

**ENVIRONMENTAL SERVICES COMMITTEE MEETING HELD
ON WEDNESDAY 18 OCTOBER 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 20/09/2006 *page 110*

4. Minutes Action & Issues List Update

20 SEPTEMBER 2006			
Environmental Services	Provide a map of the Whale Watch peninsula building platform to Councillors and Kaikoura Star	R Vaughan	Page 62
Environmental Services	Write to DOC acknowledging their work at the entranceway to the Peninsula walkway in South Bay	Mayor Heays	Letter sent 02/10/2006

5. Environmental Services Report *page 59*

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

6. Resource Consent Update *page 70*

7. Urgent Business

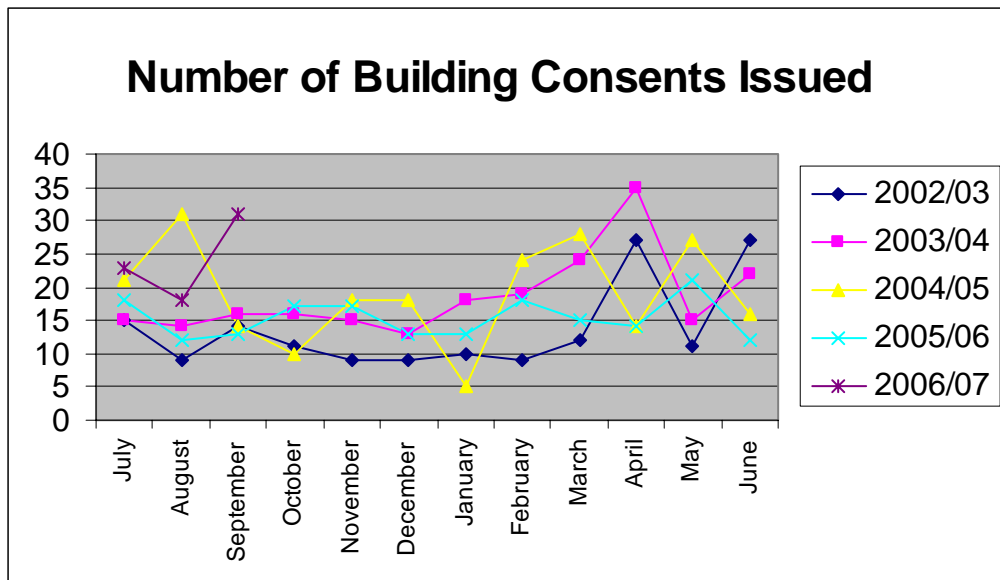
• Building

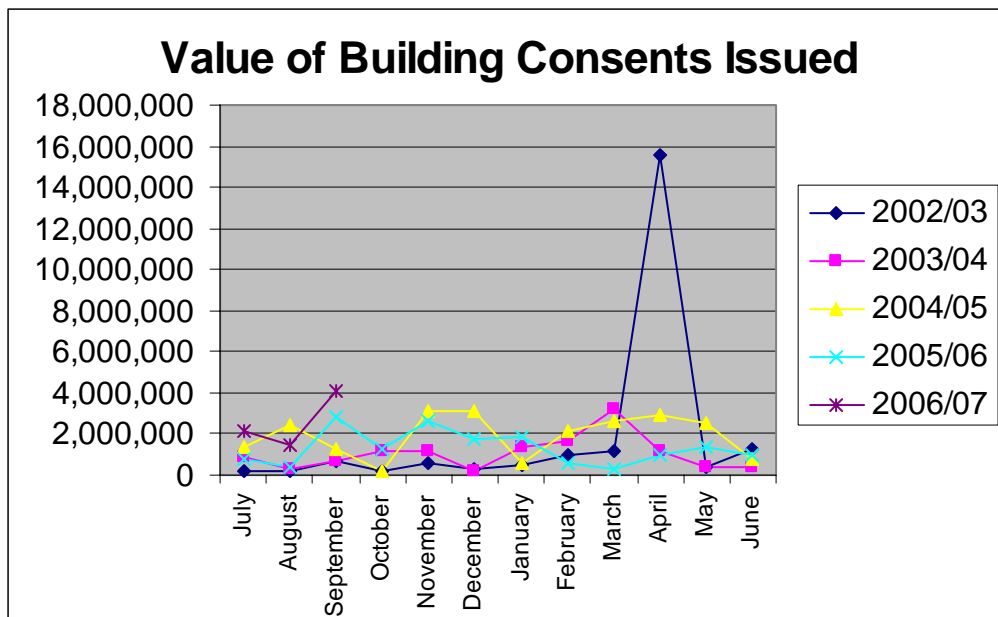
There were 31 Building Consents with a combined construction cost of \$4,080,699. These Building Consents were for:

- 7 New Dwellings
- 1 x 5 Unit Motel Block
- 1 Sign
- 7 Farmsheds/Garages
- 1 Replacement Septic Tank
- 1 Sleepout
- 1 Swimming Pool and Retaining Walls
- 2 Landscape Structures
- 2 Commercial Shop Alterations
- 2 New Log Fires
- 1 Pedestrian Bridge
- 1 Demolition Consent
- 1 Playground
- 1 Temporary Storage Container
- 1 x Relocation of 2 High Country Hutts
- 1 Dwelling Addition

The Building Control Unit has had a very busy month dealing with compliance matters and field inspections with some projects being finished and Code Compliance and Compliance Certificates being issued.

There were 11 Code Compliance Certificates issued for the month and 17 Land Information Memoranda issued for possible property transactions.





• Resource Planning

Resource Consent Update: From 12th September 2006 to 10th October 2006.

Four new resource consent applications have been received in this period. The consent numbers therefore remain down on previous years. Consents received consist of land use and subdivisions these applications are unlikely to generate public interest with the exception of the application for viewing platforms at Point Kean.

Progress of publicly notified resource consents is following:

- **Kaikoura Developments Limited – (Scenic Circle)** – Retaining wall constructed. Further development of proposal still uncertain.
- **Kaikoura Adventure Safaris** – Transit New Zealand and Ontrack (railway) matters now resolved by way of road agreement, formal hearing required to address other issues.
- **Global Property Investment** – Applicants have requested application to be removed from hold, hearing now required.
- **Kaikoura Beach Villas** – 184-206 Beach Road, Application on hold awaiting further information. Notification required.
- **Kaikoura Waterfront Apartments Ltd** – Submissions closed. Application on hold at applicant's request.
- **Works Infrastructure- Kowhai Ford** – Land use to move works depot. Peer review received. Application notified and submission will be received until the 18th of October 2006.

Enquires in the District remain steady if not slightly on the rise, however consent numbers are down. Many of the recent Project Information Memorandum (PIM) reports issued by the Building Officers require resource consent indicating that consents should be on the increase in the near future. Staff are busy with existing consents, PIM reports, public enquiries, District Plan appeals and the monitoring of subdivisions. B Dowle has applied for final sign off (Section 224(c) approval), R D Hughes has applied for plan approval (Section 223) and I understand that Seaview will be shortly applying for final sign off to stage 1 of their development.

• **Monitoring/Biodiversity**

Monitoring.

- Monitoring is on going as is follow up to previous non-compliances.
- An earlier change to the Building Act in 2004 has enabled closer workings with the Building Inspectors from a monitoring point of view, in order to tidy up resource consent matters prior to the issue of a Code Compliance Certificate. A Code Compliance Certificate is required before a development can legally open to the public.

Biodiversity & SNA Project

Keep NZ Beautiful Week September 2006.

The Biodiversity and Environmental Development Officer's coordinated sites around Kaikoura to be targeted in the 'Keep New Zealand Beautiful Week'. An offer was put to all schools to be involved and an incentive offered of several native trees for the school that collected the most waste - the trees will be awarded at the school assembly soon. About 450 folks (130 St Joseph's Primary school, 300 Kaikoura High school, & 19 community members on the Saturday) collected a total of 240kg of rubbish over three days. Both officers attended a school clean up and were pleased with the efforts of the school children & staff.

The officers also coordinated a Saturday community clean up and tackled sites including Lyell Creek from the West End Bridge to the sea, the beach front from Hawthorn Road to Whale Watch, the road-side of State Highway 1 from South Bay turn off to the Golf Club and the Oaro beach front. The Lady's Lions Club were actively involved and assistance from Councillors McChesney and Diver was greatly appreciated.

Biodiversity Contestable Fund

Is now open for its second round of applications. It is open from beginning of October 2006 to end of March 2007 and is intended to assist in enhancing/increasing the level of biodiversity generally on private land – to assist landowners in increasing the level of biodiversity in the district.

Six applications were received to the last round, however it is anticipated that more applications will be received this time as awareness has increased.

General biodiversity enquiries seem to be on the rise including people wanting to restore their land, mostly smaller lifestyle blocks.

The Biodiversity Officer has attended two site visits lately with the representative of QEII Trust, with landowners wanting to covenant areas of their land. One of these properties was surveyed earlier as part of the Significant Natural Areas project. The other was generated by chance through a conversation with the landowner at a club meeting!

QEII Board meeting to be held in Kaikoura, 21 – 23 November 2006.

QEII are holding their next board meeting here in Kaikoura in late November. Such meetings entail the board perusing and deciding on covenant requests that field staff have recommended, along with general Trust business. There will be scope for media opportunity during that time, for key staff to be involved and an opportunity for the districts covenanters too.

• **District Planning**

District Plan Appeals

The map outlining the Court's decision on the Lifestyle Living Area within the Kaikoura Peninsula Tourism Zone has been included for your information.

As advised in September, the matter relating to the District Plan Appeal for the South Bay height restriction will be heard by the Environment Court on 30th October 2006. Matt is the planner representing Council on this matter.

Two additional matters which were settled during mediation will be presented to the Court for sign off on 30th October 2006. Following the Courts decision on the South Bay height restriction and mediation matters, the Kaikoura Proposed District Plan will have no outstanding appeal matters and the Council can move to adopt the District Plan.

Canterbury Regional Council

The Natural Resource Regional Plan Chapters 4-8 hearings are ongoing, the matters to be heard to date relate to Chapter 4, Water Quality and Chapter 8, Soil Conservation. The hearings are expected to run until at least December.

Monitoring the Effectiveness of the New Zealand Coastal Policy Statement

The Department of Conservation has begun a review of the NZ Coastal Policy Statement. Due to the District's coastal status, an evaluation of the review report is being undertaken and a submission will be prepared for Council approval if required.

• **Environmental Development**

Keep New Zealand Beautiful Week

Refer to the Biodiversity Officers report.

British Trust for Conservation Volunteers

The group of five British volunteers arrived Wednesday 4th October and are working on a number of projects including: Trees for travellers, shearwater colony on the peninsula, rock graffiti on the peninsula track and weed eradication. The volunteers also assisted in setting up Seafest, which was a great help to the organisers.

Kaikoura Peninsula Walkway

The Walkway Group are working to coordinate an official opening for the new facilities in early December. Interpretive signs are in the final stages of production and costs will be available in the near future. Drafts of the plans are available from the Environmental Development Officer for Councillors to view.

Draft Zero Waste Management Plan

Ueli Maass, our Swiss intern has completed the final draft of Kaikoura's Zero Waste Management Plan. The document has been peer reviewed by Council planning staff and Innovative Waste Kaikoura and is currently being edited. Following the edit the final draft document will be made available for councillors comments and input prior to being made available for community input.

Kaikoura District Council Traffic Control Bylaw, Amendment

A verbal report will be provided by the Environmental Development Officer.

• **Environmental Health**

1.0 General Environmental Health Issues:

1.1 A slight decrease in the 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:

- 7 Renewal of General Manager Licences received and processed.
- 1 Application for General Managers Certificate received and processed.
- 1 Special Licence received and processed.
- 1 Off Licence 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. A hard line approach has been adopted in relation to the service of minors, reinforcing the message NO ID - NO SERVICE.

2.3 The Liquor Licensing Authority Annual Report and returns have now been completed and submitted to the Authority. The report included details on statistics through the year, trends in the district, specific initiatives and problems encountered, and inclusions recommended for the amendment of the Sale of Liquor Act. A copy of the report is available to read if required.

2.4 Dates have now been set to conduct a series of un-announced out of hour's inspections with Community and Public Health, relating to the service and sale of liquor, managers on duty and the level of intoxication / age requirements of the patrons. Food service availability, signage and host responsibility will also be assessed.

2.5 As previously discussed, the Police, Inspector and CPH are considering the potential for operating a "lockdown" situation with many of the licensed premises operating after 1.00am. In essence a lockdown allows people to leave at any time until 3.00am but does not allow new patrons to enter after 1.00am. Again, I have nothing to add to the position at this stage.

3.0 Infectious Diseases:

3.1 One notifiable infectious disease was reported in the Kaikoura District during September 2006. This related to Campylobacter.

4.0 Environmental Noise:

4.1 A noise complaint has been received regarding band and live music from a commercial premises in the Esplanade. Significant discussion has taken place with the owners and the complainants to resolve the matter. Further investigation and ongoing monitoring will be required. Possible resource consent issues may arise from outdoor activities in connection with the premises.

4.3 Noise monitoring is required for the new ITM store at Smiths Sawmill on Beach Road. I intend to conduct the monitoring once building works have been completed.

4.4 Further information on helicopter noise and the standard requirements for such activities has been received and actioned.

5.0 Registered Premises:

5.1 The round of annual assessments for all food premises has started for this inspection period. The emphasis of assessment has focussed on risk management and risk control through the whole food chain.

5.2 This year my focus of attention is on prevention of cross contamination, tighter temperature control and the wearing of unsuitable clothing whilst preparing food. In some cases food handlers wear "whites" and uniforms to work and begin preparing food. This practice is unacceptable and can seriously cause a number of cross contamination risks. Outdoor dining again will feature heavily in my assessments.

- 5.3 As previously reported, I have very real concerns that untrained staff are handling food inappropriately, unaware of the fundamental cross contamination risks that potentially cause illness and spread of disease. Council should give consideration to introducing a food handlers training bylaw to compliment the NZFSA recommendations for effective implementation of food hygiene training.
- 5.4 Thirteen (13) registered premises were assessed including three camping grounds during September. Standards were generally satisfactory, however two premises will require a second assessment.
- 5.5 As previously reported, communication has been received from the Medical Officer of Health regarding food manufacturers (regulation 5/7 of the Act). I will assess and inspect these premises and report to Community and Public Health on my findings.

6.0 Water Quality Monitoring:

- 6.1 Please refer to the schedule of monitoring for September 2006.
- 6.2 Food and Health is continuing to take a very proactive and conscientious approach to water quality monitoring and the public health aspects attached to the maintaining safe drinking water, with the primary aim of protecting the consumers on the individual water schemes, and demonstrating compliance with the Drinking Water Standards NZ 2005.
- I am reviewing all monitoring and frequencies in line with the 2005 standards, including pH testing. Food and Health has now available a pH meter to facilitate this testing requirement.
- 6.3 The Kaikoura, Mackle Bore, Alternative bore and Kaikoura rural scheme PHRMP has been completed and submitted for approval by the Drinking Water Assessor in Christchurch. Some feedback was given, about the complexity of the plan and identification of risk.
- As previously reported, I have chosen to have a second peer review of the plan by an independent person to verify the content and detail. This obvious lack of attention by the Ministry of Health causes me concern which have been supported by the review process.
- I am extremely disappointed and concerned that the lack of support and clear inconsistency with the approval process of the PHRMP's. I have received a letter form the Drinking Water Assessor stating that the approval process could not take place because of a discussion with Council Engineers. This is a major set back and I now feel that Kaikoura has been unfairly treated in this matter. I will endeavour to give the matter utmost urgency given the already lengthy delays.
- 6.4 The PHRMP has been completed for Ocean Ridge, and submitted for verification by the Ministry Drinking Water Assessor. I await some comment.
- 6.5 I have taken a very proactive approach to monitoring specific parameters that have health significance throughout the district. We have a handful of supplies that have P2 determinands criteria that require monitoring. I will report the findings of this monitoring as the data is available.
- 6.6 As previously reported, Food and Hearth is taking additional samples at all source water supplies and analyzing the pH levels. This now forms part of routine sampling and monitoring.
- 6.7 I have been informal advised by Community and Public Health that full compliance with the Drinking Water Standards 2005 is not expected to be mandatory until July 2009. In the

meantime, Local Authorities have a choice to demonstrate compliance with either the 2000 standards or 2005 standards. In addition, some efforts are expected in relation to plumbosolvency, and chapter 10 (small supplies).

6.8 I am please to announce that Food and Health has just undergone a full IANZ (International Accreditation NZ) audit of both laboratories and a high level of compliance was noted. A commendation was given by the Auditor regarding audit trails and overall professionalism.

6.9 I continue to have discussions with the Medical Officer of Health and the Ministry who still continue to raise concerns with complacency, general caution and continued awareness with regard to adverse events, potential terrorist alerts, and general site security. It is envisaged that the Public Health Risk Management Plans will address some of the key risks including site security / vulnerability and intended mechanisms of control.

7.0 Nuisances & General

7.1 In terms of nuisances and complaints, the month of September again was a quiet month.

8.0 Shows and Events:

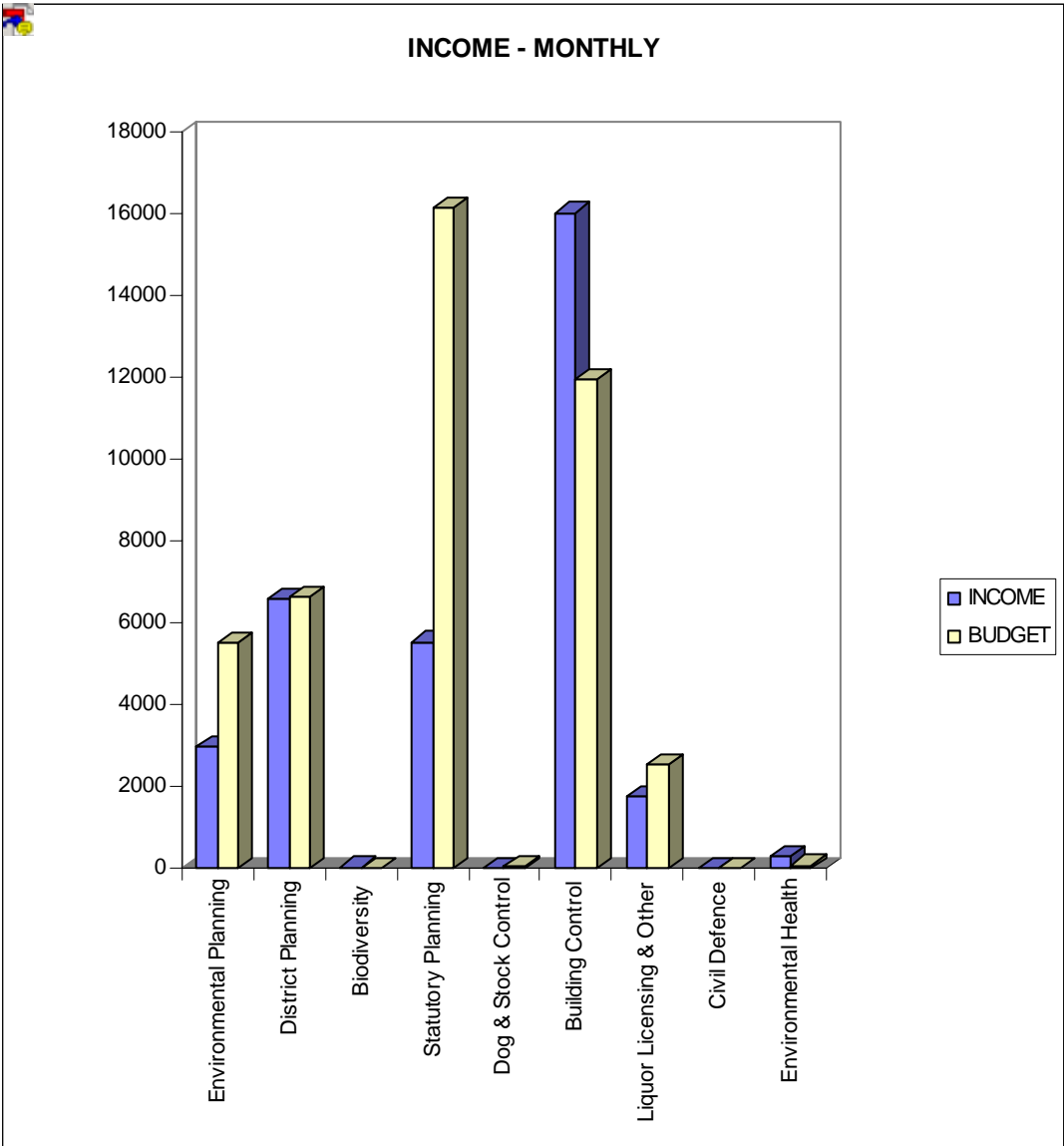
8.1 There were no shows or events during the month of September 2006, although some preliminary enquiries have been made regarding the organisation, planning and set up for Seafest 2006. The special licence has been received and will be processed in the normal manner. I intend to have a very active role in the event from a perspective of food safety, liquor control and general public health. I will naturally be in full attendance throughout the event.

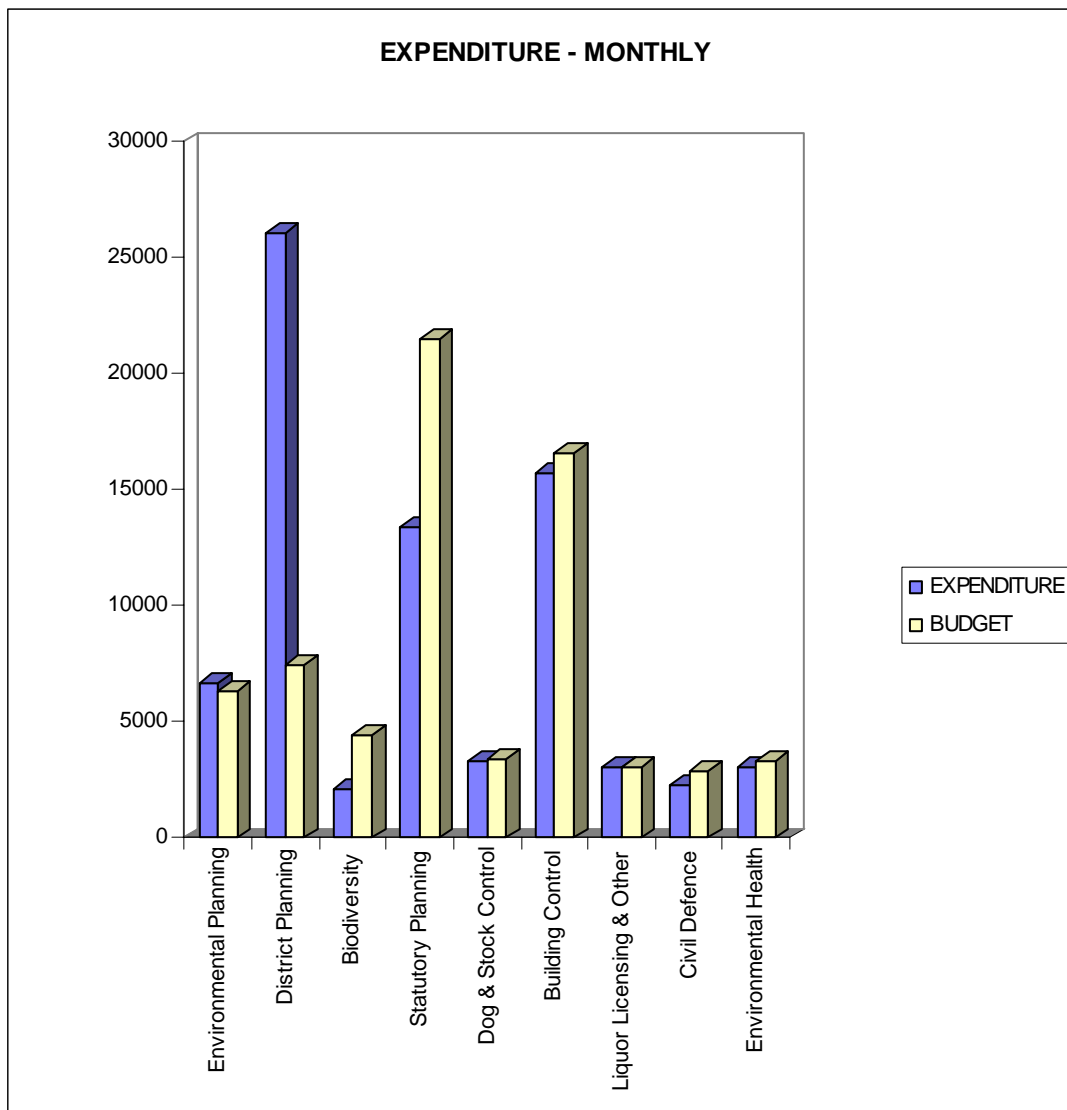
Kaikoura District Council
Water Monitoring Monthly Report - September 2006

Winz Code	Sample Site and Code	Sample Date	Reference Number	Total Coliforms	E.coli	FAC
TP00217	Kaikoura Township KAIWS (1)	06.09.06	MMK4208	absence	absence	0.16
		14.09.06	MMK4216	absence	absence	0.04
		19.09.06	MMK4224	absence	absence	0.30
		26.09.06	MMK4244	absence	absence	0.30
	New Mackle Bore: Mt Fyffe Rd	06.09.06	MMK4209	absence	absence	N/A
		14.09.06	MMK4217	absence	absence	N/A
		19.09.06	MMK4225	absence	absence	N/A
		26.09.06	MMK4245	absence	absence	N/A
KAI004KU	Kaikoura Reticulation-New Wharf KAIUR (1)	14.09.06	MMK4218	absence	absence	0.11
		26.09.06	MMK4246	absence	absence	0.05
KAI004KU	Kaikoura Retifulation: ~ Mt Fyffe Road KAISR (2)	06.09.06	MMK4210	absence	absence	0.26
		19.09.06	MMK4226	absence	absence	0.25
KAI004SB	Southbay Parade Southbay KAISBR (1)	14.09.06	MMK4219	absence	absence	0.12
		26.09.06	MMK4247	absence	absence	0.10
KAI004SB	South Bay Reticulation: ~ Coastguard Bldg KAISBR (2)	06.09.06	MMK4211	absence	absence	0.06
		19.09.06	MMK4227	absence	absence	0.15
TPO1001	Kincaid Source: ~ Grange Rd KINS (1)	06.09.06	MMK4212	absence	absence	0.12
		14.09.06	MMK4220	absence	absence	0.20
		19.09.06	MMK4228	absence	absence	0.60
		26.09.06	MMK4248	absence	absence	0.65
KIN003KI	Kincaid Rural: Hapuku School KINR (1)	19.09.06	MMK4229	absence	absence	0.25
TPO1000	Peketa Village: ~ Rakanui Rd PEKS (1)	06.09.06	MMK4213	absence	absence	N/A

		14.09.06	MMK4221	absence	absence	N/A
		19.09.06	MMK4230	absence	absence	N/A
		26.09.06	MMK4249	absence	absence	N/A
TP01002	Fernleigh Source: ~ Kahutara FERNS (1)	19.09.06	MMK4231	absence	absence	0.20
OAR001OA	Oaro-Reticulation: B. Timms OARR (2)	19.09.06	MMK4235	absence	absence	N/A
FER003FE	Fernleigh Reticulation: B. Timmis FERNR (2)	19.09.06	MMK4232	absence	absence	0.05
	East Coast System: Clarence (Monthly)	19.09.06	MMK4236	absence	absence	N/A
Winz Code	Sample Site and Code	Sample Date	Reference Number	Total Coliforms	E.coli	Turbidity
TPO0998	Oaro Source: New Bore OARNS(1)	06.09.06	MMK4214	absence	absence	0.72
		14.09.06	MMK4222	absence	absence	0.83
		19.09.06	MMK4233	absence	absence	0.63
		26.09.06	MMK4250	absence	absence	2.64
TOTAL SAMPLES, % COMPLIANCE			33	100%	100%	
Please refer to the weekly report for the retests of non-compliance samples.						
<p><u>Definitions</u></p> <p>Total Coliforms: The bacteria used as indicators that organic, possibly faecal contamination of the water may have occurred.</p> <p>E.coli: The bacteria used to indicate that faecal contamination has probably occurred and that the water needs to be treated given the likelihood that pathogens are present.</p>						

Environmental Services Budget Report





- Resource Consent Update**

RESOURCE CONSENT UPDATE LIST FOR THE PERIOD 12th SEPTEMBER TO 10th OCTOBER 2006.

Resource consents decisions issued:

Type of Consent	Applicant	Address of Activity	New Lots Guest No.
3 Lot subdivision and amalgamation	DP Cameron	Puhi Puhi Rd	1
Store LGP in exchange cylinders within a secure building	Petrol-Tec Developments Ltd	Ocean Ridge	

Active consent applications currently in process:

Type of Consent	Applicant	Address of Activity

2 lot subdivision	RJ Ross	97 Beach Road
Visitor Accommodation for 6	Abbottsburn Ltd	144 South Bay Parade
Build 2 lookouts on Kaikoura Walkway	Department of Conservation	Point Kean
11 lot subdivision, build dwellings in a significant landscape area	Mt Fyffe Developments Ltd	Mt Fyffe Rd
Relocate depot incl office, parking, toilets, concrete batching, aggregate storage, cement silo, vehicles etc	Works Infrastructure Ltd	Kowhai Ford Road
2 Lot subdivision	A Gill	469 Postmans Road
5 Lot subdivision	Kowhai banks Developments Ltd	Cnr SH 1 and Inland Road
Land Use – Four wheel motor bike tours	Kaikoura Adventure Safaris	State Highway 1 Goose Bay

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

Type of Consent	Applicant	Address of Activity
2 lot subdivision (2 ha & 17ha)	GD & BA Taylor	Red Swamp Road
2 Lot subdivision, build dwelling	JA & WR Blackler	63 Old Beach Rd
2 lot subdivision, remove or demolish existing dwellings, build new dwellings	Jones RB & KE	37 Ludstone Rd
Boundary adjustment	Neville & Judy Burnby	Makura Rd, Goose Bay
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
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 – Visitors Accommodation	Mac Farlane	Kekerengu

12 Chalets		
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
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
5 lot subdivision, retain existing buildings	Nelson Diocesan Trust Board	16 Yarmouth St & 37 Torquay St
Boundary adjustment, retain existing buildings	Canterbury Underwater Club & 100 Torquay St Ltd	96 & 100 Torquay St
Land Use - Build 7 unit apartment	100 Torquay St	100 Torquay St
2 Lot subdivision	Tohelkat Limited	5 Kekerengu Rd

Consent applications subject to appeal under sections 120 and 358 of the Resource Management Act:

Type of Consent	Applicant	Address of Activity
None		

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		

Consents withdrawn

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

*¹ Denotes Retrospective Consent Signage Aspect Only