



Ashburton District Council

AGENDA

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

Date: Thursday 7 February 2008

Time: 1.30 pm

Venue: Council Chamber
5 Baring Square West
Ashburton

B LESTER
Chief Executive

MEMBERS:

Cr R J Kilworth (Chairman)
Cr R C Beavan
Cr I J Burgess
Cr J A Kingsbury
Cr L J Leadley
Cr P W Reveley
Cr J Sparks
Cr B A Tasker
Mayor M B O'Malley (ex officio)

AGENDA

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1 February 2008

SHBURTON DISTRICT COUNCIL REPORT

FILE NO: LUC 07/0121
DATE: 7 February 2008
REPORT TO: Environmental Services Committee
FROM: Assistant Planner
SUBJECT: Resource Consent Application by Lochhead Charitable Trust

5. APPLICATION LUC 07/0121 – LOCHHEAD CHARITABLE TRUST

5.1 SUMMARY

Pages

Applicant: Lochhead Charitable Trust

Site location: Grace Ireland Drive, Methven, off SH 77, Methven

Legal description: DP324367 on Lot 1 DP 83742 Certificate of Title CB 48C/337.

Description of application: Land use consent to erect two remaining elderly persons housing units to complete the six units as part of Stage 1 of the Camrose Retirement Village development. The original consent (RC980154 has lapsed). The proposed two units do not comply with the residential density rules for Rural A Zone or the setback requirements from the roadside boundary and the internal boundary as part of Stage 1 of the Camrose Retirement Village development.

Zoning: Rural A

Status of activity: Non-Complying

5.2 RECOMMENDATION

“That application LUC 07/0121, being consent to erecting two remaining elderly persons housing units to complete the six units as part of Stage 1 of the Camrose Retirement Village development, be granted subject to the following conditions:

1. The consent is to proceed in general accordance with the plans and details included with the application and drawn by Connell Wagner Drawing SU 02 A Project 23018-001.
2. That each of the units 1 – 6 in Stage One shall only be occupied by a person aged 60 years or more. If there is more than one person at least one such person shall be aged 60 years or more. The applicant shall prepare a covenant pursuant to Section 108 of the Resource Management Act in respect of this condition and pursuant to Section 109 of the Resource Management Act shall register the covenant against the titles of each proposed unit. The preparation and registration of this covenant shall be at the expense of the applicant.”

Advice Note

The Ashburton District Council may, within 20 working days following each anniversary of the granting of this consent, serve notice of its intention to:-

- a. Review the condition of this consent for the purposes of dealing with any adverse effects on the environment that may arise from the exercise of this consent in regard to effects on the surrounding environment from the frequency and duration of the activity for which consent has been granted. The actual and reasonable costs of conducting such a review shall be payable by the consent holder.
- b. Carry out monitoring of the activity for the purposes of assessing compliance with the Resource consent and/or dealing with any adverse effects on the environment that may arise from the exercise of this consent in regard to effects on the surrounding environment from the conduct of the activity for which consent has been granted. The actual and reasonable costs of conducting such a monitoring shall be payable by the consent holder and shall be in accordance with fees adopted by the Council from time to time.

5.3 BACKGROUND

The Ashburton District Council granted the Camrose Village Trust resource consent to develop a retirement village in Methven for 18 stand alone villa units and unit title subdivision for the same on 29 July 1999. The proposal was for a three stage development with each stage comprising the erection of six units and the subdivision of each unit into a unit title. Both the approved land use consent (RC 980154) and subdivision consent (RC 980155) were approved for a term of five years.

To date the applicant has only erected four of the six units in Stage 1.

On 29 August 2007, the applicant applied to the Council pursuant to Section 125 of the Resource Management Act 1991 to demonstrate that effect had been given to the consent. The Council responded on 17 September 2007, that they had difficulty determining that effect had been given to the consent as essentially no application for an extension to the five year term of the consent had been applied for prior to the expiry date and that powers under section 37 could not be invoked by the Council due to the time that had passed since the consents had lapsed.

It should be noted that the subdivision consent for Stage 1 has essentially been given effect to in accordance with section 125(2) of the Resource Management Act as the freehold subdivision containing the units and road, and reserve has been approved and the survey plan has been certified in accordance with section 223 of the Resource Management Act 1991 and certificates pursuant to Section 224 (c) and (f) of the Resource Management Act and Section 5 (1) (g) of the Unit Titles Act 1972 for Unit Plan 324 369.

However, the location of the Unit Title for Unit 5 is to be moved closer to Grace Ireland Drive and therefore a new subdivision consent will be required to be applied for from Council. This subdivision consent has been lodged but no decision made until the outcome of this land use application is known.

Based on the above the applicant is applying for resource consent to erect the two remaining units to complete Stage 1 of the development only. These two remaining units will be built using the same material and construction methods as the four units that have been erected. These two units have non compliances with the District Plan in respect to density, setback from road boundary and setback from neighbouring boundaries.

Because the activity was for a non complying activity and the effects on the environment were considered to be more than minor, the application was publicly notified in the Ashburton Guardian newspaper on 14 November 2007.

5.4 OPTIONS

The Committee has the following options:

1. to grant the consent
2. to decline the consent
3. if granting the consent it may impose conditions under Section 108 of the Resource Management Act 1991.

5.5 DISTRICT PLAN REQUIREMENTS

The proposal is located in the Rural A zone and is classed as a residential activity. Residential activities are permitted as of right within this zone provided they comply with the site and zone standards. A land use consent to erect the remaining two stand alone units is required to complete Stage One because RC980154 is out of time and therefore deemed to have lapsed. These units do not comply with the following rules: -

- Residential density - In this zone, minimum land area required for a residential unit is 2 hectares. For more than one residential unit, the minimum site area is 8 hectares provided the additional units are accessory to and situated on the same site as a farming activity (site standard 7.6.5.1.1. page 7-63 of the District Plan). Proposed Units 5 and 6 are to be erected on a site which already contains four existing units on an area of land which is approximately 5500m² in area. There the average residential density for these units is approximately 410m² and a large common area for use by all 6 units.
- Setback from roads - A 20 metre setback from roads is required for residential units in rural zones (site standard 7.6.5.1.3 page 7.63). These units will be sited at a minimum of 4.5 metres from the road.
- Setback of neighbours - A 20 metre setback from neighbours' boundaries is required for residential units in rural zones (site standard 7.6.5.1.4 page 7-64) .
- This consent is classified as non complying activity because several of the units are sited closer than 20 metres to the road as well as neighbours boundaries.

5.6 STATUTORY IMPLICATIONS

The Resource Management Act sets the process for considering applications for resource consents.

Section 104 – Consideration of applications

- (1) When considering an application for resource consent and any submissions received, the consent authority must, subject to Part 2, have regard to –
 - (a) any actual and potential effects on the environment of allowing the activity; and
 - (b) any relevant provisions of –
 - (i) a national policy statement
 - (ii) a New Zealand coastal policy statement
 - (iii) a regional policy statement or proposed regional policy statement
 - (iv) a plan or proposed plan; and
 - (c) any other matter the consent authority considers relevant and reasonably necessary to determine the application.

- (2) When forming an opinion for the purposes of subsection (1)(a) a consent authority may disregard an adverse effect of the activity on the environment if the plan permits an activity with that effect.
- (3) A consent authority must not –
 - (a) have regard to trade competition when considering an application:
 - (b) when considering an application, have regard to any effect on a person who has given written approval to the application:
 - (c) grant a resource consent contrary to –
 - (i) section 107 or section 107A or section 217
 - (ii) an Order in Council in force under section 152
 - (iii) any regulations:
 - (iv) a Gazette notice referred to in section 26(1), (2), and (5) of the Foreshore and Seabed Act 2004:
 - (d) grant a resource consent if the application should have been publicly notified and was not.
- (4) Subsection 3(b) does not apply if a person has given written approval in accordance with that paragraph but, before the date of the hearing (if a hearing is held) or otherwise before the determination of the application, that person gives notice in writing to the consent authority that the approval is withdrawn.
- (5) A consent authority may grant a resource consent on the basis that the activity is a controlled activity, a restricted discretionary activity, a discretionary activity, or a non-complying activity, regardless of what type of activity the application was expressed to be for.

Section 104D Particular restriction for non-complying activities

- (1) Despite any decision made for the purpose of Section 93 in relation to minor effects, a consent authority may grant a resource consent for a non complying activity only if it is satisfied that either –
 - (a) the adverse effects of the activity on the environment (other than any effect to which Section 104(3)(b) applies) will be minor; or
 - (b) the application is for an activity that will not be contrary to the objectives and policies of –
 - (i) the relevant plan, if there is a plan but no proposed plan in respect of the activity; or
 - (ii) the relevant proposed plan, if there is a proposed plan but no relevant plan in respect of the activity; or
 - (iii) both the relevant plan and the relevant proposed plan, if there is both a plan and a proposed plan in respect of the activity.

- (2) To avoid doubt, Section 104(2) applies to the determination of an application for a non-complying activity.

Effects on the Environment

Section 104 of the Resource Management Act states the “consent authority” shall have regard to any actual and potential effects on the environment of allowing the activity. In considering the assessment matters set out from pages 7-116 to 7-119 of the District Plan and the potential effects on the environment, the Council believes the following effects require consideration.

The following effects require consideration:

- adverse visual effect of the whole development on the open character of the site and surrounding area;
- adverse effects on the availability of productive soils;
- positive benefits eg employment
- temporary effects eg noise and visual during construction
- loss of privacy on surrounding neighbours
- effects on Council’s infrastructure
- increase in traffic movement to and from the site
- effects on the integrity of the Plan.

Visual effects

The visual effects of the proposal on the surrounding area are considered to be minor. While it is in effect a large scale residential development in a rural zone, the visual effects on the surrounding area have been reduced because of the sites proximity to adjoining residential zones to the west and south and because of its proximity to Brinkley Village to the south east. These areas are almost fully developed and therefore the proposal appears to be a natural extension of the current residential zoning. Furthermore, the applicant has vested the reserve and four of the units have been erected and landscaped so that they do not dominate the site and surrounding areas.

It is to be noted that the remaining two units to be erected will be similar to the four that already exist that is two or three bedroom units single storey.

Loss of amenity values

It is considered that the proposal will have adverse effects on the amenity values of the neighbouring properties. Those residents with properties located on Lochhead Crescent and Main Street and Mt Hutt Station Road (being SH 77) which face the site will lose most of the benefits associated with living next to land used for rural purposes ie a predominantly rural outlook, lower noise levels, and greater privacy. The effects on these persons are considered to be more than minor, however the effects will be mitigated to some extent by the design of the units which are single storey, have a traditional early twentieth century style and also by the creation and landscaping of the reserve around Grace Ireland Drive.

Effect on availability of productive soils

The District Planning maps indicate the development is located on Class I, II and III soils. Environment Canterbury confirmed the site is located on Class II lands. Given the available of alternative sites, the size of the development, and the fact that Methven is enclosed by a band of versatile soils, this effect is considered to be minor.

Positive effects

The positive effects of the proposed development on the wider community are considered to be significant. The proposal was to have been a substantial development as it was originally intended to involve the construction of 18 residential units, a road and a footpath and the servicing and ongoing maintenance of these facilities. However, the purpose of this application is to erect two remaining units of the original six which form part of Stage One of RC980154. It is considered that this is a positive effect as Grace Ireland Drive has been formed to allow this.

Further the reserve has been established and this forms sufficient open space between the existing Residential zoned areas. There is also considered a positive benefit to the Methven Business Community.

Temporary effects

There will be temporary effects associated with the construction of the units as well as visual, noise and dust effects. These are considered to be minor given the separation distance provided by the reserve and the knowledge that these effects are restricted to a set time period.

Traffic movements

There will be an increase in traffic movement to and from the site. This is restricted to a controlled intersection which has been sited and designed in accordance with the requirement of the road controlling authority, which is Transit New Zealand who gave their approval to the original RC980154. They were notified of this proposal but no further comment was made.

Integrity of the District Plan

The Rural A envisages more intensive farming activities than other rural zones. This is reflected by the minimum subdivision lot size of 8 hectares. Rural zones envisage low residential development. The minimum site area for one unit is 2 hectares and the minimum site area for more than two units is 8 hectares. However, the effect on the District Plan is mitigated by the proximity of this site to the existing residential zones. The effect is further discussed in the consideration of the objectives and policies.

Ashburton District Development Plan

The Ashburton District Development Plan – Planning for the future of our district to 2021 which was prepared by Boffa Miskell Ltd and adopted by the Ashburton District Council on 30 June 2005 indicates the area in which Grace Ireland Drive is situated and surrounding land as 15.4 hectares of Residential. The adjoining land to the north proposes 14 hectares of Greenbelt Residential.

Objectives, Policies of the District Plan

The District Plan contains a range of objectives and policies for rural zones. Those relevant to this proposal relate to the retention of the highly productive and versatile soils in the District, and the maintenance of clear distinctions between urban and rural. The proposal is not considered to be contrary to the objectives and policies of the District Plan because the amount of land used for the development i.e. approximately 5500m² and because the site adjoins the residential area of Methven on two of its boundaries, therefore it appears to be a natural extension of the existing residential zone boundary.

Notification

Section 93(1) of the Resource Management Act 1991 requires that a consent authority must notify an application for resource consent unless it is satisfied that the adverse effects of the activity on the environment will be minor.

It has been concluded that the adverse effects of the activity will be more than minor and therefore the application has been notified. It was publicly notified in the Ashburton Guardian on 14 November 2007.

At the close of submissions on the 13th December 2007 five submissions have been received by the Ashburton District Council from:

1. MH & AF Duder, 11 Tasman Heights, Kaiteriteri (owner of property at 34 Lochhead Crescent, Methven).
2. Ronald Pluck & Mary Shand, 3 Grace Ireland Drive, Methven
3. Shona Beverley Thomson, 1 Grace Ireland Drive, Methven
4. AMG Lochhead, 2 Grace Ireland Drive, Methven
5. Marj Buckley, 4 Grace Ireland Drive, Methven

All of the submitters support the application and none of the submitters wanted to be heard in support of their submissions. The applicant's consultant confirmed that the applicant did not wish to be heard either.

Section 104(D) Assessment

This section of the Resource Management Act is a test that must be applied to application for non-complying activities. If an application cannot satisfy the requirements of Section 104D(1)(a) or (b), then consent must be refused.

In my summary above, I have concluded that the effects on the environment of allowing this application with regard to density and setbacks will not be more than minor and on balance the application will not be contrary to those relevant objectives and policies of the District Plan.

The non-compliance relating to the site standards for residential density and setbacks within the Rural Zone are required to be assessed as a discretionary activity (restricted). The non-compliance with the zone standard for road boundary setback requires this application to be considered as a non-complying activity. This is because the setback from Grace Ireland Drive is less than 10 metres.

The proposed does pass the first leg of Section 104D(1) and the second leg as well.

It should be noted that even where one (or both) "gateway" tests are satisfied, the consent authority retains discretion to decline consent if it considers the proposal will not achieve the purpose of the Act. It is my opinion that the proposal will achieve the purpose of the Act.

Other Relevant Matters

Part 2 of the Resource Management Act 1991 includes the Purpose and Principles of the Act, Matters of National Importance and Other Matters.

The proposed development is not contrary to Part 2 of the Resource Management Act which is the purpose and principles of the Act i.e. sustainable management of natural and physical resource.

This is because the proposal does not compromise the needs of future generations, it does not affect the life supporting capacity of air, water, soil and ecosystems, and any adverse effects on the environment can be mitigated by the imposition of appropriate conditions.

Section 6 is not applicable to this application.

In terms of Section 7 the proposal does not compromise the efficient use and development of natural and physical resource or the maintenance and enhancement of amenity values or the quality of the environment.

Section 8 does not apply to this application.

The Regional Policy Statement is incorporated in the objectives and policies of the District Plan and as discussed previously the proposal has been found to be consistent with those policies.

5.7 STRATEGIC LINKS

Environment Canterbury's Proposed Natural Resources Regional Plan – Water Quality Chapter-Stormwater Management.

The Ashburton District Development Plan, adopted on 30 June 2005.

5.8 FINANCIAL

Headworks levies for high pressure water supply and sewage disposal were paid in respect to the original consent RC980154 and RC980155. A fee for community infrastructure will also be payable. These fees will be levied at the time of building consent issue.

CC YATES
Assistant Planner

ACTIVITY REPORTS

6. ENVIRONMENTAL SERVICES DEPARTMENT

6.1 *General*

Building activity has steadily increased over the last four years with the value of issued building consents more than doubling from \$66 million to \$128 million for 2007. The number of building consents being processed has also reached an all time high, plus the new Building Consent Authority procedures have resulted in significantly more processing and inspection time being required for all building consents.

Activity graphs for consents are attached.

The financial report for the period 1 July 2007 to 28 January 2008, is attached.

The Environmental Services Department will see two staff changes. Jeremy France has resigned due to an attractive overseas study offer. We will be advertising for another Graduate Planner. Rachelle Twamley has accepted another position in the Council's Finance Department, Rachelle performed an important role in ensuring all building consents were accurately controlled through our computer system. A replacement for Rachelle has been appointed.

The Information Services Department continues to provide assistance in developing the Proclaim Planning module; we hope to be able to provide improved reports and statistical information on resource consent applications to hand in the near future.

6.2 *District Plan Review*

It is apparent that many urban issues that require consideration would best be considered by the District Plan Review Subcommittee after a tour of the Ashburton district has been carried out. Planning is underway for this.

6.3 *Building Consent Authority*

Presently we are at the stage of responding to the issues raised in our confirmation of progress. The initial confirmation of progress required that we submit the following –

1. A list of all building consents that have been granted since the time of the BCA systems having been implemented. (September 2007)
2. A list of all code compliance certificates that have been issued since the time of the BCA systems having been implemented, including the time taken to issue each one. (72 requested).
3. Records displaying the competency of technical positions.
4. Records confirming the implementation of policies, procedures and systems.
5. Records of decisions made regarding the calibration or non-calibration of equipment, levels of accuracy required while making measurements and methods of calibration.

We believe the information for this confirmation of progress will be supplied to IANZ in full by 31 January 2008.

6.4 Small Villages Development Planning Project

A meeting is required to hear presentations from people that lodged comment forms in this Development Planning Project. Once this has occurred, policy decisions can be made on the Development Plans for each village. Such decisions will lay the foundations for the District Plan review with regard to the small villages.

6.5 Valetta Stop Bank

The resource consent applications for the Valetta stopbank have been lodged with Council and also with Environment Canterbury. Environment Canterbury has delegated all decision making to an Independent Hearing Commissioner. A delegation by the Ashburton District Council is yet to be considered. The Commissioner appointed by ECan will make a decision on public notification for that Council. A joint hearing is anticipated.

6.6 Bylaw Review

This review is progressing well and sufficient draft Bylaws are available for the workshop meeting with the Bylaw Review Subcommittee on 5 February 2007.

6.7 Methven Trotting Club Private Plan Change

The Methven Trotting Club have agreed to accept a late submission from one adjoining landowner to their Private Plan Change. This will mean the hearing of submissions will take place in late March.

6.8 Electricity Ashburton Consent Applications.

The submissions to the Electricity Ashburton consent applications were held on 29 and 30 January in Christchurch.

6.9 Public Health

The following is a summary of the key activities carried out by the Regulatory Department over the reporting period

- **Food safety**

17 existing food premises were inspected and graded. Most displayed a Good or Excellent standard of food safety, those falling below the required standard have been instructed on requirements and will be re-inspected within three months.

- **Nuisances**

- A total of 120 noise complaints were received; 16 noise directions were issued, 2 stereos were seized and 4 of the complaints related to audible bird scarers.
- 1 odour complaint was received – the odour emanated from a stock truck parked in a residential area.
- 4 complaints relating to cats.
- 13 complaints of littering / illegal dumping were received; the waste dumped varied from domestic refuse to beer bottles. Suspects have been identified in 3 cases and enforcement action is being taken against them.
- 12 Complaints of outdoor burning in residential areas were made.

- **Swimming pools**

13 Public/school swimming pools were visited. Additional safety training for pool staff is being organised.

- **Recreational water quality**

Since the last meeting water quality in the district has been generally good. The exception to this has been the readings taken from the Ashburton River which have indicated high levels of E Coli on several occasions. This information is freely available on the ECan website and is updated throughout the summer.

- **Disease**

Over the period the following disease notifications were made to the District Health Board. None were passed to Ashburton District Council for further investigation, hence it is assumed that no cases were found to be related and considered to be outbreaks.

Disease	Number	Remarks
Campylobacter	9	Lower than normal.
Giardia	1	
Lead Poisoning	1	Long term sufferer due to previous exposure
Leptospirosis	1	Dairy Farmer who has been ill for some time

6.10 **Animal Control**

- **Registration status**

The breakdown is as follows:

Category	Number
Dogs registered in 2007/ 2008	7494
New registrations	937
Dogs re-registered from 2006	5607
2006/ 2007 registered dogs not accounted for	169
Percentage re-registered in 2007	97.75%

- **Court Case**

Two prosecutions for a dog attacking persons are underway.

- **Infringement Notices**

Eight infringement notices have been served since 1 July 2008.

- **Dog and stock control reports**

The report for December 2007 and January 2008 is attached.

Pages

6.11 **Water Monitoring**

Good results have been achieved across all monitored supplies in the district.

6.12 **General Inspections**

In the reporting period, the following inspections have been carried out:

- 9 warrant of fitness audits
- 7 investigations of illegal dumping activities
- 2 complaints relating to resource consents – one resolved and one ongoing

- **Overgrown sections**

Sections and properties requiring action are as follows:

Location	Number	Remarks
Ashburton	10	Letters have been sent to the owners of all of the properties and non-compliance will result in action being taken.
Methven	3	
Other areas	3	

6.13 **Methven Community Board**

A meeting of the Methven Community Board was held on Monday 28 January 2008, and minutes of the meeting have been circulated with this agenda.

On 21 January, the Board held a workshop to consider projects for inclusion in the draft Annual Plan. The Board also discussed Bylaws relating to the alcohol ban, skateboarding in the town centre and the need for building provisions to include rainwater storage.

RECOMMENDED TO ENVIRONMENTAL SERVICES COMMITTEE

<p>“That the liquor ban, skateboard ban and provisions for storing of rain water be referred to the Committee for consideration.”</p> <p style="text-align: right;">Lowe / Gilpin Carried</p>

6.14 **Resource Consents Granted Under Delegated Authority**

Consents granted in period 27/11/07 to 29/01/08

LAND USE

<i>Application</i>	<i>Applicant</i>	<i>Proposal</i>	<i>Consent Type</i>
LUC07/0017	Farmers Corner Properties Limited	Proposed signage at Farmers Corner 12 Longbeach Road. Lot 1 DP 83802.	Section 127 Change/Cancel of Condition Application
LUC07/0125	Grelin Holdings Limited	Proposed Dwelling on Lot 1 of SUB07/0093 to exceed 35% site Coverage at 59 Normanby Street Rakaia.	Land Use Discretionary
LUC07/0126	Nelson Judith Mary	Proposed Temporary Conversion of shed to accommodation within internal 6m boundary at 57 Northpark Road Ashburton	Land Use Discretionary
LUC07/0130	Cotton Enterprises Limited	Proposed division of dwelling into two encroaching neighbouring setbacks at 148 Alford Forest Road Ashburton.	Land Use Discretionary
LUC07/0131	Freedom Builders Limited	Proposed relocation of a dwelling to Lot 3 DP 375873 Fergusson Street, Rakaia	Land Use Discretionary
LUC07/0133	Grajan Farm Limited	Proposed dwelling in an area Identified as flooding low risk at Winslow Road Windermere	Land Use Controlled

LUC07/0134	Talleys Fisheries Limited	Change of condition to LUC07/0058 boiler house at Talley's premises Fairfield Road	Section 127 Change/Cancel of Condition Application
LUC07/0140	Pearce Vivienne Nanette	Proposed addition to dwelling to encroach into 20 metre road boundary at 428 Longbeach Road	Land Use Discretionary
LUC07/0141	Summerfield Angela Jane	Existing dwelling to encroach 1.5 metre boundary setback of proposed new internal boundary at 13 Middle Road, Ashburton	Land Use Discretionary
LUC07/0142	Syder Jane Victoria	Proposed relocation of classroom to 32 Elizabeth Avenue, Rakaia and exemption from minimum access width	Land Use Discretionary
LUC07/0144	Jackson Susan Brenda	relocation of dwelling to 65 Dunford Street Rakaia Sec 622	Land Use Discretionary
LUC08/0002	Mustang Developments	Relocate a dwelling from 78 William Street Ashburton to David Street Hinds Lot 2 DP 39076	Land Use Discretionary
LUC08/0003	Letham Ian Gavin	erect a building which exceeds maximum height allowed in Rural Zone by approximately 2 metres at 787 Methven Chertsey Road Methven pt RS 26903	Land Use Discretionary
LUC08/0004	Orton Holdings Limited	erect a grain store which exceeds the height allowed in Rural Zone Farquhars Road Lot 2 DP 44501	Land Use Discretionary
LUC08/0007	Pegasus Property (Ashburton) Limited	Proposed Dwelling in Low Risk Flooding Area at 1379 Boundary Road Hinds.	Land Use Discretionary

SUBDIVISION

<i>Application</i>	<i>Applicant</i>	<i>Proposal</i>	<i>Consent Type</i>
SUB07/0131	Riding For The Disabled	Proposed 17 Lot Subdivision at Manse and Leeston Streets Ashburton Stage 1	Subdivision Controlled
SUB07/0140	Fleming Leanne Mary	Proposed Two Lot Subdivision at 56 Northpark Road Ashburton. Lot 1 DP 55710	Subdivision Discretionary
SUB07/0141	Springdale Farming Company Limited	Proposed Two Lot Subdivision / Boundary Adjustment at 104 Rokeby School Road.	Subdivision Controlled
SUB07/0142	Ladyfield Holdings Limited	Proposed Three Lot Subdivision at 153 Kermod Street Ashburton.	Subdivision Controlled
SUB07/0144	Lowe William Harrison	Proposed Two Lot Subdivision at 50 Havelock Street Ashburton. Section 1223.	Subdivision Controlled
SUB07/0145	Winsby Holdings Limited	Proposed Subdivision / Boundary Adjustment at 13 Winslow Willowby Road Ashburton	Subdivision Controlled

SUB07/0147	Davison Christopher William	Proposed Subdivision / Boundary Adjustment at Windermere and Winslow Roads Hinds.	Subdivision Controlled
SUB07/0148	Davison Christopher William	Proposed Subdivision at 433 Winslow Road and Windermere Road Hinds.	Subdivision Controlled
SUB07/0149	Davison Christopher William	Proposed Subdivision of 433 Winslow Road and Windermere Road Hinds.	Subdivision Controlled
SUB07/0150	Monson Gay Frances	Proposed Two Lot Subdivision at Arundel Rakaia Gorge Road Mayfield	Subdivision Controlled
SUB07/0152	Martin Thomas Joseph	Proposed Subdivision / Amalgamation at 51 Hardys Road and Thompsons Track, Rakaia	Subdivision Controlled
SUB07/0153	Burrowes Jillian Gay	Proposed Twelve Lot Subdivision at 63 Acton Road Rakaia	Subdivision Controlled
SUB07/0154	Brandon Developments	Proposed Two Lot Subdivision / Amalgamation at 149 Racecourse Road Ashburton	Subdivision Non Complying
SUB07/0156	Prendergast Colleen Mary	Proposed Two Lot Subdivision at 13 Burnett Street Ashburton. Section 1273 Town of Ashburton.	Subdivision Controlled
SUB07/0157	Johnson Janine Margaret	Change of Condition of SUB07/0076 at 948 Westerfield School Road Ashburton	Section 127 Change/Cancel of Condition Application
SUB07/0158	Harborough Holdings Limited	Proposed Two Lot Subdivision at Roman Catholic Church Park Street Ashburton.	Subdivision Controlled
SUB07/0159	Pawsey Johnathan Neil	Proposed Three Lot Subdivision at 144 Thomson Street Tinwald. Lot 142 DP 91.	Subdivision Controlled
SUB07/0160	Murdoch Jacqueline Ann	Proposed Two Lot Subdivision at 1831 Arundel Rakaia Gorge Rd and Watts Rd Mayfield. Pt Lot 4 DP	Subdivision Controlled
SUB07/0161	Smith Roderick Kevin	Proposed Two Lot Subdivision at 50 Alford Forest Road Ashburton. Lot 2 DP 13370	Subdivision Controlled
SUB07/0163	Lock Julie Ann	Proposed Nine Lot Subdivision at 5070 Arundel Rakaia Gorge Road Alford Forest.	Subdivision Controlled
SUB07/0165	Johnson Anna Elizabeth	Proposed 2 Lot subdivision of Lot 15 DP 331 - 6 Mackie Street Methven	Subdivision Controlled
SUB08/0001	Harrison Rosemary Loma	Proposed two lot subdivision of Lot 1 DP 6697 Arundel Rakaia Gorge Road and Hewsons Road Mayfield area	Subdivision Controlled
SUB08/0003	Two Rivers Clydesdale Stud Ltd	Proposed boundary adjustment between Lot 23 and Lot 18 DP 375373 Ashburton Staveley Road Greenstreet Ashburton	Subdivision Controlled

SUB08/0005

Ferreira Janine Yola
Gloria

Proposed Two Lot subdivision of
Lot 16 DP 40635 CB25A/987 21
Andrew Street Ashburton

Subdivision Controlled

JOHN McKENZIE
Environmental Services Manager