

# Planning & Regulatory Manager's Report – August 2008



## Planning

Since the last report, the following resource consents have been granted under delegated authority:

RM080040	<b>Land Use: Relocated Dwelling</b> D. Hay 3727 Waimate Highway, Morven	04/07/08
RM080039	<b>Land Use: Reduced Setback for New Dwelling</b> P. Hight Molloys Road, Waimate	08/07/08
RM070056	<b>Land Use: Realign Elephant Hill Stream</b> Geoff Wallace Holdings Limited Tawai-Ikawai Road, Ikawai	08/07/08
RM080037	<b>Subdivision: Create Two Rural Lots</b> Willans Holdings Limited 194 Horsnells Road/Crowes Road, Morven	09/07/08
RM080038	<b>Subdivision: Create Two Residential Lots</b> K.W.G. & W. Catran 45 Parsonage Road/Maude Street, Waimate	16/07/08
RM080042	<b>Subdivision: Create Two Residential Lots</b> K.L. Masters 18 Oxford Street/Augustine Street, Waimate	24/07/08
RM080041	<b>Subdivision: Create Two Rural Lots</b> Station Peak Limited State Highway 82 & Little Roderick Road Waitaki River	28/07/08
RM080044	<b>Subdivision: Create Three Rural Lots</b> A.G. & D.J. Bell (Bannockburn Station) 2996 Hakataramea Valley Road Hakataramea	29/07/08

In addition, the following application was determined to be dealt with on a non-notified basis:

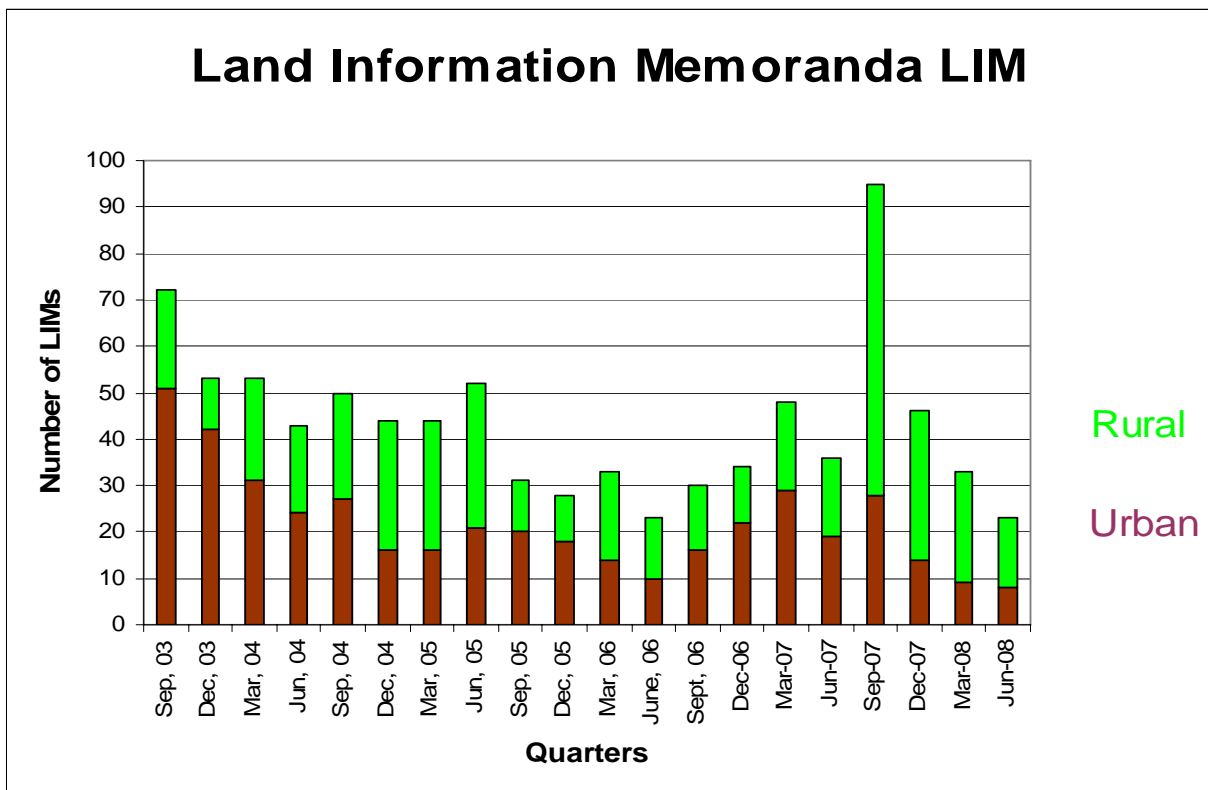
RM041139	<b>Land Use: Construct Micro Hydro Scheme</b> Clarkfield Holdings Limited Hakataramea Highway, Waitaki River	21/07/08
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**POINTS OF INTEREST:**

Councillors will be aware that a Commissioner was appointed to hear and decide on a resource consent application at the Glenavy Service Station to install an additional diesel fuel tank and pump dispenser (or a truck stop in Pyke Street). The Commissioner refused to grant consent, mainly because heavy vehicles associated with the truck stop would use the residential side streets and affect the residential amenity of these streets. However, the Commissioner in his decision did intimate that if the pump dispenser were located within the existing front forecourt rather than side road (Pyke Street), then consent could be forthcoming for the additional diesel fuel tank. The applicant has not appealed against the Commissioner’s decision.

**Land Information Memoranda**

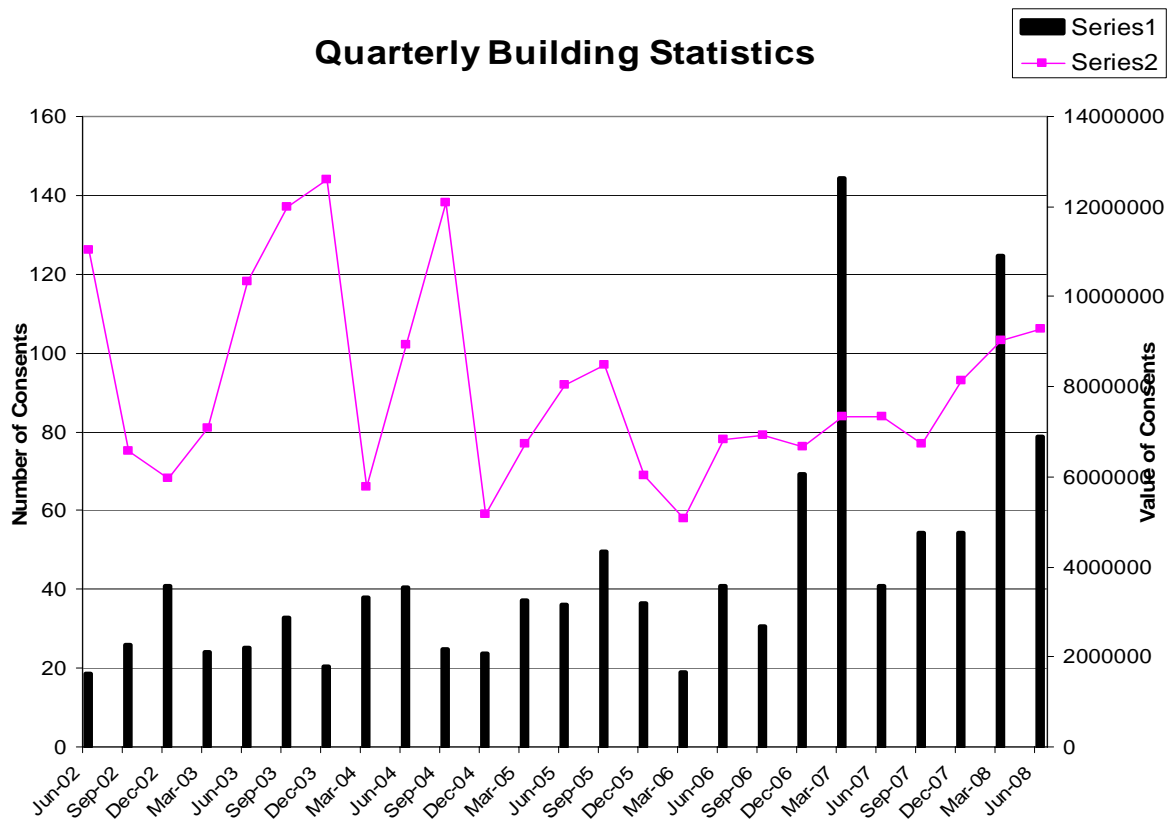
LIM applications have been the lowest for many years, probably reflecting New Zealand property market.



## Building Consent

Council is still receiving and processing a steady number of high value Building Consents. The land use change currently under way in the District would be the main contributing factor.

One interesting small fact, is that there were 11 more solid fuel heating units installed than the previous year.



## Dog Registration

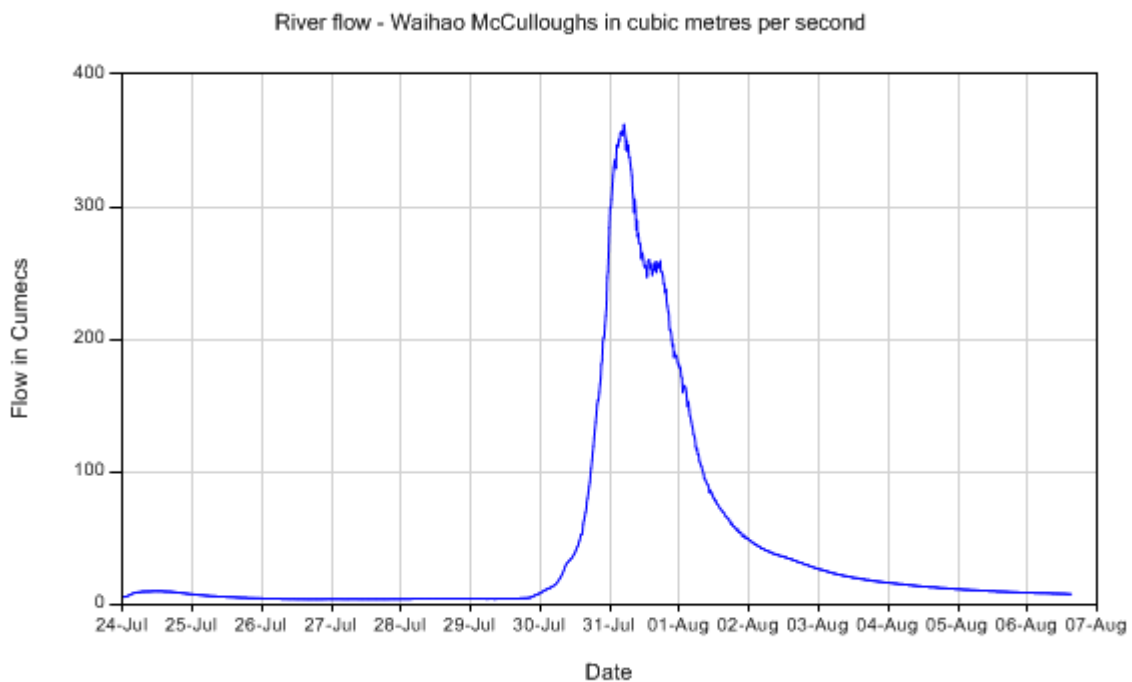
As of 5 August 2008 there were 1001 dogs registered out of approximately 3000 dogs, for the 2008/09 year. Dog registration for the 2008/09 year is due by 31 August 2008. If payment has not been received by this date a 50% penalty will be added to each dog registration fee.

## Civil Defence Emergency Management Rain Event

The event had a real potential to cause a Civil Defence Emergency Management event if rain had continued for another 12 hours at the same intensity. Below is a brief report of the event.

On the 30 July 2008 notification was received by the Waimate Civil Defence Emergency Management (CDEM) Coordinator from ECAN flood controllers that continued rainfall could present some challenges. This was discussed with myself as the Waimate District Council Controller. From the discussions, text message notification was sent to Council staff in case of evening Emergency Operations Centre activation.

Monitoring of river levels was continued throughout the night into Thursday 31 July, via internet and telephone by CDEM Coordinator. As at 6:00am communications were established with ECAN Flood Controllers, Canterbury CDEM and Waimate Sector Posts to assess the extent of this event.

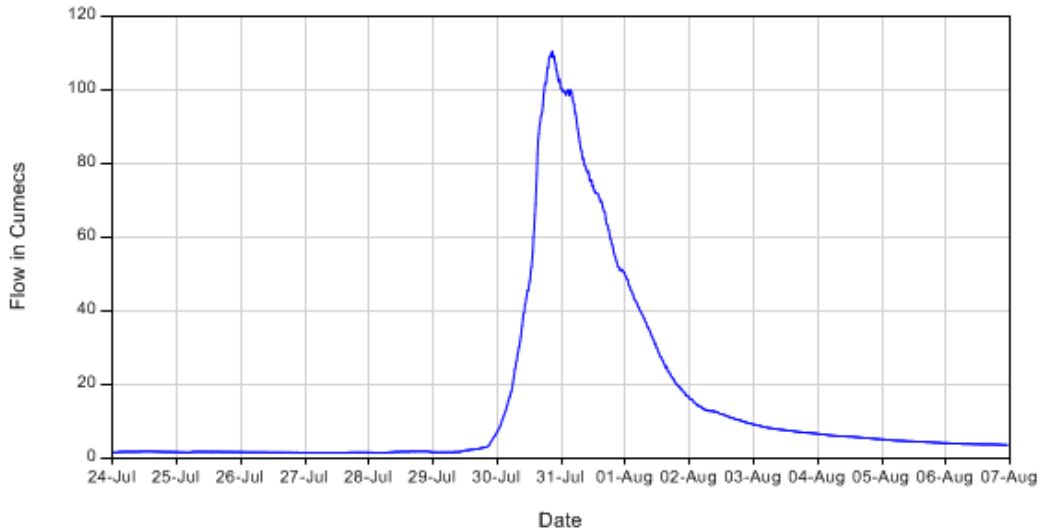


*Waihao Forks*

A meeting was convened with Waimate Emergency Response organisations Fire / Police / Ambulance Council staff and District Welfare Manager. Current District status was presented and other agencies fed in their perspectives. The state of the rivers, roads and tides were discussed and planning for mitigation and response was conducted. Signage for Morven was deemed to be necessary, due to flooding, as well as closure of Bradshaws Road to prevent sightseers from endangering themselves at the Waihao Box. All fords were deemed to be closed and a status report was forwarded to the Canterbury CDEM. A media statement was prepared and released to radio, emphasising danger of fords and road travel. A further meeting was scheduled for 2pm.

River flow - Pareora Huts in cubic metres per second

The Pareora at Mt Horrible Huts site is affected at low flow by activity downstream. Please be aware that the flows shown in the graph may be incorrect. Contact Environment Canterbury for more information.



During the day, monitoring and fielding of calls continued. Identified flooding hazards were sign posted. Communication continued with Canterbury CDEM and ECAN Flood managers. Hook/Waituna water scheme was contaminated by flood water and warnings issued.

The Box had finally opened after an anxious period. It had shingle banked against it due to a strong easterly swell. Sinclair's culvert blockage was dealt with by Transit, (now know as New Zealand Transport Agency)



*Waimate Gorge*

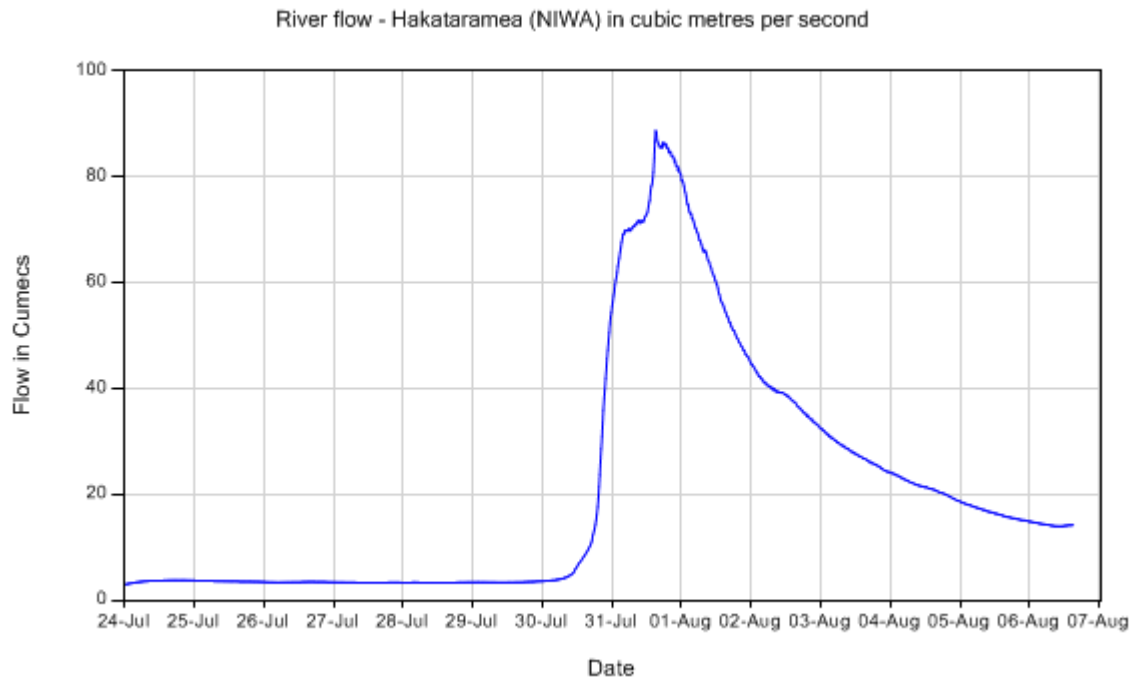


*The Box Picnic Table*

At the 2pm meeting it was identified that only Bradshaws Road and Maori Road remained closed along with minor flooding to the entrances of Morven. The forecast was rain easing, with river levels continuing to rise, but within acceptable limits. Further warnings were forwarded to the media for broadcasting.

Status report sent to Canterbury CDEM.

The Hakataramea River at no time presented a hazard.



*The Waihao Box public toilets.*

Office staff manned phones until early evening. The Coordinator and myself monitored the situation, from both our homes throughout the night via phone, radio and internet. Some early morning reconnaissance also revealed that the situation had eased. Weather forecasts indicated rain easing throughout the day.

On the 1 August ECAN flood controllers confirmed very little threat as rivers receded. At 08:30am it was communicated to Canterbury CDEM that Waimate District was to discontinue monitoring and this message was acknowledged.

**Brent Donaldson**  
**MANAGER-PLANNING & REGULATORY**

8 August 2008