

REPORT and MINUTES of a meeting of the **ENVIRONMENTAL SERVICES COMMITTEE** held in the Council Chamber, 5 Baring Square West, Ashburton, on Thursday 20 July, 2006, commencing at 1.30 pm.

PRESENT: Councillors R J Kilworth (Chair), L J Leadley, B A Tasker, K W P Lowe, M J Urquhart, D Glass, R C Beavan and I J Burgess.

Also in attendance Crs P W Reveley, D N Nelson, K L Holmes and N A Brown; Chief Executive, Environmental Services Manager, Consultant Planner and Committee Secretary.

APOLOGIES: His Worship the Mayor, Mr M B O'Malley and Cr K W P Lowe (lateness).

Confirmation of Minutes

“That the minutes of the Environmental Services Committee meeting held on 8 June, 2006, be taken as read and confirmed.”

Beavan/Burgess

Carried

Application SU 060067 – J Millichamp & Sons Ltd

The Committee discussed the applicant's proposal to discharge stormwater through a drainage swale on the land set aside as reserve. It was noted that this matter is being addressed by ECan and the applicant will be required to provide evidence of consents or otherwise.

Clarification was also sought on whether the footpaths would be constructed in accordance with Council's policy, ie adjacent to property boundary. The applicant will be advised that construction of new footpaths will need to meet the approval of Council's Roading and Street Services Manager.

The Mayor attended the meeting at 1.45 pm.

It was noted that reference to the balance of land (Stage 2) shown in condition 34 is to be deleted.

“That application 060067, being subdivision of Lots 2 & 3 DP 80717, Lot 4 DP 12238 and Lots 208-210 DP91, be granted as a two stage development subject to the following conditions –

Stage 1, Lots 1-10, 12 & 13

1. The easements shown on the plan accompanying the subdivision consent are to be granted or reserved.
2. The right(s) of way shown A & B are to be formed and sealed, the minimum carriageway width shall be 3.0 metres.
3. Lots 8 and 12 are to vest as one lot in the Council as recreation reserve. The Council shall credit the applicant with \$274,356 being the difference between the value of Lots 8 and 12, being \$315,000 (GST inclusive), and the reserve contribution levied of \$40,644 (GST inclusive) on Lots 1-7 and 9 & 10 at an average value of \$103,222 for seven additional allotments.

This amount is to be settled on deposit of the survey plan, ie when the land is vested. GST invoices are to be exchanged between parties.

4. The payment in total of \$12,600 (GST inclusive) high pressure water headworks levy.
5. The payment in total of \$10,185 (GST inclusive) sewer headwork's levy.

6. An independent connection to the Council's sanitary sewage reticulation shall be laid at least 600mm into the net area of Lots 1-7 and 9 and 10.
7. An independent connection to the Council's high pressure water reticulation is to be laid to the boundary of the net area of Lots 1-7 and 9 and 10.
8. A connection to the electric and telephone reticulation is to be laid underground to the boundary of the net area of Lots 1-7 and 9 and 10.
9. The proposed new road and essential services are to be constructed in accordance with the Council's Code of Urban Subdivision and to the satisfaction of the Manager Operations and Services. Prior to the commencement of construction works, plans and specifications of construction and services are to be approved by the Manager Operations and Services.
10. The road (Lot 13) is to vest in the Council.
11. The cost of approving plans and on site inspection of the works associated with the above conditions, are to be borne by the applicant.
12. The consent holder is to meet all requirements of the Inland Revenue Department in respect to Goods and Services Tax including any requirements that may be made in respect to proposed public services and land to vest in the Council. Such requirements must be satisfied before a Section 224 Certificate is issued.
13. The consent holder shall provide the Council with a breakdown of costs of each infrastructural component of assets that are to vest in the Council and documented evidence to support those costs.
14. All landscaping shall be undertaken in general accordance with the Landscape Concept Plan dated 25 May 2006. Final landscaping and planting plans of the subdivision shall be submitted to the Parks Manager at the time the engineering approval is sought.
15. A fencing covenant is to be prepared and registered against the titles of the relevant certificates of title. This covenant shall exempt the Ashburton District Council from any responsibilities for fencing on the common boundary of the Reserve (being Lots 8 and 12) and Lots 7 and 9 and the balance land (Stage 2).
16. The applicant shall provide evidence that all consents have been obtained from Environment Canterbury for the disposal of stormwater within the subdivision. If consents are not required, then the applicant shall provide written evidence from Environment Canterbury to this effect.
17. The consent holder is to nominate three proposed road names for the new road and provide a property numbering plan.

Stage 2, Lots 11 & 14-33

18. The easements shown on the plan accompanying the subdivision are to be granted or reserved.
19. The right(s) of way shown C, D, E, F, G & H, are to be formed and sealed. The minimum carriageway width shall be 3.0 metres.
20. Lot 33 is to vest in the Council as reserve. The Council shall credit the value of this allotment being \$37,125 (GST incl) against the assessed reserve contributions of \$82,894 (GST inclusive) for the additional 16 residential panels valued at an average value of \$92,105. The reserve contribution to be paid is \$45,769 (GST inclusive).
21. The payment in total of \$28,800 high pressure water headworks levy.
22. The payment in total of \$23,280 sewer headworks levy.

23. An independent connection to the Council's sanitary sewage reticulation shall be laid at least 600mm into the net area of Lot(s) 11 and 14-31.
24. An independent connection to the Council's high pressure water reticulation is to be laid to the boundary of the net area of Lot(s) 11 and 14-31.
25. A connection to the electric and telephone reticulation is to be laid underground to the boundary of the net area of Lot(s) 11 and 14-31.
26. The proposed new road and essential services are to be constructed in accordance with the Council's Code of Urban Subdivision and to the satisfaction of the Manager Operations and Services. Prior to the commencement of construction works, plans and specifications of construction and services are to be approved by the Manager Operations and Services.
27. The road (Lot 32) is to vest in the Council.
28. The cost of approving plans and on site inspection of the works associated with the above conditions, are to be borne by the applicant.
29. All landscaping shall be undertaken in general accordance with the Landscape Concept Plan dated 25 May 2006. Final landscaping and planting plans of the subdivision shall be submitted to the Parks Manager at the time the engineering approval is sought.
30. The consent holder is to meet all requirements of the Inland Revenue Department in respect to Goods and Services Tax including any requirements that may be made in respect to proposed public services and land to vest in the Council. Such requirements must be satisfied before a Section 224 Certificate is issued.
31. The consent holder shall provide the Council with a breakdown of costs of each infrastructural component of assets that are to vest in the Council and documented evidence to support those costs.
32. The applicant shall provide a report from a suitably qualified person that upon removal of the underground diesel tanks and the spray shed the land is safe and suitable for residential activity.
33. The applicant shall provide evidence that all consents have been obtained from Environment Canterbury for the disposal of stormwater within the subdivision. If consents are not required, then the applicant shall provide written evidence from Environment Canterbury to this effect.
34. A fencing covenant is to be prepared and registered against the titles of the relevant certificates of title. This covenant shall exempt the Ashburton District Council from any responsibilities for fencing on the common boundary of the Reserve (being Lot 33) and Lots 14 and 31.
35. The consent holder is to nominate three proposed road names for the new road and provide a property numbering plan.”

Tasker/Glass

Carried

The Consultant Planner left the meeting at 1.50 pm.

Naming of Right-of-Way – McNally Street Subdivision

In accordance with Council policy it was agreed that the right-of-way would become a lane.

“That the new right-of-way serving ten lots off McNally Street, being consent SUB060018, be named McGregor Lane.”

Leadley/Urquhart

Carried

The Property Manager attended the meeting at 1.52 pm.

Lake Camp Dog Prohibition

The Environmental Services Manager reported on the status of the dog ban at Lake Camp and recommended that the Committee give consideration to either permitting dogs on the reserve or developing a management plan for the reserve to prohibit dogs. Mr McKenzie reminded the Committee that, unlike the Lake Clearwater settlement, the status of the Lake Camp reserve was in doubt. The ban could not apply to the road reserve.

K Lowe attended the meeting at 1.59 pm.

The Chief Executive confirmed that dogs could be prohibited under the Reserves Act, however enforcing this is difficult. The preferred solution would be to include an amendment to the Control of Dogs Bylaw when Council's Consolidated Bylaws are reviewed this year.

The Environmental Services Manager anticipated that a six month timeframe would be required to undertake the overall Bylaw review.

“That Council undertakes a review of the Control of Dogs Bylaw to consider the banning of dogs at Lake Camp.”

Kilworth/Burgess

Carried

Some concern was expressed that dog ban signs will remain at Lake Camp where there is no legal ban.

It was further suggested that because of the long time practice to ban dogs at Lake Camp, which has been the understanding of many people, Council should retain the status quo in the interim.

“That the status quo remains, and the dog ban signs be left in place at Lake Camp reserve.”

Lowe/Glass

A show of hands gave 2 for and 5 against

Lost

The Property Manager left meeting at 2.30 pm.

Dog Control Procedures

“1. That the report be received.

2. That the criteria for ‘more than two dog’ licences, selected owner policy and the assessment criteria for barking dog complaints be adopted as guidance documents for staff, the animal control contractor and dog owners, so that consistency throughout the organisation can be achieved.”

Leadley/Beavan

Carried

Activity Reports

“That the reports be received.”

Glass/Leadley

Carried

Building Regulations

The Committee discussed the heavy snow fall, the effect of which caused a number of buildings to collapse in the district; members asked whether a review of the NZ Standards for snow loading should be undertaken. It was agreed that matter could be addressed by staff through an appropriate forum.

Ashburton District Development Plan

The Mayfield community has been included in the planning process for small villages, along with Hinds, Mt Somers, and Barrhill communities.

Arowhenua

The Environmental Services Manager reported that Thursday 28 September, 2006, has been confirmed as the date for Council to visit the Arowhenua Marae.

Staff

An appointment has been made to the position of Environmental Health Officer to commence in August.

Items transacted with the public excluded (3.00 pm)

“That the public be excluded from the following parts of the proceedings of this meeting, namely – the general subject of each matter to be considered while the public is excluded, the reason for passing this resolution in relation to each matter, and the specific grounds under Section 48 (1) of the Local Government Official Information and Meetings Act 1987 for the passing of this resolution are as follows:

General subject of each matter to be considered	Reason for passing this resolution in relation to each matter	Grounds under Section 48(1) for the passing of this resolution
Resource Consent Matter	Section 7(2)(h)	Commercial activity

Tasker/Glass

Carried

The meeting concluded at 3.08 pm.