



Ashburton District Council

AGENDA

A **MEETING** of the **ENVIRONMENTAL SERVICES COMMITTEE** will be held as follows:

Date: Thursday 2 December 2010

Time: 10.30 am

Venue: Council Chamber
5 Baring Square West
Ashburton

B LESTER
Chief Executive

MEMBERS:

Cr R J Kilworth (Chair)
Cr L J Leadley (Deputy Chair)
Cr I J Burgess
Cr D G McLeod
Cr P W Reveley
Cr J Sparks
Cr A B Totty
Cr R S Wilson
Mayor A R McKay (ex officio)

AGENDA

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[NB November statistical reports will be tabled at the meeting along]

26 November 2010

5. ACTIVITY REPORTS

5.1 VARIANCE REPORT & KPI's

– Period ending October 2010

Attached

The graphs included in the agenda cover a financial year as opposed to a calendar year.

5.2 BUILDING SERVICES

5.2.1 Building Consents

The number of building consents issued during October was 73. This is an increase of 20 building consents from the same month in the previous year. The number of applications received for the month was 62; this is a decrease of 11 applications from the same month in the previous year.

Month	Building Consents Received	Building Consents Issued	% Processed within 20 Days	Inspections Carried Out	CCC Issued within 20 Days of Application
July	89	100	96%	418	100%
August	80	105	94.3%	398	96%
September	80	62	100%	382	95%
October	62	73	98.6%	397	100%

5.2.2 Building Consent Processing Times

The number of building consent applications processed within statutory timeframes has been maintained over the reporting period at above 95%. This is due in part to a decline in the number of applications and also to additional staff coming on line. The additions to staff have enabled the Department to keep all processing in house and reduce the reliance on outside contractors. The other benefit has been a more uniform approach to our processing providing a better service to our customers.

5.2.3 Project Information Memoranda (PIM's)

There was one application for a standalone PIM during the period which was processed within the 20 day timeframe.

5.2.4 Inspection Times

Inspection waiting times are currently up to 4-5 working days. This is above our acceptable waiting times and we will likely employ a Contractor to assist in reducing this delay.

5.2.5 Certificates of Acceptance

There were no new applications for COA's during the reporting period.

5.2.6 Trades Information Night

There was a trade night held on 9 November at the Caroline Bay Hall in Timaru for people involved in the building process. The meeting was attended by approximately 65 people. A number of the people attending also do work in the Ashburton district. Ashburton Building Services Department staff attended this meeting which proved to be valuable for improving consistency with other building consent authorities' procedures and therefore our customer service.

Attending the meeting were representatives from the Certified Builders Association New Zealand, the Master Builders Federation, the Ashburton District Council, Timaru District Council, Mackenzie District Council, Waimate District Council, Waitaki District Council, and the Department of Building and Housing.

This meeting is in addition to the annual meetings held in the Ashburton district for our builders, plumbers, designers and architects. In scheduling our next local trade evening we will be sending invitations to people from all of the attendees of the Timaru meeting.

5.2.7 Dangerous, Earthquake Prone and Insanitary Buildings Policy

Further to the earthquake of 4 September 2010, and subsequent 'after shocks', owners of public buildings, which have incurred damage, will be invited to provide an engineer's report to confirm that their buildings are safe to be occupied. This action is in accordance with the Council policy on this matter.

5.3 PLANNING

5.3.1 Resource Consents

- **Gospel Trust Proposed Church – 121 Racecourse Road**

An application for a church hall of 1151 m² for up to 944 people, at 121 Racecourse Road, was granted resource consent on 8 November 2010, by Independent Commissioner, Patricia Harte. The period for appeals to be lodged with the Environment Court ends 15 working days after notice of the decision has been received by the applicant and submitters.

- **Retirement Village, 35 – 37 Carters Terrace, Tinwald**

An application for a retirement village at 35 - 37 Carters Terrace, Tinwald, was notified for public submissions on 19 August with the period for submissions ending on 16 September 2010. 197 submissions were received, all in support of the application. All submitters that requested to be heard have withdrawn their request following discussions between the applicant and submitters.

An Independent Commissioner, Mr David McMahon has issued his decision, granting resource consent for the retirement village. An appeal period of 15 working days commenced from the date the notice of decision was received by the applicant and submitters (26 November 2010).

- **Lochlea Estate – Retirement Village**

A Certificate of Compliance has been granted for the proposed retirement village forming part of the Lochlea Estate on Racecourse Road, Ashburton. A Certificate of Compliance is a document stating that an activity can be done lawfully without resource consent, ie the proposal is permitted by the District Plan and complies with all relevant site, zone and transport standards.

5.3.2 Resource Consent Appeal

- **Proposed Art Gallery and Museum**

The decision of an Independent Commissioner, Mr Bob Batty, to approve an application for a new art gallery and museum at 325 – 333 West Street, has been appealed to the Environment Court by submitters to the application.

The Council has two different functions with regard to the application and subsequent appeal; the Council as Planning Authority being the respondent to the appeal, having issued the decision granting resource consent, and the Council as applicant, being a party to the appeal.

The Judge directed that the Council as Consent Authority and the Council as Applicant are to provide their evidence to the Court and all parties by 17 December 2010. As the Council as Applicant will be presenting a case in full support of the consent authority's decision, the consent authority intends to adopt much of the expert evidence to be presented by the Applicant to avoid duplication and unnecessary costs.

5.3.3 District Plan Review

A second period for further submissions ended on 11 November. This provided an opportunity for persons/ groups representing a relevant aspect of the public interest or having an interest in the plan greater than the general public to make further submissions in support or opposition to submissions made in the first round.

A total of 87 further submissions were received, three of which were late.

The next stage is for reports to be prepared on the issues raised and decisions sought in submissions as well as notice being given to submitters of when hearings will commence.

5.3.4 Draft Regional Policy Statement

The Regional Policy Statement (RPS) provides an overview of resource management issues affecting the Canterbury region, and sets out objectives, policies and methods to address these issues and achieve the integrated management of resources across the region. The RPS specifies requirements of territorial authorities to give effect to objectives and policies in the RPS and therefore the implications for Ashburton District Council are significant from a Planning and Operations perspective.

The Draft is available for public comment up until 3 December. This is consultation additional to statutory requirements under the Resource Management Act.

Prior to the draft being released, a working group was established involving representatives of territorial authorities and the Regional Council to work through an early draft and address issues previously raised by territorial authorities.

A summary of comments on the draft has been circulated to all Councillors and will be submitted to ECan.

5.4 REGULATORY

5.4.1 Staff

Ron Dunne will finish as a casual employee at the end of November. Ron was brought in on a temporary basis to cover the liquor licensing function while Alison Batcheler brought the liquor licensing records up to date with digital scanning of records. This was necessary to both modernise the function and due to limited floor space being available for records storage.

Don Boyd, Charlotte Spilman, William Liebisch and Leanne Copland all attended a half day customer services training course, they report that the course was of great benefit.

All staff have relocated to their new office accommodation as the office renovation 'rolls on' to create greater efficiency in staff accommodation with the existing floor area.

5.4.2 Meetings

The Regulatory Manager gave a presentation on public health issues relating to water supplies to the Canterbury Water Management Strategy Committee.

5.4.3 Environmental Health

One new food business has opened in the district.

Six food premises were inspected and found to be in good order.

The final three camping grounds have been inspected and re-registered for the next 12 months.

A playschool was visited with a Ministry of Health Officer to investigate a complaint of bird droppings threatening children's health. The droppings came from a notable tree which is registered with the Council and the staff wished to have the tree removed. Alternative solutions were suggested to the complainant and further action by them is awaited, (this could result in a resource consent application to remove the tree).

The following complaints were investigated:

- Noise - 43 complaints investigated, 9 noise directions issued, one stereo was seized.
- Food poisoning - one complaint of food poisoning was investigated.

5.4.4 Disease – October 2010

Disease	Number
Campylobacteriosis	14
Giardiasis	2
Salmonellosis	1
Tuberculosis (New Case)	1
Cryptosporidiosis	10

1st to 19th November 2010

Disease	Number
Campylobacteriosis	3
Tuberculosis (New Case)	1

5.4.5 Liquor Licensing and Gambling

A meeting was held with relevant parties to organise liquor control for the Boxing Day races.

5.4.6 Animal Control

- **Court Cases**

Where a dog classified as menacing was not contained and charged at and bit a woman on the foot while she walking past the house. The owner is being prosecuted and the dog has been put down. The dog owner has pleaded not guilty and the case has been adjourned until 25 January 2011.

A disqualified owner with history of aggressive and evasive behaviour was found with three unregistered dogs. All the dogs were impounded, two have been destroyed and one rehomed. The case will be heard on 29 November 2010.

A second case of a disqualified owner in possession of an unregistered dog is also coming up. This dog has been impounded and was destroyed due to unsuitable temperament for rehoming.

An owner of a pit-bull which attacked a 5 month old Shar Pei at the Ashburton Domain oval is being prosecuted for failing to comply with menacing dog classification and being the owner of a dog which has attacked a domestic animal. The Shar Pei died from its injuries despite receiving intensive veterinary care. The attack occurred in front of many concerned onlookers.

- **Court Hearing**

A hearing was held in Ashburton on the 2nd November 2010 where a disqualified owner was objecting to the disqualification. The defendant failed to show up the judge upheld the disqualification.

- **Infringement Notices**

Ten infringement notices have been served for offences against the Dog Control Act and Dog Control Bylaw between 31 October and 23 November 2010 making a total of 67 since 1 July 2010.

- **Euthanized**

One dog has been euthanized in the reporting period after being involved in an attack.

5.4.7 General Inspections

- **Building Act**

Two building warrant of fitness audits have been carried out. Both were the result of concerns raised by third parties.

An Infringement Notice has been served on a premises for non compliance with a Notice to Fix, which was served as the building warrant of fitness has not been received despite numerous requests.

- **Resource Management & District Planning**

An investigation continues into an alleged illegal quarrying operation.

A case is being prepared for court relating to an infringement served on a Commercial Operator breaching the District Plan.

The operation of a commercial Wakeboarding operation adjacent to the State Highway one has been requested to cease following a complaint from the NZTA.

- **Litter and Illegal Dumping**

Continuous monitoring of illegal dumping hotspots and calls from the public and colleagues have led to **11** Infringement being issued for littering.

- **Water Supplies**

All public and monitored private supplies showed good results. Two private suppliers have rejoined the council monitoring service.

- **Fire Hazard Sections**

Twenty eight notices have been issued under s183 of the Local Government Act regarding fire hazard properties in Ashburton, Methven and Rakaia. A concerning feature of this work is the high number of repeat offenders. Some of these property owners have been sent this notice for many years now; in fact one could be forgiven for thinking that many rely on receiving a notice before doing anything about it! Ways of incentivising property owners to take earlier action are being investigated.

- **Trade Waste**

Twenty five trade waste visits have been conducted in the reporting period.

J McKENZIE
Environmental Services Manager