



# Ashburton District Council

## AGENDA

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

**Date:** Thursday 26 July 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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20 July 2007

## ACTIVITY REPORTS

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### 5. ENVIRONMENTAL SERVICES DEPARTMENT

#### 5.1 *General*

Building activity has typically slowed in June and July and the staff are now processing building consent applications within the 20 working day period and responding to requests for building inspections within 48 hours. Values of building consents issued are still trending above the same period as last year by 33% and we are yet to issue the building consent for the new hotel on the Somerset site.

The department is functioning with two staff vacancies. An offer to fill the Environmental Health Officer vacancy has been accepted and that person will migrate to New Zealand to take up the position. Interviews for the General Inspector vacancy have been held and an offer will soon be made to one of the applicants.

The Information Services Department continues to provide valuable assistance in developing the Proclaim Planning module with Peter Kloosterman and soon we hope to be able to provide reports and statistical information on resource consent applications to hand.

Statistical reports on building consents issued in June 2007 compared to June 2006 are attached.

**Pages 11-17**

#### 5.2 *Building Consent Authority*

The application for accreditation has been lodged with the Department of Building & Housing. International Accreditation New Zealand has reviewed the application and responded positively to the standard of work contained in the new structure at Ashburton District Council. They have noted some minor points to be addressed and these have already been amended to comply with the IANZ request.

An 'on-site' accreditation assessment by IANZ is awaited. It is important that accreditation is obtained before 1 November 2007, so that certification as a building consent authority can be provided by the Department of Building & Housing.

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

It has proven very difficult to establish a hearing date when all Consultants are available. Notice of a hearing will soon be issued for the date of 10 September 2007.

#### 5.4 *Racecourse Road Structure Plan*

A meeting with landowners will take 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.

#### 5.5 *Small Villages Development Planning Project*

The draft plans that we considered at the Environmental Services Committee informal workshop have been distributed for comment from the respective communities. Comment forms are already being returned. The "close off" date for comments is 31 July.

## **5.6 Geo-conservation Sites**

Definition of the Geo-conservation sites has occurred and all affected landowners have been contacted by mail. A series of meetings with those landowners will take place commencing in late July.

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

The Plan Change was notified on 13 June 2007, thereby commencing the statutory process. The period for lodging submissions to the Plan Change closes on Friday 10 August.

## **5.8 Valetta Appeal**

This appeal on a resource consent issued by Council relates to a dwelling in a high flood risk area at Valetta. The Environment Court has now released a decision that upholds the Council decision and process followed. An order for costs of \$34,833 is now being sought to cover legal and consultancy costs in responding to this appeal.

## **5.9 Hanham Consent**

The hearing for this enforcement matter has been transferred to Christchurch now that a guilty plea is to be deferred to enable Mr Hanham to prepare evidence in response. The Environment Court has now allocated Thursday 9 August, 2007, for sentencing before a Judge.

## **5.10 Bylaw Review**

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

## **5.11 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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## **5.12 Public Health Matters**

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

- **Food**

One new food premises was registered and two potential food manufacturers were visited with the District Health Board to establish if they were able to be registered as food manufacturers. Five other food safety visits were carried out.

The Food Safety Authority trial of a new food registration scheme continues. The four restaurants in the District involved in the trial have been revisited.

The Environmental Services Manager and the District EHO attended a presentation in Timaru given by the NZ Food Safety Authority. The meeting outlined the probable effects on territorial authorities of the new food legislation. The likelihood is that the Food Bill will come into force on 1 July 2008. It will have a significant effect on food businesses and on how food safety is maintained by territorial authorities.

- **Illegal dumping**

The “Illegal Dumping Committee” met to discuss progress and look at ways forward. Copies of the minutes can be provided to Councillors upon request.

Eight infringement notices have been issued to individuals for dumping/littering. The 50 concrete barrier blocks for access control have been pre-positioned by ECan engineering in three sites. These will be positioned to restrict access to some areas worst affected by illegal dumping before the end of July.

- **Disease**

Canterbury District Health Board has assumed responsibility for the initial investigation of enteric illnesses; this seems to be working well.

- **Air quality**

The monitoring for PM10 particulate continues in Ashburton town. Results indicate a significant improvement on last year, however we have already exceeded the national environmental standard 10 times this year.

The firewood moisture meter is available in the main foyer for members of the public to test their firewood for moisture content; publicity on this service will ensue.

- **Nuisances**

A total of 32 noise complaints were received and two noise directions were issued.

- **Dog control**

In addition to the dog control report, following an attack on a lamb, a dog was seized and subsequently destroyed (with the owner’s permission).

- **IANZ visit**

The annual re-accreditation of the laboratory was carried out by IANZ. Due to the efforts of Richard Durie, the inspection was passed with flying colours and only a few minor recommendations made.

- **Complaints**

The following were received:

- a. 15 complaints relating to litter and illegal dumping.
- b. 3 complaints of smoky chimneys.
- c. 2 of noise from industrial/commercial premises.
- d. 2 complaints of deliberate bird poisoning.
- e. 1 animal welfare complaint – passed to SPCA.
- f. 3 relating to the turning of the bridge reserve area being damaged by cars – passed onto Parks & Reserves.

### **5.13 Animal Control**

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

**Pages 19-21**

### **5.14 Liquor Licensing**

A meeting of the District Licensing Agency is scheduled for 26 July 2007. The Liquor Licensing Policy Working Group has prepared a draft policy which will be referred to the Environmental Services Committee for consideration and recommendation to Council.

**Pages 22-32**

## 5.15 Resource Consents Granted Under Delegated Authority

Consents granted under delegation for the period 1 June 2007 until 18 July 2007.

Subdivision	Name of Applicant	Proposal	Type of Consent
SUB07/0060	D & L Woods c/- David Smith Surveying	2 lot subdivision 60 Oxford Street Ashburton Zoned Residential	Subdivision Controlled
SUB07/0061	CJ Ross & MJ Pope c/- David Smith Surveying	2 lot subdivision 92 Princes Street Ashburton Zoned Residential	Subdivision Controlled
SUB07/0062	Gleno Properties Limited c/- David Smith Surveying Limited	Proposed 2 lot subdivision of Lot 14 DP 2077 at 162 South Street Ashburton Zoned Residential	Subdivision Controlled
SUB07/0063	Double Scott Thomas, Hollis-Double Kara Lee c/- Middleton Williams And Company Limited	Proposed 3 lot subdivision at 5 Fairfield Road West Fairton Zoned Township	Subdivision Controlled
SUB07/0064	Allred Properties Limited c/- David Smith Surveying Limited	Proposed subdivision at 12 Mackie Street Methven Zoned Residential	Subdivision Controlled
SUB07/0066	Dyke Michael David, Dyke Nicola Carol, McPherson Peter Grant c/- Milward Finlay Lobb Limited	Proposed Subdivision & Amalgamation at 681 Hinds Gorge Road Montalto. Zoned Rural B	Subdivision Controlled
SUB07/0067	Pegasus Property (Ashburton) Limited c/- David Smith Surveying Limited	Proposed 5 Lot Subdivision at 69 & 71 Archibald Street Ashburton Zoned Residential	Subdivision Controlled
SUB07/0068	Reichardt Perry Stancliffe, Reichardt Shirley Ann c/- David Smith Surveying Limited	Proposed 3 Lot Subdivision at Cnr Chertsey Kyle Road & High Street, Chertsey Zoned Township	Subdivision Controlled
SUB07/0071	Harmer Jon Adrian, Harmer Emma Louise c/- Urbis Group Of Companies	Proposed 2 Lot Subdivision at 261 Winterslow Road Zoned Rural B	Subdivision Non Complying
SUB07/0072	Ladyfield Holdings Limited c/- Middleton Williams And Company Limited	Proposed Boundary Adjustment at 153 Kermod St & 35 Chalmers Ave	Subdivision Controlled
SUB07/0075	Chapman Properties Limited c/- 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/- Glasson Potts Fowler Limited	Proposed Subdivision / Amalgamation at Westerfield School Rd Zoned Rural B	Subdivision Controlled
SUB07/0079	Charles Clark Limited c/- David Smith Surveying Limited	Proposed Subdivision / Amalgamation at Arundel Rakaia Gorge Road Staveley Zoned Rural B	Subdivision Controlled

SUB07/0080	Busch Benjamin Allan c/- David Smith Surveying Limited	Proposed 2 Lot Subdivision at 46 Eton Street Ashburton Zoned Residential	Subdivision Controlled
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### **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>
LUC07/0058	Talleys Fisheries Limited c/- Byrne And Wanty Consultants Limited	Proposed new Boiler House & Facilities at Fairfield Rd Fairton. Zoned Rural B	Land Use Discretionary
LUC07/0059	Talleys Fisheries Limited c/- Solutions Law Office	Proposed re-configuration of existing factory buildings at 125 Fairfield Rd Fairton. Zoned Rural B	Land Use Discretionary
LUC07/0060	Weily Trevor Ian c/- Carr Builders Limited	Proposed Garage exceeding maximum building coverage at 20 Princes Street Ashburton Zoned Residential	Land Use Discretionary
LUC07/0061	B J Davidson Properties Limited c/- Skews Architects Limited	Proposed front apartment to exceed site coverage rule at 21 Havelock Street Ashburton Zoned Residential	Land Use Discretionary
LUC07/0063	Quinn Brian Vincent 232 Dromore Methven Road	Proposed Storage Shed within setback boundaries at 232 Dromore Methven Rd Lot 4 DP 58172 Zoned Rural B	Land Use Discretionary
LUC07/0065	Lampard Limited c/- Argyle Welsh Finnigan	Building Encroaching Recession Plane of Internal Boundaries at 23 Lampard Street Methven Zoned Residential	Land Use Discretionary
LUC07/0066	N G Mason	Relocate House & Garage to Rear of Section 84 Cridland St Rakaia. Section 293 Town of Rakaia Zoned Residential	Land Use Discretionary
LUC07/0068	Tilia Holdings Ltd c/- Carr Builders Ltd	Proposed Farm Building in high risk flood area at Corbetts Road North Zoned Rural B	Land Use Non Complying
LUC07/0069	Dr Murray Wackrow	Addition to medical care building, 3 additional carparks and access from Havelock Street Zoned Residential	Land Use Discretionary
LUC07/0071	Pekanga O Te Awa Farms Ltd	Proposed relocation of a dwelling to an area identified as Flooding Low Risk at Rawles Crossing Road Zoned Rural A	Land Use Controlled
LUC07/0074	Department of Conservation c/- Sustainability Solutions Ltd	300m track for public access from RDR to terrace above Zoned Rural C	Land Use Discretionary

LUC07/0076	HR Sutton	Increase number of guests from 14 to 28 at Skiwi House 30 Chapman Street Methven Zoned Residential	Land Use Discretionary
LUC07/0077	CD and SC Green 33 Belt Road	Erect new garage within Recession Plane 33 Belt Road Zoned Residential	Land Use Discretionary
LUC07/0077	M Skene c/- David Smith Surveying	Proposed building coverage exceeding 35% on proposed Lot 2 subdivision of 100 Middle Road Ashburton Zoned Residential	Land Use Discretionary

### **Limited Notified Consents**

- LUC07/0044 - 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 close 10 August 2007.

### **Publicly Notified Consent**

- LUC06/0097 – Rural Transport Ltd c/- Resource Management Group Ltd to 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**

- LUC07/0005 – Ashburton Range Users Association - Commissioner David Collins  
Hearing held on Friday 4 May 2007. Decision released on 27 June 2007.  
The application was declined.
- LUC06/0046 – Ashburton Christian School - Commissioner David Collins  
Hearing held on 11 May 2007. Decision released on 15 May 2007.  
The application was granted.
- SUB07/0018 – Adrian Gerard c/- Davis Ogilvie – non complying subdivision in Rural B zone - Arundel Rakaia Gorge Road.  
Hearing held on Tuesday 19 June, 2007. Panel Crs Kilworth (Chairperson), Tasker and Beavan. No decision at this stage.
- 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  
The hearing date is set for 25 July 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  
Hearing date set for Friday 27 July 2007 at 10.30am.

J McKENZIE

**Environmental Services Manager**