

Planning & Regulatory Manager's Report – October 2007



Elections

As most Councillors know, this year I decided to complete our elections “in house”. The election process went very smoothly with only a few special votes (21 in total were received).

Every candidate was advised of the result personally by myself. Once that task was finished the results were posted on the Local Government Centre's door, Council's website and e-mailed to the media. Election day for staff finished, at 2.30pm.

Since Election Day, deposits have been returned, elections statistics and information completed and sent to Internal Affairs, voting documents sent to the Court for storage and eventual destruction. The final large task is to calculate the elections expenses for the South Canterbury District Health Board and Canterbury Regional Council elections.

Voter returns were 62.67%, down from 75.02% in 1995. Only 4 Territorial Authorities' were higher; Gore, Kaikoura, Wanganui and Waitaki and then by no more than 1%. The average return throughout New Zealand was 43%.

The Electoral process for the 2010 elections starts during November 2009.

Code Compliance Certificates

Council still has 960 Code Compliance certificates outstanding. Prior to the new Building Act 2004 it was the property owners' responsibility to advise the Council that their building work for consent had finished and that a final check and sign off Code Compliance Certificate (CCC) was required. Because of budgeting constraints, previous Councils did not wish to put in resources to address the outstanding CCC's.

The numbers of outstanding CCC's have been reducing slowly over the years mainly through property sales, where new owners require, in most instances, to have any outstanding building consent work finalised. In some cases, properties owners do finish long term building projects and apply for CCC's.

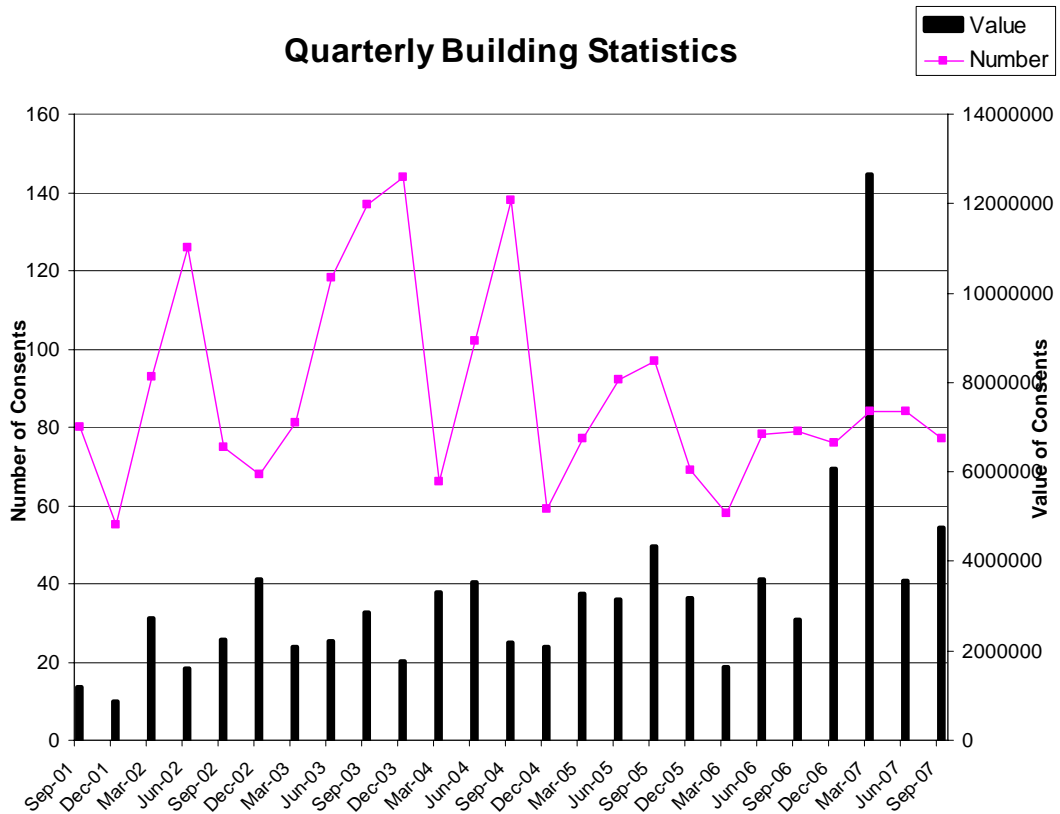
Our Council is not alone in this area and are all grappling with this problem. The Department of Building and Housing are currently investigating possible solutions to this nationwide problem. The Audit Office requires Councils to show the issue as a liability on the accounts.

The Building Act 2004 requires Councils to decide to issue or not a Code Compliance Certificate for consent on request or after 2 years of the consent grant date. Any further period can be agreed between the owner and Council.

I have discussed this with the Chief Executive Officer who has asked me to investigate options to have these brought up to date as soon as possible and a verbal update will be available at Council Meeting

My brief is that Waimate want to be proactive and therefore will be an additional cost not presently in this year's budget.

Building Consent Statistics



Dog Registration

Currently there are 3011 dogs registered within the Waimate District, 53 known owners have 78 recorded dogs unregistered.

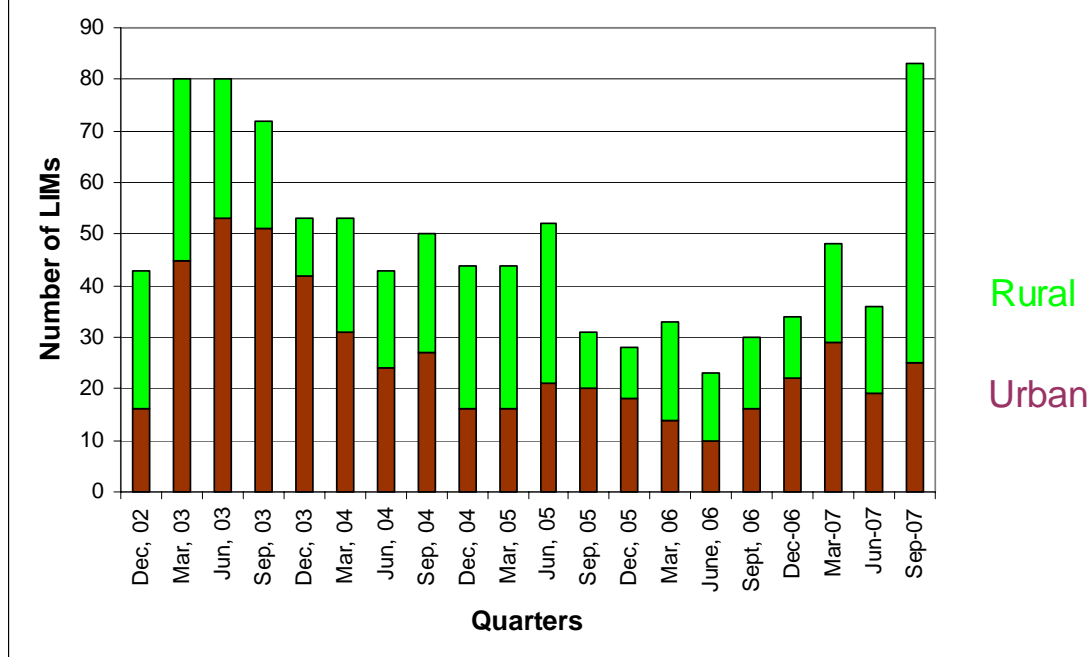
Reminder letters have been sent to unregistered dog owners on 12 September 2007 and 18 October 2007 advising that their dog registration was overdue and a 50% penalty had been added to their balance due.

Court Infringements will be sent out this month to all owners with known unregistered dogs, the infringement for each unregistered dog is \$300.00.

LIM Reports

As noted below, staff has issued the most LIM requests ever. Each LIM requires a lot of input from many staff members and has an effect on the performance standards of other activities.

Land Information Memoranda LIM



Resource Consents

Since the last report, the following resource consents have been granted by the Manager: Planning and Regulatory under delegated authority.

RM070039	Subdivision into two rural lots W.R. & J.A. Johnson 167 Molloy's Road Waimate	06/09/07
RM070042	Subdivision into two residential lots W.R. & J.A. Johnson 50 Opie Street Waimate	06/09/07
RM070044	Subdivision into four rural lots K.M. Sullivan & A.R. Baikie 229 Molloy's Road Waimate	06/09/07
RM070045	Subdivision into two rural lots K.E.L. & L.A. Wiseman 27 Kennards Road Waimate	13/09/07
RM070046	Subdivision into three residential lots W.R. & J.A. Johnson 52 Timaru Road (SH 82) Waimate	14/09/07

RM070051	Erect a relocated house Greenlaw and Smith Ltd 37 Timaru Road (SH 82) Waimate	14/09/07
RM070047	Subdivision into three rural lots, five corner splays & balance title B.J., J.R. & K.A. McAuley Lower Hook Road Waimate	26/09/07
RM070048	Subdivision – Boundary Alteration R.E. Rathgen Waimate Highway (SH 1) & Lyall Road St Andrews	05/10/07
RM070054	Subdivision into two residential lots L.T. & J.J. Buckingham Queen Street Waimate	09/10/07
RM070050	Subdivision – Separate Title J.R. Little & C.G. Shanks High & King Streets Waimate	11/10/07
RM070049	Subdivision into two rural lots J.Wall Timaru Road (SH 82) Waimate	12/10/07
RM070052	Erect a relocated house R.A. Stichman Bakers Road Waimate	12/10/07
RM070053	Subdivision into three rural lots A W Bolton Hakataramea Highway (SH 82) Kapua	17/10/07
RM070060	Erect garage within setback from internal boundary N. & S. Bennett 30 Naylor Street Waimate	17/10/07
RM070059	Erect four residential units W.A. & G.S. Field (Maynefield Limited) 6 Smith Street Waimate	18/10/07
RM070055	Subdivision into two rural lots & corner splay W.A. Southgate 1278 Waimate Highway (SH 1) & 23 Old Horseshoe Bend Road Otaio	23/10/07
RM070061	Subdivision into two rural lots R.J. Herbert Garlands Road Waimate	29/10/07

MATTERS OF INTEREST

- Appeal – Saatchi Corporation Ltd v Waimate District Council.
Advice has been received that the consent order has been issued which now resolves this appeal.
- Notice of Appeal – Transit New Zealand v Waimate District Council.
A notice of appeal has been received in respect of the Subdivision Consent granted by Council's Hearings Committee on 9 October 2007, in respect of Oceanmount Investments Ltd for consent to create 3 rural lots on State Highway 1, just north of St Andrews.

Health and Safety

INFECTIOUS DISEASES

Twenty four cases of diseases were notified during the since the last report, being 13 Campylobacter, 8 of Cryptosporidiosis, 1 of Giardia, 1 of Yersiniosis, and 1 of Shigella. These were investigated and a report sent to the Medical Officer of Health.

FOOD SAFETY

New legislation is being introduced which will mean a change to the present system of registering food premises. This will be gradually introduced over the next five years, starting with food businesses that hold a liquor licence.

BYLAWS AND GENERAL

Complaints such as smoky fires, trees, fences, noise, smells, animals, etc, have been dealt with, and a satisfactory conclusion reached in most cases.

LIQUOR LICENCING

Reports on applications for liquor licences have been provided to the District Licensing Agency Secretary, so that licences can be issued.

WATER TESTING

Council's Environment Health Officer is helping Asset Management collect water samples from Council's water supplies and delivering them to Medlab in Timaru. This help will continue until water supply staff or other arrangements have been made.

Civil Defence/Emergency Management

There has been a lot of Civil Defence Emergency Management work to catch up since the former Co-ordinator left early this year.

The new Co-ordinator's major work has been the re-establishment of relationships and networks. Other tasks completed have been:

- Sector Post meetings initiated to meet remaining volunteers and establish preparedness.
- R.A.P.I.D. training system prepared for self paced learning of sector post staff.
- Meeting with David Hewson, Interim Coordinator for South Canterbury Rural Assistance Trust (SCRAT). We have expressed our support for this initiative. Agreement to have representative in the Waimate Emergency Operations Centre in the event of an emergency.
- Met with telecommunication agents regarding radio telephony assets. Established integrity of radio network appears to be sound.

- Contacted OPTN. Text warning system is now free to connect to via text message.
- Lists and contact details of Sector posts have been updated. Initial contact has been made with each of the Sector Post Wardens by way of introduction and to open communications. Meetings and training sessions, based on the "RAPID" system, with each sector post's volunteers are being planned.
- Meetings of Regional Civil Defence officers' forum and the Canterbury CDEM Group Training Committee were attended. Outcomes included initiation of peer review process and strengthening of "cluster" arrangements, Training options for all levels of Civil Defence staff plus funding availability were defined.
- Physical checks of centrally held Civil Defence equipment and serviceability have been carried out. A stocktaking of radio telephony equipment is in progress.
- Local Civil Defence arrangements have been updated and rewritten to bring them into line with the regional plan. These have been peer reviewed and are currently submitted to CDEM for inclusion in the group plan.

Meetings and orientation have been conducted with Timaru and MacKenzie districts Civil Defence Officers and relevant council staff of these Territorial Authorities.

Waimate Winter Air

All Council's defined urban areas, by the 1 September 2013, have to meet the National Environmental Standards for Air Quality (NES). The NES threshold is 50 micrograms of particles per cubic metre of air . Only one exceedance of this level is allowed above the rate.

The winter Air report produced by the Canterbury Regional Council, mentioned that:

Waimate had no high air pollution nights this winter compared to 10 days to the end of August this year, when snow and colder temperatures meant Waimate residents may have used their solid fuel burners more often to keep their houses warm. The highest recording in Waimate was 50 on July 13 this year. Environment Canterbury has monitored Waimate's air quality in 2002, 2003 and 2006, when the maximum concentration of 95 was reached in the town. In 2003 there were six high pollution nights and only one in 2002.

Waimate had a really cold winter this year and the large reduction in air pollution hopefully is attributed to installation of heat pumps and replacement of existing wood burners with low emission wood burners.

Brent Donaldson
MANAGER-PLANNING & REGULATORY

8 November 2007