

Planning & Regulatory Manager's Report – September 2009



Dog Registration

Currently there are still 157 known dog owners who have not registered their dogs for the 2009/10 dog registration year. These owners are now required to pay a penalty of an additional 50% on their dog registration fees.

Emergency Management

Since the last report the Civil Defence Coordinator has attended the following:

- Monitoring of the H1N1 virus continued as Health reported quite a different spread compared to predictions. It was gratifying to see the curtailment of a potential epidemic, as education in prevention was successfully put into practice on a national level. At the same time it was disappointing to observe the level of cynicism amongst some sectors of the populace. Previous outbreaks of infectious influenza have presented in three distinct waves and vigilance should be maintained should this outbreak follow historic patterns.
- Sub-regional CDEM meeting was attended in Fairlie with neighbouring Emergency Management Officers including MacKenzie, Waitaki, Timaru and Ashburton districts to discuss common issues.
- Meetings held with Alpine Energy and Network Waitaki Emergency management officers to discuss robustness of electricity supply to the district.
- Attended Canterbury CDEM forum to discuss regional issues.
- Received Phone / Data satellite link from Canterbury CDEM Group. This equipment will add an ultimate layer of redundancy to our communications, enabling telephonic communication and data transfer even if all terrestrial communications are knocked out (for example in the Alpine Fault scenario). Examination of potential and actual communication integration is on going.

Resource Management

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

RM090036	Land Use: Frost Wind Machine exceeding maximum height RPNZ Properties Limited 1580 McHenry's Road Hakataramea	03/08/09
RM090032	Land Use: Earthworks, realign stream, construct wetland, erect bridge & remove stop-banks affecting Waihao Box, Dead Arm & Wainono Lagoon Environment Canterbury Regional Engineer Hannaton & Poingdestres Roads Willowbridge	04/08/09
RM090034	Land Use: Carport within front setback J. Fisher & E. Rees 8 Butchers Lane Waimate	04/08/09
RM090031	Subdivision: Boundary alteration G.C. Olorenshaw Hakataramea Highway (SH 82) Waimate	07/08/09
RM090033	Land Use: Addition & alteration to Heritage homestead – Bluecliffs Station W. & M. Rolleston 2920 Back Line Road St Andrews	14/08/09
RM090037	Land Use: Dwelling within building setbacks L. Westoby Sullivans Road Pareora	27/08/09

Gambling

From the Internal Affairs website, statistics show a national decline in licence holders, venues and gaming machines.

Licensed Gambling Operations in Pubs and Clubs

Date	Licence Holders	Venues	Gaming Machines
31.03.09	394	1527	19,739
31.12.08	399	1537	19,879
30.09.08	405	1551	20,025
30.06.08	415	1552	19,856
31.03.08	421	1569	20,018
31.12.07	428	1585	20,182
30.09.07	435	1593	20,163
30.06.07	439	1598	20,120
31.03.07	444	1607	20,302

In our District expenditure on machines has declined as shown in the following statistics.

Quarter

September 08	\$229,000
December 08	\$259,022
March 09	\$217,389
June 09	\$216,426

In 2003, there was approval for 40 machines the same as now. However the big difference is that the machines were spread geographically throughout the District from Hakataramea to St Andrews, whereas now they are all located in Waimate at the following establishments:

Venue Name	Society Name
Waimate Town and Country Club Inc	Waimate Town and Country Club
Criterion Hotel	Pub Charity
Royal Tavern	The Lion Foundation
Waimate Hotel	The Lion Foundation
Empire Tavern	The Southern Trust

Building Control Authority Accreditation

International Accreditation New Zealand has recently conducted its two yearly reassessment of our authority.

The assessment involved technical and management audits. Field inspections were also carried out.

The outcome of the assessment was a decision to recommend continued accreditation in respect of Regulations 5-16 inclusive, subject to satisfactory clearance of the corrective actions raised. The assessment also determined that extension of accreditation to include Regulation 17 would be offered once the corrective actions raised in respect of that regulation had been satisfactorily addressed.

Again our Authority is at the forefront of the new regimes and staff have done a great job in maintaining the accreditation.

District Plan Changes – Progress Report

Set out below is the progress that has occurred in relation to preparing the draft Plan Changes approved in principle by the Council in June 2009.

The two main streams of work have been consultation and preparation of Section 32 reports.

Consultation

Because a number of the Plan Changes directly affect landowners it has been necessary to prepare letters and plans for distribution to potentially affected people. This has been done for:

Plan Change 11 – Natural Hazards, I will be shortly consulting with landowners affected by the change in flood area boundary at Hakataramea. Responses will be obtained by late September 2009.

Plan Change 13 – Otaio Makikihi Water Supply Area, consulting with landowners within the new protection area. To date only two landowners have responded indicating that they are not happy with the proposed area. No reason is given for this however they state that if a consent is required for ordinary farm work they should not have to pay for this as they are not the beneficiaries of the water. In fact the Protection Area controls will not catch day-to-day farm work as existing use rights protect this work.

Plan Change 16 – Heritage, consultation with landowners of Sequoia tree in Augustine Street and Project Waimate regarding the Arcadia Theatre has been undertaken. A relative and solicitor acting on behalf of the owner of the Sequoia tree have responded to the Council's letter asking what rules apply to the tree and who would pay for remedial work on the tree if this is required. The Council has responded advising them of the rules and specifying that Council will pay for any necessary work on the tree.

Project Waimate have discussed the proposed reclassification of the Arcadia Theatre from B to A. Project Waimate initially requested this reclassification prior to them owning the Theatre. From their perspective there are pros and cons with the change, however they have now confirmed that their committee is comfortable with the increased rating of the building.

Section 32 Reports

Section 32 of the RMA requires an assessment to be undertaken of the costs and benefits of a plan change to ensure that all appropriate matters have been considered and that there is not an undue burden on landowners or the community. These costs and benefits include financial, environmental and social matters.

To date five of the seven reports have been completed.

Other Matters

GIS – Davie Lovell-Smith have been working with Andrew Hare and ECan to have the accuracy of flood boundaries checked

Heritage – work is proceeding on the heritage precinct proposal based on Queen Street, including liaising with Historic Places Trust

Charges in LTCCP – Statements regarding Councils proposed approach to its Development Contributions Policy have been prepared and was included in the Draft LTCCP including connections fees for services.

Summary of the Building Act 2004 Review

Please see attachment.

Totalspan Undercover Kids Bus Shelter Programme 2009

Please see attachment.

Environment Canterbury's Submission on the Ministerial review of the PM₁₀ Regulations in the National Environmental Standards for Air Quality NESAQ

Please see attachment

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