



Notice is hereby given that a meeting of the Regulatory and Consents Committee will be held on:

Date: Thursday, 26 August 2021
Time: 9am
Meeting room: Council Chamber
Venue: Level 2
20 Don Street, Invercargill

Regulatory and Consents Committee Agenda OPEN

MEMBERSHIP

Chairperson	Paul Duffy
	Mayor Gary Tong
Councillors	Darren Frazer
	Julie Keast
	Christine Menzies
	Margie Ruddenklau

IN ATTENDANCE

Group manager infrastructure and environmental services	Matt Russell
Committee advisor	Alyson Hamilton

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Full agendas **are available on Council's website**
www.southlanddc.govt.nz

Note: The reports contained within this agenda are for consideration and should not be construed as Council policy unless and until adopted. Should Members require further information relating to any reports, please contact the relevant manager, Chairperson or Deputy Chairperson.

Health and safety – emergency procedures

Toilets – The toilets are located outside of the chamber, directly down the hall on the right.

Evacuation – Should there be an evacuation for any reason please exit down the stairwell to the assembly point, which is the entrance to the carpark on Spey Street. Please do not use the lift.

Earthquake – Drop, cover and hold applies in this situation and, if necessary, once the shaking has stopped we will evacuate down the stairwell without using the lift, meeting again in the carpark on Spey Street.

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Covid QR code – Please remember to scan the Covid Tracer QR code.

Terms of Reference – Regulatory and Consents Committee

TYPE OF COMMITTEE	Council committee
RESPONSIBLE TO	Council
SUBCOMMITTEES	None
LEGISLATIVE BASIS	Committee constituted by Council as per schedule 7, clause 30 (1)(a), LGA 2002. Committee delegated powers by Council as per schedule 7, clause 32, LGA 2002.
MEMBERSHIP	The Regulatory and Consents Committee will comprise of six members.
FREQUENCY OF MEETINGS	Six weekly or as required
QUORUM	Three
SCOPE OF ACTIVITIES	<p>The Regulatory and Consents Committee is responsible for overseeing the delivery of regulatory services and statutory functions that fall with the scope of, but limited to, the following legislation:</p> <ul style="list-style-type: none"> • Resource Management Act 1991 • Health Act 1956 • Food Act 2014 • Dog Control Act 1996 • Sale and Supply of Alcohol Act 2012 • Heritage New Zealand Act Pouhere Taonga Act 2014 • Building Act 2004 • Freedom Camping Act 2011 • Psychoactive Substances Act 2013 • Impounding Act 1955 • Southland Land Drainage Act 1935 • Southland Land Drainage Amendment Act 1938. <p>The committee is responsible for hearing and determining regulatory matters including but not limited to:</p> <ul style="list-style-type: none"> • resource consents • public work requirements • objections against the construction of public works on private land • objections to decisions made by the committee and/or delegated staff • administration of Council bylaws • proposed variations to the District Plan.
DELEGATIONS	<p>Council delegates to the Regulatory and Consents Committee the following functions:</p> <p>Power to Act</p>

	<ul style="list-style-type: none"> a) maintain an oversight of the delivery of regulatory services b) conduct statutory hearings on regulatory matters and undertake and make decisions on those hearings (excluding matters it is legally unable to make decisions on ie - pursuant to the RMA) c) appoint panels for regulatory hearings d) hear appeals on officer's decisions to decline permission for an activity that would breach the Southland District Council Control of Alcohol Bylaw 2015 e) approve Council's list of resource management hearing commissioners (from whom a commissioner can be selected) at regular intervals and the chief executive be authorised to appoint individual commissioners for a particular hearing f) make decisions on applications required under Southland District Council's Development and Financial Contribution Policy for remissions, postponements, reconsiderations and objections i) receive and approve Council's Annual Reports on dog control and alcohol licensing j) hear and determine objections to officer decisions under the Dog Control Act 1996 k) hear objections and decide on matters under the Southland Land Drainage Act 1935 and Southland Land Drainage Amendment Act 1938. <p>The Regulatory and Consents Committee shall be accountable to Council for the exercising of these powers (Local Government Act 2002, Schedule 7, Clause 32).</p> <p>Power to Recommend</p> <p>The Regulatory and Consents Committee is responsible for considering and making recommendations to Council regarding:</p> <ul style="list-style-type: none"> a) regulatory policies and bylaws for consultation b) regulatory delegations c) regulatory fees and charges (in accordance with the Revenue and Financial Policy) d) assisting with the review and monitoring of the District Plan.
FINANCIAL DELEGATIONS	<p>Council authorises the following delegated authority of financial powers to Council committees in regard to matters within each committee's jurisdiction.</p> <p>Contract Acceptance:</p> <ul style="list-style-type: none"> • accept or decline any contract for the purchase of goods, services, capital works or other assets where the total value of the lump sum contract does not exceed the sum allocated in the Long Term Plan/Annual Plan and the contract relates to an activity that is within the scope of activities relating to the work of the Finance and Assurance Committee • accept or decline any contract for the disposal of goods, plant or other assets other than property or land as provided for in the Long Term Plan

		<p>Budget Reallocation.</p> <p>The committee is authorised to reallocate funds from one existing budget item to another. Reallocation of this kind must not impact on current or future levels of service and must be:</p> <ul style="list-style-type: none"> • funded by way of savings on existing budget items • within the jurisdiction of the committee • consistent with the Revenue and Financing Policy.
LIMITS DELEGATIONS	TO	<p>Matters that must be processed by way of recommendation to Council include:</p> <ul style="list-style-type: none"> • making operative District Plan changes • decision to notify the reviewed District Plan and make operative amendments to fees and charges relating to all activities. <p>Powers that cannot be delegated to committees as per the Local Government Act 2002 and sections 2.4 and 2.5 of this manual.</p> <p>Delegated authority is within the financial limits in section 9 of this manual.</p>
STAKEHOLDER RELATIONSHIPS		<p>This committee shall maintain relationships including, but not limited to the following organisations:</p> <ul style="list-style-type: none"> • Each of the nine community boards • Southland Museum and Art Gallery • Southland Heritage Building Preservation Trust • Emergency Management Southland • Southland Regional Heritage Committee • Public Health South • New Zealand Police • Ministry of Business, Innovation and Employment • Alcohol Regulatory and Licensing Authority. <p>The committee will also hear and receive updates to Council from these organisations, as required.</p>
CONTACT WITH MEDIA		<p>The committee chairperson is the authorised spokesperson for the committee in all matters where the committee has authority or a particular interest.</p> <p>Committee members, including the chairperson, do not have delegated authority to speak to the media and/or outside agencies on behalf of Council on matters outside of the committee's delegations.</p> <p>The group manager, environmental services will manage the formal communications between the committee and its constituents and for the committee in the exercise of its business. Correspondence with central government, other local government agencies or other official agencies will only take place through Council staff and will be undertaken under the name of Southland District Council.</p>

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1 Apologies

At the close of the agenda no apologies had been received.

2 Leave of absence

At the close of the agenda no requests for leave of absence had been received.

3 Conflict of interest

Committee members are reminded of the need to be vigilant to stand aside from decision-making when a conflict arises between their role as a member and any private or other external interest they might have.

4 Public forum

Notification to speak is required by 12noon at least one clear day before the meeting. Further information is available at www.southlanddc.govt.nz or by phoning 0800 732 732.

5 Extraordinary/urgent items

To consider, and if thought fit, to pass a resolution to permit the committee to consider any further items which do not appear on the agenda of this meeting and/or the meeting to be held with the public excluded.

Such resolution is required to be made pursuant to Section 46A(7) of the Local Government Official Information and Meetings Act 1987, and the chairperson must advise:

- (i) the reason why the item was not on the agenda, and
- (ii) the reason why the discussion of this item cannot be delayed until a subsequent meeting.

Section 46A(7A) of the Local Government Official Information and Meetings Act 1987 (as amended) states:

"Where an item is not on the agenda for a meeting,-

- (a) that item may be discussed at that meeting if-
 - (i) that item is a minor matter relating to the general business of the local authority; and
 - (ii) the presiding member explains at the beginning of the meeting, at a time when it is open to the public, that the item will be discussed at the meeting; but
- (b) no resolution, decision or recommendation may be made in respect of that item except to refer that item to a subsequent meeting of the local authority for further **discussion."**

6 Confirmation of minutes

- 6.1 Meeting minutes of Regulatory and Consents Committee, 14 July 2021



Regulatory and Consents Committee

OPEN MINUTES

Minutes of a meeting of Regulatory and Consents Committee held in the Council Chamber, Level 2, 20 Don Street, Invercargill on Wednesday, 14 July 2021 at 9am.

PRESENT

Chairperson	Paul Duffy
	Mayor Gary Tong
Councillors	Darren Frazer
	Julie Keast
	Christine Menzies - via "Teams" (digital technology)

APOLOGIES

Margie Ruddenklau

IN ATTENDANCE

Manager – environmental planning	Marcus Roy
Committee advisor	Alyson Hamilton

1 Apologies

There was an apology from Councillor Ruddenklau.

Resolution

Moved Cr Frazer, seconded Cr Keast and resolved:

That the Regulatory and Consents Committee accept the apologies.

2 Leave of absence

There were no requests for leave of absence.

3 Conflict of interest

There were no conflicts of interest declared.

4 Public forum

There was no public forum.

5 Extraordinary/urgent items

There were no extraordinary/urgent items.

6 Confirmation of minutes

Resolution

Moved Cr Frazer, seconded Mayor Tong and resolved:

That the minutes of Regulatory and Consents Committee meeting held on 2 June 2021 be confirmed as a true and correct record of that meeting.

Reports for Recommendation

7.1 District Plan Effectiveness Report - 2021

Record No: R/21/6/36672

Resource management planner – Margaret Ferguson and Planning coordinator – environmental policy - Alexa Harrington were in attendance for this item.

Ms Ferguson advised the purpose of the report is to present the findings of the District Plan Effective monitoring 2021 and proposed recommendations for adoption.

Resolution

Moved Mayor Tong, seconded Cr Frazer and resolved:

That the Regulatory and Consents Committee:

- a) **Receives the report titled “District Plan Effectiveness Report - 2021” dated 7 July 2021.**
- b) Determines that this matter or decision be recognised as not significant in terms of Section 76 of the Local Government Act 2002.
- c) Determines that it has complied with the decision-making provisions of the Local Government Act 2002 to the extent necessary in relation to this decision; and in accordance with Section 79 of the Act determines that it does not require further information, further assessment of options or further analysis of costs and benefits or advantages and disadvantages prior to making a decision on this matter.
- d) Adopts recommendations outlined in Appendix 2 of the District Plan Effectiveness Report – 2021 which are as follows:

APPENDIX 2 RECOMMENDATIONS

Coastal environment overlay

Data needs to be collected that relates to permitted activities within areas subject to the coastal environment overlay, coastal hazard line, visual amenity landscape overlay

Natural features and landscapes

A review of the natural features and landscapes section of the District Plan undertaken to address gap in policy to manage landscapes of significance

Biodiversity

Data collected on the amount of indigenous vegetation cover in Southland

Council needs to monitor the permitted baseline to understand significant adverse trends and to understand if policy direction is adequate

Council needs to incorporate incoming national regulation eg the proposed National Policy Statement for Indigenous Biodiversity (NPSIB) which is under development.

Historic heritage

The planning department will need to work with the building department to better understand the metrics and the issues associated with buildings now subject to earthquake prone processes

Natural hazards

Council needs to review and re-evaluate the natural hazards section of the District Plan to understand if it aligns with the Regional Policy Statement

Rural zone

A dataset developed in collaboration with the building team to understand the status of permitted activities

Intensive farm buildings

A dataset developed in collaboration with the building team to understand the status of permitted activities

Urban zone

Council needs to record and monitor the number of permitted boundary breaches; and the usability of the 6m² exemption to the Height in Relation to Boundary recession plane

Council needs to understand the number and location of complaints received regarding permitted building projects to understand what the community considers as urban amenity

Commercial precincts

Analysis of commercial building consent data, and related warrant of fitness information is required to better understand permitted activity not requiring consent.

Council needs to further analyse the existing commercial building stock within Southland District to better understand barriers to development, and to identify opportunities for development in order to meet the objectives of District Plan.

Reports

8.1 Freedom camping report 2020/2021

Record No: R/21/5/25519

Environmental health manager – Michael Sarfaiti was in attendance for this item.

Mr Sarfaiti advised the purpose of the report is to provide information to the committee about the 2020/2021 freedom camping season.

Resolution

Moved Cr Keast, seconded Cr Frazer and resolved:

That the Regulatory and Consents Committee:

- a) **receives the report titled “Freedom camping report 2020/2021” dated 7 July 2021.**
- b) determines that this matter or decision be recognised as not significant in terms of Section 76 of the Local Government Act 2002.
- c) determines that it has complied with the decision-making provisions of the Local Government Act 2002 to the extent necessary in relation to this decision; and in accordance with Section 79 of the act determines that it does not require further information, further assessment of options or further analysis of costs and benefits or advantages and disadvantages prior to making a decision on this matter.

8.2 Chairperson's report

Record No: R/21/6/36755

Chairperson Paul Duffy presented this report.

Resolution

Moved Chairperson Duffy, seconded Cr Frazer and resolved:

That the Regulatory and Consents Committee:

- a) **receives the report titled "Chairperson's report" dated 5 July 2021.**

The meeting concluded at 9.33am

CONFIRMED AS A TRUE AND CORRECT RECORD AT A
MEETING OF THE REGULATORY AND CONSENTS
COMMITTEE HELD ON WEDNESDAY, 14 JULY 2021.

DATE:.....

CHAIRPERSON:.....

32 Irwin Street - notified consent - no hearing

Record no: R/21/8/47779
Author: Howard Alchin, Planner resource management - consents
Approved by: Matt Russell, Group manager infrastructure and environmental services

☐ Decision ☐ Recommendation ☒ Information

Purpose

- 1 The attached report is a subdivision decision prepared following public notification of a six-lot rural subdivision to be undertaken in two stages along with an associated land use consent to establish building platforms for future residential development. The site is adjacent to the urban zone of Riverton with the proposed lots ranging in size from 1,536m² to 2,254m² with the balance lot being 6.87 hectares after stage 2 is completed.

Recommendation

That the Regulatory and Consents Committee:

- a) **receives the report titled “32 Irwin Street - notified consent - no hearing” dated 20 August 2021.**

Attachments

- A 32 Irwin Street decision [↓](#)

18 August 2021

Christine McMillan
C/- Bonisch Consultants
PO Box 1262
Invercargill 9840

Emailed: christine@bonisch.nz

Dear Ms McMillan,

Resource consents RMA/2020/53253 and RMA/2020/53259 RMA/2021/53148 BGR Holdings Limited - Six lot rural subdivision in two stages, land use to establish 6 building platforms, and approval to cancel a consent notice – 32 Irwin Street, Riverton

Thank you for your resource consent application lodged with Council on 9 November 2020.

Additional information was requested and received at various stages over the course of processing of the consent with information being received on 28 January 2021 and 14 May 2021. A Section 95 Notification Report was completed and dated 25 February 2021 and updated scheme plans were submitted on 2 July 2021.

The application was publicly notified on 31 March 2021 with the submission period closing 5 May 2021. Due to a minor administration error the application was re-notified with a closing date of 12 May 2021. Two submissions were received with one in support and one neutral. Fire and Emergency, the neutral submitter, withdrew their request to be heard as the applicant accepted the condition/s they were seeking. On this basis it was decided that a hearing would not be required.

The application has been considered by resource management department staff under delegated authority, however there is no delegation at officer level to approve this consent due to the public notification. The application is to be referred to the Regulatory and Consents Committee of Council with a recommendation to **grant subject to the conditions in the resource consent** enclosed with this letter.

You have rights of objection and appeal in respect of this decision in accordance with Sections 120 and 357A of the Resource Management Act 1991.

I acknowledge receipt of the \$800.00 resource consent processing deposit. A costing sheet and invoice is to follow. If you have any further questions, please do not hesitate to contact the undersigned.

Yours faithfully



Howard Alchin
Resource Management Planner

Outline of resource consents RMA/2020/53254, RMA/2020/53259, RMA/2021/53148

The subject site is located at 32 Irwin Street, Riverton and is within the rural zone and within the Coastal Environment Overlay as defined in the Southland District Plan 2018 (the Plan). The view from the bottom end of the site adjacent to the Irwin Street entrance gives a good indication of the nature and situation of the site. The 'shed' in the middle foreground would be located on new Lot 6:



The applicant seeks approval to subdivide Record of Title 797581 in order to facilitate the issue of 6 separate titles in two stages. The proposal involves three consents being processed concurrently. Consent is sought to:

- create six new allotments, along with
- land use consent to establish building platforms on each new site for the construction of a dwellinghouse within each identified building platform on Lots 1-6.
- consent is also sought to cancel consent notice 10945050.2 on the underlying record of title.

The site is legally described as Lot 1 Deposited Plan 514274, held in Record of Title 797581; and is comprised of 7.8010 hectares.

The subject site is currently open pasture and contains one shed that appears like a dwelling but which contains no wet services – being toilet, shower, kitchen, laundry. There is a water tank collecting roof water. The wider surrounding area is comprised of rural farm land with clusters of dwellings and some farm buildings; the subject site immediately adjoins the residential, urban zoned town of Riverton. There is a shallow gully that runs along the southern boundary and which contains some scrub and which is to

be covered by a private covenant which will protect the views from Lot 2 DP514274 – shown as ‘M’ and ‘N’ as they affect Lots 2 and 1 respectively.

The site appears as a rear site but has access off both Irwin Street and Violet Street. Access to Lots 1-3 is proposed by right of way easements from Irwin Street, and access to Lots 4-6 is proposed by right of way easements off Violet Street.

The application seeks approval to subdivide Lot 1, Deposited Plan 514274 into six final allotments as follows:

Lot	Area (approximate)	Comprising
Stage one		
Lot 1	2254m ²	Building platform and vacant land
Lot 2	2253m ²	Building platform and vacant land
Lot 3	1536m ²	Building platform and vacant land
Lot 100	7.2ha	Building platform, a shed and vacant land
Stage two		
Lot 4	1641m ²	Building platform and vacant land
Lot 5	1621m ²	Building platform and vacant land
Lot 6	6.87ha	Existing shed, building platform and vacant land. The shed is not located on the proposed building platform
Total	7.8010ha	

The site sits on a wider hillside of undulating land and the site itself rises from the lower extents from both the Irwin Street and Violet Street entrances. Lot 6, the balance lot sits on a higher slope and overlooks the wider area with Lots 1-5 having more moderate outlooks.

Fat Hippo Design has provided a written Geo-tech report titled ‘site report – suitability for construction’ which concluded that the site has no areas of instability and is suitable for residential development. They did not address stormwater disposal directly, although the comments from the Council’s water and waste engineers have concluded that a site suitability report be prepared and presented to the Council as a 224c condition.

The size, shape and arrangement of allotments has been determined in part by the topographical features, existing boundaries and access arrangements. All lots are located within the rural zone and a dwelling on any of Lots 1 to 6 would not comply with the required minimum separation distance of 150m from any existing or proposed building platform. Due to the reduced separation distances between any future dwelling on Lots 1-6 the land use activity cannot be undertaken as a permitted activity. Building platforms are shown on each of the six resultant lots. However, one dwelling could be established as of right on the underlying title.

There are existing easements affecting the site, and it is intended for these to drop down on the new titles and for these to work in conjunction with the new easement arrangements proposed for the subdivision.

Consent notice 10945050.2 is registered on the current title. It states: “At the time of any future development on Lot 1 (The subject site) that requires electricity and telecommunication connections, the future owner (at their cost) shall be responsible for the connections. Council shall not be liable for the cost of such connections”. The application states: “Each of Lots 1 to 6 will be connected to power and telecommunications services off Irwin or Violet Streets. There are no identified capacity issues for these services”. As the proposed sites are to be fully serviced for power and telecommunications, the consent notice becomes redundant.

Areas ‘M’ and ‘N’ are shown as a red diagonal pattern on the plans for stage 1 and are to be private covenants over Lots 1 and 2 over a very minor gully. Areas ‘M’ and ‘N’ will not allow for buildings or structures (other than fences) in these areas.

Activity status:

The proposed activity requires resource consent for the following reasons:

1. Subdivision

Rule SUB.2 – Controlled Activity

The following subdivisions are Controlled Activities:

1. *Subdivision of land to provide for an unmanned network utility;*
2. *Boundary adjustments;*
3. *Amendments to cross-lease subdivisions;*

Where they comply with the following criteria:

- (a) *The standards are set out in the Southland District Council Subdivision, Land Use and Development Bylaw, 2012;*
- (b) *The site on which the activity is to be undertaken does not contain an item of Historic Heritage as listed in Schedule 5.2;*
- (c) *The subdivision boundaries of any allotments, which have existing buildings, are aligned to ensure that the building complies with the requirements of:*
 - (i) *the Building Act 2004 and the Building Code 2004; and*
 - (ii) *the bulk and location requirements of the relevant zone.*

The subdivision which will result in an additional title, which does not meet the criteria of Rule SUB.2 of the District Plan.

Rule SUB.3 – Discretionary Activity

Rule SUB.3 lists the following subdivision activities as Discretionary Activities:

1. *Any subdivision activity not provided for by Rules SUB.1, SUB.2 or SUB.4 or prohibited by Rule SUB.5;*
2. *Subdivision of any land within the Fiordland/Rakiura Zone Transitional Area;*
3. *Subdivision of land within the Fiordland/Rakiura Zone but outside the Transitional Area and National Parks, provided that the resultant lots are all greater than 10 hectares;*
4. *Subdivision that creates allotments that include the National Grid Corridor but not the National Grid Yard.*

The subdivision cannot be undertaken as a controlled activity and is not assessed as a non-complying or prohibited activity. The proposed subdivision is assessed as a **discretionary activity** pursuant to rule SUB.3 of the Operative Plan.

2. Land use

Rule RURAL.1 permitted activities

(1) *Dwellings outside of rural settlement areas are permitted provided that:*

(a) *Maximum number is one dwelling per Computer Freehold Register;*

(b) *Setbacks*

Any dwelling complies with the following setbacks:

- (i) *150 metres from any existing dwelling, or consented dwelling or building platform, not in the same ownership. For the avoidance of doubt dwellings on the same property can be closer to each other than 150 metres;*
- (ii) *20 metres from the boundary of a state highway where the speed limit exceeds 80km/hr;*
- (iii) *4.5 metres from a boundary with any other road;*
- (iv) *30 metres from a wetland or bed of a river or lake;*
- (v) *300 metres from the property boundary of an intensive farming activity in separate ownership;*
- (vi) *300 metres from a consented milking shed or wintering shed in separate ownership;*
- (vii) *150 metres from a wastewater treatment facility property boundary (excluding waste disposal areas associated with domestic on-site wastewater disposal system);*
- (viii) *200 metres from a gravel or mineral extraction activity where the consented volume to be extracted is more than 50,000 Metres cubed;*
- (ix) *Within the Visual Amenity Landscape Overlay;*
- (x) *Complies with Rural.7(7) National Grid Yards.*

Each of the building platforms on Lots 1 to 6 is located less than 150 metres from at least one of the other building platforms on the other lots and also from existing dwellings in separate ownership and within 150m from the dwellings in the Urban Zone.

There is no state highway adjoining the site and each of the building platforms is at least 4.5m from an adjoining road. The site is not within 30m of a wetland and there are no intensive farming activities, milking sheds, wintering sheds, wastewater treatment facilities or gravel extraction areas within close proximity to the site and the site is not located in a Visual Amenity Landscape overlay. Due to the reduced separation distances between any future dwellings on Lots 1-6 the land use activity cannot be undertaken as a permitted activity.

Rule RURAL.3 – restricted discretionary activities.

The following activities are restricted discretionary activities in the rural zone:

1. *Any permitted activity that fails to comply with only ONE performance standard:*

- (a) *Within that permitted activity rule; or*
- (b) *Rule RURAL.7 – General Rural Standards; and*
- (c) *Is not located within a National Grid Yard or area of Outstanding Natural Features and Landscapes as shown on the District Plan Maps.*

The matters over which Council has restricted its discretion are:

1. *The degree and effects of non-compliance with the condition or performance standard.*
2. *The need for financial contributions.*
3. *The risk of natural hazards.*

In this case the only performance standard that is being breached relates to the setback distances of less than 150m between the building platforms and in relation to the established residential activity in Irwin Street and Violet Street. On this basis the land use component of the proposal is a **restricted discretionary activity**.

3 Earthworks

Rule RURAL.1 permitted activities

8.(1) Earthworks that:

- (a) *In any 12-month period, do not exceed the disturbance of more than 1,000m³ (volume) of land per property and*
- (i) *Is greater than 20 metres from a water body that do alter the existing ground level by more than 5 metres in depth or 2 metres in height;*
- (ii) *Is within 20 metres of a waterbody that do not alter the existing ground level by more than 2 metres in depth or height;*
or
- (b) *Are required for construction and maintenance of tracking under RURAL.1(1) Farming.*

The application states that minimal earthworks are required to form the accesses to the building platforms and the volume is not expected to exceed the maximum volume of 1,000m³ in a 12-month period and cut and fill depths will not be exceeded. The earthworks can therefore be undertaken as a **Permitted Activity** pursuant to Rule RURAL.1

Overall activity status

The subdivision is assessed as a discretionary activity pursuant to Rule SUB.3. The location of dwellings on each of Lots 1-6 is assessed as restricted discretionary activity pursuant to Rule RURAL.3; and the earthworks are assessed as a permitted activity pursuant to Rule RURAL.1

Overall, taking a bundling approach to the development it is assessed as a **Discretionary Activity** under the Southland District Plan.

Notification of application

The application was publicly notified following the preparation of a section 95 assessment. The Notification Assessment found the following:

“The development of six new sites will contravene the District Plan land use rules for density, as the proposed building platforms are less than 150m apart. If the entire site were to be used for development there would not be enough space on the underlying site to produce a complying development for 6 new

sites/dwellings. As it stands the building platform on Lot 6 is the only building platform that would not be within 150m of dwellings in the adjacent residential zone.

While there is no baseline for subdivision I have considered the land use baseline for permitted residential activity. Given the configuration of the underlying site it is estimated that the site is large enough for only two complying dwellings to be built as a permitted activity. There are no granted but unimplemented resource consents for the subject site”.

“Effects assessment”

“Having considered the nature of the breaches I consider any adverse effects arising from the location of the proposed building platforms ‘to be more than minor’ as the proposal does not reflect the anticipated settlement pattern for the Rural zoned site and the proposal results in multiple breaches of the 150m separation distance rule. The scale of the proposal is characterised as urban in nature and scale with none of the building platforms complying and being within 150m of each other; with five of the building platforms being within 150m of the residential development in the adjoining Urban Zone”.

“In this case, the sites in the residential zone in Irwin Street and Violet Street follow a compact form generally reflected in the proposal. The agent is relying on the form of subdivision following that of the Urban Zone and offering no mitigation for increased effects of the development on the Rural Zone.”

“If the proposed subdivision were to go ahead productive rural land would be lost. This when considered alongside the effects outlined above would result in effects that are **more than minor** as the level of development is not anticipated in the Rural Zone. As such, the proposed subdivision does not work internally and conflicts externally in the context of the wider receiving environment.”

Objectives and policies

“The proposal does not sit well with the objectives and policies of the District Plan as rural character and productive capacity is compromised with a corresponding loss of rural amenity. The coastal environment objectives and policies serve to underpin the rural objectives and policies – all of which strive to preserve rural and coastal amenity and to avoid residential clustering in inappropriate settings. The proposed subdivision is too intense for the proposed location. The number of lots and/or the spacing could be improved and the balance lot and future Lot 6 could be put to better use in cushioning with fewer lots over a larger area.” “The applicant is relying to some degree on Policy Rural.5 which states:

Recognise that rural-residential activity may be appropriate in locations where:

1. Soils are not identified as being of high value;
2. Integration can be achieved with infra-structure and transportation networks;
3. Sites are not subject to significant risk from natural hazards;
4. Allotment size, shape and configuration maintains open character;
5. Consolidation can be achieved within and around existing residential areas and rural settlement areas.”

“This policy however, relates more to rural settlement areas rather than urban areas”. Consolidation around existing residential areas implies filling gaps in the pattern of development, not a generalised urban spread that is out of context with the rest of the receiving Rural environment. Therefore, based on the scale of the subdivision the proposal is considered **inconsistent** with the objectives and policies of the District Plan.”

“Special circumstances and public interest”

“The proposed density of development is of interest to other land owners in the wider area and in the district generally. The proposal represents a challenge to the integrity of the District Plan and the Council has already had approaches for similar scale subdivisions and lots via public enquiries.”

“The proposal is adjacent to land zoned Urban and the proposed development pattern reads as an extension of the urban boundary with possible connections into available services. This is not anticipated for this site or the wider receiving environment and would result in fragmentation of the productive rural land.”

“It is noted that the proposal mimics rural residential development but this sits uneasily alongside the unanticipated effects in this setting and the Rural Objectives and Policies that seek to preserve rural productivity, amenity, and open rural character. The proposal would result in fragmentation of rural land and urban sprawl onto otherwise productive land.”

“I have considered whether a significant departure from zone expectations for density, in an open rural environment is a special circumstance. There is a perceived high level of public interest in subdivision and land development at the proposed scale. In addition, there is a challenge to the integrity of the District Plan as the proposal has the potential to undermine the integrity of the plan.”

“I therefore consider this proposal may give rise to a plethora of like applications and as Council is expected to process applications consistently then it will be obligated to treat similar applications in the same way. This proposal has the potential to undermine the consistent administration of the District Plan”

Affected parties

In addition to the public notice, the following properties/owners/occupiers were considered to be affected greater than the public generally:

- 33 Irwin Street, Riverton
- 26A Irwin Street, Riverton
- 26B Irwin Street, Riverton
- 29 Violet Street, Riverton
- 30 Violet Street, Riverton
- 12 Ivy Street, Riverton
- 31 Violet Street, Riverton

Each party was sent a copy of the application, notice and submission form.

Submissions

The following submissions were received:

SUBMITTER	SUBMISSION	SUPPORT/NEUTRAL/ OPPOSE	WANTING TO BE HEARD
Cruickshank Pryde Lawyers on behalf of the AG & GJ Whyte Family Trust	We are the registered owners of Lot 3 DP 336656 which adjoins 32 Irwin Street. We support the application on the basis that we believe the adverse effects on the environment of granting consent to this application will be less than minor.	Support	No
BECA on behalf of FENZ (Fire and Emergency NZ)	<p>It is proposed that Lots 1-5 will be connected to the reticulated network off Violet Street and Irwin Street, and that Lot 6 will obtain water supply via a water tank collected off the roof of the dwelling. No information is provided regarding the capacity of the water tank.</p> <p>While water supply has been considered by the application no consideration has been given to firefighting water supply.</p> <p>FENZ are neutral towards the application but considers that, if consent is granted, greater consideration is given to the provision of firefighting water supply and access to that supply. This should be done in accordance with the Firefighting Water Supplies Code of Practice.</p> <p>FENZ seeks the following decision from the local authority:</p> <p>A condition imposed on the resource consent decision to the effect of:</p> <p>Firefighting water supply, and access to that supply, is to be provided to all lots in accordance with the New Zealand Fire Service Firefighting Code of Practice SNZ PAS 4509:2008.</p>	Neutral	No

Assessment of effects

The initial effects were assessed in the notification assessment above as being more than minor. In order to grant the consent a range of development controls, including a structural landscape plan and building design controls have been designed to assist with reducing the effects and settling the proposal in to the receiving environment. These accommodate the proposal at the level of intensity proposed and allow the effects to then be considered acceptable. Having said that, it is expected that the structural landscape work may take up to five years to come in to its own and to be fully effective. No further subdivision on

any of Lots 1-5 and no further subdivision on Lot 6 for 10 years will provide a level of certainty that the effects will not be added to in the medium term.

The objective of the Structural Landscape Plan and the design controls is to break up the appearance of the development from both closer and more distant views. The provision of a planting plan must be to the satisfaction of Council, and approved at the 224 stage. The structural landscape plan may be peer reviewed by a suitably qualified person at that time and will require monitoring in the longer term. The landscaping would also be subject to ongoing maintenance in order to retain its effectiveness once established. The structural landscape planting for both stage 1 and stage 2 is to be started at the time of the commencement of each stage. The landscape planting must be completed as each new lot is developed with the requirement that the landscaping is to be completed and in situ prior to the building consent being signed off.

Council is satisfied that landscape controls are not required for Lot 6, however the other development controls as regards height and colours, reflectivity etc will apply.

The structural landscape plan must provide for landscape protection to be at its maximum effectiveness within 5 years from planting. Suitable planting can be either indigenous, exotic, or a mix but must contain elements that can be confirmed as breaking up the closer and more distant views.

The maximum height for any dwelling within the development is 5.5m high – using the rolling height method.

The sites appear to be able to be adequately serviced and access arrangements will be in keeping with the wider environment. This will be confirmed at the 224 stage, although the applicant states that there are no known capacity issues. Only Lot 6 will be responsible for on-site water collection. The other sites being able to connect to other Council water services. In the absence of roof water collection all sites will be responsible for disposal of stormwater on site. The ability of each site to do so will be determined as part of the detailed design work required for 224 Certifications and a specific geo-tech report. The effects on Council services are expected to be no more than minor. It is also Council's expectation that the stormwater flows are to be the same post development as they are prior to development.

The introduction of design and landscape controls allows for a reduction in effects such that they are reduced to an acceptable level of being no more than minor. This in turn has a positive softening effect on the assessment of policies below, although the proposal overall is of a nature and scale not anticipated by the District Plan. It is acknowledged that there is growth pressure emerging in Riverton and that this proposal responds to that pressure.

Objectives and policies

The objectives and policies were assessed in the section 95 notification as follows:

Subdivision

Objective Sub.1

Subdivision is integrated and well planned and gives particular consideration to anticipated future land use and development.

Policy SUB.1

Recognise that integrated and well-planned subdivision design:

1. *Create desirable places to live.*

2. *Results in efficient and effective land use.*
3. *Provides for anticipated future land use and development.*
4. *Recognises physical layout and the underlying topography of the site.*
5. *Integrates with the existing utility services and infrastructure.*
6. *Gives effect to any relevant outline development plan or structure plan.*
7. *Implements best practice urban design principles.*

Rural zone

Objective RURAL.1

Subdivision, land use and development in the Rural Zones shall be undertaken in a manner that maintains the life supporting capacity and productive value of the land resource.

Objective RURAL.2

Maintain amenity values, including rural character.

Policy RURAL.1

Recognise the benefits of subdivision, land use and development in providing for growth and development of the District, whilst avoiding, remedying or mitigating the adverse effects on the environment.

Policy RURAL.2

Manage subdivision, land use and development in a manner that maintains or enhances amenity values, including rural character and landscapes.

Policy RURAL.4

1. *Promotes sustainable land use and soil management practices.*
2. *Maintains the life supporting capacity and productive value of the land resource.*
3. *Avoids or mitigates erosion, sedimentation and instability of soils, particularly hill country land.*

Policy RURAL.5

Recognise that rural-residential activity may be appropriate in locations where:

4. *Soils are not identified as being of high value.*
5. *Integration can be achieved with infrastructure and transportation networks.*
6. *Sites are not subject to significant risk from natural hazards.*
7. *Allotment size and configuration maintains open rural character.*
8. *Consolidation can be achieved within and around existing residential areas and Rural Settlement Areas.*

Coastal environment

Objective CE.1

The coastal environment is managed in an integrated and sustainable that:

1. *Preserves the natural character of the coastal environment from inappropriate subdivision, land use and development.*

2. *Protects Outstanding Natural Features and Landscapes from inappropriate subdivision, land use and development.*
3. *Maintains Visual Amenity Landscapes.*
4. *Recognises and provides for the importance of coastal resources to Maori.*
5. *Provides for the protection of historic heritage.*
6. *Protects areas of significant indigenous vegetation and significant habitats of indigenous fauna.*
7. *Takes into account coastal hazard risks.*
8. *Provides for the maintenance and enhancement of public access to and along the Coastal Marine Area.*

Policy CE.1

Avoid, remedy or mitigate the adverse effects of subdivision, land use and development on the Coastal Environment.

Policy CE.2

Avoid subdivision, land use and development in areas of significant risk from coastal hazards.

Policy CE.3

Mitigate the adverse effects of coastal hazards by controlling subdivision, land use and development in areas other than those of significant risk.

Policy CE.6

Maintain and enhance public access to and along the Coastal Marine Area.

Policy CE.7

Recognise that subdivision, land use and development activity within the coastal environment may be appropriate where it contributes to consolidation of existing coastal settlements and urban areas.

The proposal did not initially sit well with the objectives and policies of the District Plan as rural character and productive capacity was seen to be compromised with a corresponding loss of rural amenity. The coastal environment objectives and policies serve to underpin the rural objectives and policies in this situation – all of which strive to preserve rural/coastal amenity and to avoid residential clustering in inappropriate settings.

The proposal with design controls and landscaping serves to protect the natural character of the coastal environment and blends the development more carefully with the adjoining residential/urban area of Riverton. There has been interest on the part of adjoining landowners in the Rural Zone and Council is keen to maintain appropriate design and landscape controls in the wider area for the sake of consistency as well as protecting the unique character of the location. Council is also mindful that there may be re-zoning in the wider area as part of a review of the district plan – however this is by no means certain and Council is meanwhile keen to avoid ad-hoc development that leads to unnecessary fragmentation of rural land.

Initially the proposed subdivision was considered to be too intense for the location with a corresponding negative effect on what the plan was trying to achieve through the Objectives and Policies. The introduction of design controls and landscaping have served to lessen the effects and have also had a corresponding positive effect on the objectives and policies, making the proposal sit better. In addition to the design and landscaping controls no further subdivision will be allowed on Lots 1-5 and Lot 6 will

be subject to no further development or subdivision for a period of 10 years. On this basis the proposal can be considered to be in keeping with the Objectives and Policies.

Reasons for approving resource consents RMA/2020/53253; RMA/2020/53259; and RMA/2020/53148 are:

- a) Pursuant to Sections 87A(4), 104B and 106 of the Resource Management Act 1991, Council is satisfied that, subject to compliance with the conditions of this resource consent, the adverse effects of the activity will be no more than minor.
- b) Council is satisfied that subject to compliance with the conditions of this resource consent, the proposed activity will not compromise the characteristics of the rural zone. This determination has been made on the basis of the information provided with the application and the subsequent information dated 28 January 2021, the submissions received and the updated plans received on 2 July 2021.
- c) Council is satisfied that with appropriate development controls that future dwellings which are proposed on building platforms with less than the minimum distance of 150m between the platforms will be settled in to the receiving environment.
- d) The use of development controls will assist in reducing the 'effects' to an acceptable level. These include height controls, landscape requirements, colour and reflectivity controls, no further subdivision and restricting any further development on Lot 6 for 10 years from the date of this decision.
- e) All dwellings shall be restricted to being single level with a maximum height of 5.5 metres. Colour is to be in recessive shades with low reflectivity values as shown in the conditions below.
- f) Council is satisfied that with a Structural Landscape Plan being required from a suitably qualified person as a 224 condition that this will enable the development to proceed with reduced effects and maintain amenity.
- g) The proposal was publicly notified with no submissions received in opposition and one received in support from a neighbouring property owner. There was no interest from the wider community of Southland.
- h) None of the statutory partners – Te Ao Marama Incorporated and DOC raised any concerns.
- i) In accordance with s95D(b), Council may disregard an adverse effect of the activity if a rule or national environmental standard permits an activity with that effect, known as the permitted baseline. In relation to the subdivision itself, there is no permitted baseline of relevance as no subdivision is a permitted activity within the rural zone without consent.
- j) In accordance with Section 104(1)(b) of the Resource Management Act 1991, the **objectives and policies** of the Southland District Plan were taken into account when assessing the application. The application will not be contrary to the Rural Zone, and Subdivision Chapter objectives and policies of the Southland District Plan 2018. The proposal is considered to be consistent with the **objectives** (SUB.1, SUB.2 and SUB.3 and RURAL.1, and RURAL.2,) and **policies** (SUB.1, SUB.2, SUB.4, SUB.6, SUB.7, SUB.9 and SUB.11, RURAL.1, RURAL.2, RURAL.3, RURAL.4).

Services

- k) The proposal has been reviewed by Southland District Council's asset manager wastewater who has commented as follows:

"There is insufficient information to evaluate the actual impact on existing utility services as no detail has been provided to identify the pipe alignments, size or connectivity, in particular the possible option to connect each of the existing dead-end water mains on Irwin Street and Violet Street to create a loopmain for best practice water flow and mitigate any potential stale water issues". The risk for the applicant is that design changes may result in an amendment to the subdivision. In order to accommodate the proposal, the conditions have been advanced for each stage prior to the issue of section 224c certification.

Visual amenity

- l) The proposed allotment sizes within the Rural Zone are in keeping with the adjacent Urban Zone, however the wider receiving environment is generally rural in nature. Taking the proposed landscaping into account and the design guidelines the proposal will sit better in the landscape. A consent notice is required for the resultant titles to cover off the design guidelines. These include height, colours, and reflectivity. Once established the overall effect will be a well-blended landscape in a sensitive location with minimal negative visual amenity.
- m) The amenity and character of the wider area will remain unaffected. The proposed planting would need to be undertaken to the satisfaction of Council and in accordance with the proposed Landscape Controls.

Access

- n) All lots are required to have access to a legal road. Access to Lots 1-3 is proposed off the end of Irwin Street and the access for Lots 4-6 is proposed off the end of Violet Street. Rights of way as set out in the tables above satisfy the access requirements.
- o) Council's roading contract manager has reviewed the application and has confirmed that the rights of way would need to be upgraded to reflect the Subdivision Bylaw as follows:

The proposed (ROWs) shall be formed to the following:

- carriageway width 4m for the full length of the private accesses
- formed shoulder width of 0.5m on either side of the rights of way
- no footpaths are required
- that appropriate provision is made for stormwater runoff from the right of way carriage to prevent scour to road edge and nuisance to neighbouring owners and that the ROWs are engineered for minimum effect to natural surface drainage,

The rights of way would need to be upgraded as a 224 condition.

- p) Upgrade urban access

That prior to the issue of section 224(c) certification the consent holder at the consent holders' expense, shall upgrade the two the accessways as the existing ones are unsuitable and an upgrade will ensure the effects on the legal road from the additional movements are no more than minor.

The accessway to Lot 100 shall be upgraded in accordance with Council's Roding Policy Procedure 10 (Vehicle Accessways) and Council's Subdivision, Land Use and Development Bylaw 2012. The unsealed section of Violet Street is to be upgraded and sealed as per Section 3.4.3 of Council's Subdivision, Land Use and Development Bylaw 2012.

Heritage

- q) There are no known sites of iwi or archaeological significance recorded as being present at this site. There are no other notations for the site under the District Plan.

National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health

- r) Council has assessed this application against the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health 2011 (the NES). The application states: "the applicant is not aware of any potential sources of land contamination on the property. Environment Southlands GIS has been searched and does not state that any potential sources of land contamination are known for this site. There are no signs of past uses such as old sheep dips which may have caused land contamination. It is therefore considered that the subdivision can be undertaken as a permitted activity under the National Environmental Standard for Assessing and Managing Contaminants in soil to Protect Human Health."

The application confirms this site is not identified in the Environment Southland's Selected Land Use Sites (SLUS) register and that the applicant has no knowledge that the site has been used, or is more than likely than not to have been used for a HAIL listed activity or industry. No 'change of land use' is proposed as a result of the subdivision. Consequently, Council is confident that the aforementioned National Environmental Standard has been addressed.

Financial contributions

- s) Council has considered Rule FIN.1, B.1 Roding Infrastructure and B.2 Reserves and concluded that, in this instance, no financial contributions are required.

Cancellation of existing consent notice S243(e) RMA/2021/53148

Consent notice 10945050.2 is registered on the current title. It states: "At the time of any future development on Lot 1 (The subject site) that requires electricity and telecommunication connections, the future owner (at their cost) shall be responsible for the connections. Council shall not be liable for the cost of such connections". As the proposed sites are to be fully serviced for power and telecommunications, the consent notice becomes redundant and can be removed.

PURSUANT TO THE RESOURCE MANAGEMENT ACT 1991, THE SOUTHLAND DISTRICT COUNCIL GRANTS TO:	
BGR Holdings Limited	
Subdivision resource consent, land use consent and Section 221 cancellation of consent notice subject to the conditions and term set out below:	
File no(s):	Resource consent RMA/2020/53253; RMA/2020/53259; and RMA/2021/53148
Purpose of the consent(s):	Six Lot Rural Subdivision and Land Use to establish building platforms
Property address:	32 Irwin Street, Riverton
Legal description:	Lot 1 Deposited Plan 514274 held in Record of Title 797581
Valuation reference:	3052061502
Date of the decision:	18 August 2021
Term of consent:	The subdivision consent will lapse five years from the date of the decision if not given affect to. Likewise, the land use consent for future dwellings will lapse five years from the date of the decision if not given affect to. If given affect to the dwellings must be established five years from the date of 224c certification.

Regulatory and Consents Committee

As

Authorised Officer

Schedule of conditions:**Stage 1****Section 223**

- 1 That provision is made for the following to be included for Certification of the Title Plan under Section 223 of the Resource Management Act 1991:
- 2 That the plans submitted to Southland District Council for certification under Section 223 of the Resource Management Act 1991 shall generally be in accordance with the application and scheme plans prepared by Bonisch Consultants, (Plan Reference: Multi Lot Development Job No. 7121 – Scheme Plan Stage 1 dated 2/7/2021) submitted to the Southland District Council and the further information received on 14 May 2021, and the updated scheme plans received on 2 July 2021 and attached to this consent, except as varied by the conditions of this consent.
- 3 Prior to Council signing the Survey Plan pursuant to Section 223 of the Resource Management Act 1991, provision shall be made for the granting of:
 - a) The proposed right of way easements
 - b) Any other easements found to be necessary during survey.
- 4 All necessary easements shall be included in the Memorandum of Easements attached to the Survey Plan and shall be duly granted or reserved.
- 5 The indicative building platforms are required to be shown on the final survey plan/s submitted to Council for approval.

Section 224

- 6 Due to the resulting small site sizes an onsite stormwater disposal a geo-tech report is to be prepared and presented to Council prior to s224 being issued by Council in order to confirm the sites are suitable for onsite stormwater disposal. Findings of the geo-tech report may be imposed as consent notice requirements.
- 7 Prior to the issue of the s224c certificate the consent holders at the consent holders' cost shall ensure that the access/driveway is formed as follows from the road boundary to the boundary of each of Lots 1-3:
 - carriageway width 4m for the full length of the private access
 - formed Shoulder width of 0.5m on either side of the right of way.
 - no footpaths are required.
 - that appropriate provision is made for stormwater runoff from the right of way carriage to prevent road scour and nuisance to neighbouring owners and that the right of way is engineered for minimum effect to natural surface drainage.
- 8 Prior to the issue of s224c the consent holders at the consent holders' cost shall install electricity connections to the boundary of each lot with a building platform (being Lot 1 – 3) and shall supply confirmation from the network provider.

- 9 Prior to the issue of s224c the consent holders, at the consent holders' expense, shall install telecommunication services to the boundary of Lots 1-3 and supply written notice from the appropriate utility provider that this has been completed to the required standard.
- 10 That prior to the issue of section 224c certification the consent holder, at the consent holders' expense shall Submit detailed engineering design drawings for Council approval prior to any physical work being undertaken. This detail shall be in accordance with the Council's Subdivision, Land Use and Development Bylaw 2012, in particular section 1.8 'Approval of Design and Construction; and Schedule 1A Design Certificate'.
- 11 That prior to the issue of section 224c certification the consent holder, at the consent holders' expense shall: Establish a new separate Council's reticulated sewer main to the boundary for proposed Lots 1-3. All work is to be in accordance with the Council's Subdivision, Land Use and Development Bylaw 2012, and the Council's Sewerage Drainage Bylaw, including all as built information.
- 12 That prior to the issue of section 224c certification the consent holder, at the consent holders' expense shall: Establish a new separate connection to the Council reticulated water network to the boundaries for proposed Lots 1-3. All work is to be in accordance with Council's water Supply Bylaw, including all As- Built information. Each new connection is to have an acu-toby manifold installed in the correct box at Council's road boundary.
- 13 That prior to the issue of section 224c certification the consent holder, at the consent holders' expense shall: provide confirmation that the on-site stormwater disposal method will have no increased overland run off from each individual property pot-development to that currently experienced with a green fields site. All work is to be in accordance with the Building Code E1 Surface Water, and have soil type tests to confirm the disposal method suitability.
- 14 Prior to the issue of s224c Certificate a Structural Landscape Plan must be submitted to Council for approval. The Structural Landscape Plan must include elements that can be confirmed to break up the visual appearance of the development from both close up and distant views and must be designed to be at its maximum effectiveness five years after the panting has been completed. All planting must be completed prior to s224c being issued.

Section 221 consent notices

- 15 That pursuant to Section 221 of the Resource Management Act 1991, a consent notice shall be registered on the Record of Title for Lots 1 to 3 to state that:
- 16 In addition to the design and landscaping controls no further subdivision will be allowed on Lots 1-3 for a period of 10 years.
- 17 The landscape planting must be maintained over time in accordance with the approved plans for subdivision.
- 18 That any new structure (including dwellings and accessory buildings) on Lots 1-3 shall be located entirely within the identified building platform as defined on the plans titled in part 'Scheme Plan – Stage 1', and the plan titled 'Scheme Plan Stage 1 – Multi Lot Development 32 Irwin Street, Riverton' prepared by Bonsich Consultants and dated 2 July 2021'.

- 19 That the person/s proposing to construct or locate a dwellinghouse on Lots 1-3 shall at their cost, be required to engage a licensed cadastral surveyor to physically define the position of the building platform prior to a building consent being issued by Council.
- 20 That any new structure on Lots 1-3 shall comply with the following building controls:
The maximum height (using the rolling height method) for a dwelling is:
a) 5.5m above natural ground level on Lot 1-3
The maximum height for an accessory building is
a) 5.5m above natural ground level on Lots 1-3
- 21 The maximum combined building foot print for a dwelling and accessory building within each platform shall be 450m²
- 22 Roof colours: External roofing materials and colours are to be recessive with a reflectance value not exceeding 12%
- 23 Wall colours – external wall materials and colours are to be natural brown, greens, and greys with a reflectance value not exceeding 30%
- 24 All ancillary structures including garden sheds, garages, implement sheds shall be clad and colours to match the principal dwelling.
- 25 Firefighting water supply and access to that supply is to be provided to all lots in accordance with the New Zealand Fire Service Firefighting Code of Practice SNZ PAS 4509:2008

Stage 2

Section 223

- 26 That provision is made for the following to be included for Certification of the Title Plan under Section 223 of the Resource Management Act, 1991:
- 27 That the plans submitted to Southland District Council for certification under Section 223 of the Resource management Act, 1992 shall generally be in accordance with the application and Scheme Plans prepared by Bonisch Consultants, (Plan Reference: Multi Lot Development Job No. 7121 – Scheme Plan Stage 2 dated 2/7/2021) submitted to the Southland District Council and the further information received on 14 May 2021 and the updated scheme plans received on 2 July 2021 and attached to this consent, except as varied by the conditions of this consent.
- 28 Prior to Council signing the Survey Plan pursuant to Section 223 of the Resource Management Act, 1991, provision shall be made for granting of
a) The proposed right of way easements.
b) Any other easements found to be necessary during survey.
- 29 All necessary easements shall be included in the Memorandum of Easements attached to the Survey Plan and shall be duly granted or reserved.
- 30 The indicative building platforms are required to be shown on the final survey plan/s submitted to Council for approval.

Section 224

- 31 Due to the resulting small site sizes an onsite stormwater disposal a geo-tech report is to be prepared and presented to the Council prior to s224 being issued by Council in order to confirm the sites are suitable for onsite stormwater disposal. Findings of the geo-tech report may be imposed as consent notice requirements.
- 32 In addition to the design and landscaping controls no further subdivision will be allowed on Lot 4 - 6 will be allowed for a period of 10 years from the date of this decision.
- 33 Prior to the issue of the s224c Certificate the consent holders at the consent holder's cost shall ensure that the access/driveway is formed as follows from the road boundary to the boundary of each of Lots 4-6:
- carriageway width 4m for the full length of the private access
 - formed shoulder width of 0.5m on either side of the right of way
 - no footpaths are required
 - that appropriate provision is made for stormwater runoff from the right of way carriage to prevent road scour and nuisance to neighbouring owners and that the right of way is engineered for minimum effect to natural surface drainage.
- 34 That prior to section 224c Certification the consent holder at the consent holders' expense shall upgrade the accessway to Lots 4 – 6 onto Violet Street. The accessway shall be upgraded in accordance with Council's Roadway Policy Procedure 10 (Vehicle Accessways) and Council's Subdivision, Land Use and Development Bylaw 2012.
- 35 Prior to the issue s224c the consent holders at the consent holders' cost shall install electricity connections to the boundary of each lot with a building platform being Lots 4 -6 and provide a letter confirming this from the network operator.
- 36 Prior to the issue of s224c certification the consent holders, at the consent holders' expense, shall install telecommunication services to the boundary of Lots 4 – 6 and supply written notice from the appropriate utility provider that this has been completed to the required standard.
- 37 That prior to the issue of section 224c certification the consent holder at the consent holders' expense shall: Submit detailed engineering design drawings for Council approval prior to any physical work being undertaken. This detail shall be in accordance with Council's Subdivision, Land Use and Development Bylaw 2012, in particular section 1.8 – Approval of Design and Construction; and Schedule 1A Design Certificate.
- 38 That prior to the issue of section 224(c) certification the consent holder at the consent holders' expense shall establish a new separate connection to the Council's reticulated sewer main from the boundaries of proposed Lots 4-5. Lot 6 will be serviced by way of onsite services. All work is to be in accordance with Council's Subdivision, Land Use and Development Bylaw 2012 and the Council's Sewerage Drainage Bylaw, including all As-Built information.
- 39 That prior to the issue of section 224(c) certification the consent holder at the consent holders' expense shall establish a new connection to the Council reticulated water network from the

boundaries of proposed Lots 4-5. Lot 6 will rely on roof water collection. All work is to be in accordance with the Council's Subdivision, Land Use and Development Bylaw 2012 and the Council's Water Supply Bylaw, including all As-Built information. Each new connection is to have an acu-flow toby manifold installed in the correct box at Council's road boundary.

- 40 That prior to the issue of section 224c certification the consent holder at the consent holders' expense shall provide confirmation that the on-site stormwater disposal method will have no increased overland run-off from each individual property post-development to that currently experienced with a green field site. All work is to be in accordance with the Building Code E1 Surface Water, and have soil type tests to confirm the disposal method suitability.
- 41 Prior to the issue of s224c Certificate a Structural Landscape Plan must be submitted to Council for approval. The Structural Landscape Plan must include elements that can be confirmed to break up the visual appearance of the development from both close up and distant views and must be designed to be at its maximum effectiveness five years after the planting has been completed. All planting must be installed prior to section 224c certificate.

Section 221

Consent notices

- 42 That pursuant to section 221 of the Resource Management Act 1991, a consent notice shall be registered on the title for Lots 4-6 to state that:
- 43 That the landscape planting must be maintained over time in accordance with the approved plans for subdivision.
- 44 That in addition to the design and landscaping controls no further subdivision will be allowed on Lots 4-6 will be allowed for a period of ten years from the date of this decision.
- 45 That any new dwellinghouse (including accessory buildings) on Lots 4-6 shall be located entirely within the identified building platform as defined on the plans title in Part 'Scheme Plan – Stage 2 – Multi Lot Development 32 Irwin Street, Riverton' prepared by Bonisch Consultants dated 2 July 2021.
- 46 That the person/s proposing to construct or locate a dwellinghouse on Lots 4-6 shall at their expense engage a licensed cadastral surveyor to physically define the position of the building platform prior to building consent being issued by Council.
- 47 That any new structure on Lots 4-6 shall comply with the following building controls:
- The maximum height (using the rolling height method) for a dwelling is:
- a) 5.5m above natural ground level on Lots 4-6
- The maximum height for an accessory building is:
- a) 5.5m above natural ground level on Lots 4-6
- 48 The maximum combined building footprint for a dwelling and accessory building within each platform shall be 450m²

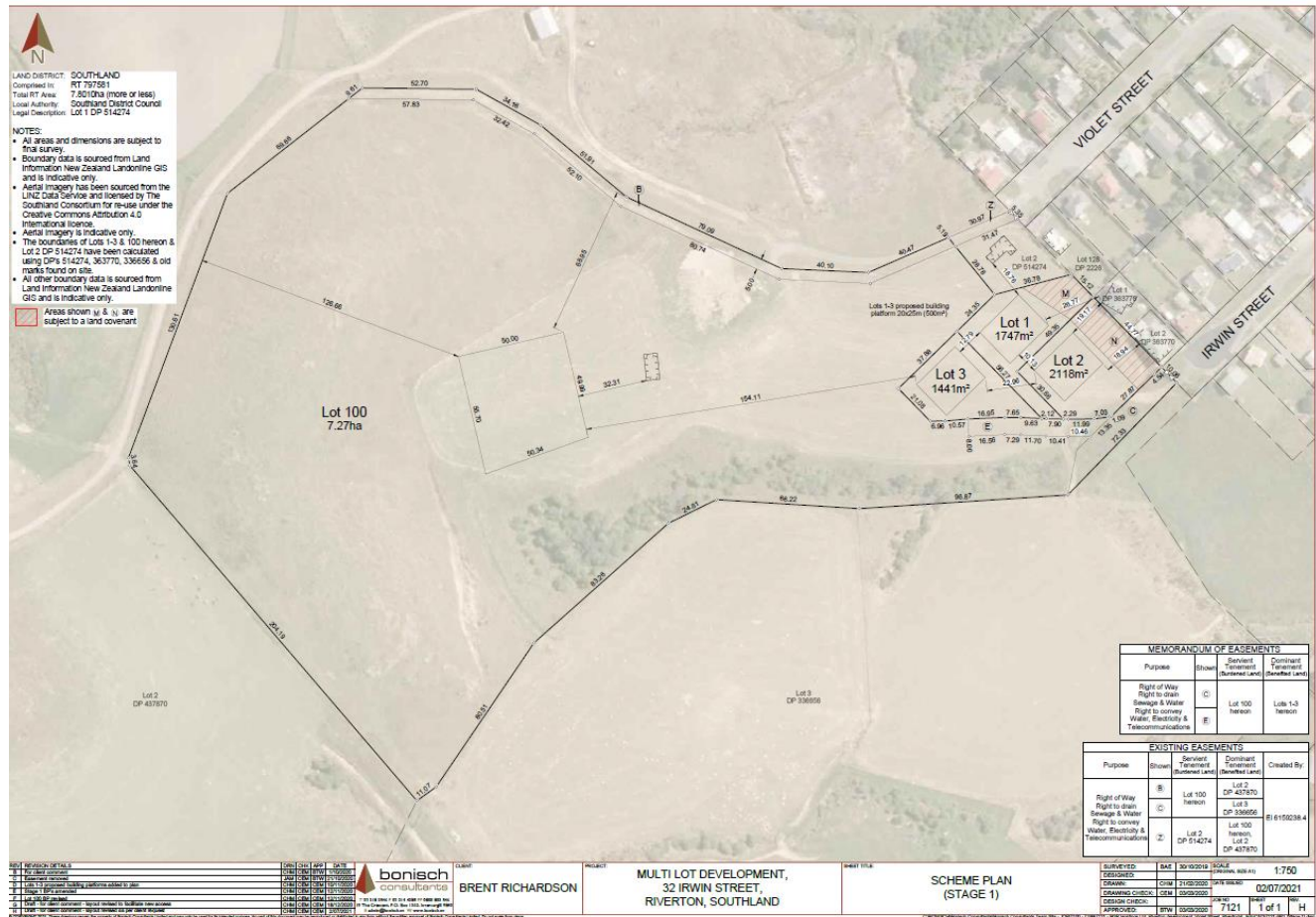
- 49 Roof colours: External roofing materials and colours are to be recessive with a reflectance value not exceeding 12%
- 50 Wall colours: external wall materials and colour are to be coloured in natural browns, greens and greys with a maximum reflectance value of 30%.
- 51 All ancillary structures including garden sheds, garages and implement sheds shall be clad and coloured to match the principal dwelling.
- 52 Firefighting water supply and access to that supply is to be provided to all lots in accordance with the New Zealand Fire Service Firefighting Code of Practice SNZ PAS 4509:2008

Advice notes:

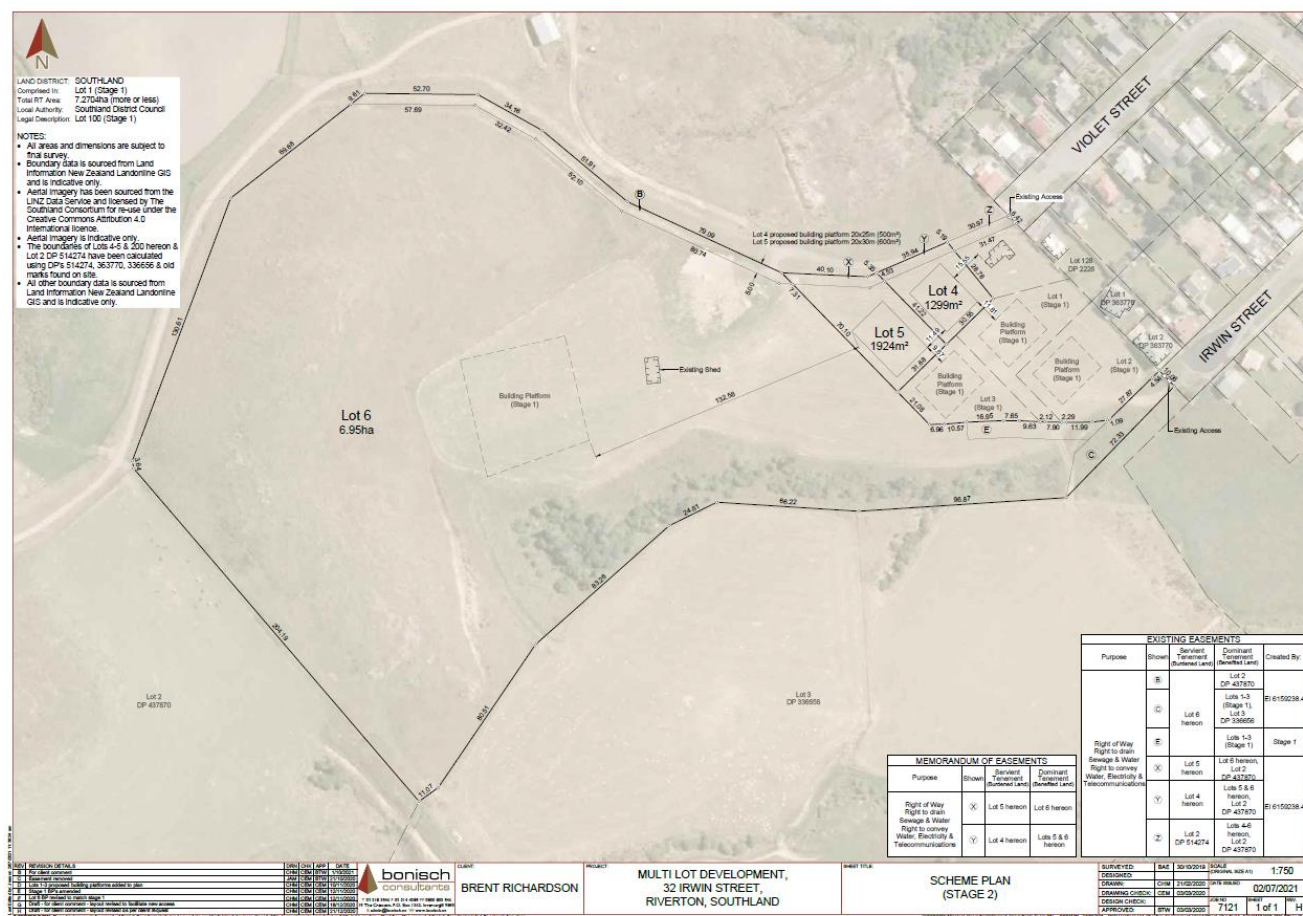
- A1. That Council shall not be responsible for any costs attributed to any establishment, construction, ongoing maintenance or ongoing financial liability associated with the private Rights-of-Way.
- A2. Construction General – Roothing
 - That the roading contract manager shall have approved the location and construction of the accessway to Council's Subdivision, Land Use and Development Bylaw 2012, or equivalent current at the time of construction.
- A3. Council considers it appropriate for existing consent notice 10945050.2 to be cancelled pursuant to s243c at the time of section 224c being issued by Council.

Scheme Plan/s

Stage 1



Stage 2



Alcohol Licensing Annual Report and Income and Costs Report

Record No: R/21/7/39491
Author: Michael Sarfai, Manager environmental health
Approved by: Matt Russell, Group manager infrastructure and environmental services

☒ Decision

☐ Recommendation

☐ Information

Purpose

- 1 To meet Council's alcohol licensing reporting requirements under alcohol legislation.

Executive Summary

Annual Report

- 2 Section 199 of the Sale and Supply of Alcohol Act 2012 requires Council to prepare a report of the proceedings and operations of its licensing committee during the year, and to send to the Licensing Authority. Section 199 (5) requires that the annual report must be made available on Council's Internet site for a period of not less than five years.
- 3 The Alcohol Regulatory and Licensing Authority has requested that Councils now use an online survey for the annual report. Staff have completed this survey, it is in Attachment A. The active register and annual return are in Attachments B and C, and will also be forwarded to the Authority, with the annual report.

Income and Costs Report

- 4 Regulation 19 of the Sale and Supply of Alcohol (Fees) Regulations 2013 requires Council to make publicly available a report showing its alcohol licensing income from fees and its costs. This financial information is in Attachment D.

Recommendation

That the Regulatory and Consents Committee:

- a) **Receives the report titled “Alcohol Licensing Annual Report and Income and Costs Report” dated 20 August 2021.**
- b) Determines that this matter or decision be recognised as not significant in terms of Section 76 of the Local Government Act 2002.
- c) Determines that it has complied with the decision-making provisions of the Local Government Act 2002 to the extent necessary in relation to this decision; and in accordance with Section 79 of the Act determines that it does not require further information, further assessment of options or further analysis of costs and benefits or advantages and disadvantages prior to making a decision on this matter.
- d) Receives the Annual Report and authorises it to be forwarded to the Alcohol Regulatory and Licensing Authority **and to be made publicly available on Council’s website.**
- e) Receives the financial information and authorises it to be made publicly available on **Council’s website.**

Attachments

- A DLC Annual Report 2020-2021 [↓](#)
- B Active register [↓](#)
- C Annual Return ARLA [↓](#)
- D Income costs report [↓](#)

Questions:

1. Please provide the name of your District Licensing Committee.
2. Please provide the name, email, and contact phone number of your Committee's Secretary.
Matt Russell, matt.russell@southlanddc.govt.nz; 0800 732 732.
3. Please name each of your licensing inspectors and provide their email and contact phone number.
Bernadette Paisley, Bernadette.paisley@southlanddc.govt.nz
Amber Judd, amber.judd@southlanddc.govt.nz
Lesley House, Lesley.house@southlanddc.govt.nz
Chrystal Howley, chrystal.howley@southlanddc.govt.nz
Michael Sarfaiti, Michael.sarfaiti@southlanddc.govt.nz
0800 732 732.
4. The following questions relate to the number of licences and managers' certificates your Committee issued and refused in the 2020-2021 financial year.

Note: the 2020-2021 financial year runs from 1 July 2020 to 30 June 2021.

Licences 2020-2021

In the 2020-2021 year, how many 'on licences' did your Committee issue? 5

In the 2020-2021 year, how many applications for 'on licences' did your Committee refuse? 0

In the 2020-2021 year, how many 'off licences' did your Committee issue? 1

In the 2020-2021 year, how many applications for 'off licences' did your Committee refuse? 0

In the 2020-2021 year, how many club licences did your Committee issue? 0

In the 2020-2021 year, how many applications for club licences did your Committee refuse? 0

Managers' certificates 2020-2021

In the 2020-2021 year, how many managers' certificates did your Committee issue? 46

In the 2020-2021 year, how many applications for managers' certificates did your Committee refuse? 0

In the 2020-2021 year, how many applications for managers' certificates were withdrawn? 8

Licence renewals 2020-2021

In the 2020-2021 year, how many licence renewals did your Committee issue? 55

In the 2020-2021 year, how many licence renewals did your Committee refuse? 0

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As at 30 June 2021 what is the total number of licences (new and existing in your licensing district?)

On-licences	Off-licences	Club licences
96	42	53

5. Please comment on any changes or trends in the Committee's workload in 2020-2021.

Nil.

6. Please comment on any new initiatives the Committee has developed/adopted in 2020-2021.

Nil.

7. Has your Committee developed a Local Alcohol Policy?

Yes

7A. If the answer is yes, what stage is your Local Alcohol Policy at?

In force

8. If the answer to **7** is Yes, what effect do you consider your Local Alcohol Policy is having?

Providing clear consistency on hours in the Southland region, as it is a combined LAP with the Gore District Council and the Invercargill City Council. It also requires local consultation with direct neighbours for new and varied applications.

9. If the answer to **7A** is 'in force', is your Local Alcohol Policy due for review?

No. It was adopted on 6 December 2019 and operative on 31 March 2020, so it is due to be reviewed by 2025.

10. If the answer to **9** is Yes, has such a review been undertaken; and, if so with what result?

N/A.

11. Please comment on the manner in which Covid-19 has impacted on DLC operations.

It has had little effect this year, unlike last year when we had an increase in the number of queries being raised, and fewer special licenses and manager's certificates.

Due to the effect on the tourist industry and people being able to come and go more freely from NZ, we are settling into working in a new normal in the industry, especially around Te Anau/Fiordland, with numbers increasing again.

12. Please comment on the ways in which you believe the Sale and Supply of Alcohol Act 2012 is, or is not, achieving its object. Note: the object of the Sale and Supply of Alcohol Act 2012 is that:

- a) *the sale, supply, and consumption of alcohol should be undertaken safely and responsibly;*
- and
- b) *the harm caused by the excessive or inappropriate consumption of alcohol should be minimised.*

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The Act is not having an impact on the binge drinking culture in NZ, even though it is acknowledged that this was not the purpose of the Act. Another concern is drinking among young people. This culture is occurring largely in the home or out and about, not on licensed premises.

The Act has been effective in regard to consumption at licensed premises, for example intoxication at these premises being minimised.

13. To what extent, if any, do you consider that achievement of the object of the Act may have been affected by the Covid-19 pandemic?

More drinking at home may have led to more alcohol harm; however we do not have any evidence to support this.

14. What changes or trends in licensing have you seen since the Act came into force?

Certainly the LAP brought clarity on hours, that were previously managed through accords. In the Southland area, Councillors make up the District Licensing Committees. This has resulted in higher level of interest in alcohol licensing from local representatives, and a key advantage of their high level of local knowledge that they bring.

15. What changes to practices and procedures under the Act would you find beneficial?

We think an audit approach to alcohol licensing may be of benefit, similar to the MPI food safety regime, that many of our alcohol licensees are operating under. Food businesses have food safety plans, that are prescriptive on certain food safety standards. The businesses are then audited to ensure that they are following their plans.

The 'on licence toolbox' resource for example covers the content that businesses should be doing. The alcohol auditor would then ensure that the business is operating in accordance with their plan, and they would have evidence to support this.

Thank you for completing your annual report.

Application No.	Risk Rating	Type	Trading Name	Licensee Name	Property Address	Reference Number	Expiry Display Date
LIQ-2002/382	Low	CLUB	Otautau Squash Rackets Club	Otautau Squash Rackets Club Incorporated	12 Hulme StreetOtautau	72/CLUB/24/2019	29/01/2021
LIQ-2003/127	Medium	ON	Distinction Te Anau Hotel & Villas	Distinction Te Anau Limited	64 Lakefront DriveTe Anau	72/ON/8/2019	05/05/2021
LIQ-2003/130	Very Low	CLUB	Central Southland Gun Club	Central Southland Gun Club Incorporated	232 Springhills Siding RoadSpringhills	72/CLUB/28/2019	01/03/2022
LIQ-2003/144	Medium	CLUB	Waiau Town & Country Club	Waiau Town & Country Club Incorporated	41 King StreetTuatapere	72/CLUB/6/2019	01/05/2021
LIQ-2003/152	Low	CLUB	Gorge Road Country Club	Gorge Road Country Club Incorporated	1242 Seaward Downs Gorge RoadGorge Road	72/CLUB/12/2021	01/02/2023
LIQ-2003/196	Very Low	CLUB	Drummond Golf Club	Drummond Golf Club Incorporated	567 Boundary RoadDrummond	72/CLUB/39/2019	01/05/2022
LIQ-2003/197	Very Low	CLUB	Te Anau Golf Club	Te Anau Golf Club Incorporated	169 Golf Course RoadTe Anau	72/CLUB/13/2021	01/02/2024
LIQ-2003/210	Low	CLUB	Tokanui Golf Club	Tokanui Golf Club Incorporated	84 Boat Harbour RoadFortrose	72/CLUB/14/2021	01/04/2021
LIQ-2003/211	Low	CLUB	Mossburn Community Facilities	Mossburn Community Facilities Incorporated	9 Holmes StreetMossburn	72/CLUB/3/2021	22/08/2023
LIQ-2003/214	Low	CLUB	Wyndham Golf Club	Wyndham Golf Club Incorporated	77 Memorial DriveWyndham	72/CLUB/2/2020	20/08/2022
LIQ-2003/219	Medium	OFF	Three Rivers Hotel	Mataura Licensing Trust	17 Redan StreetWyndham	72/OFF/15/2019	01/08/2021
LIQ-2003/219	Medium	ON	Three Rivers Hotel	Mataura Licensing Trust	17 Redan StreetWyndham	72/ON/35/2019	01/08/2021
LIQ-2003/222	High	ON	Pioneer Tavern	Mataura Licensing Trust	14 Ferry RoadEdendale	72/OFF/12/2019	01/08/2021
LIQ-2003/222	Medium	OFF	Pioneer Tavern	Mataura Licensing Trust	14 Ferry RoadEdendale	72/ON/27/2019	01/08/2021
LIQ-2003/224	High	ON	Tokanui Tavern	Mataura Licensing Trust	18 McEwan StreetTokanui	72/OFF/7/2019	01/08/2021
LIQ-2003/224	Medium	OFF	Tokanui Tavern	Mataura Licensing Trust	18 McEwan StreetTokanui	72/ON/10/2019	01/08/2021
LIQ-2003/227	Very Low	CLUB	Riverton Golf Club	Riverton Golf Club Incorporated	18 Carrol StreetRiverton	72/CLUB/10/2019	01/02/2021
LIQ-2003/231	Very Low	CLUB	Waikaia Golf Club	Waikaia Golf Club Incorporated	33 Wylam StreetWaikaia	72/CLUB/1/2021	19/08/2021
LIQ-2003/235	Very Low	CLUB	Nightcaps Clay Target Club	Nightcaps Clay Target Club Incorporated	16 Helena StreetWreys Bush	72/CLUB/8/2021	01/10/2023
LIQ-2003/243	Very Low	CLUB	Hedgehope Golf Club	Hedgehope Golf Club Incorporated	2402 Glencoe HighwayHedgehope	72/CLUB/15/2020	01/03/2023
LIQ-2003/250	Medium	ON	The Ranch Bar & Grill	Andsum Investments Limited	111 Town CentreTe Anau	72/ON/6/2019	06/08/2021
LIQ-2003/251	Low	CLUB	Nightcaps Golf and Bowling Club	Nightcaps Golf & Bowling Club Incorporated	1769 Otautau Nightcaps RoadWairio	72/CLUB/9/2021	01/10/2023
LIQ-2003/256	Low	CLUB	Tuatapere Golf Club	Tuatapere Golf Club Incorporated	4 Clifden Domain RoadRowallan	72/CLUB/23/2019	01/05/2021
LIQ-2003/257	Low	CLUB	Winton Golf Club	Winton Golf Club Incorporated	280 Winton Substation RoadWinton	72/CLUB/34/2019	20/08/2021
LIQ-2003/260	Very Low	CLUB	Marakura Yacht Club	Marakura Yacht Club Incorporated	96 Manapouri Te Anau HighwayTe Anau	72/CLUB/19/2019	01/07/2020
LIQ-2003/261	Medium	OFF	Ship To Shore	Crewsaider Limited	20 Elgin TerraceStewart Island / Rakiura	72/OFF/1/2021	20/08/2022
LIQ-2003/262	Low	CLUB	Mossburn Golf Club	Mossburn Golf Club Incorporated	60 Cumberland StreetMossburn	72/CLUB/2/2021	01/09/2023
LIQ-2003/263	Very Low	CLUB	Riversdale Rugby Football Club	Riversdale Rugby Football Club Incorporated	28 Lincoln StreetRiversdale	72/CLUB/26/2019	01/05/2020
LIQ-2003/264	Very Low	CLUB	Drummond Rugby Football Club	Drummond Rugby Football Club Incorporated	30 Domain RoadDrummond	72/CLUB/41/2019	01/07/2022
LIQ-2003/266	Very Low	CLUB	Woodlands Rugby Football Club	Woodlands Rugby Football Club Incorporated	17 Wyeth RoadWoodlands	72/CLUB/27/2019	01/06/2021
LIQ-2003/268	Very Low	CLUB	Tokanui Rugby Football Club	Tokanui Rugby Football Club Incorporated	81 Turner RoadTokanui	72/CLUB/37/2019	01/06/2021
LIQ-2003/269	Very Low	CLUB	Wrights Bush Rugby Football Club	Wrights Bush Rugby Football Club Incorporated	9 Newark StreetWaimatuku - Wrights Bush	72/CLUB/13/2019	01/07/2021
LIQ-2003/272	Low	CLUB	Central Pirates Rugby Football Club	Central Pirates Rugby Football Club Incorporated	870 Wilsons Crossing RoadLochiel	72/CLUB/9/2020	01/07/2022
LIQ-2003/273	Very Low	CLUB	Ohai Nightcaps Rugby Football Club	Ohai Nightcaps Rugby Football Club Incorporated	40 Company RoadNightcaps	72/CLUB/7/2021	01/05/2023
LIQ-2003/279	Very Low	CLUB	Dipton Golf Club	Dipton Golf Club Incorporated	66 Bryce RoadDipton	72/CLUB/6/2020	01/04/2022
LIQ-2003/292	Very Low	CLUB	Winton Contract Bridge Club	Winton Contract Bridge Club Incorporated	145 Park StreetWinton	72/CLUB/33/2019	20/08/2021
LIQ-2003/294	Very Low	CLUB	Otautau Golf Club	Otautau Golf Club Incorporated	55 Slaughterhouse RoadOtautau	72/CLUB/11/2021	01/11/2023
LIQ-2003/300	Low	ON	Lake McKenzie Lodge	Routeburn Walk Limited	1016 Routeburn TrackHollyford	72/ON/3/2020	17/10/2021
LIQ-2003/312	Low	ON	Mitre Peak Lodge	Tourism Milford Limited	83 Milford Sound HighwayMilford Sound	72/ON/38/2019	07/10/2021
LIQ-2003/369	Low	CLUB	Riverton Squash Racquets Club	The Riverton Squash Racquets Club Incorporated	122 Havelock StreetRiverton	72/CLUB/20/2019	07/11/2021
LIQ-2003/372	Low	CLUB	Te Anau Club	Te Anau Club Incorporated	7 Jackson StreetTe Anau	72/CLUB/29/2019	05/11/2021
LIQ-2003/372	Medium	OFF	Te Anau Club	Te Anau Club Incorporated	7 Jackson StreetTe Anau	72/OFF/10/2019	05/11/2021
LIQ-2003/388	Very Low	CLUB	Midlands Rugby Club	Midlands Rugby Incorporated	37 John StreetWinton	72/CLUB/16/2020	01/03/2023
LIQ-2003/401	Medium	ON	Fiordland Lodge	Fiordland Guides Limited	472D Te Anau Milford HighwayTe Anau	72/ON/15/2019	09/12/2021
LIQ-2003/409	Medium	OFF	Mossburn Railway Hotel	V A & T S Law & B & A M Russell	16 York StreetMossburn	72/OFF/2/2020	24/11/2022
LIQ-2003/409	Medium	ON	Mossburn Railway Hotel	V A & T S Law & B & A M Russell	16 York StreetMossburn	72/ON/1/2020	24/11/2022
LIQ-2003/437	Very Low	CLUB	Riverton Rugby Football Club	Riverton Rugby Football Club Incorporated	45 Leader StreetRiverton	72/CLUB/17/2020	01/06/2023
LIQ-2003/441	Medium	CLUB	Wyndham Town and Country Club	Wyndham Town & Country Club Incorporated	53 Redan StreetWyndham	72/CLUB/12/2019	14/12/2021
LIQ-2003/492	Low	ON	Fiordland Flyer	Real Journeys Limited	74 Waiau StreetManapouri	72/ON/41/2019	17/03/2022
LIQ-2003/80	Very Low	CLUB	Riverton RSA Memorial Club	Riverton RSA Memorial Club Incorporated	141 Palmerston StreetRiverton	72/CLUB/31/2019	07/05/2021
LIQ-2004/111	Medium	OFF	Waiau Town & Country Club	Waiau Town & Country Club Incorporated	41 King StreetTuatapere	72/OFF/21/2019	01/05/2022
LIQ-2004/117	Medium	ON	Kingsgate Hotel Te Anau	Millennium & Copthorne Hotels New Zealand Limited	20 Lakefront DriveTe Anau	72/ON/45/2019	27/04/2022
LIQ-2004/119	Very Low	CLUB	Te Anau Rugby Club Incorporated	Te Anau Rugby Club Incorporated	21 Dusky StreetTe Anau	72/CLUB/4/2020	11/12/2022
LIQ-2004/171	Medium	ON	Milford Sound Lodge	Milford Sound Lodge Limited	196 Milford Sound HighwayMilford Sound	72/ON/29/2020	26/07/2022

LIQ-2004/203	Very Low	CLUB	Waianiwa Community Club	Waianiwa Community Club Incorporated	268 Argyle Otahuti RoadWrights Bush	72/CLUB/7/2020	04/08/2022
LIQ-2004/222	Very Low	CLUB	Wyndham Rugby Football Club	The Wyndham Football Club Incorporated	81 Memorial DriveWyndham	72/CLUB/4/2021	01/06/2023
LIQ-2004/238	Medium	ON	Fiordland Cinema and Black Dog Bar	Fiordland Helicopters Limited	7 The LaneTe Anau	72/ON/14/2021	20/10/2023
LIQ-2004/271	Very Low	CLUB	Lumsden Bowling Club Incorporated	Lumsden Bowling Club Incorporated	18 Iona StreetLumsden	72/CLUB/10/2020	25/09/2022
LIQ-2004/274	Low	ON	Milford Sovereign	Real Journeys Limited	24 Milford Sound HighwayMilford Sound	72/ON/5/2020	30/10/2022
LIQ-2004/275	Low	ON	Milford Mariner	Real Journeys Limited	24 Milford Sound HighwayMilford Sound	72/ON/8/2020	02/10/2022
LIQ-2004/302	Low	ON	Glade House	Tourism Milford Limited	142 Milford TrackMilford Track	72/ON/16/2020	18/10/2022
LIQ-2004/303	Low	ON	Pompolona Lodge	Tourism Milford Limited	1703 Milford TrackMilford Track	72/ON/15/2020	18/10/2022
LIQ-2004/304	Low	ON	Quintin Lodge	Tourism Milford Limited	2965 Milford TrackMilford Track	72/ON/14/2020	18/10/2022
LIQ-2004/318	Medium	ON	Distinction Luxmore Hotel	Distinction Luxmore Limited	41 Town CentreTe Anau	72/ON/19/2020	04/11/2022
LIQ-2004/325	Medium	OFF	Gorge Road Country Club	Gorge Road Country Club Incorporated	1242 Seaward Downs Gorge RoadGorge Road	72/OFF/13/2021	02/12/2022
LIQ-2004/343	Low	ON	Milford Monarch	Real Journeys Limited	24 Milford Sound HighwayMilford Sound	72/ON/9/2020	22/12/2022
LIQ-2004/344	Low	ON	Milford Wanderer	Real Journeys Limited	24 Milford Sound HighwayMilford Sound	72/ON/10/2020	22/11/2022
LIQ-2004/358	Very Low	CLUB	Drummond District Bowling Club	Drummond District Bowling Club Incorporated	668 Boundary RoadDrummond	72/CLUB/5/2020	03/12/2022
LIQ-2004/371	Medium	OFF	Railway Hotel Otautau	Clapp Holdings Limited	76 King StreetOtautau	72/OFF/7/2021	01/12/2023
LIQ-2004/371	Medium	ON	Railway Hotel Otautau	Clapp Holdings Limited	76 King StreetOtautau	72/ON/6/2021	01/12/2023
LIQ-2004/373	Low	ON	Southern Express	Real Journeys Limited	3 Elgin TerraceStewart Island / Rakiura	72/ON/29/2019	29/11/2020
LIQ-2004/374	Low	ON	Foveaux Express	Real Journeys Limited	3 Elgin TerraceStewart Island / Rakiura	072/ON/20/2018	29/11/2020
LIQ-2004/88	Very Low	CLUB	Riverton Bowling Club	Riverton Bowling Club Incorporated	15 Napier StreetRiverton	72/CLUB/40/2019	20/04/2022
LIQ-2005/135	Medium	OFF	Mokotua On The Spot	Nicholas Mark Lamb	1368 Gorge Road Invercargill HighwayWaimatua	72/OFF/2/2021	29/05/2023
LIQ-2005/181	Very Low	CLUB	Edendale Rugby Club	Edendale Rugby Club Incorporated	23 Salford StreetEdendale	72/CLUB/18/2020	02/07/2023
LIQ-2005/218	Very Low	CLUB	Te Anau Bowling Club	Te Anau Bowling Club Incorporated	26 Luxmore DriveTe Anau	72/CLUB/10/2021	28/08/2023
LIQ-2005/231	Low	ON	Patea Explorer	Real Journeys Limited	2018 Wilmot Pass RoadDeep Cove	72/ON/39/2019	12/12/2021
LIQ-2005/232	Very Low	CLUB	Winton Central Bowling Club	Winton Central Bowling Club Incorporated	44 Springford StreetWinton	72/CLUB/6/2021	17/09/2023
LIQ-2005/267	Very Low	CLUB	Woodlands Bowling Club	Woodlands Bowling Club Incorporated	16 Wyeth RoadWoodlands	72/CLUB/18/2019	26/11/2020
LIQ-2005/277	Low	ON	Fiordland Navigator	Real Journeys Limited	2018 Wilmot Pass RoadDeep Cove	72/ON/11/2021	23/10/2023
LIQ-2006/162	Low	ON	Naturally Fiordland Cafe and Pizzeria	Franz Josef Klein and Maria Theresia Klein	62 Town CentreTe Anau	72/ON/55/2019	07/12/2022
LIQ-2006/3	Low	ON	Pyke Lodge	Hollyford Valley Walks Limited	1740 Hollyford TrackHollyford	72/ON/12/2020	21/03/2022
LIQ-2007/109	High	ON	Redcliff Cafe	Redcliff Cafe 2007 Limited	12 Mokonui StreetTe Anau	72/ON/4/2021	02/10/2023
LIQ-2007/147	Medium	OFF	Travellers Rest Tavern	Travellers Rest (2007) Limited	29 Memorial AvenueDrummond	72/OFF/10/2021	30/08/2023
LIQ-2007/147	Medium	ON	Travellers Rest Tavern	Travellers Rest (2007) Limited	29 Memorial AvenueDrummond	72/ON/10/2021	30/08/2023
LIQ-2007/166	Medium	OFF	Winton Commercial Hotel	Winton Commercial Hotel Limited	327 Great North RoadWinton	72/OFF/14/2021	23/10/2023
LIQ-2007/166	Medium	ON	Winton Commercial Hotel	Winton Commercial Hotel Limited	327 Great North RoadWinton	72/ON/19/2021	23/10/2023
LIQ-2007/178	Medium	OFF	Otautau Four Square Supermarket	Bing Holdings Limited	244 Main StreetOtautau	72/OFF/9/2021	14/11/2023
LIQ-2007/179	Medium	OFF	Wyndham Town and Country Club	Wyndham Town & Country Club Incorporated	53 Redan StreetWyndham	72/OFF/5/2021	05/11/2023
LIQ-2007/224	Low	ON	Sandfly Cafe	Sandfly Cafe 2007 Limited	9 The LaneTe Anau	72/ON/10/2018	08/01/2021
LIQ-2007/34	Low	ON	Hollyford Cafe	Kiwi Country Limited	63 Town CentreTe Anau	72/ON/28/2020	12/04/2023
LIQ-2007/5	Medium	OFF	Riverton Lodge Hotel	Towack and Thyme Limited	57 Princess StreetRiverton	72/OFF/9/2020	09/02/2023
LIQ-2007/5	Medium	ON	Riverton Lodge Hotel	Towack and Thyme Limited	57 Princess StreetRiverton	72/ON/25/2020	09/02/2023
LIQ-2008/128	Low	ON	Discover Milford Sound	Southern Discoveries Limited	79 Milford Sound HighwayMilford Sound	72/ON/34/2019	31/07/2021
LIQ-2008/130	Low	ON	Pride of Milford	Southern Discoveries Limited	24 Milford Sound HighwayMilford Sound	72/ON/33/2019	28/07/2021
LIQ-2008/131	Low	ON	Spirit of Milford	Southern Discoveries Limited	24 Milford Sound HighwayMilford Sound	72/ON/31/2019	28/07/2021
LIQ-2008/132	Low	ON	Lady Bowen	Southern Discoveries Limited	24 Milford Sound HighwayMilford Sound	72/ON/32/2019	28/07/2021
LIQ-2008/183	Medium	OFF	Fresh Choice Te Anau	W.K. & M.I. Cullen Limited	5 Milford CrescentTe Anau	72/OFF/19/2019	05/12/2021
LIQ-2008/27	Medium	OFF	South Sea Hotel	South Sea Limited	26 Elgin TerraceStewart Island / Rakiura	72/OFF/15/2021	18/03/2024
LIQ-2008/27	Medium	ON	South Sea Hotel	South Sea Limited	26 Elgin TerraceStewart Island / Rakiura	72/ON/20/2021	18/03/2024
LIQ-2008/96	Medium	OFF	Riverton Supervalve	Cooper Holdings (2008) Limited	163 Palmerston StreetRiverton	72/OFF/17/2019	19/06/2021
LIQ-2009/173	Low	CLUB	Riversdale Golf Club	Riversdale Golf Club Incorporated	1 Berwick StreetRiversdale	72/CLUB/11/2020	02/11/2022
LIQ-2009/43	Low	ON	M.V. Sinbad	Real Journeys Limited	24 Milford Sound HighwayMilford Sound	72/ON/7/2020	21/09/2022
LIQ-2009/8	Low	ON	Olive Tree Cafe (2008) Limited	Olive Tree Cafe (2008) Limited	52 Town CentreTe Anau	72/ON/48/2019	29/04/2022
LIQ-2010/143	High	ON	Wallacetown Tavern	Wallacetown Tavern 2010 Limited	4 Largs StreetWallacetown	72/OFF/4/2019	18/05/2021
LIQ-2010/143	Medium	OFF	Wallacetown Tavern	Wallacetown Tavern 2010 Limited	4 Largs StreetWallacetown	72/ON/7/2019	18/05/2021
LIQ-2010/153	Low	ON	Martins Bay Lodge	Hollyford Valley Walks Limited	199 Martins Bay TrackJamestown	72/ON/18/2021	11/11/2023
LIQ-2010/204	Low	ON	Okaka Lodge	Tuatapere Hump Track Limited	810 Hump Ridge TrackPort Craig	72/ON/16/2021	07/12/2023
LIQ-2010/205	Low	ON	Port Craig Lodge	Tuatapere Hump Track Limited	1079 South Coast TrackPort Craig	72/ON/16/2018	07/12/2020

LIQ-2011/100	Medium	OFF	Nightcaps Four Square	Brightview Food Centre Limited	11 Johnston RoadNightcaps	72/OFF/3/2019	27/06/2021
LIQ-2011/11	Low	ON	Niagara Falls Cafe	Niagara Cafe Investments Limited	256 Niagara Waikawa RoadNiagara	72/ON/20/2019	06/05/2021
LIQ-2011/130	Medium	ON	Meridian Energy Lodge	Real Journeys Limited	103 Wilmot Pass RoadWest Arm	72/ON/6/2020	08/11/2022
LIQ-2011/169	Low	ON	Ristorante Pizzeria Da Toni	Glacial Rock Limited	1 Milford CrescentTe Anau	72/ON/4/2019	22/12/2021
LIQ-2011/220	Very Low	CLUB	Central Southland Squash Rackets Club	Central Southland Squash Rackets Club Incorporated	175 Park StreetWinton	72/CLUB/3/2020	24/02/2022
LIQ-2011/26	Very Low	CLUB	Limehills Star Rugby Football Club	Limehills Star Rugby Football Club Incorporated	116 Ayr StreetCentre Bush	72/CLUB/13/2020	01/10/2022
LIQ-2011/278	Very Low	CLUB	Wyndham Bowling Club	Wyndham Bowling Club (Southland) Society Inc	1A Raglan StreetWyndham	72/CLUB/38/2019	06/03/2022
LIQ-2011/39	Low	ON	M.V. Titiroa	Real Journeys Limited	74 Waiau StreetManapouri	72/ON/40/2019	22/12/2021
LIQ-2012/135	Low	CLUB	Edendale Bowling Club (Southland) Society Inc	Edendale Bowling Club (Southland) Society Inc	23 Salford StreetEdendale	72/CLUB/1/2020	29/06/2022
LIQ-2012/165	Low	ON	Church Hill Boutique Lodge & Restaurant	Church Hill Restaurant Limited	36 Kamahi RoadStewart Island / Rakiura	72/ON/13/2020	28/09/2022
LIQ-2012/204	Very Low	CLUB	Riversdale Bowling Club	Riversdale Bowling Club Incorporated	13 Lincoln StreetRiversdale	72/CLUB/12/2020	08/11/2022
LIQ-2012/238	Very Low	CLUB	Waiau Star Rugby Club	Waiau Star Rugby Club Incorporated	97 Elder DriveTuatapere	72/CLUB/14/2020	10/01/2023
LIQ-2012/50	Medium	OFF	Colac Bay Tavern	Colac Bay Tavern 2012 Limited	15 Colac Bay RoadColac Bay	72/OFF/26/2019	04/04/2022
LIQ-2012/50	Medium	ON	Colac Bay Tavern	Colac Bay Tavern 2012 Limited	15 Colac Bay RoadColac Bay	72/ON/53/2019	04/04/2022
LIQ-2012/58	Medium	ON	Fiordland Hotel & Motel	Fiordland Hotel and Motel Limited	1 Burnby DriveTe Anau	72/ON/4/2020	07/05/2022
LIQ-2012/95	Medium	OFF	Orepuki Tavern	AL McCracken Contracting Limited	40 Oldham StreetOrepuki	72/OFF/16/2021	28/10/2023
LIQ-2012/95	Medium	ON	Orepuki Tavern	AL McCracken Contracting Limited	40 Oldham StreetOrepuki	72/ON/22/2021	28/10/2023
LIQ-2013/185	Medium	OFF	Fiordland Cinema and Black Dog Bar	Fiordland Helicopters Limited	7 The LaneTe Anau	72/OFF/4/2021	23/09/2023
LIQ-2013/204	Low	ON	Orepuki Beach Cafe	Penny Lea Sonnenberg	33 Stafford StreetOrepuki	72/ON/13/2021	08/01/2024
LIQ-2013/273	High	ON	The Moose Tavern	The Moose Tavern (2013) Limited	84 Lakefront DriveTe Anau	72/ON/15/2021	12/03/2024
LIQ-2013/312	Low	ON	Route 6	Route 6 Limited	22 Diana StreetLumsden	72/ON/21/2021	15/04/2024
LIQ-2014/57	Very Low	CLUB	Balfour Rugby Club	Balfour Rugby Football Club Incorporated	11 Kruger StreetBalfour	72/CLUB/5/2021	01/06/2022
LIQ-2014/75	Medium	ON	Te Anau Function Centre Limited	Te Anau Function Centre Limited	7 Pop Andrew DriveTe Anau	72/ON/25/2019	16/10/2021
LIQ-2015/127	Medium	OFF	The Bottle-O Te Anau	Good Jaunt Limited	114 Town CentreTe Anau	72/OFF/4/2020	26/11/2022
LIQ-2015/152	Medium	OFF	Riversdale Hotel	Riversdale Hotel 2015 Limited	74 Newcastle StreetRiversdale	72/OFF/8/2020	21/01/2023
LIQ-2015/152	Medium	ON	Riversdale Hotel	Riversdale Hotel 2015 Limited	74 Newcastle StreetRiversdale	72/ON/21/2020	21/01/2023
LIQ-2015/163	Low	ON	Fiordland Jewel	Fiordland Discovery Limited	24 Milford Sound HighwayMilford Sound	72/ON/21/2019	08/12/2020
LIQ-2015/171	Low	ON	La Toscana	La Toscana (2008) Limited	108 Town CentreTe Anau	72/ON/24/2020	05/02/2023
LIQ-2015/180	Low	ON	Last Light Lodge & Cafe	Rutland Crest Limited	2 Clifden HighwayTuatapere	72/ON/26/2020	10/02/2023
LIQ-2015/181	Medium	OFF	Balfour Tavern	Balfour Tavern 2015 Limited	84 Queen StreetBalfour	72/OFF/17/2021	23/03/2023
LIQ-2015/181	Medium	ON	Balfour Tavern	Balfour Tavern 2015 Limited	84 Queen StreetBalfour	72/ON/23/2021	23/03/2023
LIQ-2015/50	Medium	ON	Aparima Restaurant and Bar	RB Enterprises Limited	17 Orepuki Riverton HighwayRiverton	72/ON/51/2019	16/05/2022
LIQ-2015/53	Low	ON	Maiden of Milford - Pita Pit	Cruising Milford Sound Limited	24 Milford Sound HighwayMilford Sound	72/ON/11/2020	19/06/2022
LIQ-2015/87	Medium	OFF	Four Square Te Anau	C & M Bruce Investments Limited	30 Town CentreTe Anau	72/OFF/1/2020	13/11/2022
LIQ-2015/88	Low	ON	Faith In Fiordland	Enterprising Faith Limited	85 Lakefront DriveTe Anau	72/ON/7/2021	03/11/2023
LIQ-2016/123	Medium	ON	Lumsden Hotel	Lumstopia Limited	6 Diana StreetLumsden	72/ON/3/2021	27/09/2023
LIQ-2016/136	High	OFF	Winton New World	M & K D Trading Limited	293 Great North RoadWinton	72/OFF/6/2021	20/10/2023
LIQ-2016/161	Low	ON	China City Restaurant	Chan Farther and Son Limited	6 The LaneTe Anau	72/ON/24/2019	21/12/2020
LIQ-2016/201	Low	CLUB	Fiordland Racquets Club	Fiordland Racquets Club Incorporated	22 Luxmore DriveTe Anau	72/CLUB/8/2020	01/02/2023
LIQ-2016/36	Medium	ON	The Hideaway 201	Poseidon Trading Limited	201 Lochiel Braxholme RoadLochiel	72/ON/30/2020	06/05/2023
LIQ-2016/44	Medium	OFF	Lumsden Four Square	GC Traders Limited	14 Diana StreetLumsden	72/OFF/10/2020	17/06/2023
LIQ-2016/62	Medium	OFF	Otautau Supervalu	Graysands Limited	157 Main StreetOtautau	72/OFF/3/2021	06/10/2023
LIQ-2016/7	Medium	ON	The Brown Trout Cafe and Bar	The Brown Trout Cafe and Bar Limited	1158 Garston Athol HighwayAthol	72/ON/50/2017	07/04/2020
LIQ-2016/95	Medium	ON	The Village Inn	Lake Te Anau Hotel Limited	24 Mokoroa StreetTe Anau	72/ON/9/2021	22/09/2023
LIQ-2016/96	Medium	ON	The Fat Duck	Elseb Hospitality Limited	124 Town CentreTe Anau	72/ON/2/2021	05/09/2023
LIQ-2017/145	Medium	OFF	Otautau Hotel	Otautau Hotel 2017 Limited	167 Main StreetOtautau	72/OFF/8/2019	26/10/2021
LIQ-2017/145	Medium	ON	Otautau Hotel	Otautau Hotel 2017 Limited	167 Main StreetOtautau	72/ON/11/2019	26/10/2021
LIQ-2017/161	Medium	OFF	The Hide Cafe & Garden Bar	Athol Valley Limited	4 Athol Five Rivers HighwayAthol	72/OFF/26/2017	08/12/2018
LIQ-2017/161	Medium	ON	The Hide Cafe & Garden Bar	Athol Valley Limited	4 Athol Five Rivers HighwayAthol	72/ON/62/2017	08/12/2018
LIQ-2017/176	Medium	ON	Kepler Restaurant and Rustico	Merken (2014) Limited	90 Town CentreTe Anau	72/ON/54/2019	21/12/2021
LIQ-2017/230	Medium	OFF	Carriers Arms Hotel	Carriers Arms Hotel 2017 Limited	96 Palmerston StreetRiverton	72/OFF/20/2019	05/04/2022
LIQ-2017/230	Medium	ON	Carriers Arms Hotel	Carriers Arms Hotel 2017 Limited	96 Palmerston StreetRiverton	72/ON/43/2019	05/04/2022
LIQ-2017/29	Low	ON	Gem of The Sound	Cruising Milford Sound Limited	24 Milford Sound HighwayMilford Sound	72/ON/37/2019	01/06/2021
LIQ-2017/54	Low	ON	Radha's Indian Restaurant	Radha's Takeaway Limited	118 Town CentreTe Anau	72/ON/12/2019	15/06/2021
LIQ-2017/96	Medium	ON	Fiordland National Park Lodge	Keystone Partners Limited	2681 Te Anau Milford HighwayFiordland National Park	72/ON/18/2019	16/08/2021

LIQ-2017/99	Medium	OFF	Garston Hotel	Valley Hotels Limited	8 Garston Athol HighwayGarston	72/OFF/24/2019	09/11/2021
LIQ-2017/99	Medium	ON	Garston Hotel	Valley Hotels Limited	8 Garston Athol HighwayGarston	72/ON/47/2019	09/11/2021
LIQ-2018/109	Medium	OFF	Woodlands Tavern	MF and SM Butler Partnership	3 Wyeth RoadWoodlands	72/OFF/6/2020	01/10/2022
LIQ-2018/109	Medium	ON	Woodlands Tavern	MF and SM Butler Partnership	3 Wyeth RoadWoodlands	72/ON/18/2020	01/10/2022
LIQ-2018/14	Medium	OFF	Nightcaps Hotel	Raewyn Louise Watts	1 Clapps StreetNightcaps	72/OFF/22/2019	26/04/2022
LIQ-2018/14	Medium	ON	Nightcaps Hotel	Raewyn Louise Watts	1 Clapps StreetNightcaps	72/ON/44/2019	26/04/2022
LIQ-2018/140	Low	ON	Milford Haven	Go Orange Limited	24 Milford Sound HighwayMilford Sound	72/ON/20/2020	27/11/2022
LIQ-2018/17	Low	ON	The Crib Cafe	Crib Cafe Limited	135 Palmerston StreetRiverton	72/ON/52/2019	07/03/2022
LIQ-2019/129	Medium	OFF	Central Southland Lodge	Winton Hospo Limited	232 Great North RoadWinton	72/OFF/11/2021	17/09/2023
LIQ-2019/129	Medium	ON	Central Southland Lodge	Winton Hospo Limited	232 Great North RoadWinton	72/ON/12/2021	17/09/2023
LIQ-2019/143	Medium	ON	Alpine Centre Cafe & Bar	Mavik & JP Limited	2 Alpine DriveTe Anau	72/ON/1/2021	24/10/2023
LIQ-2019/144	Medium	OFF	Lumsden Liquor Store	Lumsden Liquor Store	141 Flora RoadLumsden	72/OFF/7/2020	23/07/2021
LIQ-2019/155	Medium	OFF	Tui Base Camp	Southern Style Adventures Limited	2 McFeely StreetTuatapere	72/OFF/27/2019	29/11/2020
LIQ-2019/155	Medium	ON	Tui Base Camp	Southern Style Adventures Limited	2 McFeely StreetTuatapere	72/ON/56/2019	29/11/2020
LIQ-2019/207	Low	ON	Thai Anau Restaurant and Takeaway	Radha's Takeaway Limited	120 Town CentreTe Anau	72/ON/17/2021	24/12/2023
LIQ-2019/245	Medium	OFF	Tuatapere Four Square	M A & R M Hewton Limited	73 Main RoadTuatapere	72/OFF/12/2021	12/02/2024
LIQ-2019/34	Medium	OFF	Manapouri Lake View Motor Inn	Heart Lake Assets Management Co. Limited	68 Cathedral DriveManapouri	72/OFF/8/2021	22/05/2023
LIQ-2019/34	Medium	ON	Manapouri Lake View Motor Inn	Heart Lake Assets Management Co. Limited	68 Cathedral DriveManapouri	72/ON/8/2021	22/05/2023
LIQ-2019/73	Low	ON	Fortrose Cafe	Fortrose Cafe 2019 Limited	5 Moray TerraceFortrose	72/ON/27/2020	08/05/2023
LIQ-2019/83	Low	ON	Ming Garden Chinese Restaurant	Chan Farther and Son Limited	2 Milford CrescentTe Anau	72/ON/31/2020	20/06/2023
LIQ-2020/142	Low	ON	The Mag Tree Cafe & Restaurant	R&V Shareholding Limited	311 Great North RoadWinton	72/ON/33/2020	10/12/2021
LIQ-2020/147	Low	ON	Tumu Toka Curioscape	South Catlins Charitable Trust (SCCT)	601 Waikawa Curio Bay RoadCurio Bay	72/ON/34/2020	21/12/2021
LIQ-2020/56	Medium	OFF	Waikaia Hotel	Wramble Limited	38 Blaydon StreetWaikaia	72/OFF/5/2020	26/06/2021
LIQ-2020/56	Medium	ON	Waikaia Hotel	Wramble Limited	38 Blaydon StreetWaikaia	72/ON/17/2020	26/06/2021
LIQ-2020/59	Medium	OFF	Takitimu Tavern	Takitimu Tavern Limited	75 Main StreetWairio	71/OFF/11/2020	10/12/2021
LIQ-2020/59	Medium	ON	Takitimu Tavern	Takitimu Tavern Limited	75 Main StreetWairio	72/ON/32/2020	10/12/2021
LIQ-2020/67	Medium	ON	The Church Manapouri	SS Manapouri Limited	23 Waiau StreetManapouri	72/ON/22/2020	18/08/2021
LIQ-2021/11	Medium	ON	Riverton Beachhouse	Kombu Limited	126 Rocks HighwayRiverton	72/ON/5/2021	12/03/2022

Annual Return (Fees) to Alcohol Regulatory and Licensing Authority

Territorial Authority:

Annual Return for the Year Ending 30 June 2021

On-licence, Off-licence and Club Licence Applications Received						
Application Type	Number Received in Fee Category – Very Low	Number Received in Fee Category – Low	Number Received in Fee Category – Medium	Number Received in Fee Category – High	Number Received in Fee Category – Very High	Total
On-licence new	0	1	2	0	0	3
On-licence variation	0	0	0	1	0	1
On-licence renewal	0	19	13	1	0	33
Off-licence new	0	1	1	0	0	2
Off-licence variation	0	0	1	0	0	1
Off-licence renewal	0	0	11	1	0	12
Club licence new	0	0	0	0	0	0
Club licence variation	0	0	0	0	0	0
Club licence renewal	12	6	1	0	0	19
Total number	12	27	29	3	0	71
Total fees payable to ARLA (GST incl)						
Total fees paid to ARLA (GST incl)						
Annual Fees for Existing Licences Received						
Licence Type	Number Received in Fee Category – Very Low	Number Received in Fee Category – Low	Number Received in Fee Category – Medium	Number Received in Fee Category – High	Number Received in Fee Category – Very High	Total

2

On-licence	0	44	46	6	0	96
Off-licence	0	0	40	1	0	41
Club licence	42	14	2	0	0	58
Total number						195
Total fees payable to ARLA (GST incl)						
Total fees paid to ARLA (GST incl)						

Managers' Certificate Applications Received	
Application Type	Number Received
Managers' certificate new	76
Managers' certificate renewal	143
Total number	219
Total fees payable to ARLA (GST incl)	
Total fees paid to ARLA (GST incl)	

Special Licence Applications Received			
	Number Received in Category – Class 1	Number Received in Category – Class 2	Number Received in Category – Class 3
Special licence	7	35	34

Temporary Authority Applications Received	
	Number Received
Temporary authority	5

Permanent Club Charter Payments Received	
	Number Received
Permanent club charter payments	0

3

Total paid to ARLA (After Variations)**\$16,987.16**

Alcohol licensing

	Account Description	Fiscal Year End	
		2020	2021
Income	Rates - Collected	(\$24,665.33)	(\$29,281.00)
	Rates - Adjustments	\$44.96	\$46.22
	General Recoveries	(\$43.48)	\$0.00
	Managers Certif	(\$55,251.85)	(\$59,499.79)
	Temporary Author	(\$1,806.00)	(\$774.00)
	Special Licence	(\$9,749.78)	(\$10,539.91)
	Application Fees - prem	(\$37,610.02)	(\$41,501.45)
	Annual Fees - prem	(\$40,826.30)	(\$52,949.01)
	Internal - Wage Recovery		\$0.00
	Internal - Interest on Reserve	\$861.82	\$0.00
	Internal Rates Income	(\$197.62)	(\$231.33)
	Internal Rates offset	\$0.00	\$0.00
	Internal - Wages Oncharged	\$0.00	\$0.00
Direct expenditure		(\$169,243.60)	(\$194,730.27)
	Cell Phone Charges	\$1,241.16	\$1,071.95
	Communication - Other	\$0.00	\$0.00
	Doubtful Debts	(\$377.39)	\$0.00
	Councillor & Board Mem - Sal	\$0.00	\$0.00
	Councillors - Mileage	\$1,141.26	\$0.00
	Advertising - Newspaper	\$0.00	\$0.00
	Office Consumables	\$0.00	\$52.60
	Stationery	\$107.50	\$226.58
	Technical Info Library	\$2,373.22	\$2,337.58
	Membership Fee/Subscript	\$104.34	\$105.00
	Ordinary Time	\$125,624.65	\$170,246.57
	Allowance - Taxable	\$3,704.66	\$4,259.78
	Long Service	\$0.00	
	Accident Compensation	\$399.90	\$247.22
	Eye Testing	\$73.91	\$0.00
	Retirement Gratuity	\$0.00	
	Accommodation and Meals	\$319.05	\$170.66
	Training	\$593.80	\$4,416.00
	Travel	\$1,545.90	\$195.65
	Software Licence Fees		\$2,262.93
	Materials	\$0.00	
	Minor Tools		\$373.91
	Legal Costs	\$18,255.00	(\$3,671.81)
	Fuel	\$43.48	\$460.00
	Misc Vehicle Costs	\$102.37	\$0.00
		\$155,252.81	\$182,754.62
Indirect expenditure			
	Depn - Vehicles	\$0.00	
	Internal - Building Rent	\$4,043.64	\$7,902.60
	Internal - Computer Hire	\$21,088.20	\$27,504.36
	Internal - Vehicle Hire	\$0.00	
	Internal - Photocopying	\$787.78	\$322.30
	Internal - Financial Services	\$3,054.72	\$3,121.92

Internal - Stationery	\$163.30	\$81.40
Internal - Catering	\$47.40	\$84.00
Env Comm Dev on Costs	\$33,061.79	\$20,222.35
Internal Wages Oncost	\$82,278.96	\$79,479.96
	\$144,525.79	\$138,718.89
Capital expenditure		
Software - Acquisition LOS		\$0.00
Vehicles - Renewal	\$0.00	
Other Equip - Acq LOS		\$0.00
	\$0.00	\$0.00
Funding adjustments		
Internal Loans - Princ		\$0.00
To- Depn Motor Vehicle	\$0.00	\$0.00
Ex- Depn Motor Vehicle	\$0.00	
NFS Motor Vehicle	\$0.00	\$0.00
To - District Operations Reser	\$0.00	(\$3,688.81)
Ex - District Operations Reser	\$0.00	(\$207,286.63)
To - Alcohol Licensing Oper Re	(\$861.82)	\$84,232.20
Ex-Alcohol Licensing Oper Res	(\$129,673.18)	\$0.00
Ex - Health Licensing Operatin	\$0.00	\$0.00
Add Back Non Cash Depn	\$0.00	\$0.00
	(\$130,535.00)	(\$126,743.24)

Dog Control Annual Report

Record No: R/21/8/46237

Author: Michael Sarfai, Manager environmental health

Approved by: Matt Russell, Group manager infrastructure and environmental services

☒ Decision

☐ Recommendation

☐ Information

Purpose

- 1 This report covers the administration of the Southland District Council's Dog Control Policy and its associated practices.

Executive Summary

- 2 Section 10A of the Dog Control Act 1996 provides that every territorial authority shall report on the administration of its Dog Control Policy and dog control practices, and submit it to the Secretary of Local Government, and give public notice of the report in a daily newspaper.

Recommendation

That the Regulatory and Consents Committee:

- a) **Receives the report titled "Dog Control Annual Report " dated 20 August 2021.**
- b) Determines that this matter or decision be recognised as not significant in terms of Section 76 of the Local Government Act 2002.
- c) Determines that it has complied with the decision-making provisions of the Local Government Act 2002 to the extent necessary in relation to this decision; and in accordance with Section 79 of the Act determines that it does not require further information, further assessment of options or further analysis of costs and benefits or advantages and disadvantages prior to making a decision on this matter.
- d) Adopts the Annual Report and authorises it to be forwarded to dogs@dia.govt.nz by the Manager of Environmental Health, and that the report be publicly notified as required by the Dog Control Act 1996.

Attachments

- A Annual report [↓](#)

Dog Control Annual Report

For the 12 Months Ending 30 June 2021

Section 10A Dog Control Act 1996

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Southland District Council is required to publicly report each financial year on the administration of its Dog Control Policy and its dog control practices.

What we do

This activity provides for the control of dogs to protect the public, and promotes responsible dog ownership. The activity involves registering dogs, investigating complaints about dogs, education, monitoring and enforcement.

Why we do it

Dog control contributes to creating safe places (homes, public places and roads), the abatement of nuisances from dogs, and the protection of protected wildlife. Council is required to comply with the legal requirements of the Dog Control Act 1996 and the Impounding Act 1955.

Dog control in the Southland District

Southland District Council covers a large geographical area, which includes both urban and rural dog owners.

In order to deliver an animal control service, Council has an animal control unit consisting of:

- a manager
- two full-time and one part time (0.8 FTE) animal control officers, based in Te Anau, Otautau and Invercargill
- a 0.5 FTE co-ordinator
- an afterhours contractor (Armourguard)
- a shared service with Invercargill City Council

The animal control unit has a close working relationship with key stakeholders in the community such as the Society for the Protection of Animals (SPCA), Furever Homes, local veterinarians, police and other local authorities.

The animal control unit operates a seven day, 24 hour service.

Staff believe that resourcing is currently adequate to fulfil its statutory duties. A quality management officer has been employed by Council to assist with the development of a quality system across Environmental Services.

Commentary on statistical information

Some commentary on the statistical information in Appendix 1 is as follows:

Complaints received

There is a general downwards trend in complaints received, though the number of complaints received each year does vary from year to year. While there has been an increase in the number of attacks, they are of a minor nature, as the data above shows.

Covid 19 is another reason why fewer complaints have been received.

Infringement notices

Less infringements were issued this year, this is to be expected with less complaints received. For some complaints, an infringement is an outcome.

Classified dogs and owners

These number are also dropping, as dogs leave the district or pass away; and owner classifications are time limited and expire.

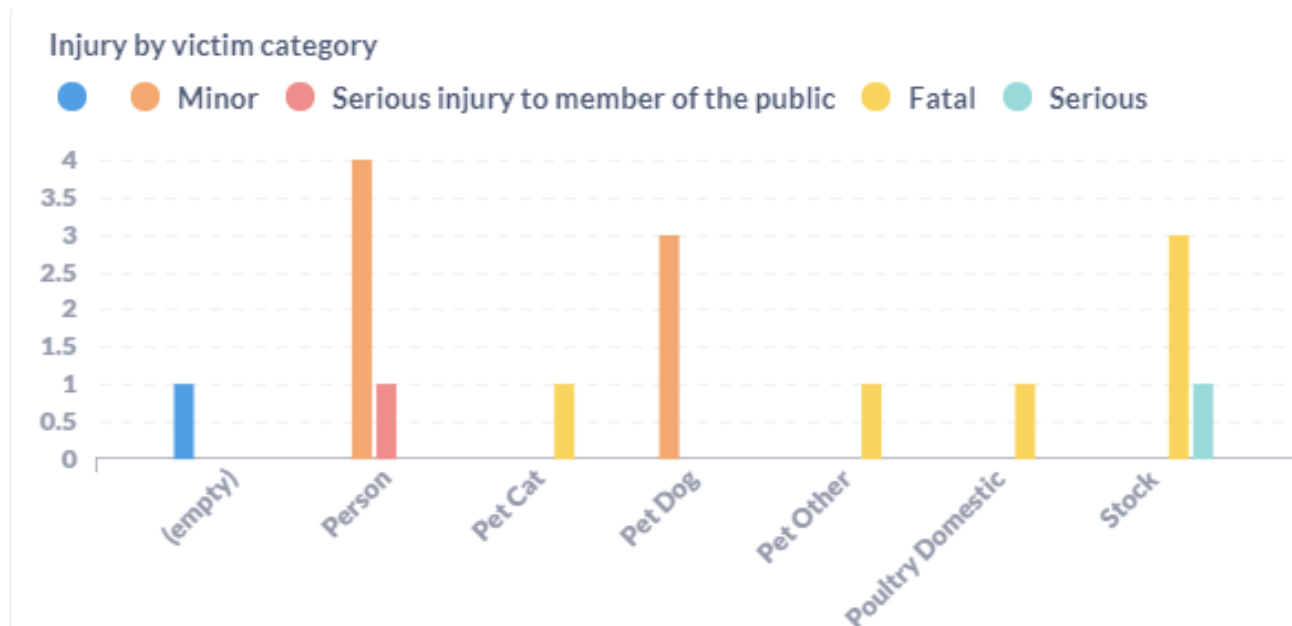
Working smarter

A lot of work has been completed in early 2021 to improve the customer experience with online registration. A summary of some of the changes from last year:

- changes in recording and processing of customer queries and changes, and how these queries are distributed around customer services staff.
- a variety of internal processing improvements.
- second reminder to be all postal, and sent prior to late penalty coming into effect.

Attacks

A questionnaire has been added to Council's systems to drill down into the circumstances behind dog attacks. The following bar graph summarises injury by victim category:



The serious attack on a person involved a courier driver being attacked when entering a private property in Otautau. Serious consideration was given to prosecution. Reasons why the team chose not to prosecute:

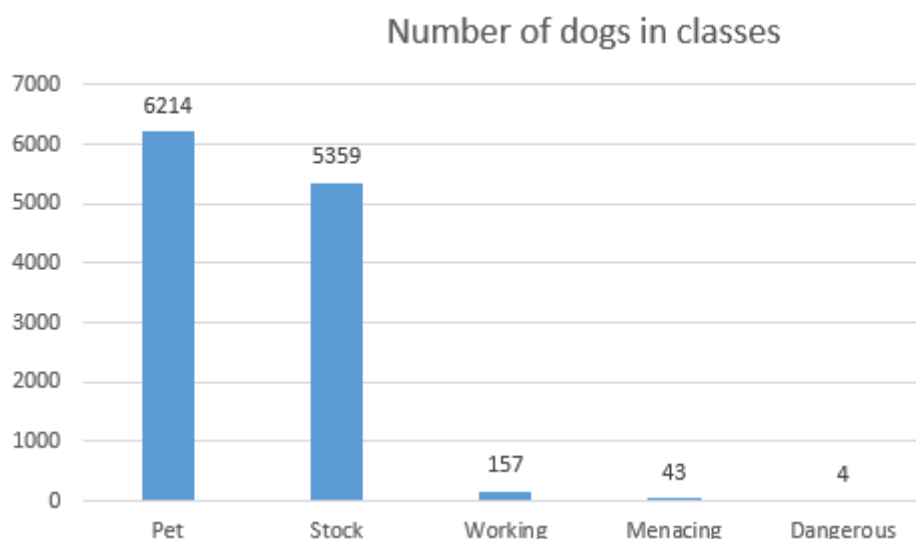
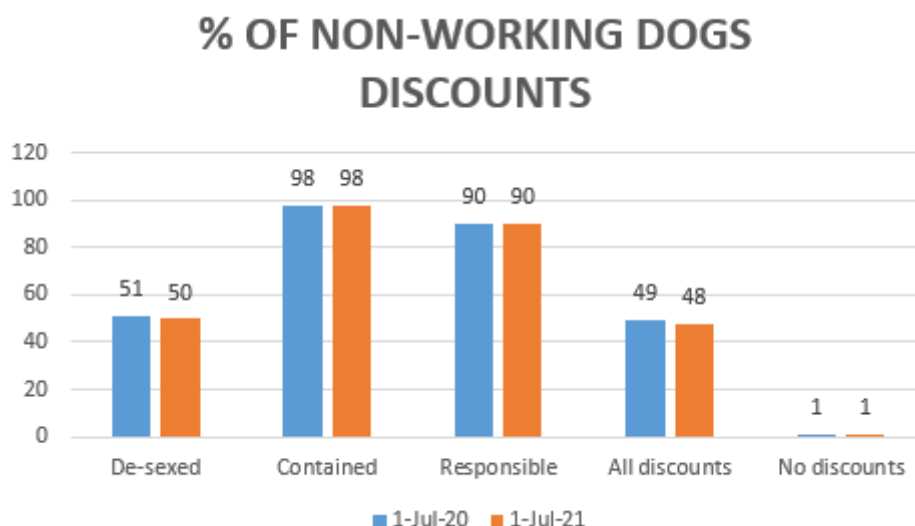
1. The three dogs involved were voluntarily surrendered to Council, and euthanised.
2. The level of responsibility shown by the owners. The dogs are usually kept in a cage, within a contained property. Unfortunately, it was terrible timing that the dogs were let out at the same time as, unbeknown to the owner, the victim was entering the property.
3. The attack took place on the dog owner's property.

4. Cost vs benefit. Public awareness can be achieved through education, as well as via prosecution. Council intends to run another training programme for courier drivers and those in similar jobs, along with re-running the 'signs on gates' promotion.
5. Infringement fines were issued.

The “empty” category above refers to an attack on a pet rabbit, the attack was not observed by any person.

Dog registration fee discounts / classes

The number of non-working dogs that qualified for the discounts is shown in the graph below, and the number of dogs per class, are represented in the following graphs:



[Office reference R/19/7/13572]

Dog education

Dog education is achieved in a number of ways, including during registration process, patrols, site visits, articles and Facebook. The unit also places promotional material in Council's First Edition which is sent quarterly to all ratepayers in the Southland District Council area.

Collaboration

The team are active in the New Zealand Institute of Animal Control Officers, with Mrs Munro being the branch president.

Council has a close working relationship with Furever Homes, who rehome Council's impounded dogs.

Council operates a combined dog control facility with ICC. Five of the 28 kennels are dedicated for use by Council. SDC paid a one-off capital contribution and has an arrangement for paying for ongoing expenses and a daily tariff for each kennel when in use by SDC.

Free microchipping

Council continues to offer free microchipping for dogs registered with it. Council spent \$2,400 on chips in 20/21 (excl. GST).

Observations from the dog control Officers

The officers have noticed that there has been a reduction in complaints overall, including wandering and barking dogs. They believe that this has been achieved with regular patrolling and ongoing education with dog owners.

Free microchipping still continues to be well received and they use these sessions to educate new dog owners on the responsibilities of owning dogs and answer any questions they may have. The service increases compliance and the proportion of owners that receive the responsible owner discount.

Where possible providing an educational approach to dog owners has improved actions of many dog owners within the community, whereby they have tried to act more responsibly whilst at large with their dog in a public place.

Te Anau being a tourist hotspot has posed and will continue to be at times a destination where visitors sometimes have a less responsible approach with their dogs. Praise must be given to the local population for being tolerant and communitive with the local officer in trying at times to aid in an educational approach to those less responsible with their dogs.



Michael Sarfai

Manager Environmental Health

Appendix 1 - Statistical Information

CATEGORY	FOR PERIOD 1 JULY 2019 TO 30 JUNE 2020	FOR PERIOD 1 JULY 2020 TO 30 JUNE 2021
Registrations for dogs	Approximately 11,890 as at 30 June 2020	Approximately 11,781 as at 30 June 2020
% pet dogs	52%	53%
Probationary owners	0	0
Disqualified owners	3	1
Dangerous dogs - still active	6	4
Menacing dogs - active	44	43
Infringement notices	100	81
• obstructed a dog control officer or dog ranger	0	0
• failed to comply with bylaw	3	1
• failed to comply with disqualification	0	0
• fail to comply dangerous dog classification	1	0
• kept an unregistered dog	74	45
• failed to keep dog controlled or confined	19	30
• failed to keep dog under control	3	4
• failure to provide proper care	0	0
• failure to comply with menacing dog classification	0	0
• providing false particulars	0	1
• failure to comply with barking abatement notice	0	0
Complaints received	584	384
• dog attacks	31	36
• barking dogs	201	139
• found dogs	93	71
• dog rush/threaten (nil bite)	31	28
• wandering dogs	151	110
Number of prosecutions	0	0