

ENVIRONMENTAL SERVICES COMMITTEE

REPORT and **MINUTES** of a meeting of the **ENVIRONMENTAL SERVICES COMMITTEE** held in the Council Chamber, 5 Baring Square West, Ashburton, on Thursday 30 April 2009, commencing at 1.34 pm.

PRESENT: His Worship the Mayor, M B O'Malley; Councillors R J Kilworth (Chair), R C Beavan, L J Leadley, B A Tasker, I J Burgess, J A Kingsbury, P W Reveley and J Sparks.

Also in attendance Crs N A Brown, K L Holmes, K W P Lowe and J A Everest; Environmental Services Manager, Building Services Manager, Consultant Planner and Committee Secretary.

Confirmation of Minutes

"That the minutes of the Environmental Services Committee meeting held on 19 March 2009, be taken as read and confirmed."

Burgess/Kingsbury

Carried

Matters Arising

Ashburton Railway Station

The Working Party met again on 20 April. Application has been made to the Court for a further extension until 29 May, so that possible use concepts may be further developed.

Private Plan Change Application – G & A McPhail – Land at Trevors Road, Ashburton

Cr Leadley questioned ECan's assessment of flood risk which anticipates that flooding would be of nuisance value only, not exceeding 100mm. He referred to past events where significant flooding has occurred in this area. Cr Leadley also noted that a new business zone will be created on Trevors Road which is within one kilometre of the existing Beach Road shopping centre.

- "1. That the report be received.
2. That in accordance with Schedule 1 Part 2, Clause 25 2(b) of the Resource Management Act 1991, the Environmental Services Committee resolves to accept in whole the proposed Private Plan Change and that, in accordance with Clause 25 (4):
 - It is not frivolous or vexatious;
 - The substance of the whole or part of the Plan Change has not been considered and given effect to or rejected by the Ashburton District Council or Environment Court within the last two years;
 - It is in accordance with sound resource management practice;
 - It, in part or whole, would not make the District Plan inconsistent with Part V of the Resource Management Act 1991; and
 - The Ashburton District Plan has been operative for more than two years.
3. That in accordance with clause 26 of the First Schedule of the Resource Management Act 1991, the Ashburton District Council resolves to publicly notify the proposed Private Plan Change to its Operative District Plan on 6 May 2009, with the closing date for submissions being 5 June 2009."

Leadley/Tasker

Carried

Woodhams Properties Ltd – Subdivision Consent

The Mayor declared an interest and refrained from discussion and decision.

The Consultant Planner reported that a separate consent application has been prepared for stormwater disposal, the conditions for which are currently being reviewed by Council's Water Services Manager. Mr Singleton further noted that the new monitoring well relates to ECan's consent as part of their requirement for ongoing monitoring of any seepage from the former woolscour.

“That subdivision consent 090021 be granted subject to the following conditions:

1. The easements shown in the memorandum on the plan accompanying the application are to be granted or reserved.

Note: The Ashburton District Council shall not be responsible for the construction and maintenance of easements A and B. The documents creating these rights of way shall clearly state this provision.

2. That the rights of way shown A, G, L and M shall be formed and sealed with a minimum carriageway width of 4.0 metres.
3. The car parking areas as indicated on the plan accompanying the application and located in Lots 2, 3 and 5 and the vehicle manoeuvring areas associated with those car parking spaces are to be formed and sealed. The car parking spaces are to be clearly marked on the ground.
4. That an independent connection to the Council's sanitary sewage reticulation shall be laid at least 600mm into the net area of Lot 1-4, 6, 7 and 10.
5. That an independent connection to the Council's high pressure water reticulation shall be laid to the boundary of the net area of Lot 1-4, 6,7 and 10.
6. That electricity supply and telecommunications shall be supplied to the net lot area of Lots 1-4, 6, 7 and 10 by way of underground reticulation in accordance with the standards of the relevant network utility operator.
7. That the consent holder shall provide evidence in writing from the relevant authorities that electrical and telephone service connections have been installed to each lot.
8. That a connection to the Council's stormwater reticulation (side channel) shall be laid at least 600mm into the net area of Lot 1-7 and 10. Stormwater from the new road and the rights of way is to be disposed into the treatment ponds on Lot 9.
9. That a vehicle crossing shall be installed to provide access to Lots 2,3,4,6 and 10 from the new road; to Lot 10 from Alford Forest Road; to rights of way A, G and M off the new road; and to right of way G from Alford Forest Road.

(In accordance with Bylaw 1628.2 the applicant will be required to obtain a vehicle crossing permit from the Council before construction.)

10. As built information showing potable water, stormwater, sanitary sewer systems to the Council's outfall; and roads and footpaths, shall be prepared in accordance with Schedule 1D of NZ4404:2004 and provided to the Council's Water Services Manager.
11. The consent holder shall supply property numbers for all allotments created prior to the issue of the S224 Certificate. Property numbering shall be in accordance with the Australian – New Zealand Standard 4819:2003.
12. 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 Operations Manager. Prior to the commencement of construction works, plans and specifications of construction and services are to be approved by the Operations Manager.

The road is to vest in the Council. The cost of approving plans and on site inspection of the works associated with the above conditions, are to be borne by the applicant.

13. 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.
14. 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.
15. The consent holder shall provide evidence to satisfy the Council that the building adjacent to the common boundary of Lots 1 and 2 meets the required fire rating provisions of the Building Act.
16. Landscaping of the Alford Forest Road frontage is to be carried out as indicated in the report accompanying the application. Prior to this work being carried out, landscape plans shall be forwarded to the Parks Manager for his approval.
17. Lot 20 shall vest in the Ashburton District Council as road.
18. The applicant shall provide three proposed names (in order of preference) for the new road. The consent holder shall supply and erect a standard road sign bearing the approved name.
19. Lot 9 shall vest in the Ashburton District Council as Local Purpose Reserve.
20. The common boundaries of Lots 3 and 9; and Lots 8 and 9 are to be fenced to rural boundary fence standards (either post and wire or post and netting) and a standard rural farm gate not less than 3.6 metres in width is to be constructed where easement B adjoins Lot 9.
21. Easement A as shown on Plan 418127 and attached memorandum is to be registered in favour of the Ashburton District Council.
22. The old Alford Forest Mill buildings (currently being removed) which generally straddle Lots 3,4,6,7 and 20 are to be demolished and removed from the site.”

Tasker/Burgess

Carried

M Singleton left the meeting at 1.48 pm.

District Plan Review – Carry-over of Budget Allocation

- “1. That the report be received.
2. That the unspent budget allocation from the 2007 / 2008 year be made available, should it be required in subsequent years of the District Plan Review project, to a maximum value of \$89,685.”

Leadley/Tasker

Carried

Relocation of a Category B Heritage Building

Clarification was sought on why the building is deemed to be heritage, noting that the report states that the history of the dwelling is unknown. The Environmental Services Manager advised that this building would be included on Council’s register because of its architectural style and / or because it has been maintained in its original state. Mr McKenzie said that Council staff will negotiate retention of heritage value with the building’s owner. He confirmed that if it is particularly outstanding or worthy of protection, the building would retain heritage status when it is relocated.

- “1. That the request to relocate the dwelling from its present site at 117 Walnut Avenue, Ashburton, legally described as Lot 10 DP 23494, be accepted, and that the Council advises the owners that it will not be seeking to negotiate the preservation of the building on its present site.
2. That no work be undertaken to relocate the dwelling prior to 22 June 2009; and
3. That a satisfactory digital record of the dwelling (internal and external features) be provided to the Ashburton District Council prior to 22 June 2009, together with any other historic information associated with this dwelling.”

Beavan/Kilworth

Carried

Lochhead Charitable Trust – Plan Change Decision

- “1. That the report be received.
2. That the decision of the Hearings Panel be released.”

Beavan/Leadley

Carried

Activity Reports

“That the reports be received.”

Tasker/Burgess

Carried

Building Services

Building statistics for March and April were received.

The Regulatory Manager has developed a newsletter as a means of providing updated information to local builders and designers. The newsletter will be circulated by email on a regular basis and Councillors will be included.

ACWT

The Ashburton Community Water Trust hearing was held last week and the Commissioners’ decision is awaited.

Hazard Register

It was reported that an electronic hazard register is being developed to record hazards, such as contaminated sites, on properties in the district. Obtaining information from ECan is being negotiated.

Ashburton Aquatic Park Charitable Trust

The Environmental Services Manager reported that the Trust’s application for a private Plan Change has been received. A hearing date is yet to be confirmed.

CharRees Consent

The CharRees Family Trust hearing was held on 29 April. The decision of the Hearing Panel is awaited.

Water Monitoring

The Environmental Services Manager reported that the annual laboratory accreditation visit was carried out by IANZ. The laboratory has again received accreditation with no adverse recommendations being made.

Animal Control

Council’s contractor has been engaged in an active programme to sieze unregistered dogs with infringement notices being issued of up to \$300.

A Council hearing panel will meet today to consider an objection to a dog ownership disqualification.

District Licensing Agency

The minutes of the District Licensing Agency meeting held on 27 March 2009, were received.

Liquor Ban Signage

The Environmental Services Manager confirmed that a report outlining budget options will be prepared for the Committee’s consideration. It was noted that the Sale of Liquor Act review is also addressing likely increases in liquor licence fees.

“That the Committee accepts that liquor ban area signage should be upgraded and budget provision made.”

Burgess/Kingsbury

Carried

Alcohol Accord

Cr Leadley reported that the Safer Community Council meeting held yesterday was advised that the Alcohol Accord has been signed off.

Cr Everest left the meeting.

The Committee adjourned at 2.30 pm and resumed at 3.34 pm.

The Mayor took the Chair.

Business transacted with the public excluded (3.34 pm)

“That the public be excluded from the following parts of the proceedings of this meeting:

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:

Item no	General subject of each matter to be considered:	In accordance with Section 48(1) of the Act, the reason for passing this resolution in relation to each matter:	
12	<ul style="list-style-type: none"> • Police Report 	Section 7(2)(f)	Maintain conduct of public affairs

Leadley/Kilworth

The meeting concluded at 4.30 pm.