



# Ashburton District Council

## AGENDA

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

**Date:** Thursday 6 September 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 D Glass  
Cr L J Leadley  
Cr K L P Lowe  
Cr B A Tasker  
Cr M J Urquhart  
Mayor M B O'Malley (ex officio)

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# AGENDA

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31 August 2007

## ASHBURTON DISTRICT COUNCIL REPORT

**FILE NO:** SUB 050002  
**DATE:** 6 September 2007  
**REPORT TO:** Environmental Services Committee  
**FROM:** Environmental Services Manager  
**SUBJECT:** Naming of private right-of-way – Ashburton Aquatic Park

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### 5. NAMING OF PRIVATE RIGHT-OF-WAY – ASHBURTON AQUATIC PARK

#### 5.1 SUMMARY

To recommend the naming of the new private right of way, within the Ashburton Aquatic Park subdivision, see accompanying plan and the double cul-de-sac labelled “A”. **Pages 17-18**

#### 5.2 RECOMMENDATION

- “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 **Stratford 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.”

#### 5.3 BACKGROUND

Aquatic Park Charitable Trust to subdivide stages 4 and 5 of the residential development involving SUB050025.

The name has been chosen to be in keeping with those used on stages 1, 2 and 3, ie Ludlow Drive, Halston Close, Witney Lane and Penbury Close; being to the same English name theme across the whole aquatic park area.

Zone subdivision standard 6.6.5.2.2(j) of the District Plan states that “all new roads vested upon subdivision of land shall be given the distinctive names not already in use within the area covered by the District Council.” The name shall be agreed to by the Council. While these rights-of way have not been developed to a standard that they can be vested to the Council as public roads, they will still require to be named.

#### 5.4 OPTIONS

The owners have provided three preferred names for the new right-of-way as follows:

*Road A*

1. Stratford Place
2. Cotswold Place
3. Cornwall Place

## 5.5 STATUTORY IMPLICATIONS

Prior to the deposit of a survey plan and the issue of titles, all new roads to vest in Council must be named. This requirement of Land Information New Zealand is carried through to the District Plan.

## 5.6 CONSULTATION

There is no consultation required in this instance other than with the Developers and LINZ.

## 5.7 STRATEGIC LINK

The road name becomes a primary identifier in the property address. This address is not only used for the delivery of mail but is also essential in terms of the electoral rolls and emergency services.

As mentioned above, Council's policy register has a policy which states –

### **Naming of Private Rights-of-Way [Policy Register]**

1. *The Council is prepared to agree to private rights-of-way being given a name, either by the developer who creates such right-of-way or upon request from all the residents of such right-of-way. While a name may be suggested by a developer or residents the final decision will be made by Council.*
2. *The name must not have the same name as the street it provides access to, nor duplicate any other street or right-of-way name within the Ashburton District.*
3. *The name must end with "Lane".*
4. *The person(s) requesting the naming of the right-of-way be required to install one sign containing two messages, one with the name of the right-of-way and the second one reading "Private Right-of-Way." The sign is to comply with approved Council standards and the future maintenance of the sign to be the responsibility of the residents having access off the right-of-way.*
5. *The Council reserves the right to refer a proposed name to the Land Information New Zealand before giving a final approval.*
6. *The naming of private rights-of-way giving access to less than six properties will not normally be agreed to; however the Council in its discretion may agree to naming of rights-of-ways serving less than this number if there is no allocatable street number available or for other good reason.*
7. *Council emphasizes that the approval of a name for a private right-of-way does not in any way confer on that right-of-way the status of a legal road, nor does it commit the Council to provide any services or responsibility for maintenance that would occur if the private right-of-way was a legal road.*

## 5.8 FINANCIAL

A private right-of-way will act in the same manner as a road name in the sense that it will become a primary identifier in the property address. This address is not only used for the delivery of mail but is also essential in terms of electoral rolls and emergency services.

In this case the Roading Manager has opted for the developer to carry out the work and directly pay the costs involved in complying with the recommendations herein.

JOHN MCKENZIE  
**Environmental Services Manager**

## ASHBURTON DISTRICT COUNCIL REPORT

**FILE NO:** SUB07/0090  
**DATE:** 6 September 2007  
**REPORT TO:** Environmental Services Committee  
**FROM:** Assistant Planner  
**SUBJECT:** Naming of right-of-way – subdivision at Harrison Street

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### 6. NAMING OF RIGHT-OF-WAY – HARRISON STREET SUBDIVISION

#### 6.1 SUMMARY

To recommend the naming of a new right-of-way for the subdivision for Lots 1- 6 LT 389537 at Harrison Street, Ashburton. **Pages 19-23**

#### 6.2 RECOMMENDATION

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."

#### 6.3 BACKGROUND

On 31 July 2007, the Environmental Services Manager considered and approved this subdivision consent by delegated authority. The developer has applied to the Council to name the right-of-way in accordance with the Ashburton District Council Policy Register for the naming of private rights-of-way and in accordance with standard 6.6.5.2.2(k) of the District Plan.

##### **Naming of Private Rights-of-Way [Policy Register]**

1. *The Council is prepared to agree to private rights-of-way being given a name, either by the developer who creates such right-of-way or upon request from all the residents of such right-of-way. While a name may be suggested by a developer or residents the final decision will be made by Council.*
2. *The name must not have the same name as the street it provides access to, nor duplicate any other street or right-of-way name within the Ashburton District.*
3. *The name must end with "Lane".*
4. *The person(s) requesting the naming of the right-of-way be required to install one sign containing two messages, one with the name of the right-of-way and the second one reading "Private Right-of-Way." The sign is to comply with approved Council standards and the future maintenance of the sign to be the responsibility of the residents having access off the right-of-way.*
5. *The Council reserves the right to refer a proposed name to the Land Information New Zealand before giving a final approval.*

6. *The naming of private rights-of-way giving access to less than six properties will not normally be agreed to; however the Council in its discretion may agree to naming of rights-of-ways serving less than this number if there is no allocatable street number available or for other good reason.*
7. *Council emphasizes that the approval of a name for a private right-of-way does not in any way confer on that right-of-way the status of a legal road, nor does it commit the Council to provide any services or responsibility for maintenance that would occur if the private right-of-way was a legal road.*

#### **6.4 OPTIONS**

The developer has provided three preferred names which are as follows:

1. Ella Lane
2. Georgia Lane
3. Shania Lane

The reasons for the above names are –

- Ella, Georgia and Shania have been chosen because they are the names of the developer's children. The preferred option for this particular lane is Ella Lane.

#### **6.5 STATUTORY IMPLICATIONS**

The District Plan Subdivision Rule 6.6.5.2.2(k) states –

*"Where any new road or road extension ... or a named private access is provided, the applicant shall pay to the Council a financial contribution for the manufacture and erection of all necessary name plates which must be displayed at the intersections of all other roads. The financial contribution shall be the actual cost of the name plate."*

#### **6.6 CONSULTATION**

Not applicable.

#### **6.7 STRATEGIC LINKS**

A private right-of-way will act in the same manner as a road name in the sense that it will become a primary identifier in the property address. This address is not only used for the delivery of mail but is also essential in terms of electoral rolls and emergency services.

#### **6.8 FINANCIAL**

Refer 5.5 above - District Plan Subdivision Rule 6.6.5.2.2(k).

CHERYL C YATES  
Assistant Planner

## ASHBURTON DISTRICT COUNCIL REPORT

**FILE NO:** SUB05/0046  
**DATE:** 6 September 2007  
**REPORT TO:** Environmental Services Committee  
**FROM:** Assistant Planner  
**SUBJECT:** Naming of right-of-way – subdivision at Ashburton Staveley Road, known as “River Downs”

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### 7. NAMING OF RIGHT-OF-WAY – ASHBURTON STAVELEY ROAD SUBDIVISION

#### 7.1 SUMMARY

To recommend the naming of a new right-of-way for the subdivision for Lots 1- 6 DP 375373 at Ashburton Staveley Road Ashburton **Pages 24-27**

#### 7.2 RECOMMENDATION

- “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 Roding 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.”

#### 7.3 BACKGROUND

On 8 November 2005, the Environmental Services Manager considered and approved this subdivision consent by delegated authority. The owner of Lot 23 DP 375373 has applied to the Council to name the right-of-way in accordance with the Ashburton District Council Policy Register for the naming of private rights-of-way and in accordance with standard 6.6.5.2.2(k) of the District Plan. The developers, H and M Shearer, have been consulted about these names and have indicated verbally to the Planning Staff they approve the names being suggested.

##### **Naming of Private Rights-of-Way** [Policy Register]

1. *The Council is prepared to agree to private rights-of-way being given a name, either by the developer who creates such right-of-way or upon request from all the residents of such right-of-way. While a name may be suggested by a developer or residents the final decision will be made by Council.*
2. *The name must not have the same name as the street it provides access to, nor duplicate any other street or right-of-way name within the Ashburton District.*
3. *The name must end with “Lane”.*
4. *The person(s) requesting the naming of the right-of-way be required to install one sign containing two messages, one with the name of the right-of-way and the second one reading “Private Right-of-Way.” The sign is to comply with approved Council standards and the future maintenance of the sign to be the responsibility of the residents having access off the right-of-way.*

5. *The Council reserves the right to refer a proposed name to the Land Information New Zealand before giving a final approval.*
6. *The naming of private rights-of-way giving access to less than six properties will not normally be agreed to; however the Council in its discretion may agree to naming of rights-of-ways serving less than this number if there is no allocatable street number available or for other good reason.*
7. *Council emphasizes that the approval of a name for a private right-of-way does not in any way confer on that right-of-way the status of a legal road, nor does it commit the Council to provide any services or responsibility for maintenance that would occur if the private right-of-way was a legal road.*

#### **7.4 OPTIONS**

The developer has provided three preferred names which are as follow

1. Riverdowns Lane
2. Two Rivers Lane
3. Glenorchy Lane
4. Willow Lane
5. Mountainview Lane

The reasons for the above names are –

- Riverdowns Lane – This is the name given to the subdivision.
- Two Rivers Lane – The private lane is located between two rivers, namely the north and south branches of the Ashburton River. The name of our farm is Two Rivers Clydesdale Stud.
- Glenorchy Lane – Glenorchy Stud was the original Clydesdale Stud in the area, owned by the Shearer family.
- Willow Lane – Willow trees run along both sides of both branches of the Ashburton River.
- Mountainview Lane – The view of Mt Hutt is spectacular at this point.

#### **7.5 STATUTORY IMPLICATIONS**

The District Plan Subdivision Rule 6.6.5.2.2(k) states –

*“Where any new road or road extension ... or a named private access is provided, the applicant shall pay to the Council a financial contribution for the manufacture and erection of all necessary name plates which must be displayed at the intersections of all other roads. The financial contribution shall be the actual cost of the name plate.”*

#### **7.6 CONSULTATION**

Not applicable.

#### **7.7 STRATEGIC LINKS**

A private right-of-way will act in the same manner as a road name in the sense that it will become a primary identifier in the property address. This address is not only used for the delivery of mail but is also essential in terms of electoral rolls and emergency services.

#### **7.8 FINANCIAL**

Refer 5.5 above - District Plan Subdivision Rule 6.6.5.2.2(k).

CHERYL C YATES  
Assistant Planner

## ASHBURTON DISTRICT COUNCIL REPORT

**FILE NO:** 11/1/1  
**DATE:** 6 September 2007  
**REPORT TO:** Environmental Services Committee  
**FROM:** Parks Manager  
**SUBJECT:** Bio-diversity Strategy for the Canterbury Region

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### 8. BIO-DIVERSITY STRATEGY FOR THE CANTERBURY REGION

#### 8.1 SUMMARY

This report is to encourage the Council to sign a charter in support of adopting a Canterbury Regional Biodiversity Strategy.

The Manager of Parks & Recreation and Cr Derek Glass were representatives from the Council on the Biodiversity Strategy Advisory Group that was established in September 2006. On 16 August 2007, Tamsin Page and Andrew Willis from Environment Canterbury presented the draft Biodiversity Strategy for the Canterbury Region. Prior to this presentation all Councillors were given a copy of the draft document and a summary leaflet.

#### 8.2 RECOMMENDATION TO COUNCIL

- |  |
|--|
| <ol style="list-style-type: none"><li>1. That the report be received.</li><li>2. That Council adopts the Biodiversity Strategy for the Canterbury Region.”</li></ol> |
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#### 8.3 BACKGROUND

At the August 2006 meeting of the Ashburton District Council it was resolved that the Manager of Parks & Recreation and Councillor Derek Glass is appointed to the Canterbury Regional Biodiversity Strategy Advisory Group.

The Advisory Group is made up of representatives from the nine territorial local authorities in the ECan boundary – Te Rununga o Ngai Tahu, Department of Conservation, NZ Land Care Trust, Federated Farmers, Land Information NZ, Royal Forest & Bird, Fish & Game, University of Canterbury, QEII National Trust, Banks Peninsula Conservation Trust, Fonterra and Manaaki Whenua/Landcare Research.

A total of eight meetings have been held and at times they were reasonably lively, reflecting the wide range views held by the stakeholder participants. The majority of the meetings focused on producing a draft strategy document; also included was a field trip to look at examples of dry land diversity around Christchurch.

A presentation from a senior advisor from the Ministry of the Environment was given on protecting our places; this was based on information about the statement of national priorities for protecting rare and threatened biodiversity on private land and included an overview of biodiversity management in other regions. The key opportunity for improvement in biodiversity management would come via -

1. Leadership
2. Co-ordination and integration

3. Attitude, awareness and incentives
4. Empowerment and capacity building
5. Monitoring
6. Technical information

The next step towards the implementation of the strategy is the signing of a Canterbury Regional Biodiversity Strategy Charter by the key partners. In December 2007, it is proposed that a Steering Group will be established. The Steering Group's mandate and responsibility is for the implementation of the Strategy, to secure funds for and to appoint a Regional Co-ordinator, and to co-ordinate and facilitate the implementation of the Strategy which will be publicly launched in March 2008.

The Biodiversity Strategy is a non-binding and non-statutory document. It provides the basis for a more co-ordinated and co-operative approach to biodiversity and aims to provide guidance and a common focus for both biodiversity management and initiatives across the region. It should be viewed as a living document which has identified options and achievable targets that will be reviewed on a regular basis.

#### **8.4 OPTIONS**

There are two options open to the Committee.

- 1 Recommend to Council the adoption of the Biodiversity Strategy.
- 2 Take no further action in regards to the draft Biodiversity Strategy.

#### **8.5 STATUTORY IMPLICATIONS**

The Canterbury Regional Biodiversity Strategy is a non-binding and non-statutory document.

#### **8.6 CONSULTATION**

Not applicable.

#### **8.7 STRATEGIC LINKS**

The District Plan already recognises a number of threatened areas. The Strategy is intended to feed into the LTCCP and / or annual planning process.

#### **8.8 FINANCIAL**

At this stage no funding is required.

DAVID ASKIN

**Parks & Recreation Manager**

## ACTIVITY REPORTS

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### 9. ENVIRONMENTAL SERVICES DEPARTMENT

#### 9.1 *General*

Despite some staff absences the department has been performing well. Work on compiling information on the key performance indicators has revealed some excellent customer service being achieved, despite the difficulties that the department has endured with staff shortages and accommodation restrictions.

#### 9.2 *Building Consent Authority & Regulation*

Building consent applications continue to be steady with 959 received to date, by comparison number 959 in 2006 was applied for on 12 October 2006, and at the same time last year 815 had been applied for. This is 144 more this year, which is a 15% increase in applications received.

Statistical reports on building consents issued are attached.

**Pages 28-33**

An IANZ representative will carry out a preliminary site visit and report on 19 September 2007, to assess how we are progressing towards becoming accredited as a building consent authority.

Mike Farrell is to attend a Building Controls course for two weeks, in Wellington 10 – 15 September and again in the last week of October.

#### 9.3 *North East Ashburton Business Park – Plan Change*

The Notice of Hearing has been sent to all submitters for the hearing to commence on 10 September 2007. It is anticipated that the hearing will take several days. The Section 42A Reports (Planners' recommendations) relating to the Plan Change and the Notice of Requirement Report relating to the roading designation will be sent to all submitters on 30 of August.

#### 9.4 *Racecourse Road Structure Plan*

A meeting with land owners took place on 30 July 2007, to determine the extent of Council involvement in the future planning of this large undeveloped area of residential land within the community. Land owners have been asked to signal their desire to be involved in integrated infrastructural planning for future subdivision of the overall area; the deadline for responses is 30 August 2007. At this stage it would appear that Council involvement may be focused on external sources.

#### 9.5 *Small Villages Development Planning Project*

The comments from the respective communities have all been received. In total, 59 comment forms were received by the "close off" date of 31 July. These have been sent on to Mr Marc Baily of Boffa Miskell Ltd for analysis.

#### 9.6 *Geo-Conservation Sites*

To date eight meetings have occurred with landowners whose properties contain the identified sites. Further meetings are timetabled to take place.

### **9.7 Methven Trotting Club Private Plan Change**

The period for lodging submissions to the Plan Change closed on Friday 10 August, with 10 submissions being received. A summary of submissions will be prepared and notified for further submissions.

### **9.8 Proclaim**

Planning Staff have been working with the Information Services Department refining the Planning processes within the Proclaim computer system.

### **9.9 Liquor Licensing**

The Information Services Department is providing valuable assistance in building the Proclaim computer system to match the business process followed in processing liquor licences. A formal business process is to be compiled to link all processes and documents used in this activity to enhance efficiency in how we conduct this activity.

### **9.10 Valetta Appeal**

The Environment Court decision on recovery of costs in this matter has been received. Costs have been awarded to Council and the Council processes upheld.

### **9.11 Hanham Property**

The Environment Court has directed that the Hanham property be inspected again and assessed for compliance with the District Plan, before a penalty is imposed for breach of an Enforcement Order. That inspection will take place in late August 2007.

### **9.12 Bylaw Review**

As a staff we are struggling in some areas to progress this project due to limited resources for the work load encountered.

### **9.13 Land Information Memoranda**

A report on land information memorandum performance is included with the agenda. To date 97% of LIMs have been issued within the statutory time frame of ten working days. A total of 27% more LIM applications have been received in this period of 2007 compared to the same period last year.

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### **9.14 Environmental Health**

Two new staff have joined the department, Magnus Viljoen has been appointed as the Environmental Health Officer and Charlotte Spilman as the General Inspector.

Two potential new food premises were visited and three other food visits were carried out.

A total of 45 noise complaints were received; eight noise directions were issued.

The following complaints were received:

- a. 5 complaints relating to litter and illegal dumping.
- b. 1 smoke complaint.
- c. 1 of noise from commercial premises.

The Senior District Environmental Health Officer has been on leave in UK for much of the period and the new EHO has been “bedding in”, hence the relatively short report.

### **9.15 Animal Control**

The report of Council’s dog and stock control service provider for the month of July 2007 is attached.

**Pages 35-37**

## 9.16 Resource Consents Granted Under Delegated Authority

Consents granted under delegation for the period 18 July 2007 until 27 August 2007.

| Subdivision | Name of Applicant   | Proposal  | Type of Consent                       |
|-------------|---|---|---------------------------------------|
| SUB07/0077  | Cairns Malcolm c/o David Smith Surveying Limited                  | 4 Lot subdivision at Cnr Highbank School and Wood Roads<br>Zoned Rural B                  | Subdivision Non Complying             |
| SUB07/0081  | Schikker Farms Limited c/o David Smith Surveying Limited          | Subdivision at Coxs, Peaches Hoods Ash Gorge & Prices Roads Mt Somers<br>Zoned Rural B    | Subdivision Controlled                |
| SUB07/0082  | Leylands Pastures Limited c/o: Davis Ogilvie And Partners Limited | Proposed Subdivision at 1320 Dromore Methven Road Lauriston<br>Zoned Rural B              | Subdivision Controlled                |
| SUB07/0083  | Hurley Trevor P and Jane M c/o Philip Conway                      | 2 lot subdivision<br>21 River Terrace Ashburton<br>Zoned Residential                      | Subdivision Controlled                |
| SUB07/0085  | Redmond CJ and RA c/o David Smith Surveying Limited               | 2 lot subdivision 22 Carters Terrace/Thomson Street<br>Zoned Residential                  | Subdivision Controlled                |
| SUB07/0086  | Rivendell Properties Ltd<br>c/o David Smith Surveying Limited     | 2 lot subdivision<br>26 Saunders Road Ashburton<br>zoned Residential                      | Subdivision Controlled                |
| SUB07/0087  | MacPherson John WR<br>c/o David Smith Surveying Ltd               | 2 lot subdivision<br>22 Eton Street Ashburton<br>zoned Residential                        | Subdivision Controlled                |
| SUB07/0088  | Mountainview Park Ltd<br>c/o David Smith Surveying Ltd            | Change of Conditions 2, 3 and 4 of SUB060110<br>251 Barkers Road Methven<br>zoned Rural A | Subdivision Discretionary Section 127 |
| SUB07/0089  | C Bennett<br>c/ David Smith Surveying Limited                     | Change of Condition<br>SUB06/0105<br>33 Wakanui Road Ashburton<br>zoned Residential       | Subdivision Discretionary Section 127 |
| SUB07/0090  | Shanks and Jemmett Ltd<br>c/o David Smith Surveying Limited       | 4 lot subdivision<br>138 Harrison Street Ashburton<br>zoned Residential                   | Subdivision Controlled                |
| SUB07/0091  | Joseph Builders Limited<br>c/o NK Salter Surveying Ltd            | 2 lot subdivision<br>6 Anne Street Tinwald<br>zoned Residential                           | Subdivision Controlled                |
| SUB07/0092  | Smitheram Family Trust<br>c/o David Ogilvie & Partners            | 2 lot subdivision<br>35 Buckleys Terrace<br>zoned Residential                             | Subdivision Discretionary             |
| SUB07/0093  | Grelin Holdings Limited c/o Davis Ogilvie And Partners Limited    | Proposed 2 Lot Subdivision at 59 Normanby Street Rakaia<br>zoned Residential              | Subdivision Controlled                |
| SUB07/0094  | Spanish Village Trust Ltd c/o Davis Ogilvie & Partners Limited    | 6 unit title subdivision<br>4 Moore Street Ashburton<br>zoned Residential                 | Subdivision Discretionary             |

|            |   |   |                        |
|------------|---|---|------------------------|
| SUB07/0095 | Allred Mark Selwyn,<br>Allred Rachel Anne c/o<br>David Smith Surveying<br>Limited     | Proposed 2 Lot Subdivision at<br>36 Morgan Street Methven<br>Zoned Residential          | Subdivision Controlled |
| SUB07/0096 | Morgan Family Trust<br>c/o Davis Ogilvie And<br>Partners Limited                      | Proposed 2 Lot Subdivision at<br>57 Middle Road Ashburton<br>zoned Residential          | Subdivision Controlled |
| SUB07/0097 | McKenzie PJ and SC<br>c/o David Smith<br>Surveying Ltd                                | 2 lot subdivision<br>29 Elizabeth Avenue Rakaia<br>zoned Residential                    | Subdivision Controlled |
| SUB07/0098 | Dalbar Equities<br>Limited c/o: Davis<br>Ogilvie And Partners<br>Limited Christchurch | Proposed 3 Lot Subdivision at<br>38 & 40 Cross Street<br>Ashburton<br>zoned Residential | Subdivision Controlled |
| SUB07/0099 | Duncan Philip Gordon<br>c/o Philip Conway<br>Surveyor Limited                         | Proposed 2 Lot Subdivision at<br>110 Belt Road Ashburton<br>zoned Residential           | Subdivision Controlled |

### **Land Use Consents**

The following consents were granted by delegated authority:

| <b>Land Use</b> | <b>Name of Applicant</b>  | <b>Proposal</b>   | <b>Type of Consent</b>                   |
|-----------------|---|---|--|
| LUC07/0062      | SB McEnroe and Van-<br>McEnroe EE<br>c/o Hill And Miles<br>Architecture     | Relocation of a dwelling to<br>1371 Longbeach Road,<br>Waterton<br>Zoned Rural B  | Land Use Discretionary                   |
| LUC07/0067      | Harmer Jon Adrian,<br>Harmer Emma Louise<br>c/o Urbis Group Of<br>Companies | Proposed Earthmoving<br>Contracting Business at 261<br>Winterslow Road<br>Zoned Rural B                                     | Land Use Discretionary                   |
| LUC07/0072      | Ashburton District<br>Council   | Change of Condition 7 of<br>RC040077 - Erect Sheltered<br>Information Panel at East<br>Street Ashburton<br>zoned Open Space | Land Use<br>Discretionary Section<br>127 |
| LUC07/0073      | Louise Currie<br>Hannah & Henry Ltd   | To increase the number of<br>children at an existing Early<br>Childhood Centre to 30<br><br>zoned Residential               | Land Use Discretionary                   |
| LUC07/0074      | Department Of<br>Conservation c/o<br>Sustainability<br>Solutions Limited    | Proposed 300m Track for<br>Public Access from<br>Rangitata Diversion Race<br>Intake to terrace above<br><br>Zoned Rural C   | Land Use Discretionary                   |
| LUC07/0075      | Donnelly Fraser<br>William, Hydes-<br>Donnelly Corina Joy                   | Proposed House Extension<br>Within 20m Boundary<br>Setback at 145 Mitcham<br>Road Ashburton<br>zoned Rural A                | Land Use Discretionary                   |
| LUC07/0076      | Sutton Heather Ruth   | Increase Number of Guests<br>from 14 to 28 at Skiwi House<br>30 Chapman Street Methven<br>zoned Residential                 | Land Use Discretionary                   |
| LUC07/0077      | Green Christopher<br>Douglas, Green<br>Sarah Claire                         | Proposed New Garage at 33<br>Belt Road Within Recession<br>Plane of ROW Driveway.   | Land Use Discretionary                   |

|            |   |   |                           |
|------------|---|---|---------------------------|
| LUC07/0078 | Skene M<br>c/o David Smith<br>Surveying Limited   | Proposed Building Coverage<br>To Exceed 35% at Proposed<br>Lot 2 of 100 Middle Road<br>Ashburton zoned Residential  | Land Use Discretionary    |
| LUC07/0079 | Salmon Tales Rakaia<br>Limited<br>c/o Resource<br>Management Group<br>Limited   | Proposed Signage at Bridge<br>Street (SH1) for Salmon<br>Tales Rakaia.<br>Zoned Business 8  | Land Use Discretionary    |
| LUC07/0080 | Transit New Zealand<br>Limited c/o Opus<br>International<br>Consultants Limited   | Proposed Passing Lanes<br>SH1 Ealing North of Ealing<br>Coldstream Road - Alteration<br>to Designation.   | Alteration to Designation |
| LUC07/0081 | Talleys Fisheries<br>Limited c/o Solutions<br>Law Office  | Proposed Construction of<br>Two Additional Potato Sheds<br>at Fairfield Road Fairton<br>zoned Rural B   | Land Use Discretionary    |
| LUC07/0084 | Marshall Nicholas Jon,<br>Marshall Tania<br>Margaret<br>c/o Value Plus<br>Builders Limited<br>Trading As<br>Benchmark Homes | Proposed New Dwelling in<br>Flooding Low Risk Area at<br>Lot 20 of 23 Lot Subdivision<br>at 417 Ashburton Staveley<br>Road<br>zoned Rural B                     | Land Use<br>Controlled    |
| LUC07/0085 | Hurley Trevor Patrick,<br>Hurley Jane Mary c/o<br>Philip Conway<br>Surveyor Limited   | Proposed Concrete Patio<br>within Neighbouring<br>Boundary Setback at<br>Proposed Lot 2 of<br>Subdivision at 21 River<br>Terrace Ashburton<br>Zoned Residential | Land Use Discretionary    |
| LUC07/0086 | Coulter Andrew<br>Farley, Vucetich Paul   | Proposed Relocation of a<br>Dwelling to 89 Dunford<br>Street Rakaia zoned<br>Residential  | Land Use Discretionary    |
| LUC07/0087 | Duncan Philip Gordon<br>c/o Philip Conway<br>Surveyor Limited   | non compliance of existing<br>dwelling to be subdivided<br>110 Belt Road Ashburton<br>zoned Residential   | Land Use Discretionary    |
| LUC07/0088 | Transpower New<br>Zealand Limited c/o<br>Good Earth Matters<br>Consulting Ltd   | Alter Transpower Substation<br>Designation on Wakanui Rd<br>4km Southeast of Ashburton  | Alter a Designation       |
| LUC07/0092 | Today Homes Limited<br>c/o Skevington John<br>William   | Proposed Show Home at 7<br>Millbrook Place Tinwald<br>Zoned Residential   | Land Use Discretionary    |

### **Limited Notified Consents**

- LUC070044 - Benchmark Homes C/- Urbis Group of Companies to establish and operate a show home on Part Reserve 1035, Cnr Racecourse Road and SH1. Limited notified 13 July 2007. Submissions closed 10 August 2007. Decision 24 August 2007 - application granted.
- LUC07/0090 - Artz Rene Josephus c/o Consultant: Urbis Ashburton Limited. Application to establish four elderly persons housing units at 34 Wellington Street. Limited Notified 16 August 2007 Submission close 13 September 2007.

### **Publicly Notified Consent**

- LUC06/0097 – Rural Transport Ltd c/o Resource Management Group Ltd. Establish and operate a transport depot for Rural Transport Ltd, Northpark Road. Application on hold under Section 91 RMA awaiting ECan consent process.

### **Hearings Held**

- SUB07/0018 – Adrian Gerard c/o Davis Ogilvie. Non complying subdivision in Rural B zone - Arundel Rakaia Gorge Road. Hearing held on Tuesday 19 June, 2007 Panel Cr Kilworth (Chairperson) Cr Tasker and Cr Beavan. Decision declining application was released on 3 August 2007.
- LUC07/0042 – PJC & JM Lawry to erect a 228m<sup>2</sup> accessory building to use for operating a print brokering and promotional marketing business. The building will be an external shell for a future dwelling but with no kitchen facility. 121 Racecourse Road Ashburton. Decision granting consent released 6 August 2007.
- SUB07/0065 - JH & JM Crouchley 22 Longbeach Road, Ashburton. Non complying Subdivision in Rural B Zone. Panel Cr Kilworth (Chairperson) Cr Leadley and Cr Urquhart. Decision declining application released 15 August 2007.

J McKENZIE

**Environmental Services Manager**