

**ENVIRONMENTAL SERVICES COMMITTEE MEETING
HELD ON WEDNESDAY 20 JULY 2011 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 15/6/2011 *page 103*

4. Minutes Action & Issues List Update

MEETING	ACTION REQUIRED	BY	DATE ACTIONED
	16 FEBRUARY 2011		
Environmental Services	Follow up regarding status of the Inland Road	Mayor, District Planner	In Progress

5. Environmental Services Report *page 20*

- *Dog/Stock/Noise Control & Security*
- *Building*
- *Resource Planning*
- *Resource Consent Update List*
- *District Planning & Environmental Planning*
- *Environmental Services Budget Report*

page 35

6. Urgent Business

• **Dog/Stock/Noise Control & Security**

Dog Control

1. In June fifteen calls were received mostly regarding roaming dogs and minor behaviour matters.
2. There was one case regarding a man being bitten by a dog reported via the Police. The dog concerned had left the area by the time the information was received. The owners have shifted to Christchurch with the dog. The matter is being followed up by Christchurch dog control
3. The Killarney Street dog still seems to be under control and a revisit is planned to discuss training and fencing.

Stock Control

1. Four calls regarding stock were received. One in South Bay related to cattle off the point and the remainder were on the highway. The South Bay matter was attended and the owner of the cattle was dealing with them. The other matters were checked and on one occasion stock was removed from the highway to a secure paddock. On the other two cases no stock was located.

Noise Control

1. Six complaints were received, three from Whitby Place. The others related to a band practice taking place off Davidson Terrace. The people at that address have now relocated to another property.

• **Building**

There were 8 Building Consents with a combined construction value of \$558,100 issued for the month of June 2011. These consents were for:-

Freestanding fire x 2
Farm shed
Shed
Shed & observatory
Extension to café and bar
Alterations to roof height
Airport hanger

There were 18 Code Compliance Certificates and 7 Land Information Memorandums issued for the month of June.

We currently have 14 building consent on hold waiting for further information; most of these are in relation to new dwellings.

We continue to maintain our statutory requirements in issuing compliant applications within the specified time frames.

The information requested by IANZ from our audit in April has been sent away and we are just waiting to hear back from them about whether the corrective actions have been cleared.

The Senior Building Control Officer has been handling all the enquiries and inspections and most of the processing on his own however we have been sending the back log to Steve Dale for processing.

The process of identifying earthquake-prone, dangerous and insanitary buildings in line with Councils 2006 policy is currently being worked on and owners of identified buildings will be notified of the requirements of AS/NZA 1170:2002 in due course.

• **Resource Planning**

Resource Consent Update: From 7 June 2011 to 8 July 2011.

One new application lodged for land use consent.

Notified Consents

Marine Hotels Ltd, 191 Beach Road. Land use – addition of accommodation units. Notification has closed with 3 submissions received in oppositions. A pre-hearing meeting has been scheduled for the 9th of June.

Dolphin Encounter, 22 Moa Rd. Land use consent to undertake a commercial activity in a residential zone, a workshop and storage area supporting Encounter Kaikoura. This consent was granted after the submitter withdrew their submission as a result of negotiations from the pre-hearing meeting.

Monitoring

Monitoring of consent applications and complaints is ongoing. Council staff are currently working with property owners to obtain resource consents for non-consented visitor accommodation.

Although traditionally winter has been a slow period for resource consents this gives staff time for end of the financial year reconciliations and monitoring of existing resource consents. This period is also becoming busier with planning staff assisting with the implementation of the Civic Authority data system. Council staff are also becoming acquainted with the regional plans and national policy statements.

• Resource Consent List Update

RESOURCE CONSENT UPDATE LIST FOR THE PERIOD FROM 7 JUNE 2011 TO 8 JULY 2011.

Resource consents decisions issued:

Type of Consent	Applicant	Address of Activity	Number of New Lots / Guests
Land use for commercial activity in residential zone	Dolphin Encounter Partnership	22 Moa Rd	
Visitor Accommodation 4 and under	Pat Maguire – Kit Fitzgibbon	2 Fyffe Avenue	4
Land Use – Visitors Accommodation for 8	H & D Developments	4 McCrae Gardens	8
Land Use -Visitor Accommodation up to 8 guests	Bruce & Pam Ayres	22 Greenburn Way	8

Active consent applications currently in process:

Type of Consent	Applicant	Address of Activity
Land Use- Visitor Accommodation up to 4 guests	Lynn Wilks	306 Scarborough Street
2 stage subdivision 5 lots	RP & EF Wilson	219 Beach Road
Land Use -Visitor Accommodation up to 8 guests	R D Hughes Developments	5 McRae Gardens
Land Use -Visitor Accommodation up to 8 guests	BC Horne & TCM Candy	11 McRae Gardens
Land Use- Visitor Accommodation up to 4 guests	The Gardners Limited	5 Brighton Street
Land Use- Visitor Accommodation up to 8 visitor accommodation	Reid Investment Properties	164 Torquay St

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

Type of Consent	Applicant	Address of Activity
Land use- Hotel & retail commercial/tourist services	Kaikoura Wharf Developments Ltd	Wakatu Quay New Wharf
Land use – addition of accommodation units	Marine Hotels Ltd	191 Beach Road
Subdivision 2 extra lots	McKenzie & Saint Martins Trustee Services Ltd	1370 Shwy 1
10 Lot Subdivision & Land Use	2 Crush NZ Ltd	Mt Fyffe Road
2 lot subdivision	Tormar Holdings Ltd	Cnr Margate & Torquay Streets
Subdivision- Boundary adjustment	Kaikoura District Council	Maui Street

Sign Consent	The Woolshed - Davidson	Beach Road
Signs Consent	Wilson*	State Highway 1, Hapuku
Subdivision- Separation of existing title	Matariki Farms	State Highway 1 Clarence
Subdivision: 2 lot subdivision & dwellings	Reardon SJ & AR	19 Old Beach Rd
Land Use- Visitor accommodation 2 guests and non-compliance with height standard	N Mitchell	13 Swyncombe Place

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		

Consents returned as incomplete:

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

• **District & Environmental Planning**

District Plan & Environmental Planning Report Covering 8 June to 12 July 2011.

National Policy Statements

Draft New Zealand Energy Strategy and Draft New Zealand Energy Efficiency and Conservation Strategy

This submission has been lodged but no date for a hearing has been set.

Proposed National Policy Statement on Indigenous Biodiversity

A submissions has been lodged, no correspondence has been received regarding this.

National Policy Statement for Renewable Electricity Generation 2011

Matt Hoggard, District Planner, has attended a seminar on implementing this National Policy Statement. A workshop will be arranged with Councillors to discuss local actions and the contents of the District Plan.

Canterbury Regional Council

Natural Resources Regional Plan (NRRP)

Training on the NRRP has been provided by Environment Canterbury. This training covered some of the areas of the NRRP which are likely to affect the Asset Management functions of the Kaikoura District Council as well as general information on rules which will affect ratepayers.

Second Generation Natural Resources Regional Plan (NRRP)

In a meeting with Environment Canterbury on 8 June it was confirmed that Environment Canterbury Commissioners will be meeting on 30 June to discuss the formation of a second generation NRRP. If approved by commissioners the Second Generation NRRP will aim to streamline the existing eight chapters into four key areas being:

1. Air
2. Land
3. Water
4. Coastal

If the NRRP plan is to be approved to avoid any appeals to the Environment Court decisions must be released by the Commissioners in October 2013. To do this the notification of the document would have to occur by 1 July 2012. This could be a significant shift away from the current form of the NRRP and hopefully reduce the number of resource consents required by the District Council. Councillors will be kept informed of the process.

Regional Coastal Environment Plan

The Plan Change will become operative on the 11th October 2011. The fuel company is applying for the resource consent for the fuel tanks, and the Kaikoura District Council is applying for the resource consent for the sea wall protection at the boat park.

Regional Land Transport Strategy (RLTS)

Nothing has been heard on this item.

Canterbury Regional Policy Statement (CRPS)

The CRPS is a document with over 200 pages which sets direction for all regional and territorial authority planning documents. The CRPS is open for submission with submissions closing on 15th August 2011. Any party may make a submission.

The document contains 19 chapters, chapter 1 being an introduction and chapters 2-19 focusing on significant resource management issues for the Canterbury Region. Once the CRPS becomes operative Kaikoura District Council must “give effect” to the document. Giving effect to the document will require Council to amend our District Plan. The exact amendments will depend on how the CRPS is interpreted. Kaikoura District Council staff have asked Environment Canterbury Staff to review our District Plan to see what they believe needs to be changed. An internal review has also been undertaken. We have outlined what we believe the key changes to be:

Chapter 5 Land Use and Infrastructure

This chapter focuses on the general development of the urban areas of Canterbury. Of particular concern is the three year time frame to make provision for papakinga housing.

The explanation to the first policy suggests structure planning or measures under the LGA. In addition, earmarking land for development often drives up the cost of land, therefore making it unaffordable. As housing affordability is an issue in our District this method is difficult to implement while still allowing the market to drive future development. It could be seen that sufficient areas already exist for short term development, i.e. undeveloped Residential B areas however; no structure plans exist for these areas.

Implementation of some of the methods depends on how the regional council view our 2ha rule in the Rural Zone. If 2ha development is considered to be rural residential, then Kaikoura will be expected to have a more comprehensive approach to development in those areas. In regard to urban development, it seems that again, a comprehensive approach is required, although it is confusing from the methods exactly how this should be implemented. Planners need to check and discuss with Environment Canterbury if sufficient residential land is zoned for expansion or if Environment Canterbury expect more work to be done.

Chapter 7 Fresh Water

Identify areas with high natural character as a result of the new landscape criteria. It is likely that identification will result in mapping and sites being protected. Emphasis is placed on the importance of the outcomes of the Canterbury Water Management Committee and identification of areas for protection. To achieve the requirements of this chapter a review of the current subdivision and landscape chapters and the district plan maps is suggested.

Chapter 8 – Coastal Environment

The Coastal Environment section of the RPS seeks to engage the community to manage the coastal resources. This is to be done through implementation of a coastal strategy. Kaikoura has already begun this process, therefore completion of the strategy and identification of any necessary changes to the District Plan from the strategy and the New Zealand Coastal Policy Statement will be undertaken. The Kaikoura District Plan also needs to be modified to set out criteria in regard to reverse sensitivity of regionally significant infrastructure in the coastal environment.

Chapter 9 – Ecosystems and Indigenous Biodiversity

Review of our significance criteria is required but only when a plan change is proposed for this chapter. Although our existing criteria for significance is working well in identifying areas the CRPS see it as outdated and need to be updated based on more recent Environment Court cases. Updating of criteria will require a reassessment of the district as a whole. This is likely to alter the location of what is considered to be significant. The chapter has a push for identification, promotion of guidelines and assistance for land owners to result in protection. The document also

requires support to implement the Canterbury Water Management Strategy and places emphasis on the importance of wetland and waterways.

Chapter 10 Beds of Lakes and Rivers

Currently our subdivision chapters trigger the need for esplanade reserves (this is a requirement on the RMA) we also have setback rules from water bodies in all zones. The CRPS places greater emphasis on land use controls on activities near water bodies. Presently our land use controls are generally linked to setback distances. It is likely a review of all zones in the district plan or the creation of a water management chapter will be required to give effect to this chapter. The chapter has no specific time limits. The review would however have to occur if any chapter was reviewed.

Chapter 11 Natural Hazards

Our known and mapped hazards area is currently limited to flood hazard areas around the Kaikoura Township. The flood hazard maps are based on information provided by the regional council and represents a 500 year event. These hazard maps however do not extend to the whole of the district. The CRPS seeks to strengthen the identification of hazards and avoidance of activities which may be affected by hazards. The hazard chapter places emphasis on Kaikoura District Council to identify the following hazards within our district:

- Known flood risks
- Active earthquake trace faults
- Liquefaction and lateral spreading

At time of subdivision these matters can be addressed however for existing subdivisions it becomes more difficult to manage these aspects as the location of the hazards many not be known. Identifying areas outside of the subdivision process could be an expensive task for Council. It is noted that some assistance is offered by Environment Canterbury in identifying these hazard areas however the level of assistance is unclear.

Another area of concern in the hazard section is policy 11.3.8(1) which requires Council to “take into account” current projections on the effects of climate change. However, it is believed these projections have been taken into account in preparation of the coastal hazard lines included in the Coastal Environment Plan for Canterbury. Ministry for the Environment projections in 2009 are that

“We recommend that for planning and decision timeframes out to the 2090s (2090–2099):

- 1. a base value sea-level rise of 0.5 m relative to the 1980–1999 average be used, along with*
- 2. an assessment of potential consequences from a range of possible higher sea-level rise values. At the very least, all assessments should consider the consequences of a mean sea-level rise of at least 0.8 m relative to the 1980–1999 average.*

For longer planning and decision timeframes beyond the end of this century, we recommend an additional allowance for sea-level rise of 10 mm per year beyond 2100.”

Chapter 12 Landscapes

Review the location of our districts outstanding landscapes based on new criteria for outstanding landscapes. For the Kaikoura District Council this review must be completed within 7 years.

Chapter 13 Historic Heritage

Review matters relating to historic heritage in relation to new criteria which has been set. This work is only required when our plan is due for review in 2018.

Chapter 15 Air

Change required promoting walking and cycling for subdivisions are unlikely to result in significant change to district plan. I think we also need to change to pedestrian and cycling based design for any new roads and subdivisions – this would tie into the urban design provisions of chapter 5.

Chapter 16 Energy

Essentially mirrors the requirements that the District Council has under the (NPS REG).

Chapter 17 Contaminated Land

Seeks more active management of contaminated land at time of subdivision or development, additional tightening of rules required for land use, no significant changes for subdivisions where contamination is assessed at the time of subdivision.

Chapter 18 Hazardous Substances

This chapter seeks that Council outline provisions to avoid the actual or potential effects of the use, storage, transport or disposal of hazardous substances. There are some provisions already in the District Plan in regard to hazardous substances; in addition, Council no longer has a Hazardous Substance Officer.

Chapter 19 Waste Management and Minimisation

This chapter seeks Council to implement specific provisions in regard to Waste Management in the District Plan, including provision to enable the establishment of waste transfer facilities. The waste management provisions are dealt with already in the District Plan, but not the provisions in regard to transfer stations. A submission will be prepared dealing with these issues as with the enactment of the Waste Minimisation and Management Act, there should be no obligation to repeat the provisions of that Act in a resource management plan.

It should also be noted that we must review our District Plan within 10 years from the date it became operative, this review is due by 23rd June 2018.

At this stage Kaikoura District Council staff are proposing to make a submission on several chapters. The submissions will be based principally on the burden of implementation for our Council.

New Zealand Transport Agency (NZTA)

Truck Stop

NZTA have advised that this project has been on hold as a result of the earthquakes. The matter has been with Opus Consultants. It is proposed to construct four truck rest areas within Canterbury and two sites have been identified within the Kaikoura District.

1. The Caves South of Kaikoura
2. Clarence

NZTA propose to construct one site each year for the next four years. A site north of Amberley is planned to be the first site to be constructed.

Current Plan Changes

Business/ Industrial Zone

No further movement has occurred on this project.

Rugby World Cup

The design of the Welcome Boards is complete, with the carving underway for the central structure. The support structure will be built by the new West End action group and this will commence once the carvings are back in Kaikoura.

Te Korowai

The draft strategy is on track to be publicly released this year. The chairman of Te Korowai, John Nicholls, would like to present to Councillors on work to date.

Zero Waste

Household recycling crates for the urban area have arrived. An education program will be rolled out to begin the week of 18th July.

Green Globe/Earthcheck

A lot of exposure was gained from award of the Kaikoura Community as Earthcheck Gold certified. The story was released on the Tourism New Zealand website, the Christchurch Canterbury Website, and run regionally in some newspapers.

Coastal Management Strategy

The Lions Club have begun construction on the Jimmy Armers walkway, this section of walkway will complete the sections that were done last year and make a complete walking track from Jimmy Armers beach to the Seal Colony.

Possum Control in the Kaikoura District

Council staff have been contacted by Excell and advised that a possum control programme is proposed in the following areas:

Location	First Control Period	Second Control Period
Kowhai / Swyncombe	September 2011-May 2012	N/A
Hapuku Buffer	July 2011- September 2011	May 2012
Kekerengu	January 2012 – May 2012	

Maps of these areas are available from Council Staff.

Excell have advised that close contact will occur with landowners and the methods of control include:

1. Poison – Cyanide
2. Cages Traps
3. Leghold and Timms Traps.

The proposal does not use 1080 or aerial poison drops. A general warning is given about use of and not touching poisons etc. Excell contractors have been provided a copy of Council's 1080 Policy.

- **Environmental Health**



FOOD AND HEALTH STANDARDS (2006) LIMITED

www.foodandhealth.co.nz

Public-Environmental Health, Registered Food Safety Programmes,
Building Management Services, Resource Management Compliance and Monitoring,
Food Safety and Quality Systems



DRINKING WATER MONITORING AND COMPLIANCE REPORT

FOR THE MONTH OF: JUNE 2011

WEEK: 1		DATE: 02.06.11				
Reference Number	WINZ code	Time	Sample Site and Code	Total Coliforms	E.Coli	FAC
FEY0512	KAI004KU	13:00	Kaikoura Township Reticulation KAIUR (1)	1	<1	Not obtained
			Alt @ Jimmy Armers Beach Toilet Block			
			Kaikoura Township Reticulation KAISR (2)			
			Alt @ O Woods: Mt Fyffe Road			
FEY0511	KAI004SB	12:45	South Bay Reticulation KAISBR (1)	3.1	<1	Not obtained
			Alt @ DOC Toilets: South Bay			
			South Bay Reticulation KAISBR (2)			
			Alt @ Coastguard: Sewer Pump Station			
WEEK: 2		DATE: 07.06.11				
Reference Number	WINZ code	Time	Sample Site and Code	Total Coliforms	E.Coli	FAC
			Kaikoura Township Reticulation KAIUR (1)			

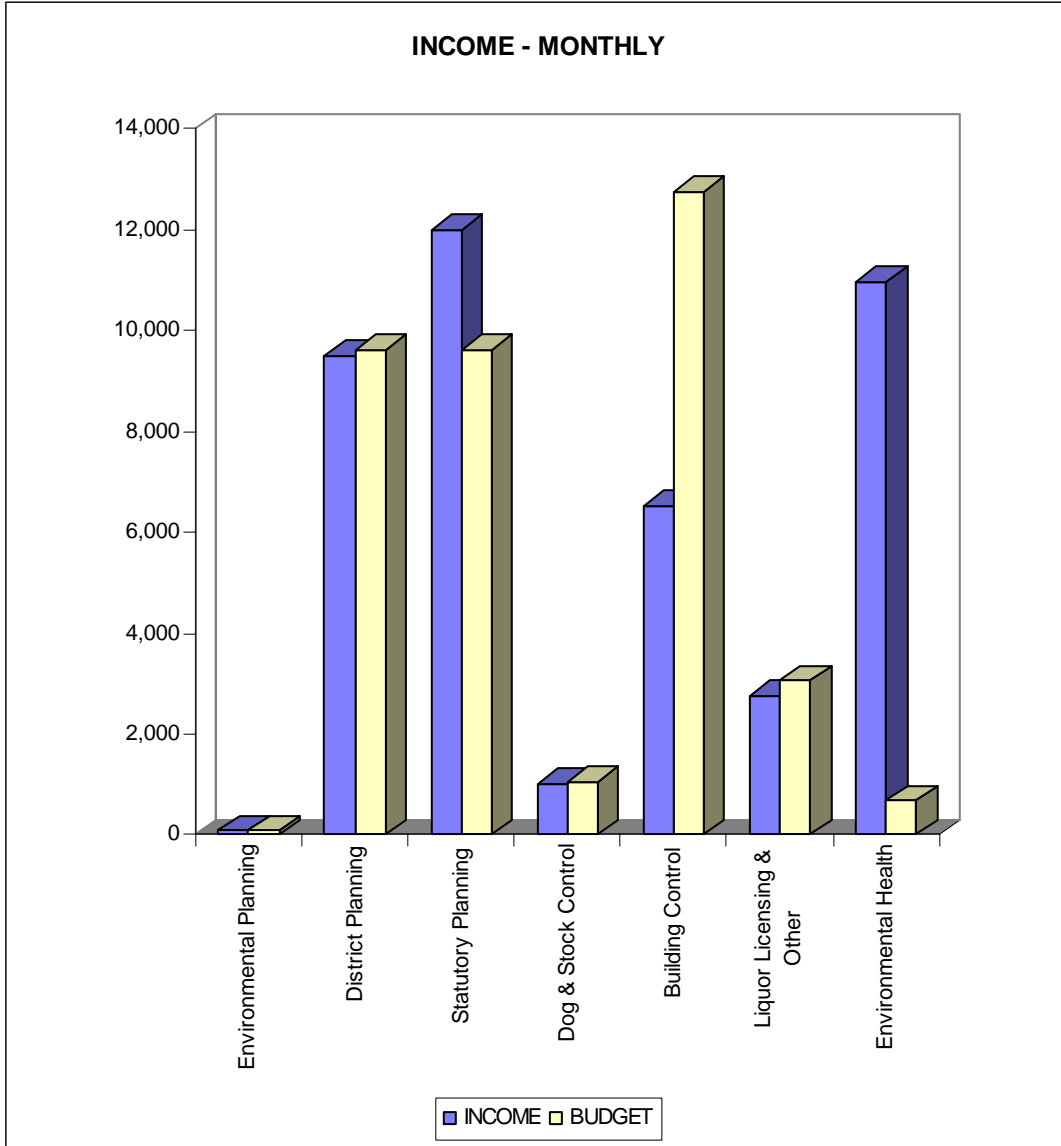
			Alt @ Jimmy Armers Beach Toilet Block			
FEY513	KAI004KU	19:15	Kaikoura Township Reticulation KAISR (2)	<1	<1	0.12
			Alt @ O Woods: Mt Fyffe Road			
			South Bay Reticulation KAISBR (1)			
			Alt @ DOC Toilets: South Bay			
FEY514	KAI004SB	19:30	South Bay Reticulation KAISBR (2)	2	<1	0.08
			Alt @ Coastguard: Sewer Pump Station			
WEEK: 3	DATE: 15.06.11					
Reference Number	Winz Code	Time	Sample Site and Code	Total Coliforms	E.coli	FAC
FEY0516	KAI055KA	12:40	Kaikoura Suburban KAIWS (1) @ Brunnels Road	Absent	<1	0.19
FEY0517	TP00217	12:50	Kaikoura Suburban KAIWR (1) @ Postmans Road	Absent	<1	0.58
FEY0515	TP02772	12:30	Kaikoura Township Source KAINMB (1) Main Bore @ Mt Fyffe Road (Mackle Bore)	Absent	<1	0.11
FEY0523	KAI004KU	14:25	Kaikoura Township Reticulation KAIUR (1) Alt @ Jimmy Armers Beach Toilet Block	Absent	<1	0.06
	KAI004KU		Kaikoura Township Reticulation KAISR (2) Alt @ O Woods: Mt Fyffe Road			
FEY524	KAI004SB	14:40	South Bay Reticulation KAISBR (1) Alt @ DOC Toilets: South Bay	Absent	<1	0.03
	KAI004SB		South Bay Reticulation KAISBR (2) Alt @ Coastguard: Sewer Pump Station			
FEY0518	TP01001	13:00	Kincaid Source (KINS (1) @ Grange Road Bridge	Absent	<1	0.56
FEY0522	KIN003KI	14:10	Kincaid Reticulation KINR (1) @ Hapuku School	Absent	<1	0.53
FEY0528	TP01000	15:30	Peketa Source PEKS (1)	Absent	<1	n/a

			@ Bore R Hails, Rakanui Road			
FEY0529	PEK002PE	15:35	Peketa Reticulation PEKR (1)	Absent	<1	0.08
			@ hydrant tap pn Bullens Road			
FEY0526	TP01002	15:05	Fernleigh Source FERNS (1)	Present	Present	0.10
			@ Dairy Farm Inland Road Junction			
FEY0527	FER003FE	15:20	Fernleigh Reticulation FERNR (1)	Present	<1	n/a
			Alt @ R Jones: Lake Hills			
	FER003FE		Fernleigh Reticulation FERNR (2)			
			Alt @ Kowleigh Inland Road			
FEY0531	TP00998	16:00	Oara Source OARNS (1)	Absent	<1	0.19
			@ New Bore: Oaro River			
FEY0530	OAR001OA	15:50	Oaro Reticulation OARNS (1)	Absent	<1	0.19
			Alt @ T Smith: Oaro M			
	OAR001OA		Oaro Reticulation OARNS (2)			
			Alt @ K Semmens: North Side			
FEY0519	KAI021EA	13:30	East Coast System Reticulation CLECR (1)	Absent	<1	0.19
			@ hydrant behind Woodbank School			
FEY0520	TP01003	13:35	Clarence / East Coast System Source CLECS (1)	Absent	<1	0.19
			Wellhead at pumpshed			
FEY0519		15:25	Ocean Ridge	Absent	<1	0.19
WEEK: 4	DATE: 23.06.11					
Reference Number	WINZ code	Time	Sample Site and Code	Total Coliforms	E.Coli	FAC
			Kaikoura Township Reticulation KAIUR (1)			
			Alt @ Jimmy Armers Beach Toilet Block			
FEY0538	KAI004KU	16:30	Kaikoura Township Reticulation KAISR (2)	<1	<1	0.06
			Alt @ O Woods: Mt Fyffe Road			
			South Bay Reticulation KAISBR (1)			

Resamples are noted at the end of the report.

	Alt @ DOC Toilets: South Bay					
FEY0539	KAI004SB	16:46	South Bay Reticulation KAISBR (2)	1	<1	0.04
	Alt @ Coastguard: Sewer Pump Station					
WEEK: 5	DATE: 26.06.11					
Reference Number	WINZ code	Time	Sample Site and Code	Total Coliforms	E.Coli	FAC
FEY0541	KAIOO4KU	14:45	Kaikoura Township Reticulation KAIUR (1)	2	<1	n/a
	Alt @ Jimmy Armers Beach Toilet Block					
	Kaikoura Township Reticulation KAISR (2)					
	Alt @ O Woods: Mt Fyffe Road					
FEY0540	KAI004SB	14:18	South Bay Reticulation KAISBR (1)	1	<1	n/a
	Alt @ DOC Toilets: South Bay					
	South Bay Reticulation KAISBR (2)					
	Alt @ Coastguard: Sewer Pump Station					
RETEST 20.06.11						
FEY0533	FER003FE	15:30	Fernleigh Reticulation FERNR (1)	17.8	<1	0.05
	Alt @ R Jones: Lake Hills					
FEY0532	TP01002	15:20	Fernleigh Source FERNS (1)	<1	<1	0.07
	@ Dairy Farm Inland Road Junction					
RETEST 21.06.11						
FEY0535	FER003FE	15:45	Fernleigh Reticulation FERNR (1)	27.1	<1	0.08
	Alt @ R Jones: Lake Hills					
FEY0534	TP01002	15:35	Fernleigh Source FERNS (1)	<1	<1	2.17
	@ Dairy Farm Inland Road Junction					
RETEST 22.06.11						
FEY0537	FER003FE	13:30	Fernleigh Reticulation FERNR (1)	<1	<1	0.04
	Alt @ R Jones: Lake Hills					
FEY0536	TP01002	13:15	Fernleigh Source FERNS (1)	<1	<1	1.07
	@ Dairy Farm Inland Road Junction					

Environmental Services Budget Report



EXPENDITURE - MONTHLY

