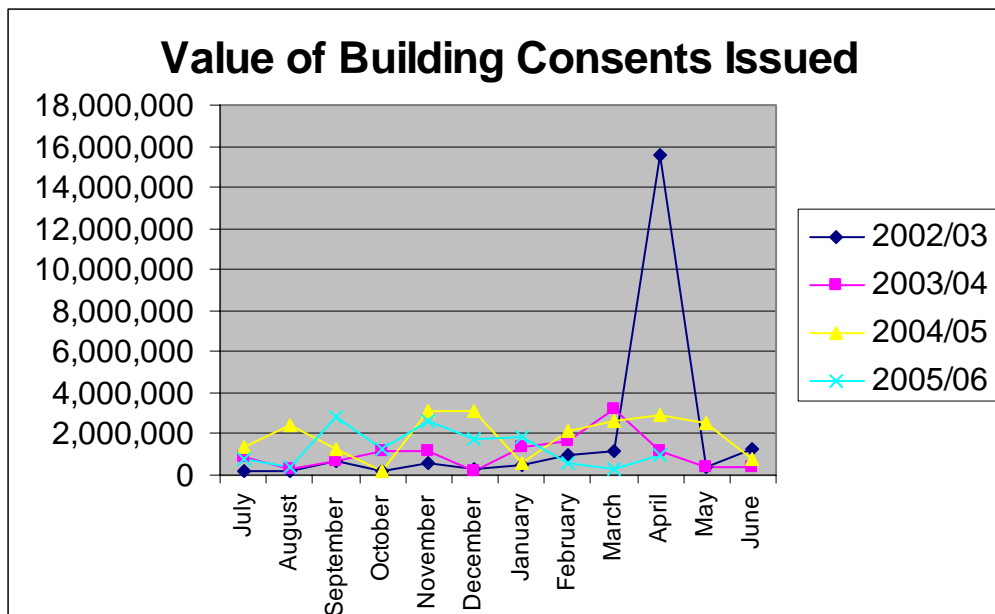
There was sixteen Code Compliance Certificates issued for completed projects and ten Lan Information Memorandums for property transactions.

There are still a lot of enquiries in respect of proposed construction in our district. Some of these enquiries relate to substantial commercial development.

### **Building Consent Authority (B.C.A)**

Registration application is to be lodged with the Department of Building & Housing by 31<sup>st</sup> May 2006. We have just completed a two day meeting with the joint Building Control Authority consortium and real progress is now being seen with generic forms being completed and agreed to by the twelve Councils involved. It also appears from this last meeting that the Department of Building & Housing officials are now more openly proactive and are listening to our recommendations in respect of attaining Building Control Authority accreditation.





## • Resource Planning

### Resource Consent Update: 10<sup>th</sup> of April 2006 to 10<sup>th</sup> of May 2006

10 new resource consent applications have been received in this period. These consist of land use and subdivisions. None of these applications are likely to be notified.

Progress of publicly notified resource consents is following:

- **Kaikoura Developments Limited – (Scenic Circle)** Building consent issued for retaining wall.
- **Kaikoura Adventure Safaris** – Transit New Zealand matters now resolved, on hold waiting for On Track (railways) feedback to solution agreed with Transit.
- **Global Property Investment** – Application remains on hold.
- **Kaikoura Beach Villas** – 184-206 Beach Road, application reviewed requested for further information sought, notification required.
- **Kaikoura Waterfront Apartments Ltd** – 17 Avoca Street – Application currently on hold seeking clarification on details of the application.
- **Bradbury Properties Ltd**- 5 Kotuku Rd – Applicants seek to create fee simple titles for existing flats and an additional title for balance of property. Application currently on hold given need for service details and archaeological assessment, given existing cross-lease notification may not be required.
- **G Dasler**- 29 South Bay Parade-Application for 2 additional accommodations units, limited notification. A per-hearing meeting set for 12<sup>th</sup> of May 2006 for those parties potentially affected.
- **A & M Watts**, Athelney Rd 3 Lot Subdivision reduction for esplanade reserve currently being sought from the Department of Conservation.

The number of applications is been increasing steadily over the last month with more than a third of all applications for the year being lodged in the beginning of May.

## • Monitoring/Biodiversity

### Monitoring of consents & complaints.

- Monitoring is on going as is follow up to previous non-compliances.

- Complaints have been few over the last period.

### **Biodiversity & SNA Project**

- The SNA project ecologist will be in Kaikoura for a two week block of work at the time this report is heard.
- At the time of writing the report, the Biodiversity Officer was busy approaching landowners for interest in the project and seeing if they would be interested in having the SNA survey completed. Time is being spent coordinating enough properties for the two week block, arranging a suitable day for the property to be visited, producing suitable topographical and aerial maps for the ecologist etc.
- Some landowners/properties that will be surveyed are those that have shown an interest in the project earlier, but for various reasons their properties haven't been surveyed yet. Others will be 'new approaches'. Currently properties to be surveyed are in the Hapuku area and Clarence Valley. A further update can be provided during the Environmental Services meeting.
- Liaison with landowners whom have had the ecological survey and property report done through the SNA project, to offer any assistance - on going.
- Biodiversity contestable fund – at the time of writing this report, a meeting was scheduled for Wednesday 10<sup>th</sup> May for the panel to meet and make decisions on the applications received. An update can be given at the time of presenting this report.

### **YES! 2006 Youth EnviroSchool 18-22 April 2006**

This is for senior secondary school students to discover environmental science in a university setting. The Biodiversity Officer was approached by the Kaikoura High School to see if KDC would be willing to sponsor a senior student to attend this forum, in which the Patron for the 2006 event was Dr J Morgan Williams, Parliamentary Commissioner for the Environment. This was agreed to and Sarah Smith was sponsored to attend.

The Forum was held at Lincoln University over 18-22 April and Sarah provided this feedback for the Council – *'Here I explored aspects of environmental science & leading environmental issues along with 49 others from all over New Zealand & 4 Australians.....we visited Lake Ellesmere & Ngati Moki Marae & used the Stream Health Monitoring & Assessment Kit, visited Rakia Gorge, Mt Somers Station (sustainable farming) & a sand and silica quarry (opened my eyes up to our so called Clean Green NZ). All the lectures were very interesting and covered a wide range of environmental issues from organic farming to genetics, physics & environmental footprints (very interesting!). I met lots of new people and already keeping in touch with them.....good to meet young people like myself who are passionate about the environment & respect it.....we discussed many priorities for action including – environmental workshops, buy local, no to plastic bags, schools to include ecological footprint, plant native trees, write submissions, waste audit, alternative energy, economic incentives etc. From that our four main priorities for action are:*

*\*Reduce use: aim for minimum waste*

*\*Environment in media*

*\*Alternative energy*

*\*Education for sustainability*

*Now I am back with lots of ideas that we can do at school & in the community to help sustain our environment.*

*Thanks to the Council for sponsoring me & an even bigger thanks to Mrs Lyford for presenting me the opportunity to attend something so great & worthwhile'.*

*Sarah Smith*

*Eco Council, Kaikoura High School.*

From the feedback provided, I believe this experience has been very worthwhile for Sarah and the High School and believe Council should take the opportunity again when the next Youth EnviroSchool is run.

## • District Planning

The District Plan appeals have proceeded to mediation, with mediation concluding on Friday 12<sup>th</sup> May. The mediations on a whole went well, with agreement from all parties on most matters. When the matters have been signed off by the Environment Court Judge, then the changes will be presented to Council and the subsequent changes made to the District Plan.

As a result of the mediations, consent orders which outline the resolution on the appeal matters are now being prepared and circulated. The table below outlines progress to date on each matter:

Number	Topic	Appellant	Court imposed dates
1	Oceanridge Cycleway	Environment Canterbury (Canterbury Regional Council)	Settled through court memo Court Judge approved
2	New standard - Oceanridge Development LDRA	Environment Canterbury (Canterbury Regional Council)	Settled through court memo Court Judge approved.
3	Activity status non-reticulated sewage	Environment Canterbury (Canterbury Regional Council)	Agreement on Court memo, currently in circulation
4	Landscape & Visual Amenity (Plan Process)	Environment Canterbury (Canterbury Regional Council)	Agreement on Court memo currently in circulation
5	Coastal hazard lines	Environment Canterbury (Canterbury Regional Council)	This matter has been referred back to parties to resolve in the first instance. Report back to Court on Progress by 31/5/2006
6	Methods & Rules Historic Heritage	New Zealand Historic Places Trust	Agreement on matters, Court order being prepared.
7	Height restriction in South Bay	Allan MacDonald	At time of writing mediation has not been undertaken
8	Definition of Indig. Forest	Federated Farmers	Agreement in mediation Court Order to be prepared and circulated
9	Definition and Rule Indig Forest	Department of Conservation	Agreement prior to mediation. Court Order in preparation
10	Wilding Trees	Environment Canterbury	Agreement in mediation Court Order being circulated

		(Canterbury Regional Council)	
11	Landscape & Visual Amenity (Deletion of Chapter)	Federated Farmers	Agreement in mediation Court Order to be prepared and circulated
12	Indig. Forest & Vegetation	Federated Farmers	Agreement in mediation Court Order to be prepared and circulated
13	Protection of DoC land	Department of Conservation	Agreement prior to mediation. Court Order in preparation
14	Rules - Utilities in the Rural Zone	Department of Conservation	Agreement prior to mediation. Court Order in preparation
15	Density & Development Rural Zone	Environment Canterbury (Canterbury Regional Council)	Agreement in mediation Court Order to be prepared and circulated
16	Policy - Rural Subdivision	Environment Canterbury (Canterbury Regional Council)	Agreement on Court memo currently in circulation
17	Kaikoura Peninsula Tourism Zone	Whale Watch Kaikoura	Set down for hearing on the week of 12 June 2006. All parties have agreed this timeframe is too tight and have sought an adjournment until August.
18	Kaikoura Peninsula Tourism Zone	Whale Watch Kaikoura	As for 17
19	Kaikoura Peninsula Tourism Zone	Environment Canterbury (Canterbury Regional Council)	As for 17

The planners will attend a workshop at Takahanga Marae on the 29<sup>th</sup> & 30<sup>st</sup> May regarding the implementation of the recently released Environmental Management Plan for Te Runanga o Kaikoura.

Work is completed on the Planning Maps. The whole District Plan will be reformatted and re-printed when the plan becomes fully operative.

Under the 2005 amendments to the Resource Management Act, it is no longer necessary to apply to court for the plan to become operative. The Council will be responsible for adopting the District Plan following settlement of all issues.

## • **Environmental Development**

### **South Bay Domain**

*Progress to date*

Work at South Bay has been progressing well over the last few months. All services for the new toilet facilities have been laid (sewer and water lines) and a dump station will be linked to the sewer lines. A funding contribution is being sought from the NZMCA (New Zealand Motor Camp Association) to develop this facility. Landscaping and planting will begin in the next month.

#### *Walkway Interpretation*

Environmental Development Officer has been involved in meetings with DOC, Takahanga Marae, Whale Watch and an interpretation consultant to develop an interpretation plan for the Kaikoura Peninsula Walkway. The walkway is planned to be circular route linked to the town centre by Toms Track and Dempseys Track and a final draft of the concept plan will be available by the end of the month.

#### **Zero Waste funding**

Environmental Development Officer was successful in obtaining \$6,500.00 to develop a template and implement an education program relating to ZORG and waste management throughout the district. The education will be managed in collaboration with Innovative Waste Kaikoura over the next 12 months and the current concept involves an increasing awareness of

- reducing amount of waste going to the landfill,
- recycling effectively,
- introducing ZORG.

#### **International Student Volunteers**

International Student volunteers are spending 4 weeks in Kaikoura working on conservation projects throughout the district. The group come from universities throughout north America and as part of their university course are required to spend time 'in the field' doing practical conservation work. The volunteers offer a great opportunity for Council to enhance and develop many of the Districts conservation areas for very little cost while also welcoming a group of international students to our community.

The group will be working on the following projects;

- Trees for travellers: planting trees, clearing gorse
- Toms track: upgrading track, clearing over grown trees
- New Wharf/Wakatu Quay: clear weeds, plant Ngaio's
- Removing wilding pines South Bay
- Gooches Beach, replace planting boxes, enhance path to toilets
- Jimmy Armers Beach: clear weeds/grasses
- Marae: conservation planting
- Esplanade: prune Ngaio trees
- New World: planting (refer to Biodiversity Officers report)

## • **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:

- Five (5) General Manager Licences received and processed.
- One (1) General Manager Renewal received and processed.

- One (1) On Licence received and processed.
- Three (3) Special Licences received and processed.

2.2 In terms of the Sale of Liquor Act, the reporting agencies raised no opposition to the issue of the licences and managers certificates.

2.3 I have spoken to Community and Public Health, who are keen to conduct joint unannounced 'out of hours / evening' visits on a number of licensed premises within Kaikoura. The purpose is to determine overall compliance with the Act, focussing on the service and sale of liquor, food availability, managers on duty and the level of intoxication / age requirements of the patrons. I also intend to assess the level of disturbance and public disorder outside licensed premises especially along the Esplanade.

2.4 Following my recent meeting with Community and Public Health, where the Control of Liquor and Liquor Ban Bylaw 2006 was discussed, the Medical Officer of Health wishes to make a submission in favour of the bylaw and the liquor ban as proposed.

### **3.0 Infectious Diseases:**

3.1 No notifiable infectious diseases were reported in the Kaikoura District during April 2006.

### **4.0 Environmental Noise:**

4.1 No environmental noise complaints were received in the Kaikoura District during March 2006.

### **5.0 Registered Premises:**

5.1 There are three (3) outstanding food premises to be assessed. These will be assessed before 31<sup>st</sup> May 2006.

5.2 A food complaint was received regarding the local supermarket selling expired goods. This has been forwarded to Community and Public Health for action.

5.3 As previously reported I am pleased with the overall general level of compliance of food premises within the District, noting again an improvement of standards on last years assessments, some revisits have been undertaken. As previously reported I have focused my attention this year on outside dining and the risks of cross contamination from birds, rodents and other wildlife.

5.4 All Wineries and wine processing premises are currently being assessed in line with the Wine Act and Food Hygiene Regulations. I will report my findings as the assessments are completed.

5.5 As previously reported, I recently attended a food safety seminar hosted by the NZFSA regarding the domestic food review. I am still waiting for the final paper to be released before making a brief report to council on the way forward for the NZ food industry.

5.6 A further assessment has been made of a mobile food trader selling seafood. I was pleased to note that the standards have improved and efforts are being made to achieve a good standard of compliance. Given the nature of the food and the high risk category further ongoing assessments will be carried out.

## **6.0 Water Quality Monitoring:**

- 6.1 Please refer to the schedule of monitoring for April 2006.
- 6.2 All PHRMP draft documents have been submitted to the water engineers for comment and approval. I am expecting some issues to arise out of the documentation review along with ongoing monitoring, assessment and contingency planning. I am scheduled to have a meeting in the next two weeks to review and discuss concerns.

I have also been asked to compile the PHRMP for the Ocean Ridge Development.

- 6.3 A further meeting has been re-scheduled with Crown Public Health regarding the results of the annual survey and the annual grading of water supplies. At that meeting I intend to establish better indications as to actual grading criteria along with the options for comment prior to being finalised. The PHRMP process and manuals will also be discussed at length prior to submission for approval.
- 6.4 Public and school swimming pools have now been assessed for pool water quality and poolside area safety in accordance with the New Zealand Standard for Pool Water Quality (NZS 5826:2000). Correct water maintenance records; microbiological water testing; safe chemical storage; pool cleaning procedures; and emergency and safety procedures were all assessed. All swimming pools were compliant and demonstrated good knowledge of their requirements in regards to public safety.

## **7.0 Nuisances & General**

- 7.1 In terms of nuisances and complaints, the month of April was slightly quieter than March.
- 7.2 Several enquiries were received regarding the requirements of food premises, potential new businesses starting up and some looking for guidance on the Domestic Food Review undertaken by the NZFSA.
- 7.3 The complaint regarding the condition of motel accommodation alleging dirty condition, poor facilities and general concern regarding the swimming pool has been investigated, and a further assessment carried out to determine that the standards were still being maintained. I intend to revisit the premises again in a couple of weeks to confirm an improvement in standards.
- 7.4 A service request was made regarding the potential risks / possibility to have hangi food at a licensed premises. Advise and guidance was given.
- 7.5 One food premises in the district has been found operating without a current food hygiene registration certificate in place. The matter has been remedied.

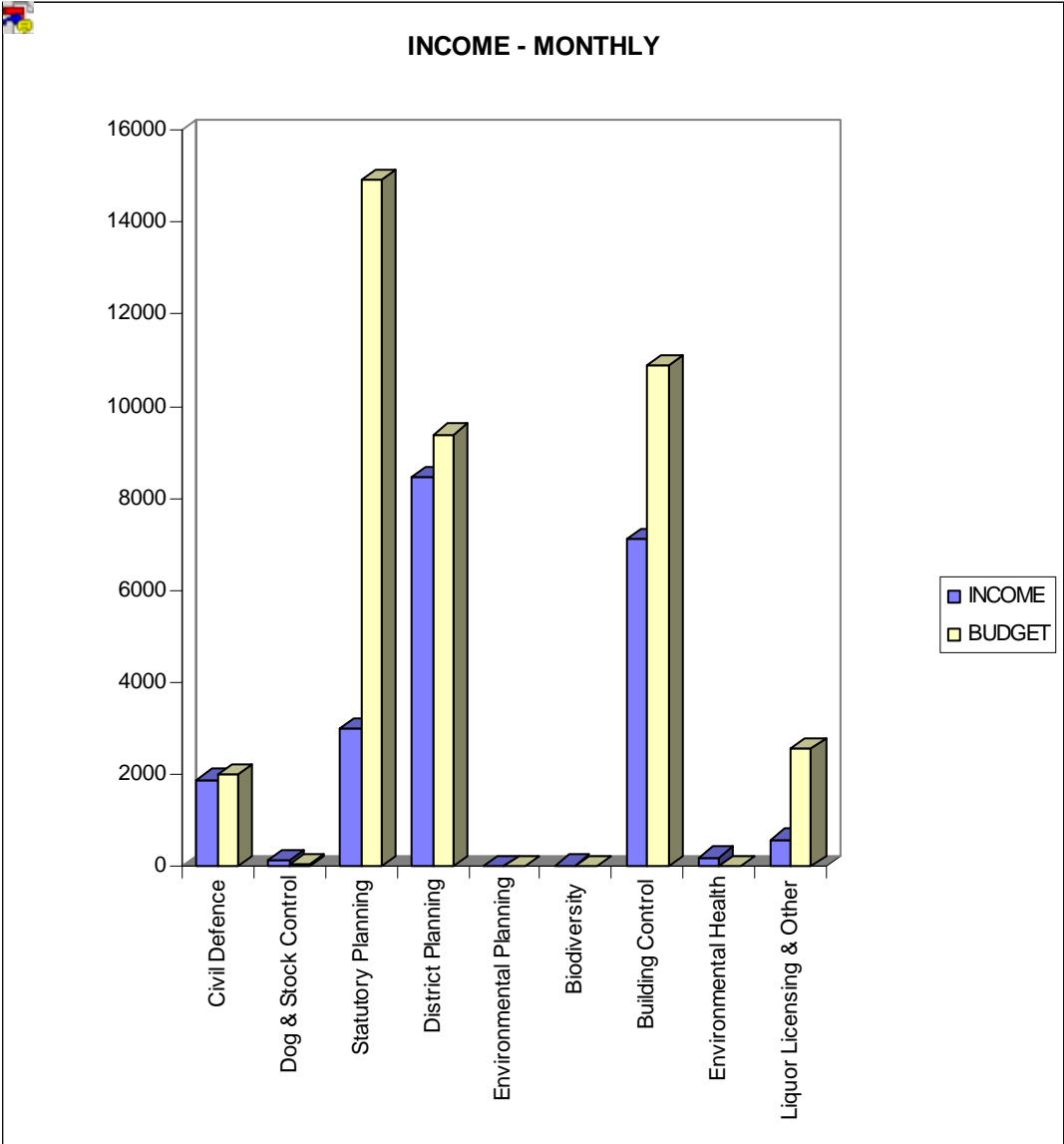
## **8.0 Shows and Events:**

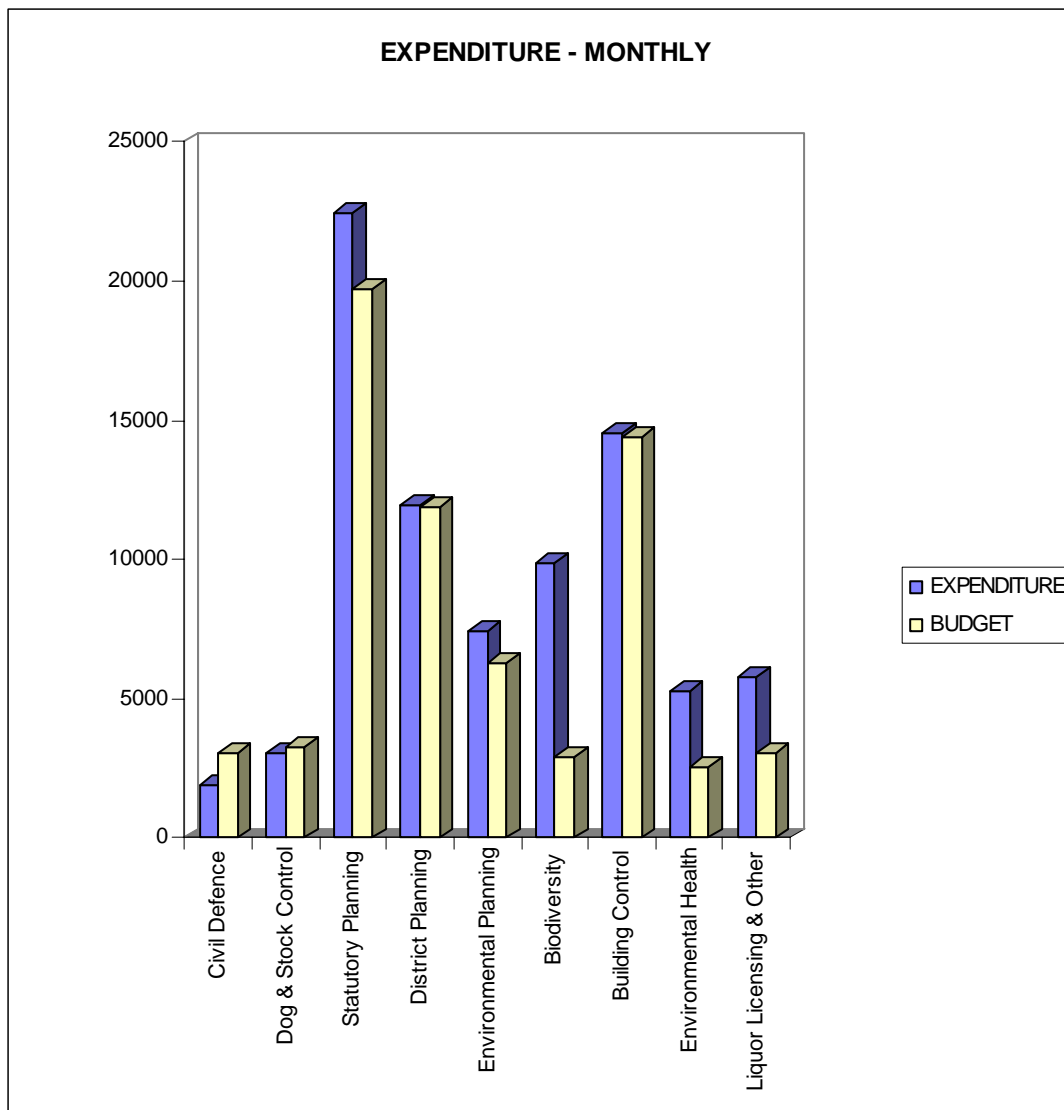
- 8.1 There were no shows or events during the month of April 2006.

## **9.0 Other Matters for Information:**

- 9.1 I will be meeting with the Police and licensing inspectors in Christchurch during the month of May. I will report my findings of that meeting as they become available.

# Environmental Services Budget Report





- **Resource Consent Update**

**RESOURCE CONSENT UPDATE LIST FOR THE PERIOD 10<sup>TH</sup> APRIL 2006 TO 10<sup>TH</sup> MAY 2006.**

Resource consents decisions issued:

Type of Consent	Applicant	Address of Activity	New Lots Guest No.
Subdivide into 8 lots	Grange Rd Trust	Grange Road	7
Land Use- Build dwelling with non-complying recession plane	WR & PE Holstein	95 South Bay Parade	
3 Lot subdivision, consent for existing dwellings	Proctor BM	119 South Bay Parade	
Land Use- Build dwelling with non-complying recession plane	Harnett TM & MJ	4 Austin Steet	
Subdivision/Land use	Keeley and Surgenor	Grange Rd	1
Sudivision/ Land use	Gerard/Smith/Alexander	Corner Topline/Brunels	1

Subdivision/ Land use	Fissenden	38b Titoki Drive	1
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Active consent applications currently in process:

Type of Consent	Applicant	Address of Activity
2 lot subdivision	D Timms	143 Beach Rd
Land Use-erect dwelling in flood zone	J Nicolls Builders	Mt Fyffe Rd
Subdivision 2 Lots- Boundary Adjustment	EJ McKenzie	SH1 Magamaunu
2 lot subdivision	RP & EF Wilson	Shwy 1
2 lot subdivision	AD & M Spencer	17 & 19 Deal Street
5 lot subdivision, retain existing buildings	Nelson Diocesan Trust Board	16 Yarmouth St & 37 Torquay St
Boundary adjustment	Department of Conservation	McInnes Rd
Boundary adjustment, retain existing buildings	Canterbury Underwater Club & 100 Torquay St Ltd	96 & 100 Torquay St
2 Lot subdivision	Tohelkat Limited	5 Kekerengu Rd
Subdivision -3 Lots	I Bradshaw & JM Wadsworth	Kincaid Rd
3 lot subdivision and amalgamation	Glen Alton Partnership	Clarence Valley Rd
Land Use - Build 7 unit apartment	100 Torquay St	100 Torquay St
Subdivision and Land Use – create allotments for each dwelling Lot size 4700m <sup>2</sup> .	Petersen TW & BM	Mill Road
Relocate dwelling within same site	Neil Pablecheque	115 Beach Rd
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
Land Use-Build two tourist flats and extend laundry	G Dasler	29 South Bay Parade
Land Use- Build dwelling and	C & S Buschl	Harnetts Rd

shed/workshop		
Land Use -Build dwelling that does not comply with building height restricion	Holmes M	142 South Bay Parade
Subdivision- 40 Lot subdivision, Build dwellings	Kaikoura Beach Villas	184-206 Beach Rd,
Car parking & storage area	Prime Pine	210a, 212,216 Beach Rd
Subdivision-Boundary adjustment	Marshall M & Browne M	Factory Road
2 lot subdivision, consent for existing & new dwelling	KT & JL Genet	155 South Bay Parade
Subdivision-convert 2 unit titles to fee simple titles and subdivide balance of lot.	Bradbury Properties Ltd-	5 Kotuku Rd
Subdivision and land use-subdivide one lot and amalgamate the remainder	LW Kearns	8 Kiwi St
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
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 – Create one additional allotment	A & T Flavell	102A Torquay Street
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
3 Lot subdivision, consent for existing dwellings	Proctor BM	119 South Bay Parade

Consent applications subject to objections under section 357 of the Resource

Management Act:

Type of Consent	Applicant	Address of Activity
None		

Consent Applications declined:

Type of Consent	Applicant	Address of Activity
None		

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