


8. AKAROA SERVICE CENTRE MANAGER'S UPDATE

8.1 RESERVES FUNDING



It has been confirmed that the \$20,000 Reserves Funding is available for the Banks Peninsula Community Board's for 2006/07. The funding needs to be expended by 30 June 2007. This funding will not be available in future years because of the implications of the Development Contributions Policy.

Staff members from the Capital Programmes Team will address the Board with suggestions as to how the funds can be expended in this financial year.

8.2 ANTARCTIC FESTIVAL

2007 is an important year for matters relating to Scott Base - 50 years since the base was established by New Zealand. Tony McKendry, the Secretary of Antarctic Link Canterbury, has been asked to notify the Banks Peninsula Community Board's of this important milestone, thus providing the Boards with opportunities to participate in appropriate functions / celebrations including the Antarctic festival in Christchurch set down for 22 - 30 September 2007.

Julie Battersby and Jo Naish from Council's Marketing Unit are heavily involved with the programme for the year. I have asked them to keep the Board informed of plans for this event.

8.3 AKAROA-WAIREWA COMMUNITY BOARD - ACTION MEMO UPDATES

Upper Church Road – this road name has been confirmed and a new sign has been erected.

Rubbish & Recycling Bins (Akaroa Fish & Chip Shop) – both the rubbish and recycling bins have been removed from the Fish & Chip Shop property. There is a recycling station in the vicinity of the Weighbridge. There have been no reports of the Council street rubbish bins overflowing.

Garden of Tane – the Capital Projects Team has arranged for a tree survey to be carried out. The results of the survey will be reported to the Board once compiled.

Street Lighting – the system for reporting street lighting faults under Christchurch City Council is different to that used under Banks Peninsula. These faults are no longer to be reported through Orion, but are dealt with under the Council's "Request for Service" system. The fault in the street light at the Croquet Pavilion has been reported through that system and should be repaired within 7 days.

Greens Point Reserve Gazettal – staff from the Asset and Network Planning Unit are working through the process of gazetting this land as a reserve. They have met with some stakeholders and local staff to identify affected parties.

Fires Bylaw – staff have provided the following comments in relation to the recently introduced Fires Bylaw:

The Principal Adviser Environmental Health advises "...on the consultation process undertaken in the SCP for the Christchurch City Fires Bylaw 2006. It was as follows.

The Council considered the review of the fires bylaws at its meeting on the 15 June 2006 and resolved to undertake the special consultative procedure under the Local Government Act 2002 at that time. The Council agenda containing the report on the matter with options considered, including the bylaw proposed, was made available to community boards in the normal fashion (i.e. the Council Agendas go out to Community Board Chairs as well as Community Board Principal Advisers and Community Secretaries. In addition, in this case, the consultation document was provided to all Service Centres. In the case of future reviews of

bylaws it is intended to specifically advise Community Boards of appropriate bylaw review consultation documents. A Council/Community Board seminar on the bylaw review process has been arranged for the 13 March to clarify the process the Council must undertake in this matter as most bylaws must be reviewed before June 2008.

The public notice advising of the consultation was published in The Press and The Christchurch Star on the 21 June 2006 with a closing date for submissions of the 9 August 2006. In addition copies of the proposal were made available in hard copy form to all service centres and libraries. It also appeared on the "Have your say" website.

The matter of the application of the bylaw to the Birdlings Flat area is still being determined by the Inspections and Enforcement Team. As the matter has also raised some limited concerns over the whole of the City the matter is to be further considered at some point. I would note that, in my view, the bylaw as currently written does not make any significant difference to burning of vegetation in rural areas.

It is intended to present information to Council, at a seminar, to gain an indication of whether Council wishes the bylaw to be reviewed. If a review is undertaken a full report will go to Council and a special consultative procedure will be undertaken.

Also attached to this update is a copy of the information relevant to obtaining a fire permit, as contained on the Council's Customer Services database. This information is very clear on how a permit may be obtained.

Businesses – Rue Lavaud, Akaroa – the Environmental Effects Team Leader and the Action Area Development Team Leader (Lyttelton) have provided the following comments in reply to the Board's concerns about the businesses operating at 62 Rue Lavaud:

Sale of Liquor

"The Sale of Liquor Act 1989 provides for different types of licence to be granted. In this case, initially an application for an On - licence was received. An on-licence relates to premises where liquor is sold and consumed on the premises, eg taverns, restaurants, café bars etc . On- licences are essentially for permanent establishments.

The normal application process commenced on receipt of the application, which included public notification, advising the community board and other involved agencies [Police, Community Public Health]. Reports were received from the parties (including your board). As part of this process, planning consent was also determined to be necessary . This stalled the sale of liquor process.

As a result of the planning involvement, a resource consent application was made, and a resource consent granted for a very limited period. The applicant at that stage withdrew their on -licence application ,and submitted a special licence application under the Sale of Liquor Act because of the limitations placed on them by the resource consent.

Special Licences can relate to a range of short term activities (although can be granted up to 12 months). A special licence was granted with a tenure until April 2007 , to coincide with the resource consent granted time frame. The business activity however did not operate the full term , and vacated the site during January 2007.

In relation to the matter of toilet facilities for the disabled , it is advised that this is not strictly a sale of liquor matter but more in the building control area. From discussion however with Building Control staff, it appears that because the" activity" was not a building there would have been no specific requirement to require such toilet facilities. Toilet facilities were nevertheless present and available. This may be a matter that requires further investigation and clarification for future similar circumstances."

Resource Consent Issues

In the Banks Peninsula Proposed District Plan rules, (those of the Town Centre Zone) the proposal required a resource consent because retailing is a permitted activity only if carried out within an existing building. The trailer is not considered to be a building. The planning framework therefore anticipates that retailing of this type will be the predominant activity in the zone.

The resource consent process considered the potential effects on the wider environment and particularly the heritage values of existing buildings and the local amenity. It was determined that overall the proposal was consistent with other commercial activities in the zone, and due to the limited duration of the operation (four months only), there would be no lasting effect on the heritage fabric of the town.

Any future proposal to establish a retail activity on the site, that is not within a building that meets the heritage values and historic character of the zone, will require a new consent. The issues relating to the Char-Bar application will be carefully considered again at that time. The rules allow applications for inappropriate activities to be declined.

8.4 CUSTOMER SERVICE REQUESTS – 16 DECEMBER 2006 – 16 FEBRUARY 2007

Attached for members information.