

Planning & Regulatory Manager's Report – May 2009



Regulatory Control

Staff has now reviewed all the Food, Hygiene, Camping Ground, Funeral Directors, Offensive Trades, Camping Grounds, Hawkers, Mobile Shops, and Hairdressers files are now sending out the licence renewals for the 2009/10 year. The inspections required for these licences will be carried out from June/July 2009.

Other non routine work carried out over the last month has been:

- Noisy motorcycles being ridden near residential areas.
- Tree shading of urban properties.
- Dumping of cattle beast remains on a public road.
- Noisy people walking along urban streets very early in the mornings.

Subdivision Reserves Contributions

Councillors are aware that the Reserve Contribution Account has built up over the last few years.

Below is a report on the use of Reserve Contributions and in particular use of the contributions for non Council community assets.

“Section 111 of the Resource Management Act 1991 states that

Where a consent authority has received cash contributions under section 108(2), the authority shall deal with that money in reasonable accordance with the purposes for which the money was received.

District Plan - Objective 5 – Recreation and Reserves states:

A conveniently distributed and accessible range of public open space and recreational areas and facilities to meet the diverse needs of residents and visitors to the District.

This indicates that the contributions are for public open space and recreational areas and facilities. While it is not completely clear, it is considered that the word “Public” qualifies both “public space” and recreation area and facilities.

The District Plan policies supporting this objective are

Policies

1. To encourage and, where possible, provide for a range of recreation opportunities within the district.
2. To ensure the provision of open spaces and recreational areas within or in reasonable proximity to new residential subdivisions to meet the needs of the future community.

3. To require contributions towards public open space and recreation areas from residential subdivision and for many major residential, business or community development to provide for:
 - i additional parks, walkways and cycle ways needed as a result of additional household and/or visitor growth;
 - ii additional open space needed for visual relief or enhancement;
 - iii development and maintenance of neighbourhood parks and local open space to a level at which they are usable and enjoyable.

Public Element

Traditionally under the Local Government Act 1974, Councils limited their use of reserve contributions to purchase of land or facilities for open space and recreation and in that sense the contributions were used to create public assets. To date this has been the approach of the Waimate District Council, except for the recent funding for the development of a BMX track with associated facilities such as picnic areas, which is to be available to the general public. In that case there was a written commitment regarding long term availability of the land for this "public" purpose.

With regard to the District Plan the "public" element is only mentioned in the objective and not the policies of the District Plan. It is considered therefore that there is a grey area as to what could appropriately be funded by reserve contributions. In the case of a community hall etc they almost always function as a public facility with hiring out to community groups for recreation, entertainment, meetings etc. In addition there is no private gain or profit from the use of the hall.

Recreation and Open Space

Traditionally reserve contributions can only be used for recreation and open space purposes. This approach is confirmed in Objective 5 above. There will need to be an assessment as to whether a community hall or other non Council asset, is a recreation facility or to what extent it provides for recreation.

Process

It is considered that there is no need to adopt a new process for consideration of spending the reserves other than occurs for any other spending decisions. Ideally the Council reserves policies provide a basis for allocation of reserves contributions; however the policies as they appear in the LTCCP and Annual Plan are Waimate focused with no strategy as to how reserves and recreation are to be provided for in Waimate and outlying townships. It is not appropriate that the reserves contribution fund be a contestable fund, as this approach assumes that the funds have to be spent/allocated within a set timeframe and this is not the case for reserve contributions. While the process of making a submission to the draft LTCCP is not strictly necessary, it is considered that it does bring the matter of the non Council asset to the attention of the Council. It is then up to the Council to decide whether or how to fund these types of non Council community assets.

Relevant Factors

As mentioned the Council firstly needs to determine how the open space and recreation needs of Waimate and outlying townships etc are best provided for, now and in the future. There is no need or obligation to use the reserves immediately and so a long-term view is important. There may be a number of different ways to provide for open space and recreation needs including the option of providing for non Council community facilities."

Building Consent Authority Accreditation Audits

In July 2009, the Council's Building Control Authority will have an International Accreditation New Zealand team, from Auckland and Wellington, here, onsite to assess if Council's Building Control Authority is meeting Regulation 17 of the Building Regulations.

Section 17 deals with quality assurance processes, which are outlined in our Management Systems Manual, they are:

MS-01	Quality Assurance Introduction	1
MS-02	Quality Assurance Statement of Intent	2
MS-02.1	Quality Assurance Policy Development	4
MS-03	Quality Assurance System	6
MS-04	Document Control	8
MS-05	Quality Planning and Objectives	15
MS-06	Insurance and Risk Management	16
MS-07	Organisational Charts and Position Descriptions	18
MS-08	Responsibility and Authority	20
MS-09	Management Review	22
MS-10	Staff Retention	23
MS-11	Office, Inspection, Measuring and Test Equipment	26
MS-12	Communications	30
MS-13	Human Resources Management	32
MS-14	Training Programme	34
MS-15	Competency and Skill Assessments	37
MS-16	Improvement	41
MS-17	Conflict of Interest and Integrity	44
MS-18	Internal Audit	46
MS-19	Identification and Traceability	48
MS-20	Contractors	49
MS-21	Customer Complaints	51

Council now continually undertakes technical audits of building consent processes with cross auditing by technical staff of Waitaki, Mackenzie and Timaru District Councils.

I am also heavily involved in the ongoing management issues such as:

- Updating skill allocations
- Training plans and assessments
- Internal audits of the management systems, particularly Regulations 9, 10, 12 and 13
- Competency assessments etc.

Resource Consents – April 2009

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

RM090010	Subdivision: Boundary Adjustment PJ & JP Darling and EJ Gray 463 & 441 Motukaika Road Cannington	01/04/09
RM090011	Subdivision: Create four additional residential lots KJ & PM Baker 14 Smith Street Waimate	06/04/09
RM090012	Land Use: Use and Storage of Hazardous Substances at proposed Electricity Substation Alpine Energy Limited Tawai Ikawai Road Waimate	21/04/09

RM090013	Subdivision: Create two rural lots K.L. McIvor 677 Mill Road Waimate	29/04/09
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Waitaki River Bridges Replacement

Attached is a project background to the replacement of the Waitaki River bridges between Kurow and the Hakataramea townships on State Highway 82.

New Zealand Transport Agency has reported that recent structural assessments indicate that both bridges have come to the end of their serviceable lives and need replacing.

At this preliminary stage, it is intended to construct new bridges next to and downstream of the existing timber bridges. It is intended to construct the new bridges before 2014 which will take one year to build.

From a planning perspective, an alteration to the existing State Highway designation in the District Plan may be required. This will depend on their final design and alignment of the bridges. A likely controversial issue will be as to what to do with the existing timber bridges once decommissioned. The New Zealand Transport Agency is currently seeking public input on the project.

Brent Donaldson **MANAGER-PLANNING & REGULATORY**

Waitaki River bridges

REPLACEMENT SCHEME

NZ TRANSPORT AGENCY
February 2009

Overview

The Waitaki River bridges provide a crucial link between the Kurow and Hakataramea communities and are also important to Waimate residents 60km away. The bridges provide access from SH 82 on the Kurow side of the Waitaki River and SH 82 on the Hakataramea side.

The SH 82 bridge is 258m long and the SH 82 bridge 160m. Both bridges are single-lane and predominantly timber construction.

The NZ Transport Agency (NZTA) maintains ongoing surveillance of the bridges, especially during floods. Recent structural assessments indicate that both bridges have come to the end of their serviceable lives and need replacing.

Project background

The proposed bridge replacement involves two new single-lane structures (with a footway). These would be built immediately downstream from the existing bridges. Consideration was given to two-lane bridges, but low traffic volumes didn't justify the much higher construction costs.

An investigation into replacement options for these bridges was originally carried out in 1998. Replacement plans for the bridges were put to one side when Meridian Energy announced the Project Aqua development in the lower Waitaki. After Meridian abandoned Project Aqua, they continued to investigate other lower Waitaki options.

Further work on replacing the bridges was halted until Meridian finalised their plans. They have now done the costing for the Ho'n Bore Tunnel scheme - a scheme that has no impact on the proposed sites for the new bridges.

The NZTA is reviewing the 1998 bridge replacement investigation to confirm its recommendations are still relevant for the current physical and environmental issues.

LOCALITY PLAN
SCALE 1:2500
PROPOSED SINGLE LANE BRIDGE CROSS-SECTION

Project objectives

- Preserve access between Kurow and Haratarama while achieving value for money.
- Avoid any fatalities and/or serious injuries resulting from bridge failure.

Project description

The proposed two single-lane replacement bridges, immediately downstream of the existing bridges would include a shared median/footway.

This option will require the construction of new bridge approaches over a distance of about 1600m (including bridge lengths). Access to the recreational area on the island between the bridges will remain.

Project process

Your feedback will be taken into account during the updating of the scheme assessment report.

The final proposal for replacing bridges will be subject to the approval of the NZTA board.

Their decision will determine when design work will start.



Current Waitaki bridge

Providing feedback

We welcome your comments and views on this project. We are particularly keen to hear about issues that need to be considered during the project's investigation and design phases.

For further information, and to complete a feedback form, visit www.nzta.govt.nz/consultations/index.html

Please forward your feedback, by Friday 3 April 2009, to:
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On 1 August 2006, the functions and responsibilities of Land Transport NZ and Transit NZ were combined under one new organisation, the NZ Transport Agency (NZTA).



For more information

Visit the NZ Transport Agency website at www.nzta.govt.nz or call our contact centre on 0800 699 000.