



Ashburton District Council

AGENDA

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

Date: Thursday 14 June 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)

AGENDA

	Page
1 APOLOGIES	
2 NOTIFICATION OF EXTRAORDINARY BUSINESS	
3 CONFIRMATION OF MINUTES – Environmental Services Committee – 3/05/07	1
4 MATTERS ARISING	
 ACTIVITY REPORTS	
5 Environmental Services Department	5
6 District Licensing Agency Meeting	11
 BUSINESS TRANSACTED WITH THE PUBLIC EXCLUDED	
7 Confirmation of minutes – 3/05/07 Geo-preservation sites Section 7(2)(i) Conduct of negotiations	25

8 June 2007

ACTIVITY REPORTS

5. ENVIRONMENTAL SERVICES DEPARTMENT

5.1 *General*

As we commence the sixth month of the year, neither the weather nor the level of business activity appears to be cooling. Requests for building inspections have kept the staff very busy and delays in providing inspections have largely been overcome. Building consent processing times have been reduced through the use of outside contractors and we are currently issuing building consents with an average processing time within the statutory requirement of 20 working days.

The value of building consents issued for the first five months of the year are 28% higher than the same period last year. This continues the trend of increasing values that has been evident since 2001, when we issued a total value of building consents of \$46,126,891. In 2006, the value of building consents issued was \$100,591,201, being a 118% increase since 2001. The average construction value for a new dwelling building consent is now \$320,000.

Statistical reports on building consents issued in May 2007 compared to May 2006 are attached. **Pages 13-15**

While we have one vacancy for an Environmental Health Officer, there are other absences due to leave and our General Inspector working in the Building Regulatory area, consequently some work is unable to be completed due to staff resourcing issues.

A building consent application has been received for the construction of a new Somerset Hotel on East Street, with a construction value of \$5.3 million. This building consent has not yet been issued and is yet to affect the statistical information.

5.2 *Building Consent Authority*

Considerable work has been carried out by Council staff and consultants on establishing our new structure of a Building Consent Authority. An application is about to be lodged with the Department of Building & Housing for accreditation along with an application fee of \$29,570. This will be followed by a technical assessment by the International Accreditation Authority of New Zealand. James Linney has now joined our Building Regulatory staff as a Systems Officer to ensure our systems are adhered to, but we anticipate that the new system will consume additional staff time of at least 20%.

The Department of Building & Housing has advised that our application for funding has been approved to the value of \$42,000 for 'outside' costs involved in this project, such as consultancy costs.

5.3 *North East Ashburton Business Park – Plan Change*

A hearing date has not yet been set at this time until an agreement with Transit New Zealand has been reached on the State Highway intersection upgrade; only then can evidence on traffic effects be completed for the hearing. It is anticipated that a hearing will be scheduled for late July 2007.

5.4 Racecourse Road Structure Plan

No further progress has been made on this project due to the work load of the Council staff. A meeting of senior staff is required to develop planning, infrastructure and funding scenarios for a meeting with land owners.

5.5 Small Villages Development Project

Draft plans are to hand for an informal workshop with Councillors, which will follow the June meeting if possible.

5.6 Former BNZ Heritage Building – Rakaia

A building consent for demolition has been issued for this building. The New Zealand Historic Places Trust has also started a process to approve of the demolition.

5.7 Valetta Appeal

The appeal on a resource consent issued by Council to Mr Don Gardner for a dwelling in a high flood risk area at Valetta was heard in March 2007; no indication has been given by the Court of when a decision will be released.

5.8 Hanham Property

The hearing for this enforcement matter has been deferred to enable Mr Hanham to prepare evidence in response.

5.9 Proclaim Computer Upgrade

Considerable work has been carried out on identifying the resource consent processes to re-write the Planning Module. Technology One is to soon send consultants to update the programme and we are optimistic of being able to fully use the programme after that time.

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 96.93% of LIMs have been issued within the statutory time frame of ten working days.

Page 16

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. Two potential new food businesses were given advice on food safety requirements. A further meeting regarding food safety requirements was held with a representative of those proposing to operate the Ashburton Farmers Market.

The Food Safety Authority trial of a new food registration scheme has started. The four restaurants in the District involved in the trial have been visited and given the relevant documentation and initial training.

- **Camping grounds**

The last four Camping Ground requiring inspection have been visited; all were re-licensed.

- **Illegal dumping**

Three infringement notices have been issued to individuals for dumping/litter. Firth Industries have provided (free of charge) approximately 50 concrete blocks for access control.

ECan engineering will be collecting the blocks in the next week or so and in collaboration with ourselves the blocks will be put in place to restrict access to some areas worst affected by illegal dumping.

The District Fire Officer has recently stated that there has been a very significant drop in the number of fires in the Ashburton riverbed. He has attributed this in no small part to the early removal of dumped vehicles and rubbish and the deterrent effect of prosecution.

- **Disease**

The following disease notifications have been received:

Disease	Numbers
Campylobacter	6
Yersiniosis	1

This month Canterbury District Health Board should assume responsibility for the initial investigation of enteric illnesses.

- **Water supplies**

A positive result for E Coli contamination was recorded for the Montalto water scheme. The scheme users were informed and appropriate action was taken to sterilise the system. The contamination would have been caused by heavy rain washing soil and faecal matter into the water course. This amount of solid material will have overpowered the chemical sterilant and prevented the UV steriliser from being effective.

- **Air quality**

Additional air quality monitoring for PM10 particulate has started in the Ashburton town. ECan have set up the monitoring points at mutually agreed points and the District EHO maintains the equipment and changes the filters.

A photographic example of the filters before and after a 24 hour monitoring period is attached. This monitoring will run until the end of August thus allowing a better picture of the winter air quality in the town to be established.

Page 17

The joint ADC / ECan Air Plan Working Party met on 24 May and a further meeting is scheduled for 3 July 2007.

Pages 18-20

- **Nuisances**

A total of 23 noise complaints were received; two noise directions were issued. Complaints regarding the following were also received and investigated:

- a. A free running rooster (accompanied by a chook).
- b. A miniature horse being kept in a township.

5.13 Animal Control

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

Pages 21-23

5.14 Liquor Licensing

Minutes of the District Licensing Agency meeting held on 10 May are included with this agenda. **Pages 11-12**

The Licensing Inspector will be in attendance to provide the Committee with information on the Agency's approach to the forthcoming "Undy 500" event in response to intoxication related issues that occurred last year when participants stopped in Ashburton.

The draft liquor licensing policy was developed by a Working Group comprising the Ashburton District Licensing Agency, NZ Police, ACADS and representatives from the hospitality industry. The policy development process considered all information provided by key stakeholders, policies from other districts and issues the Working Group considered relevant to Ashburton District.

The draft policy is now open to full community consultation and submissions are invited from all interested parties. Submissions close on Friday 6 July 2007, and will be considered by the Working Group on 12 July 2007.

5.15 Resource Consents Granted Under Delegated Authority

Consents granted under delegation for the period 24 April 2007 to 1 June 2007.

Subdivision	Name of Applicant	Proposal	Type of Consent
SUB07/0025	PJ & SC McKenzie c/- David Smith Surveying	2 lot subdivision 20 Robinson Street Rakaia Zoned Residential	Subdivision Controlled
SUB07/0042	JE & MM Easton c/- Middleton Williams & Co	2 lot subdivision 280 Moore Street Ashburton zoned Residential	Subdivision Controlled
SUB07/0043	Antrim Developments Ltd c/- Middleton Williams & Co	11 lot subdivision 11 Bowen Street Rakaia zoned Residential	Subdivision Controlled
SUB07/0044	Paradise Assets Ltd c/- David Smith Surveying	2 lot subdivision 68 Grey Street Ashburton zoned Residential	Subdivision Controlled
SUB07/0045	JA & KG Lorenzo c/- David Smith Surveying Ltd	2 lot subdivision 45 Thomson Street Ashburton zoned Residential	Subdivision Controlled
SUB07/0046	Transpower NZ Ltd c/- Beca	3 lot subdivision 491 Wakanui Road zoned Rural B	Subdivision Controlled
SUB07/0047	RG Body c/- Philip Conway Surveyor Ltd	2 lot subdivision 120 Thomson Street Ashburton zoned Residential	Subdivision Controlled
SUB07/0048	SW Broker c/- David Smith Surveying Ltd	2 lot subdivision 100 Allens Road Ashburton zoned Residential	Subdivision Discretionary
SUB07/0049	FD & PM Tasker Family Trust c/- Davis Ogilvie & Partners	2 lot subdivision 43 Glassworks Road Ashburton zoned Rural Residential	Subdivision Controlled
SUB07/0050	Grand Estates Ltd c/- Eliot Sinclair & Partners	4 lot subdivision 566 Blackford Road zoned Rural B	Subdivision Discretionary

SUB07/0053	GA & LM Gallagher c/- Middleton Williams & Co	2 lot subdivision 197 Middle Road Ashburton zoned Residential	Subdivision Controlled
SUB07/0055	PC Taylor c/- Middleton Williams & Co	2 lot subdivision 104 Bowen Street Rakaia zoned Residential	Subdivision Controlled
SUB07/0056	GR & JL Nish c/- Davis Ogilvie & Partners Ltd	Boundary adjustment 68 Braemar Lauriston Road zoned Rural B	Subdivision Controlled
SUB07/0057	SB & MJ Cross Family Trust c/- Davis Ogilvie & Partners Ltd Partners	4 lot subdivision Beach Road Ashburton zoned Rural A	Subdivision Controlled
SUB07/0059	Dalbar Equities Limited c/- Davis Ogilvie & Partners Limited	Subdivision 38 and 40 Cross Street Ashburton zoned Residential	Subdivision Controlled
SUB07/0060	D & L Woods c/- David Smith Surveying	2 lot subdivision 60 Oxford Street Ashburton zoned Residential	Subdivision Controlled

Land Use Consents

The following consents were granted by delegated authority:

Land Use	Name of Applicant	Proposal	Type of Consent
LUC07/0036	RJ & DJF Bourke NL Greiner 174 Poplar Road RD 4 Ashburton	Erect a dwelling in flooding low risk area 174 Poplar Road Zoned Rural B	Land Use Controlled
LUC07/0037	Shane David Hurst	Relocation of dwelling to 201 Dawsons Road Zoned Rural B	Land Use Discretionary
LUC07/0038	Consent withdrawn		
LUC07/0039	Cass St Properties Ltd c/- Noordanus Architects Christchurch	Dispensation from providing car parking Kermode Street Zoned Business 3C	Land Use Discretionary
LUC07/0043	Mania-o-roto Scout Park	Construct building in flood risk area 10 Chalmers Avenue Zoned Rural A	Land Use Discretionary
LUC07/0045	BE Chambers & CJ Thorne c/- Laing Properties Ltd	Relocate dwelling to Dawsons/Russells Road Hinds Zoned Rural B	Land Use Discretionary
LUC07/0046	Riverland Interiors 109 West Street Ashburton	Signage on shop frontage SH1 190 West Street Ashburton Zoned Business 3C	Land Use Discretionary
LUC07/0047	RP & PE Jessep c/- Argyle Welsh Finnigan	Cancel Condition 1 of RC800006 SH 77 Zoned Rural A	Section 127 Land Use Discretionary
LUC07/0048	DC Tuck 10 Clark Street Ashburton	Relocate dwelling to 1092 Grahams Road, Wheatstone Zoned Rural B	Land Use Discretionary

LUC07/0049	GA Lowe c/- Benchmark Homes	Erect dwelling in flooding low risk area 6 Forks Road Zoned Rural B	Land Use Discretionary
LUC07/0050	RW Spicer 33 Glassey Drive	Exceed 10 metre length Garage wall within setback in Residential Zone 33 Glassey Drive Zoned Residential	Land Use Discretionary
LUC07/0051	Mr & Mrs E Sparrow c/- Skews Architects	Dispensation in setback from road with dwelling extension 20 Cameron Street Ashburton zoned Residential	Land Use Discretionary
LUC07/0052	JAW & CE Freeth 1191 Tinwald Westerfield Road	Relocate a dwelling to 1191 Tinwald Westerfield Mayfield Road. Zoned Rural B	Land Use Discretionary
LUC07/0053	Terracostosa Ltd c/- Tom Mason	Site a dairy shed 20 metres from an internal boundary 587 Dobsons Ferry Road Zoned Rural B	Land Use Discretionary
LUC07/0055	RD & JV Thomas 12 Patton Street	Construct a conservatory 12 Patton Street, Methven Zoned Residential	Land Use Discretionary
LUC07/0056	Ross Bros 844 Tinwald Westerfield Mayfield Road	Erect new dwelling in low risk flooding area 844 Tinwald Westerfield Mayfield Road Zoned Rural B	Land Use Controlled
LUC07/0057	M & H Lovett 57 Northpark Road	Establish a contractors depot 57 Northpark Road Zoned Rural Residential	Land Use Non Complying

Limited Notified Consents

- LUC07/0042 – PJC & JM Lawry – to erect a 228m² 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.
Submissions closed Thursday 31 May 2007. One submission was received but submitter does not wish to be heard.

Publicly Notified Consent

The following applications have been publicly notified:

- LUC06/0097 – Rural Transport Ltd, c/- Resource Management Group Ltd – to establish and operate a transport depot for Rural Transport Ltd, Northpark Road. Submissions have closed but application is on hold awaiting ECan consent process.
- LUC07/0018 – Adrian Gerard c/- Davis Ogilvie - a non-complying subdivision in Rural B zone - Arundel Rakaia Gorge Road.
Submissions closed 13 April 2007.

Hearings Held

LUC07/0005 – Ashburton Range Users Association

- Commissioner David Collins. A hearing was held on Friday 4 May 2007, and a decision reserved pending written reply from applicant (now received); to date no decision is known.
- LUC06/0046 – Ashburton Christian School
Commissioner David Collins. A hearing was held on 11 May 2007; to date no decision is known.

J McKENZIE

Environmental Services Manager

ASHBURTON DISTRICT COUNCIL REPORT

FILE NO: 6/8/1
DATE: 14 June 2007
REPORT TO: Environmental Services Committee
FROM: District Licensing Agency
SUBJECT: Unconfirmed Minutes of Meeting – 10/05/07

ASHBURTON DISTRICT LICENSING AGENCY

MINUTES of a meeting of the ASHBURTON DISTRICT LICENSING AGENCY held on Thursday 10 May, 2007, in the Council Chamber, 5 Baring Square West, Ashburton, commencing at 11.00 am.

PRESENT: Councillors R Kilworth (Convener), J Burgess, D Glass and K Lowe; C Clark (Community Public Health) and Sergeant G Russell (Ashburton Police).
In attendance Councillors J Leadley and B Tasker; J Rollinson (Licensing Secretary), A Batcheler (Licensing Inspector) and Committee Secretary.

APOLOGY: Dr D Williams **Sustained**

Confirmation of Minutes

“That the minutes of the meeting held on 5 March 2007, be taken as read and confirmed.”

Lowe/Burgess **Carried**

Matters Arising

Police Area Commander

A Batcheler reported that the Area Commander has asked that the Agency contact Ashburton Police to request extra resources to police the Methven Showgrounds after the Rodeo event. It was noted that issues arose later in the evening when there were limited resources to respond.

“That a letter be sent to Senior Sergeant Kelly requesting that police provide increased support to the Methven Rodeo.”

Burgess/Glass **Carried**

Licensing Inspector’s Report

Review of DLA Policy

A Batcheler reported that the initial request for submissions from key parties received a 10% response. The Working Party will meet tomorrow where a draft policy will be developed for consultation. The timeframe for the Policy review process has been revised.

ALAC Conference

The Licensing Inspector attended the Conference in Christchurch, 2-4 May.

A working party has been set up to address the issue of supplying liquor to minors. There is a review being carried out on underage drinking and liquor advertising and A Batcheler suggested that the Agency should make comment on this.

LLA Fee Payments

The Liquor Licensing Authority has reviewed the fees paid to it by DLAs, effectively halving the fee portion payable to the LLA for on, off, and club licences and renewals. This came into

effect on 1 April 2007, recognising the greater workload on licensing agencies in issuing licences for unopposed applications.

Medical Officer of Health

C Clark reported that the licensing partnership has held three meetings this year. A controlled purchase operation was held on 30 March where nine premises were visited and no sales were made to minors.

An off-licence monitoring operation was also carried out in conjunction with the Police where one premises was monitored for sales to minors.

C Clark also attended the ALAC Conference in Christchurch and the Community Public Health Alcohol Team assisted at the Wild Food Festival in Hokitika this year. A number of issues, including overcrowding, were observed at the festival and it is considered that the Agency partnership's approach to working with premises and pre-event planning is working well in Ashburton.

Police

Sergeant Russell reported on the Police role in the off licence premises monitoring. A summary report of this covert operation will be provided to the next meeting of the Agency.

There was some discussion on what measures are needed to deter intoxication of minors. G Russell suggested parent education, noting that a parent supplying a minor with alcohol would be considered "party to the offence", however parents are not liable for offences committed by minors.

Cr Leadley reported he will be attending a Mayoral Taskforce in Christchurch on 21 May, which is being held in response to the growing problem of intoxicated minors congregating and partying on streets.

The Agency agreed that it would be appropriate to express the concerns it has with minors having access to alcohol in a submission to the working group reviewing underage drinking and liquor advertising.

"That the Agency makes a submission to the Ministry of Justice Working Group on the review of supply of liquor to minors."

Lowe/Glass

Carried

Methven Rodeo

A Batcheler reported that the debrief meeting agreed to follow up the possibility of a liquor ban for the Rodeo. It was considered that the signage used for liquor ban area last year was insufficient and this will need to be improved.

Next Meeting

The next meeting of the District Licensing Agency will be held on Thursday 26 July 2007, commencing at 10 am in the Council Chamber.

The meeting concluded at 11.50 am.