



Ashburton District Council

AGENDA

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

Date: Thursday 8 November 2007

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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2 November 2007

3. 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 6 September, 2007, commencing at 1.30 pm.

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

Also in attendance Crs P W Reveley, N A Brown and K L Holmes; Environmental Services Manager and Committee Secretary.

APOLOGY: Cr D N Nelson

Sustained

Confirmation of Minutes

Reference to the report on consents issued for domestic fire places in new buildings was made and the minutes were amended to show that it relates to solid fuel fire installations.

“That the minutes of the Environmental Services Committee meeting held on 14 June, 2007, as amended, be taken as read and confirmed.”

Beavan/Tasker

Carried

Naming of Private Right-of-Way – Ashburton Aquatic Park

The Environmental Services Manager reported that an application has been made by the developer of the Aquatic Park subdivision to name a new private right-of-way Stratford Lane.

The Committee recalled another right-of-way with a similar sounding name and agreed that confusion could result between the two in the event of an emergency. Confirmation of the existence of Stamford Lane was sought and the Committee deferred its decision until later in the meeting.

Naming of Right-of-Way – Harrison Street Subdivision

1. That the new right-of-way serving five lots off Harrison Street, being consent SUB07/0090 and former consent SUB07/0030, be named Ella Lane.
2. That the developer be responsible for the erection of name plates at the intersection with Harrison Street and the right of way, to indicate the name of the right of way and that this be done after consultation with and to the satisfaction of the Council's Roading Manager.
3. That the developer be responsible for the payment of all costs involved in complying with this right of way naming resolution.”

Urquhart/Tasker

Carried

Naming of Right-of-Way – Ashburton Staveley Road Subdivision

- “1. That the new right-of-way serving six lots off Ashburton Staveley Road, being consent SUB05/0046 be named Riverdowns Lane.
2. That the owner of Lot 23 be responsible for the erection of name plates, at the intersection with Ashburton Staveley Road and the right of way, to indicate the name of the right-of-way and that this be done after consultation with and to the satisfaction of the Council's Roading Manager.

3. That the owner of Lot 23 be responsible for the payment of all costs involved in complying with this right-of-way naming resolution.”

Lowe/Glass

Carried

Bio-Diversity Strategy for the Canterbury Region

The recommendation was not fully supported. Cr Lowe disagreed with the need for the Strategy and considered that many of the initiatives proposed are already being undertaken by other organisations.

The Committee heard that the workshops held to develop the Strategy had addressed similar views, however at the conclusion of the process the group had reached consensus on the document which, although non-binding, will provide opportunity for continued Council input and a coordinated approach to bio-diversity management across the region.

“1. That the report be received.

2. That Council adopts the Biodiversity Strategy for the Canterbury Region.”

Glass/Leadley

Carried

Cr Lowe recorded his vote against the motion.

Activity Reports

“That the reports be received.”

Glass/Tasker

Carried

Building Consents

Building consents issued for July and August 2007, and comparative figures from 2006, were reported. It was noted that some duplication of statistics had occurred and this will be addressed by the Environmental Services Manager.

NE Ashburton Business Park Plan Change

It was reported that the hearing of submissions will take place in the Council Chambers during the week of 10-14 September 2007.

Small Villages Development

Community comments have been received and forwarded to Boffa Miskell. The Committee will receive a summary of comments followed by a presentation from the consultants. A new Development Plan will be released, incorporating the small village concept plans; this will become part of the overall District Plan review and public submission process.

Geo-conservation

Meetings with land owners whose properties contain significant natural areas are continuing. The Environmental Services Manager advised that Council was directed by the Environment Court to review these sites within five years of the District Plan becoming operative; the work is being carried out by Council’s Consultant Planner and an Ecologist contracted to assist.

Racecourse Rd Structure Plan

The Environmental Services Manager reported that land owners were asked to respond by 30 August 2007, to indicate whether they wished to be part of an integrated approach to

infrastructural planning. As a result, Council will work on servicing options with two land owners whose properties make up a significant part of the development.

Methven Trotting Private Plan Change

It was reported that 10 submissions have been received and are being summarised prior to further submission notification.

Valetta Appeal

The Environmental Services Manager reported that the Environment Court decision to uphold Council's processes and award costs in favour of Council and the applicants, C and J Ryan, has been received. A copy of the decision and the accompanying legal opinion was tabled.

Cr Urquhart left the meeting at 2.20 pm.

Naming of Private Right-of-Way – Ashburton Aquatic Park

The Committee received confirmation that the right-of-way off Morris Road is named Stamford Lane and, on the basis of previous discussion, it was agreed to decline the applicant's request to name the right-of-way in the Aquatic Park subdivision Stratford Lane.

- “1. That the private right-of-way labelled “A” off Huntingdon Avenue within the subdivision of Ashburton Aquatic Park Ltd, created by resource consent decision SUB 050025, be named **Cotswold Lane**.
2. That the developer be responsible for erecting name plates on both Huntingdon Drive and at the intersection with Trent Place to indicate the name of the right-of-way; this to be done after consultation with and to the satisfaction of the Council's Roading Manager.
3. That the developer be responsible for the payment of all costs involved in complying with this right of way naming resolution.”

Leadley/Tasker

Carried

The Committee Chair, Cr Kilworth, thanked members for their attendance and input during the past term and acknowledged the support of Environmental Services staff.

The meeting concluded at 2.25 pm.

ASHBURTON DISTRICT COUNCIL REPORT

FILE NO: 6/9/3/2
DATE: 8 November 2007
REPORT TO: Environmental Services Committee
FROM: Consultant Planner / Senior District Planner
SUBJECT: Group 2 ASCV's and Geo-conservation Sites

5. GROUP 2 AREAS OF SIGNIFICANT CONSERVATION VALUE AND GEO-CONSERVATION SITES

5.1 SUMMARY

To proceed with the Plan Changes in respect to Group 2 Areas of Significant Conservation Value and Geo-Conservation Sites.

5.2 RECOMMENDATION

“That the Environmental Services Manager be instructed to prepare Plan Changes in respect to Group 2 Areas of Significant Conservation Value and Geo-Conservation Sites.”

5.3 BACKGROUND

Section 6 of the Resource Management Act places an obligation on the Council to recognise and provide for a number of matters of National Importance and those of particular relevance to the subject matter are:

- b. The protection of outstanding natural features and landscapes from inappropriate subdivision, use and development; and
- c. The protection of areas of significant indigenous vegetation and significant habitat of indigenous fauna.

Looking at those two matters in reverse order; the issues contained in the sub-section (c) are provided for within this Council's District Plan as “Areas of Significant Nature Conservation Value”. When the Plan was notified in 1995, these sites attracted a considerable degree of opposition from landowners and were the subject of some strong submissions and references to the Environment Court. In order to progress the settlement of the references to the Environment Court the Council staff and consultants spent almost one whole year in consultation with the submitters; being the landowners and the conservation groups such as Department of Conservation, Royal Forest and Bird, and also Environment Canterbury. Issues were finally resolved by splitting the identified areas into two categories – Group 1 and Group 2.

The Group 1 sites are those which had not been challenged in respect to matters such as their location or the values they were reported to contain. The Group 2 sites are those sites which were subject to dispute and these are listed in the Plan with a notation within the implementation section (3.1.3.3, page 3-14) that they be confirmed as to the extent and significance of the values and boundaries.

The Council anticipates that such processes be completed within five years, after which time Council would introduce a Change to the District Plan to determine the area or parts which are to be transferred to Group 1 or no longer listed and identified in the District Plan.

Some three or four years ago the Council commenced this process by instructing its Resource Management Consultants (Boffa Miskell Ltd) to review those Group 2 areas. This process was undertaken by inspecting only those areas which are on freehold land or on Pastoral Lease land which has been through the Tenure Review process, and by inspecting only those sites which were to be freeholded by the lessee.

This process has almost been completed. In almost all circumstances, and where possible, the landowners / lessees were party to the inspection of the sites. On completion of those inspections the report prepared by the ecologist with a copy of amended site areas was forwarded to the property owners / lessees for confirmation. Boffa Miskell reports that the process is almost completed.

In the main there has been positive response from the landowners/lessees which appears to be a good indication of their acceptance to the project.

With respect to sub-section (b) of Section 6 of the Resource Management Act, being the protection of outstanding natural features (the landscape component of the sub-section is not an issue at this point of time). The Council identified a number of these features in the District Plan, and they are identified on the planning maps and in appendices with capital letters. These sites were also the subject of some dispute by landowners in respect to their position and the District Plan also commits the Council to investigate, determine and map, geological and geomorphological sites within five years of the Plan becoming operative (the Plan became operative in October 2001).

The notation in the District Plan regarding the Council's intention to review both issues (Group 2 and Geo-conservation) gives effect to the agreement made between the Council and other parties through the Consent Order endorsed by the Environment Court.

Some seven years ago the Council undertook to remap the existing sites for the purpose of correcting them. This was done by Council staff who assessed the vulnerability of the sites, mapped their location and prepared a report for both land owners and for the Council. This report was accepted by all parties and it concluded that no rules were required (other than the rules that currently exist in the Plan) to protect the sites from inappropriate subdivision, use and development.

The Council notified a Plan Change (Plan Change 3) which was the subject of some submissions, four of which came from conservation groups who reminded the Council of the obligation to visit all sites across the district. These groups also provided lists of sites that they consider appropriate for listing.

In response, the Council resolved to place Plan Change 3 on hold and a geologist (Bruce Riddolls) was instructed to undertake the geological review. Mr Riddolls prepared his report which was supported by a planning report from Boffa Miskell. The Council then instructed the Planning Manager to consult with the various stakeholders and this has been undertaken by the authors of this report.

A brief summary of the concerns and matters raised by the various parties is appended hereto.

Pages 25-38

For clarification purposes, and as mentioned already, the sites which are currently listed in the District Plan are identified in the various reports and on maps with capital letters; the sites identified by the submitters to Plan Change 3 identified with the prefix 3A; the sites identified by Bruce Riddolls identified with the prefix R. For the purpose of clarity, the term “geo-preservation” has been replaced by the term “geo-conservation”. This better reflects the purpose of listing the sites.

As can be appreciated, there has been a considerable degree of interaction with the various parties over the past three year period with respect to Group 2 sites and in the past calendar year with respect to stakeholders to the geo-conservation sites.

Currently there is quite a degree of momentum and matters are fresh in the minds of both the Council staff and the various stakeholders. What is of concern to the authors of this report and the Council’s consultants is that the current momentum on these issues may be lost which would be a pity.

Therefore it is proposed that a Plan Change, as detailed in the recommendation, be initiated to implement the work done on Group 2 sites and the geo-conservation sites to date, rather than waiting until the District Plan review is notified which is likely to be a few years hence.

The exercise would not be lost at review time, notwithstanding that the whole two issues would be opened again for public debate. We are confident that the robust process and the goodwill currently generated in the process will stand in very good stead during the review process and at that time very little additional work ought to be required.

5.4 OPTIONS

1. To proceed with the Plan Change and to resolve both the Group 2 and Geo-conservation sites at this stage, as provided for in the District Plan and as agreed to in the Environment Court Consent Order; or
2. To hold the issues until the District Plan review is notified which may result in a loss of momentum, change of staff, change of consultant and change of landowners.

5.5 STATUTORY IMPLICATIONS

We believe the Council is bound by the provisions of the District Plan and the Environment Court Consent Order. The former document reflects the agreement made between the Council and submitters, that is, both these matters will be reviewed within five years of the Plan becoming operative.

5.6 CONSULTATION

A very unfortunate lesson was learnt in the initial process in the early 1990s. With this more recent exercise landowners have been fully informed. With respect to Group 2 sites, and prior to the Ecologist visiting properties, the Council’s Planning Manager met with the high country farmers to discuss the process and the way forward. This resulted in the appointment of the Ecologist and visits to farms in conjunction with landowners.

With respect to the geo-conservation sites, there have been group and individual meetings with almost all the parties. There have been one or two instances when absentee owners have not been able to be contacted. These people have been offered a one-on-one meeting with the authors of the report.

5.7 STRATEGIC LINKS

The recommendation is in keeping with the implementation methods for the natural environment of the District Plan as outlined in the background section above.

5.8 FINANCIAL

It is anticipated that much of the initial work will be conducted in-house and there will be some requirements to be considered by Boffa Miskell to ensure that the process is robust. Notification, submissions and hearings are likely to take place in the next financial year and these matters will require budgeting at that time.

M A SINGLETON
Consultant Planner

P KLOOSTERMAN
Senior District Planner

ASHBURTON DISTRICT COUNCIL REPORT

FILE NO: 6/9/1 – 6/9/2
DATE: 8 November 2007
REPORT TO: Environmental Services Committee
FROM: Peter Kloosterman – Senior District Planner
SUBJECT: Work Programme – Ashburton District Plan Review

6. ASHBURTON DISTRICT PLAN REVIEW – WORK PROGRAMME

6.1 SUMMARY

A confirmation of the work programme to review the Ashburton District Plan.

Pages 39-45

6.2 RECOMMENDATIONS

- “1. That the District Plan Review Work Programme, attached as Appendix 1, be endorsed by the Environmental Services Committee; and
2. That the Environmental Services Committee commits to the workshops contained within the District Plan Review Work Programme.”

6.3 BACKGROUND

The Council’s District Plan and Development Plan contribute to environmental and social development by ensuring that suitable land is available for residential and commercial expansion and that development occurs in a way that does not adversely affect residents’ quality of life or the environment.

The Ashburton District Council District Plan was adopted on September 27 2001. It was the first District Plan in Canterbury to be made operative. Plan Changes to the District Plan are currently being progressed to address issues such as the identification of geo-conservation sites and significant natural areas.

In 2007/2008 the Council intends to commence a review of the District Plan, which is likely to take several years to complete. This project was previously scheduled for 2010, but has been reprioritised to ensure the District Plan remains contemporary and is consistent with the strategic direction of the Development Plan.

6.4 OPTIONS

Not applicable.

6.5 STATUTORY IMPLICATIONS

The District Plan Review will be conducted in a manner consistent with the statutory process specified in the 1st Schedule “*Preparation, change, and review of policy statements and plans*” of the Resource Management Act 1991

6.6 CONSULTATION

When preparing a District Plan there is a statutory requirement to consult with certain specified parties. The draft District Plan Review Work Programme also specifies several opportunities for consultation.

6.7 STRATEGIC LINKS

Consistent with the Ashburton District Long Term Council Community Plan.

6.8 FINANCIAL

Not applicable.

PETER KLOOSTERMAN
Senior District Planner

ASHBURTON DISTRICT COUNCIL REPORT

FILE NO: Property File – 205 Wilkins Road Tinwald
DATE: 8 November 2007
REPORT TO: Environmental Services Committee
FROM: Environmental Services Manager
SUBJECT: Hanham – Breach of Enforcement Order, District Plan and Resource Consent Conditions

7. HANHAM – BREACH OF ENFORCEMENT ORDER, DISTRICT PLAN AND RESOURCE CONSENT CONDITIONS

7.1 SUMMARY

This report relates to an activity carried out on land owned by Michael Hanham at 205 Wilkins Road, Tinwald. In response to a number of neighbour complaints the Council required the site occupier to comply with resource consent conditions and the District Plan. When this requirement was not met, an Environment Court Enforcement Order was applied for and the Mr Hanham failed to comply with this Court Order which resulted in a fine of \$2,000. This report concludes this matter and informs Elected Members of the reasoning contained in the Court's decision. Accompanying this report is a report from the Council's Solicitor.

Pages 46-47

7.2 RECOMMENDATION

“That the report be received.”

7.3 BACKGROUND

Staff contacted Mr Hanham in mid 2005 to encourage him to achieve compliance for his business activities after the sale of land on West Street for the Robbies Bar and Restaurant, when he relocated a wide range of commercial activities to his 205 Wilkins road site.

The Council staff have taken considerable time dealing with Mr Hanham, his staff and his Solicitor. An Enforcement Order was issued by the Environment Court without opposition by Mr Hanham. The Enforcement Order required that full compliance be achieved on the Hanham land by 1 Nov 2006, and that monthly progress reports be provided to the Council by Mr Hanham. A final site monitoring visit on 23 October 2007, showed that the site had been progressed to a state of 'largely complying' with the District Plan.

7.4 OPTIONS

Not applicable.

7.5 STATUTORY IMPLICATIONS

An application for an Enforcement Order involves an application to the Environment Court in accordance with the Resource Management Act 1991. The process is to enforce both the District Plan and a Resource Consent issued in 1974.

7.6 CONSULTATION

Public consultation in this matter is not relevant. The content of the District Plan has already been widely consulted on and subject to careful policy development.

7.7 STRATEGIC LINKS

The District Plan is the principal document involved in this matter.

7.8 FINANCIAL

Legal costs have been incurred. The Court has awarded legal costs in accordance with the Court Schedule for Costs and 90% of the fine is payable to the Ashburton District Council.

JOHN McKENZIE

Environmental Services Manager

ASHBURTON DISTRICT COUNCIL REPORT

FILE NO: 2/26/1 cc 5/1/6/2 & 5/0/7/1
DATE: 8 November 2007
REPORT TO: Environmental Services Committee
FROM: Town Centre Subcommittee

8. TOWN CENTRE SUBCOMMITTEE

REPORT and MINUTES of a meeting of the **TOWN CENTRE SUBCOMMITTEE** held in the Council Chamber, 5 Baring Square West, Ashburton, on Thursday 30 October, 2007, commencing at 10.30 am.

PRESENT: Councillors J Leadley (Chair), J Kingsbury and J Sparks.

Also in attendance Councillors Burgess and Tasker; Manager Democracy & Community Services, Environmental Services Manager, Operations Manager, Roading and Street Services Manager, Administration Officer and Committee Secretary.

APOLOGIES: Cr K Holmes and R Kilworth (lateness)

Sustained

Confirmation of Minutes

The minutes of the Town Centre Subcommittee meeting held on 2 August, 2007, remain unconfirmed and will be referred to the Subcommittee meeting on 22 November 2007.

Town centre redevelopment

The Environmental Services Manager reported that Marc Baily (Boffa Miskell) will attend the meeting on 22 November to update the Councillors on the town centre redevelopment project.

The Mayor attended the meeting at 11.10 am. He spoke briefly about reports from business owners in the vicinity of the Somerset development who are concerned that consultation has not been completed. They are seeking clarification on whether or not Burnett Street will be closed off during the construction period.

The Roading and Street Services Manager, D Robertson, reported that the contractor did provide information on the proposed works to business owners. In view of the concerns raised, Mr Robertson agreed to have a further mail-drop carried out for property owners and tenants. He advised that Burnett Street will not be permanently closed off, but temporary closure will be required on occasions. It is proposed that such closures would be carried out early in the morning and business owners will be kept informed.

Cr Kilworth attended the meeting at 11.12 am.

The Mayor left the meeting at 11.12 am.

Advertising sign boards

It was reported that business owners in the CBD and suburban shopping centres have received a copy of Council's Bylaw and information relating to the requirements for pavement advertising. Monitoring continues to be carried out by Environmental Services staff.

Cr Brown attended the meeting at 11.20 am.

Fire station site

D Robertson reported that consultation for the resource consent is almost complete. It is anticipated that the application will be non-notified.

It was noted that 11 car parks, currently available to the public on Council land adjacent to the Fire Station, are to be allocated to staff from Enterprise Ashburton and the Safer Community Council when they shift to the Resource Centre building in November.

Cr Kilworth asked whether the Subcommittee had discussed the proposed Art Gallery / Museum building with Marc Baily at the last meeting, on the basis that the development is likely to see the removal of some car parks from Baring Square East. The Environmental Services Manager and Operations Manager confirmed that the provision of sufficient parking will be considered through the resource consent process for that development.

The Manager Democracy & Community Services left the meeting at 11.50 am.

Central Parking Working Group – Parking in the urban areas of Ashburton

The Operations Manager presented the report of the Working Group set up to review a parking study of the Ashburton CBD and suburban shopping centres. Mr Rouse said that the conclusion is that there is a high demand for long term parking, however short term parking needs are generally being met. Further detailed investigation is now required to be undertaken by the Operations Manager. The cost of this investigation will be met from the Parking Reserve Account.

RECOMMENDATION TO ENVIRONMENTAL SERVICES COMMITTEE

- | |
|--|
| <p>“1. That the Committee approves</p> <ul style="list-style-type: none">a) the review of times, charging mechanisms and locations of restricted parking areas/spaces;b) the investigation into increasing the number of long term parking areas/spaces;c) the investigation into the establishment of private reserved parking spaces;d) a review of the number and location of mobility impaired parking spaces; ande) the investigation of a one way system in the CBD to increase the number of parking spaces available. <p>2. That the results of the investigation be considered by the Central Parking Working Group and the Town Centre Subcommittee, to be reported to the March meeting of the Environmental Services Committee; and</p> <p>3. That discussions with OnTrack be held to further assess availability of their land.</p> <p>4. That the cost for the investigation and report be met from the Parking reserve account.”</p> |
|--|

Kilworth/Sparks

Carried

The meeting concluded at 12.18 pm.

ACTIVITY REPORTS

9. ENVIRONMENTAL SERVICES DEPARTMENT

9.1 *General*

With the commencement of the new term of Council, I have taken the opportunity to have the activity report for the Environmental Services Committee better reflect the new staff structure with the key work areas compiling relevant aspects of the report. Additionally, we hope to also provide information on the levels of activity and processing times in these work areas, plus a financial report too. Should Elected Members require further information, or have queries that arise at any time, please do not hesitate to contact myself directly, (John McKenzie), rather than waiting for a meeting of the Committee. It is preferable that departmental issues are raised with myself in the first instance.

9.2 *Valetta Stopbank*

Environment Canterbury report that they will be lodging a resource consent application with the Ashburton District Council and also with Environment Canterbury for necessary resource consents to erect a stopbank at Valetta on the South Branch of the Ashburton River. This stopbank will complete the flood hazard protection works for the Ashburton Community when ECan certifies the stopbanks as having been constructed to withstand a 1:200 year flood event. ECan Councillor, Angus McKay, reports that stopbank willow planting is largely complete and a good strike has been obtained, with plantings looking good.

9.3 *Air Plan Joint Committee*

Minutes of the joint committee meetings held on 20 September and 26 October 2007, are attached. **Pages 48-52**

9.4 *Staff Accommodation*

With the availability of staff accommodation in the Villa, rearrangement of staff accommodation will be possible and the Environmental Services Department will expand from some rather cramped conditions on the ground floor. This will be a small improvement until such time as more appropriate accommodation can be prepared, which the departmental staff look forward to.

9.5 *Public Health*

The following is a summary of the key activities carried out by the Environmental Health department over the reporting period.

- **Food safety**

Three new food premises were registered:

- 1) Traditional Cornish Pasties - Fairton
- 2) The Shed - Ashburton
- 3) The Lake House Restaurant – Lake Hood

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

Two meetings were held with the representatives of the proposed Ashburton Farmers Market. A food safety element has been added to their Charter as an Appendix.

Food retailers at Boulevard Day and Ashburton A&P Show were inspected and licensed.

- **Nuisances**

A total of 92 noise complaints¹ were received and eight noise directions were issued.

9 Odour complaints were received².

6 Smoke complaints were received³.

16 Complaints of littering/illegal dumping were received. The waste dumped varied from rendered meat products to motor vehicles. Suspects have been identified in three cases and enforcement action is being taken against them.

- **Recreational water quality**

The Environmental Health Officers attended a meeting in Timaru, chaired by the District Health Board, regarding recreational water quality. ECan reported that last years results (06/07) showed that the Ashburton River grade remained at 'Very Poor' indicating that it was not suitable for swimming. The results at Lake Hood were generally very good with one exception which followed heavy rainfall. Monitoring will be carried out in the same areas this year (07/08).

9.6 Animal Control

- **Registration status**

The breakdown is as follows:

Category	Number		Remarks
Dogs registered in 2006/2007	7040		
Deceased	713		
Left District	512		Includes 1 re-homed
Total Remaining	5815		
Dogs Registered in 2007/2008	6318	6 Dogs have since died/left District	
New registrations	795		
Dogs Re-registered from 2006	5523		
2006/2007 Registered Dogs Not Accounted for	292		
Percentage Re-registered in 2007	94.97%	The outstanding 5.03% are being investigated	

- **Court case**

One case which has been outstanding since March 2007, is going to Court this month.

- **Infringement notices**

So far this year six infringement notices have been issued the Dog Control Act.

- **National dog database**

Ashburton District Council is now fully linked to the National Dog Database.

- **Dog and stock control reports**

The report of Council's dog and stock control service provider for the months of August and September 2007 are attached. **Pages 53-58**

¹ 10 Complaints related to noise generated during the day from a timber processing mill. The company generating the noise have installed a muffler to prevent a reoccurrence.

² All except one related to remediation work removing sludge from the former wool scourers on Alford Forest Road. This work has been completed,

³ 4 related to burning on building sites, one on a farm and one domestic. All were visited and appropriate action taken.

9.7 Water Monitoring

A review of the fees charged by Council for monitoring of private water supplies has been started. This is because there is likely to be an increase in monitoring requests once the new Water Bill becomes law and it is also believed that current charges do not effectively cover costs in some areas.

9.8 General Inspections

In the reporting period 15 Warrant of Fitness audits have been carried out. Permits were issued for use of amusement devices at three events and five complaints relating to resource consents were investigated.

Statistical reports on building consents issued are attached.

Pages 59-64

9.9 Liquor Licensing

The Methven Rodeo was attended by the Liquor Licensing Officer. A report will be submitted following a full de-brief with the relevant agencies.

9.10 Staff Training

Several staff have taken advantage of the computer training organised by the Corporate Services Department which has been found to be very beneficial.

Naomi Waghorn attended an Animal Control Conference in Queenstown and has brought back some useful information regarding implementation of the Dog Control Act.

9.11 Resource Consents Granted Under Delegated Authority

Consents granted under delegation for the period 27 August 2007 until 29 October 2007.

Subdivision	Name of Applicant	Proposal	Type of Consent
SUB07/0070	Ashburton District Council c/o N K Salter Surveying Limited	Proposed 21 lot subdivision of Lot 60 DP 361290 Albert Street zoned Residential	Subdivision Controlled
SUB07/0072	Ladyfield Holdings Limited c/o Middleton Williams And Company Limited	Proposed Boundary Adjustment at 153 Kermode St & 35 Chalmers Ave zoned Residential	Subdivision Controlled
SUB07/0073	Lawry Philip John Charles, Lawry Janice Marie c/o Survus Consultants	Proposed 2 Lot Subdivision at 121 Racecourse Rd zoned Residential	Subdivision Non Complying
SUB07/0074	Smitheram And Frew Housing Company Limited c/o Davis Ogilvie And Partners Limited	Proposed 2 Lot Subdivision at 31 Wellington Street Ashburton Pt Lot 112 DP 309	Subdivision Controlled
SUB07/0075	Chapman Properties Limited c/o David Smith Surveying Limited	Proposed 2 Lot Subdivision at 28 Allison Street Ashburton zoned Residential	Subdivision Controlled

SUB07/0076	Johnson Richard William Lewknor, Johnson Janine Margaret c/o Glasson Potts Fowler Limited	Proposed Subdivision / Amalgamation at Westerfield School Rd	Subdivision Controlled
SUB07/0078	Southmark Horticulture Limited c/o Harrison Grierson Consultants Limited	Proposed 189 Lot Subdivision at 74 Bridge Street Ashburton zoned Residential	Subdivision Controlled
SUB07/0079	Charles Clark Limited c/o David Smith Surveying Limited	Proposed Subdivision / Amalgamation at Arundel Rakaia Gorge Road Staveley. zoned Rural B	Subdivision Controlled
SUB07/0080	Busch Benjamin Allan c/o David Smith Surveying Limited	Proposed 2 Lot Subdivision at 46 Eton Street Ashburton zoned Residential	Subdivision Controlled
SUB07/0100	Pengrove Potatoes Limited c/o: Milward Finlay Lobb Limited	Proposed 3 Lot Subdivision at Corner Chertsey Road and Rules Road Pendarves zoned Rural B	Subdivision Controlled
SUB07/0101	Dunn Trina Claudia c/o Davis Ogilvie And Partners Limited	Proposed 2 Lot Subdivision at 36 Middle Road Ashburton zoned Residential	Subdivision Controlled
SUB07/0102	Chamberlain Julian Paul, Chamberlain Lynette Barbara c/o David Smith Surveying Limited	Proposed 2 Lot Subdivision at 276 Alford Forest Cemetery Road, Alford Forest. zoned Rural B	Subdivision Controlled
SUB07/0103	Ashborn Investments Limited c/o Middleton Williams And Company Limited	Proposed 4 Lot Subdivision at 9 Graham St & 125 McMurdo St Tinwald zoned Residential	Subdivision Controlled
SUB07/0104	Baynes Kim Maria c/o David Smith Surveying Limited	Proposed 2 Lot Subdivision at 42 Eton Street Ashburton. zoned Residential	Subdivision Controlled
SUB07/0105	Bruce Phyllis Mary, Bruce Richard Roy c/o N K Salter Surveying Limited	Proposed 7 Lot Subdivision / Amalgamation at Boyds and Rutherfords Roads Staveley zoned Rural B	Subdivision Controlled
SUB07/0106	Lowe Kenneth William Pearson, Lowe Flora Ida Heather, Lowe Graham c/o N K Salter Surveying Limited	Proposed Boundary Adjustment at Forks and Ashburton Staveley Roads Ashburton Forks zoned Rural B	Subdivision Controlled

SUB07/0107	Alpine Trustees Limited c/o David Smith Surveying Limited	Proposed 2 Lot Subdivision at 154 Alford Forest Road Ashburton. zoned Residential	Subdivision Controlled
SUB07/0108	Sharman John Michael, Sharman Gail c/o Philip Conway Surveyor Limited	Proposed 2 Lot Subdivision at 116 Creek Road Ashburton. zoned Residential	Subdivision Controlled
SUB07/0109	Sinclair Allan Paul, Sinclair Mary Christine c/o David Smith Surveying Limited	Proposed 2 Lot Subdivision at 22 Oxford Street Ashburton zoned Residential	Subdivision Controlled
SUB07/0110	Ennor Elizabeth Ann c/o David Smith Surveying Limited	Proposed 2 Lot Subdivision / Boundary Adjustment at 70 Flynns Road Staveley zoned Rural B	Subdivision Controlled
SUB07/0111	B J Davidson Properties Limited c/o David Smith Surveying Limited	Proposed 2 Lot Subdivision at 21 Havelock Street Ashburton zoned Residential	Subdivision Controlled
SUB07/0112	BMC Holdings Limited c/o David Smith Surveying Limited	Proposed Two Lot Subdivision at 118 Creek Road Ashburton zoned Residential	Subdivision Controlled
SUB07/0113	Pegasus Property(Ashburton) Limited c/o David Smith Surveying Limited	Proposed Three Lot Subdivision at 21 Nelson Street Ashburton zoned Residential	Subdivision Controlled
SUB07/0114	Ashculm Family Trust c/o Davis Ogilvie And Partners Limited	Proposed Boundary Adjustment at cnr Thompsons Track and Ashburton Staveley Road zoned Rural B	Subdivision Controlled
SUB07/0115	McIntyre Norman Alexander, McIntyre Deborah Kaye c/o Davis Ogilvie And Partners Limited	Proposed Two Lot Subdivision at 22 Allison Street Ashburton. zoned Residential	Subdivision Controlled
SUB07/0116	Team Wallis Limited c/o David Smith Surveying Limited	Proposed 3 Lot Subdivision at 22 and 24 Charles Street Ashburton. z zoned Residential	Subdivision Controlled
SUB07/0117	Favel Mark James c/o David Smith Surveying Limited	Proposed Two Lot Subdivision at 22 Saunders Road Ashburton zoned Residential	Subdivision Controlled
SUB07/0118	Summerfield Fiona Alison, Alps View Projects Limited, Summerfield Arthur Paul c/o David Smith Surveying Limited	Proposed 4 Lot Subdivision / Boundary Adjustment at 99 Tarbottons Road & 62 & 58 Melcombe Street Tinwald zoned Residential	Subdivision Discretionary

SUB07/0120	Braided Rivers Limited c/o Davis Ogilvie And Partners Limited	Proposed 29 Lot Subdivision at 11 Racecourse Road (Hotel Ashburton).	Subdivision Discretionary
SUB07/0122	J-Rodz Limited c/o David Smith Surveying Limited	Proposed Three Lot Subdivision at 86 Aitken Street Ashburton zoned Residential	Subdivision Discretionary
SUB07/0123	Irvine Graeme Gilbert c/o David Smith Surveying Limited	Proposed Two Lot Subdivision at 18 Grey Street Ashburton zoned Residential	Subdivision Controlled
SUB07/0124	Ashburton Performing Arts Theatre Trust c/o N K Salter Surveying Limited	Proposed Subdivision / Boundary Adjustment at 211 Wills Street Ashburton.	Subdivision Controlled
SUB07/0125	Weily Trevor Ian c/o N K Salter Surveying Limited	Proposed Two Lot Subdivision at 34 Wakanui Road Ashburton zoned Residential	Subdivision Controlled
SUB07/0126	Symons Daniel, Symons Janet Gay c/o N K Salter Surveying Limited	Proposed 12 Lot Subdivision / Boundary Adjustment at Arundel Rakaia Gorge Road Alford Forest Zoned Rural B	Subdivision Controlled
SUB07/0127	Skene M c/o David Smith Surveying Limited	Proposed Two Lot Subdivision at 100 Middle Road Ashburton zoned Residential	Subdivision Controlled
SUB07/0128	Hooper Mr Eamon c/o Middleton Williams And Company Limited	Proposed Two Lot Subdivision at 145 Smithfield Road Ashburton Zoned Residential	Subdivision Controlled
SUB07/0129	Murdoch Marcus John Burns c/o Land Services Group Limited	Proposed Two Lot Subdivision at 112 Thomson Street Tinwald zoned Residential	Subdivision Controlled
SUB07/0130	Sloper Dennes Roslyn, Sloper Margaret Lorraine c/o David Smith Surveying Limited	Proposed Two Lot Subdivision at 48 Eton Street Ashburton zoned Residential	Subdivision Controlled
SUB07/0133	Menzies Gregory Stuart, Menzies Bronwyn Alva c/o Land Services Group Limited	Proposed Two Lot Subdivision at 66 Chalmers Avenue Ashburton zoned Residential	Subdivision Controlled
SUB07/0134	Ashburton Licensing Trust c/o Davis Ogilvie And Partners Limited	Change of Conditions to SUB06/0092 at Hotel Ashburton, Racecourse Road, Ashburton zoned Residential	Section 127

Land Use Consents

The following consents were granted by delegated authority:

Subdivision	Name of Applicant	Proposal	Type of Consent
LUC07/0093	Kingan Transport Limited, Combined Rural Traders Society Ltd c/o Resource Management Group Limited	Proposed Establishment of a Service, Industrial and Retail Co-Operative Business at 418 West Street Ashburton. Zoned Business 3A	Land Use Discretionary
LUC07/0094	Blue Prints Architectural Services Ltd c/o Urbis Ashburton Limited	Proposed Establishment of a Commercial Office in former Jaycee Hall at 127A Victoria Street Ashburton Zoned Residential	Land Use Non Complying
LUC07/0095	Education Ministry c/o Resource Management Group Limited	Outline Plan for Relocation and Addition of Buildings at Dorie Primary School Dorie School Road zoned Rural B Designation No.79 Primary School	Land Use Outline Plan for Designation
LUC07/0096	Cereza Limited c/o David Smith Surveying Limited	Proposed Relocation of a Dwelling at 19 Anne Street Tinwald. zoned Residential	Land Use Discretionary
LUC07/0097	Winslow Feeds Limited c/o Carr Group Investments Limited	Proposed Pellet Press to Exceed Maximum Height at 605 Hinds Highway Winslow zoned Rural B	Land Use Discretionary
LUC07/0098	Ashburton District Council	Proposed Use of Existing Pit to Extract Clay at Arundel Rakaia Gorge Road zoned Rural B	Land Use Discretionary
LUC07/0099	Pasfield Gary Francis c/o Urbis Ashburton Limited	Proposed Garage to Exceed Maximum Site Coverage and Non Compliance of Residential Parking Space at 48 Hakatere Drive zoned Residential	Land Use Discretionary
LUC07/0100	Print Jacqueline Nory c/o Urbis Ashburton Limited	Proposed Double Garage Within 20metres of Road Boundary and 10metres from SH1 at 3 Chertsey Kyle Road zoned Rural A	Land Use Non Complying
LUC07/0101	Benfell James Neil, Benfell Susan Geraldine	To allow the existing 110.6m2 residence to be used by a dependent relative zoned Rural B	Land Use Discretionary

LUC07/0103	Rosebank Residential Home Limited c/o Urbis Ashburton Limited	Proposed Development in Breach of Site Coverage Rule at Rosebank 77 Walnut Avenue Ashburton zoned Residential	Land Use Discretionary
LUC07/0104	Body Edward John, Body Anita Anne	Proposal for dwelling in low risk flooding area at 1551 Windermere Road Ashburton zoned Rural B	Land Use Controlled
LUC07/0106	Ravensdown Fertiliser Co-Operative Limited Owner: Hinds Fertiliser Limited	Proposed Construction and Operation of Bulk Fertiliser and Storage Facility at cnr of Isleworth Road and Nugent Street Hinds zoned Rural A	Land Use Discretionary
LUC07/0107	McNally Bethany Kate, Lee Simon Joseph	Proposed Relocation of a Dwelling to 58 Fairfield Avenue Fairton See also BC1001/07 Township Zone	Land Use Discretionary
LUC07/0108	Quirk Trevor Kinred c/o Banbury Architects	Proposed Addition to Dwelling Within 20metre Road Boundary Setback at 3446 Arundel Rakaia Gorge Road Zoned Rural A	Land Use Discretionary
LUC07/0109	Going Kenneth William, Miller Keith Brian, Going Joanne Marie c/o Consultant: Grieve Construction Limited	Proposed New Dwelling in Flooding Low Risk Area at Fords Road Flemington zoned Rural B	Land Use Controlled
LUC07/0110	Barrett Services Limited	Proposed Relocation of Part Dwelling and New Shed at 2193 Arundel Rakaia Gorge Road Mayfield zoned Rural A	Land Use Discretionary
LUC07/0111	Mount Alford Lime Limited	Proposed Variation to RC040134 Location of Shed off Carneys Road Alford Forest	Land Use Section 127 Change of Condition
LUC07/0112	Lassen Roger Keith, Tripp Ruth Yvonne	Proposed Garage Extension Over 10 Metres on Boundary and Exceeding Site Coverage at 15 Reid Crescent Ashburton zoned Residential	Land Use Discretionary
LUC07/0115	Elliott Dawn Elizabeth	Proposed Relocation of Shed to 366 Highbank Cairnbrae Road Highbank zoned Residential	Land Use Discretionary

LUC07/0117	Coulter Andrew Farley, Vucetich Paul John	Proposed Relocated Dwelling to 91 Dunford Street Rakaia zoned Residential	Land Use Discretionary
LUC07/0118	Lane Margaret Annette	Proposed Dwelling Intruding Road Boundary Setback at 13 Burnett Street Ashburton Cnr Sealy Street zoned Residential	Land Use Discretionary
LUC07/0120	Going Kenneth William, Miller Keith Brian, Going Joanne Marie c/o Grieve Construction Limited	Proposed New Dwelling Within 20metre Internal Boundary Setback at Lot 1 DP 363908 Fords Road Flemington	Land Use Discretionary

Limited Notified Consents

- LUC07/0116 - May Peter Matson, May Toni Margaret c/o Value Plus Builders Limited Trading as Benchmark Homes - Proposed dwelling at 4 Coniston Drive, Ashburton, exceeding site coverage (land use discretionary). Limited Notified 18th October 2007. Submissions close 19 November 2007.

Publicly Notified Consent

- LUC07/0105 - Willuna Properties Limited c/o Gravity Design Limited - Proposed 18 unit motel complex at 469 to 473 West Street, Ashburton, in residential zone (land use discretionary). Notified 4th October 2007 and submissions close 7th November 2007.
- LUC07/0122 - Sheds New Zealand Limited c/o Urbis Ashburton Limited - proposed establishment of a business in a residential zone (land use non complying) to display sheds at 55 Archibald Street, Tinwald. Due to be notified.
- LUC07/0091 - Mundy Kenneth John c/o Urbis Ashburton Limited - proposed establishment of a commercial takeaway premises with attached residential accommodation at 30 Forest Drive, Methven, in Business 4 Zone (Land Use Discretionary) – Submissions closed on 25 October 2007. Two submissions were received, both opposing the proposal and both wishing to be heard. A hearing will be required. Date has yet to be set.
- LUC 07/0082/ & LUC 07/0083 – Electricity Ashburton c/o MWH New Zealand. To establish and operate a hydro-electric generation scheme in conjunction with the Barrhill Chertsey Irrigation Company. Submissions closed on 18 October, with four submissions received, three supporting and one opposing the application. A joint hearing with Environment Canterbury will occur on 28, 29 and 30 November

Private Plan Change

Further submissions to the Methven Trotting Club Plan Change closed on 18 October, with one being received. A hearing will be required; the date has yet to be set.

Hearings Held

- SUB07/0065 - JH & JM Crouchley, 22 Longbeach Road, Ashburton (Subdivision Non complying) - Rural B Zone

Panel Cr Kilworth (Chairperson), Cr Leadley and Cr Urquhart.

The decision declining the application was released on 15 August 2007. The applicant has appealed the decision to the Environment Court. A mediation meeting was held on Wednesday 24 October 2007 between the applicants and their counsel and Ashburton District Council staff. No common ground was reached and the matter will proceed to the Environment Court.

- LUC07/0090 - Artz Rene Josephus c/o Consultant: Urbis Ashburton Limited. Application to establish four elderly persons housing units at 34 Wellington Street. (Land Use Discretionary) - Limited notified 16 August 2007 - Submissions closed 13 September 2007. A hearing will be held at 10am on Thursday 8 November 2007.

JOHN McKENZIE

Environmental Services Manager