



# Ashburton District Council

## AGENDA

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

**Date:** Thursday 3 May 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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<b>3.00 pm ECan presentation : Regional Policy Statement / Biodiversity</b> Andrew Willis, Richard Ball and Cr Angus McKay	
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27 April 2007

## ASHBURTON DISTRICT COUNCIL REPORT

**FILE NO:** 6/5/1  
**DATE:** 3 May 2007  
**REPORT TO:** Environmental Services Committee  
**FROM:** Environmental Services Manager  
**SUBJECT:** Dog Control Policy & Procedures Reporting

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### 5. DOG CONTROL POLICY AND PROCEDURES REPORTING

#### 5.1 SUMMARY

Section 10A of the Dog Control Act requires the Council to report on a specific range of activities relating to dog control. So that the Council can advertise the availability of this statutory report and provide a copy to the Department of Internal Affairs, a copy of the report is attached. *Pages 6-7*

#### 5.2 RECOMMENDATION

<p>“1. That the report be received. 2. That the Committee adopts the report on the conduct of the Council’s policy and procedures as they relate to dog control.”</p>
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#### 5.3 BACKGROUND

The intent of Section 10a of the Dog Control Act 1996 is for councils to publicly report on the effect of their policy and procedures. Before this requirement is fulfilled, it is appropriate that the Environmental Services Committee adopts the report.

#### 5.4 OPTIONS

The only option available to the Council is statutory compliance with this minor reporting provision of the Act.

#### 5.5 STATUTORY IMPLICATIONS

Section 10a of the Dog Control Act 1996 sets out the obligations of the Council to report.

#### 5.6 CONSULTATION

There has not been any consultation with the public in this matter.

#### 5.7 FINANCIAL

There are not any financial implications in statutory compliance with section 10a of the Act, other than the cost of advertising the availability of the report.

JOHN MCKENZIE  
Environmental Services Manager

## **Section 10A Dog Control Act 1996**

### **Part 1 – Dog Control Policy and Practices**

#### **Dog Control in the Ashburton District**

Dog control over the past year (1 July 2006 to present) has concentrated on wandering dogs and tracking unregistered dogs in the district. We currently have 6,665 registered dogs in this district, with 68% of those falling into the rural sector.

The Council's dog control is carried out by a private contractor, with a staff of six dog control officers providing 24 hour support to the district. There is a close relationship with the local vets, with one in particular providing health care for dogs in the pound when needed. The local branch of the SPCA provides a re-homing facility to the Council for unclaimed dogs. Our pound is situated at the local boarding kennels, where they allow us to use several kennels as needed to house impounded dogs.

Targeting unregistered dogs has proved effective over the past year, with a record number of dogs being registered and the figure for unregistered dogs on the database currently being only 0.8%.

#### **Dog Control Enforcement Practices**

Complaints ranging from wandering dogs to barking dogs and unregistered dogs are dealt with by sending out letters to the owners to inform them of the complaint and this usually solves the problem. If the problem persists then we look at issuing infringements, or at the most extreme, seizing the dog. If there is a dog attack or dog bite incident, we usually will prosecute the owner if sufficient evidence exists. Over the past year (1 July 2005 to 30 June 2006) we have successfully taken eight prosecutions against dog owners – all for dog attacks.

#### **Dogs Prohibited, Leash Only and Dog Exercise Areas**

Under the bylaws there are a number of dog exercise areas where owners can exercise their dogs off the leash. These appear to be very popular with dog owners. Other areas where dogs are not allowed are sign-posted as such and patrolled by animal control officers. Urban areas defined in the Dog Control Bylaws require dogs to be on a lead when in public areas.

#### **Dog Registration and other Fees**

Dog registration fees increased at the start of the registration year on 1 July 2006. They went up about 50% from the previous year due to increased numbers of dogs in the district and increased associated administration costs. Any late fees paid incurred a 50% penalty after 31 July. Reminders to owners for unpaid registration fees have been posted out as monthly statements and from the end of January 2007 our animal control officers started site visits to the addresses on file to seize any unregistered dogs. Registration fees, impound charges and micro-chipping fees have to be paid before the dog is released. All unregistered dogs that are impounded have to be micro-chipped in accordance with Section 69 (A)(4) of the Dog Control Act.

### **Menacing and Dangerous Dogs**

One dog was classified over the recent year as dangerous, following a dog on dog attack. The number of dangerous and menacing dogs in the Ashburton District is very low and we appear to have full compliance from the owners.

### **Part 2 – Statistical Information**

<b>Category</b>	<b>For the whole year</b>	<b>For Period 01 July 2005 – 30 June 2006</b>
Total # Registered Dogs	6665	<b><u>Not required</u></b>
Total Probationary Owners	0	0
Total Disqualified Owners	0	0
Total Dangerous Dogs	4	3
<i>Dangerous by sworn evidence</i>	4	3
Total Menacing Dogs	2	2
<i>Menacing by behaviour</i>	2	2
Total # Infringement Notices	<b><u>Not required</u></b>	10
Total # Complaints Received	<b><u>Not required</u></b>	823
Total # Prosecutions Taken	<b><u>Not required</u></b>	8

**April 2007**

## ASHBURTON DISTRICT COUNCIL REPORT

**FILE NO:** 6/7/8  
**DATE:** 3 May 2007  
**REPORT TO:** Environmental Services Committee  
**FROM:** Environmental Health Officer  
**SUBJECT:** Litter Act 1979 (S13&14) Infringement Notice Provisions

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### **6. LITTER ACT 1979 (S13 & 14) – INFRINGEMENT NOTICE PROVISIONS**

#### **6.1 SUMMARY**

The purpose of this report is to recommend to Council that the provisions of Sections 13 and 14 of the Litter Act 1979 be adopted.

Public notification of this intention is required to be given and the Committee's approval is sought.

#### **6.2 RECOMMENDATION**

- “1. That public notice be given of Council's intention to adopt the provisions of Sections 13 and 14 of the Litter Act 1979.
2. That subject to public notification being given, the Committee recommends to Council that the provisions of Sections 13 and 14 of the Litter Act 1979 be adopted.”

#### **6.3 BACKGROUND**

In order to use the Litter Act against offenders effectively (rather than using the Council Bylaw), the Council is required to adopt, by resolution, the provisions of sections 13 & 14 of the Litter Act. This will provide a more stable legal basis for the issuing of fines for littering and will allow for flexibility to use either the Bylaw or the Act.

Previous fines have been issued by using the bylaw, albeit in an infringement notice format.

#### **6.4 OPTIONS**

1. Adopt the provisions of Sections 13 and 14 of the Litter Act 1979; or
2. Continue to issue fines in accordance with Council's Bylaw, in infringement notice format.

#### **6.5 STATUTORY IMPLICATIONS**

Sections 13 and 14 of the Litter Act 1979 provide for territorial authorities to adopt infringement notice provisions and issue infringement notices.

#### **6.6 CONSULTATION**

Public notice of Council's intention to adopt the provisions will be made at least 14 day's before Council's adoption on 31 May 2007.

#### **6.7 FINANCIAL**

Not applicable.

A HUMPHRIES

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**District Environmental Health Officer**

## ASHBURTON DISTRICT COUNCIL REPORT

**FILE NO:** Project File  
**DATE:** 3 May 2007  
**REPORT TO:** Environmental Services Committee  
**FROM:** Senior District Planner  
**SUBJECT:** Methven Trotting Club – Application for a Private Plan Change.

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### 7. PRIVATE PLAN CHANGE – METHVEN TROTTHING CLUB

#### 7.1 SUMMARY

This report relates to an application by the Methven Trotting Club for a private Plan Change to the operative Ashburton District Plan. The purpose of the Plan Change is to rezone approximately 11.6 hectares of land on Racecourse Road in Methven from Rural A to Residential. No changes of any substance are proposed to the Residential Zone Rules.

#### 7.2 RECOMMENDATION TO COUNCIL

“1. That the report be received.  
2. That the Committee recommends to Council that it accepts the proposed Methven Trotting Club Plan Change for public notification.”

#### 7.3 BACKGROUND

Davis Ogilvie and Partners Ltd have prepared a private Plan Change incorporating an Outline Development Plan to the Ashburton District Plan on behalf of the Methven Trotting Club. Any person may request a change to a District Plan under Schedule 1, Part 2, Clause 21 of the Resource Management Act 1991. **Pages 19-20**

Boffa Miskell Ltd has reviewed the application on behalf of Ashburton District Council. Requests for further information to the applicant have been requested and responded to and in a Boffa Miskell memo of 5 April, Ms Stephanie Styles states “*We have reviewed this (the further information) and consider the application is now sufficiently complete and ready for public notification*”.

#### 7.4 OPTIONS

There are four options available to the Committee in this matter –

It may either

1. Adopt the request as if it were a proposed plan made by the Council itself and, if it does so,—
  - (i) the request must be notified in accordance with clause 5 of the First Schedule within four months of the local authority adopting the request; and
  - (ii) the provisions of Part 1 of the First Schedule must apply; and
  - (iii) the request has effect once publicly notified; or
2. Accept the request, and proceed to notify the Plan Change within four months of the Council accepting the request.

3. The Committee may decide to deal with the request as if it were an application for resource consent.
4. The Committee may reject the request in whole or in part, but only on the grounds that—
  - the request or part of the request is frivolous or vexatious; or
  - the substance of the request or part of the request has been considered and given effect to or rejected by Ashburton District Council or the Environment Court within the last two years; or
  - the request or part of the request is not in accordance with sound resource management practice; or
  - the request or part of the request would make the District Plan inconsistent with Part 5; or
  - the District Plan has been operative for less than two years.

## **7.5 STATUTORY IMPLICATIONS – ADOPTION vs. ACCEPTANCE**

If the Committee adopts the Plan Change request it implies the Council supports it and it will be administered as if it were a Plan Change made by Ashburton District Council itself. The expectation is that Council will therefore bear all costs associated with the Plan Change from the date of adoption onwards.

If the Council accepts the Plan Change all costs associated with the Plan Change are borne by the Applicant.

## **7.6 CONSULTATION**

The applicant states within the Plan Change documentation that:

*Consultation has been undertaken with the Methven Community Board, Transit New Zealand, Ashburton District Council, Environment Canterbury and Methven Seed Cleaning Ltd.*

*...the applicants in February 2007, approached the occupants of every property along the southern side of Racecourse Avenue and gave them a copy of the Racecourse Avenue Outline Development Plan*

The statutory process specified within the First Schedule requires that any Plan Change is publicly notified. In addition to public notification all persons the Council considers may be affected by the proposal Plan Change will be sent the public notice and any further information the Council considers relevant. Once the Plan Change is notified any person may make a submission to the Plan Change.

## **7.7 STRATEGIC LINKS**

The Ashburton District Plan is the principal document involved in this matter. In June 2005, the Council adopted the *Ashburton District Development Plan, Planning for the future of our district to 2021*. This document is effectively a blueprint for the future and identifies the areas suitable for greater intensification throughout the District. I consider the applicant's proposed Plan Change is consistent with the *Ashburton District Development Plan*.

## **7.8 FINANCIAL**

If the Committee chooses to adopt the privately initiated Plan Change there may be substantial costs incurred to the Council. A budgetary provision for such expenditure has not been made.

If the Committee accepts the privately initiated Plan Change all costs will rest with the applicant.

PETER KLOOSTERMAN

**Senior District Planner**

## ASHBURTON DISTRICT COUNCIL REPORT

**FILE NO:** SU 060113  
**DATE:** 3 May 2007  
**REPORT TO:** Environmental Services Committee  
**FROM:** Consultant Planner  
**SUBJECT:** Naming of Right-of-Way – Subdivision at Carters Terrace

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### 8. CARTERS TERRACE SUBDIVISION – NAMING OF RIGHT-OF-WAY

#### 8.1 SUMMARY

To recommend the naming of a new right-of-way for the subdivision for Lot 1 DP 43196 and Lot 1 DP73738.

**Page 21**

#### 8.2 RECOMMENDATION

“That the new right-of-way serving five lots, being consent SU060113, be named Braam Lane.”

#### 8.3 BACKGROUND

On 7 November 2006, 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 emphasises 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.*

#### **8.4 OPTIONS**

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

1. Braam Lane
2. Blackberry Lane
3. Bramble Lane

Braam Lane, being the preferred name, in English means blackberry.

#### **8.5 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.”*

#### **8.6 CONSULTATION**

Not applicable.

#### **8.7 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.

#### **8.8 FINANCIAL**

Refer 7.5 above - District Plan Subdivision Rule 6.6.5.2.2(k).

D HARFORD  
**Consultant Planner**

## ACTIVITY REPORTS

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### 9. ENVIRONMENTAL SERVICES DEPARTMENT

#### 9.1 *General*

The first quarter of the year has been characterised by increased business activity, experienced staff losses and demands for significant attention to large projects such as the building consent authority project and Plan changes.

A table below demonstrates current trends in building regulation.

New staff are being employed. In the last month we received complaints from customers over delays in building consent inspections and the issue of building consents. This situation relates to a combination of factors, ranging from turnover and commitment of staff to the 'build' of the Building Consent Authority procedures. All builders were written to earlier to request more notice of inspection requests.

Peter Kloosterman has joined the Council as our Senior District Planner and a new Planner will be joining us on 21 May. We have also employed a graduate planner who will start on 7 May.

#### 9.2 *Building Regulation Activity*

The following table provides a comparison of year to date statistics for the first quarter of the year for this year and last year:-

<b>Building Consent Activity 01 January to 31 March</b>	<b>2006</b>	<b>2007</b>	<b>Diff. \$ %</b>
New Dwellings	51	62	+11 +21.5%
Values of New Dwellings	\$12.740 million	\$14.892 million	+\$2.152 Million +16.89%
Total Building Consents	264	294	+30 +11.36%
Value of Building Consents	\$25.579 million	\$25.573 million	-0.02%

Large scale and high value commercial work has dropped off, compared to 2006 when projects such as the new Warehouse retail store were constructed. An increase in smaller scale building projects has occurred that requires a greater level of regulatory attention. This has resulted in increased demand for staff time. A delay in building consent processing has also occurred. I hope that this delay will be temporary and will reduce when the 'build' of our Building Consent Authority structure is completed and being implemented, (indications from other councils are that the new structure and procedures will generate a demand of between 15 to 20% additional staff resourcing).

New building regulation staff will take some time before they have completed required training to enable them to work on the full range of duties needed for building consent processing and inspection. In the short term I have arranged for over-time to be worked and contractors to assist Council staff.

#### 9.3 *Building Consent Authority*

The Council will need to have developed and implemented a structure and procedures to work as a Building Consent Authority by June 2007, so that an application for accreditation can be made to the Department of Building & Housing.

This will involve documenting every component of the activity, including competency assessments of staff and staff resourcing assessments to determine the appropriate number of staff required to be employed. Karen Noble, the Environmental Services Department Secretary has been invaluable in her contribution to progress in this very important project. Building Officials have also been assisting in 'vetting' the new procedures and processes. We are to appoint a Building Systems Officer to assist with this project and ongoing implementation.

An application for funding from the Crown has been made to the value of \$42,000 for 'outside' costs involved in this project, such a Consultancy costs.

Most importantly, after 30 November 2007, a Council that has not achieved certification as a Building Consent Authority will not be able to issue a building consent that has legal standing.

#### **9.4 Vehicle Access to Lake Heron**

The Royal Forest & Bird Protection Society has signalled its intention to object to any necessary resource consents for construction of vehicle access into Lake Heron. Until more is known of the intentions of the Department of Conservation for earthworks relating to the vehicle track, it is unclear if a resource consent will be required from the Ashburton District Council.

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

Further submissions closed on 30 March 2007. A pre-hearing meeting with Submitters is planned for 23 April 2007, to discuss traffic issues. After that meeting, staff and consultants will evaluate the work required to present the Plan Change and Notice of Requirement at a hearing. Consequently, a hearing date has not yet been set.

#### **9.6 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.

#### **9.7 Small Villages Development Planning Project**

A revised timetable has been established to renew planning for the small villages that will result in work commencing this month with draft concept plans being prepared by the consultants for consultation with village communities and comments to be invited. The draft concept plans are expected to be received from the Consultants in the first week of May 2007.

#### **9.8 Town Centre Urban Design Project**

Marc Baily at Boffa Miskell Ltd has indicated that he will not have available time to commence work on this project until after 01 July 2007.

#### **9.9 Notified Resource Consent Applications**

Hearing dates have been set in the following resource consent applications:-

Ashburton Rifle Range Users Association                      04 May 2007

Ashburton Christian School Trust                                      11 May 2007

Both hearings will commence at 9.00 am in the Council Chambers.

### **9.10 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 has been heard in the Environment Court, the case took most of a week to hear. No indication has been given by the Court of when a decision will be released.

### **9.11 Hanham Property**

A hearing date for this enforcement matter has been set with the hearing to be held in Ashburton on 7 May 2007. It is likely that this date will only result in a 'call over' where parties indicate the extent of the evidence to be called and establish a hearing duration to be scheduled at a later date.

### **9.12 Proclaim Computer Upgrade**

Printouts attached show resource applications received in March. **Attached**  
We will look to refine this reporting to provide summarised information, including all current, to the Committee.

### **9.13 Bylaw Review**

This project has commenced.

### **9.14 Land Information Memoranda**

A report on Land Information Memorandum performance is included with the agenda. To date 98.3% of LIMs have been issued within the statutory time frame of ten working days. **Page 22**

### **9.15 Building Statistics**

Statistical reports on building activity for March 2007, and March 2006, are included with the agenda. **Pages 23-27**

### **9.16 Public Health Matters**

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

- **Food**

No new food premises were registered. Eight food premises were inspected. Three potential new food businesses were given advice on food safety requirements.

The Food Safety Authority has started a trial on a new food registration scheme and four restaurants in the District are involved in the trial.

- **Camping Grounds**

Five camping ground inspections have been carried out; all were re-licensed.

- **Complaints**

Smoke from neighbours burning is still a common complaint. Methods of better educating the public on problems associated with this are under investigation.

- **Illegal Dumping**

Infringement notices have been issued to two individuals for dumping/litter. A large amount of rubbish dumped on a farmers land near Methven appeared to have come from farm workers (single men's) accommodation. A supplier of concrete blocks to help control access to some sites has been identified. Funding for these and the hire of a vehicle to locate the blocks is being investigated.

- **Disease**

The following disease notifications have been received:

<b>Disease</b>	<b>Numbers</b>
Campylobacter	15
Giardia	1
Salmonellosis	1
Yersiniosis	1

These numbers are typical. A letter has been written to the Medical Officer of Health suggesting strategies for reducing the occurrence of such diseases and improving the way in which diseases are investigated.

- **Water Supplies**

Complaints have been received regarding a taste in the drinking water supply in Ashburton. These have been investigated by the Operations Department and samples taken.

### **9.17 Animal Control**

The report of Council's dog and stock control service provider for the month of March 2007 is attached. **Pages 28-29**

### **9.18 Liquor Licensing**

The next meeting of the District Licensing Agency will be held on Thursday 10 May. The Liquor Policy Review Working Party will meet the following day and it is intended that a draft policy will be prepared for Council's consideration on 24 May.

### **9.19 Resource Consents Granted Under Delegated Authority**

Consents granted under delegation for the period 12 March 2007 to 24 April 2007.

<b>Subdivision</b>	<b>Name of Applicant</b>	<b>Proposal</b>	<b>Type of Consent</b>
SUB07/0024	MC Robinson c/- David Smith Surveying	3 lot subdivision Line Road Methven Zoned Rural A	Subdivision Controlled
SUB07/0026	MD & MK Coe c/- Middleton Williams & Co	2 lot subdivision 4 Walshes Road zoned Residential	Subdivision Controlled
SUB07/0027	BM & FR Reesby c/- Glasson Potts Fowler	3 lot subdivision 148 Winchmore School Road zoned Rural B	Subdivision Controlled
SUB07/0028	K & M Slade c/- Middleton Williams & Co	4 lot subdivision 227 and 231 Dobson Street zoned Residential	Subdivision Controlled
SUB07/0029	Jennian Homes Ltd c/- Middleton Williams	2 lot subdivision 28 Grey Street Ashburton zoned Residential	Subdivision Controlled
SUB07/0030	Shanks Jemmett Ltd c/- David Smith Surveying Ltd	3 lot subdivision Harrison Street zoned Residential	Subdivision Controlled
SUB07/0031	Rolken Builders Ltd c/- David Smith Surveying	2 lot subdivision – 30 Grey Street zoned Residential	Subdivision Controlled
SUB07/0032	T J Sargent c/- David Smith Surveying	3 lot subdivision McCroys, Dolans & Dobsons Ferry Road Zoned Rural B	Subdivision Controlled

SUB07/0033	CS & T Chen c/- David Smith Surveying	2 lot subdivision 108 Creek Road zoned Residential	Subdivision Controlled
SUB07/0034	R & E Lowe c/- NK Salter Surveying Ltd	2 lot subdivision 150 McMurdo Street zoned Residential	Subdivision Discretionary
SUB07/0035	CL Cojocarú c/- Urbis Group	2 lot subdivision 26 Princes Street zoned Residential	Subdivision Controlled
SUB07/0036	KJ & J Scarth c/- David Smith Surveying	2 lot subdivision 437 Agnes Street zoned Residential	Subdivision Controlled
SUB07/0037	PS Gray & AJ Sibley c/- David Smith Surveying	2 lot subdivision 289 Tancred Street zoned Residential	Subdivision Controlled
SUB07/0038	D & C Sinclair c/- Davis Ogilvie & Partners	2 lot subdivision 91 Alford Forest Road zoned Residential	Subdivision Controlled
SUB07/0039	RD & EM Altenburg c/- David Smith Surveying Ltd	2 lot subdivision 20 Rolleston Street Rakaia Zoned Residential	Subdivision Controlled
SUB07/0040	Schofield Family Trust c/- David Smith Surveying	2 lot subdivision Line Road/McCoys Road Methven Zoned Business 5	Subdivision Controlled
SUB07/0041	RL Mauger c/- Davis Ogilvie & Partners	2 lot subdivision 10 Mackie Street Methven 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>
LUC07/0028	Harvey Norman Ltd Haines Planning Consultants Ltd	Bulk Retail Store at Moore Street Ashburton zoned Business 3C	Certificate of Compliance
LUC07/0031	Seafield Holdings Ltd 13 Belt Road	Park and store builders vehicles building materials made up kitset doors general maintenance tools at 120 Seafield Road Zoned Rural Residential	Land Use Non Complying
LUC07/0032	Mobile Oil NZ Ltd c/- Incite (ChCh) Ltd	Upgrade carwash and associated re-imaging of signage 714 East Street Ashburton zoned Business 3A	Land Use Discretionary
LUC07/0033	Legal House Ashburton and Ashburton Trading Society	Proposed right of way over 160 Havelock Street Business 3C	Land Use Discretionary
LUC07/0034	Team Wallis Limited	Siting of a dwelling within 4.5m from Road at 11 Wills Street zoned Residential	Land Use Discretionary
LUC07/0035	WJ & NJ Ridder	Relocation of a garage to 233 Hinds Highway zoned Rural A	Land Use Discretionary

LUC07/0036	RJ Bourke DJF Bourke NL Greiner	Erect a dwelling in flooding low risk area 174 Poplar Road zoned Rural B	Land Use Controlled
LUC07/0037	SD Hurst	Proposed relocation of a dwelling at 201 Dawsons Road Zoned Rural B	Land Use Discretionary
LUC07/0043	Mania-o-roto Scout Park	Construct a building in a flood risk area Rural A Zone	Land Use Discretionary

### **Limited Notified Consents**

None for this period

### **Publicly Notified Consent**

The following applications have been publicly notified:

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

Establish and operate a transport depot for Rural Transport Ltd Northpark Road  
Submissions have closed.

*application is still on hold pending Ecan consent and how stormwater is to be disposed.*

**LUC06/0046** – Ashburton Christian School

Establish a Christian school at Albert Street

*Hearing Date has been set. 9am Friday 11 May 2007*

Commissioner David Collins presiding.

**LUC07/0005** – Ashburton Range Users Association

Establish a Rifle Range Terrace Road Ashburton

*Hearing Date has been set. 9am Friday 4 May 2007*

Commissioner David Collins presiding.

### **Hearings Held**

**LUC06/0094-** Veehof Dairy Services Ltd

An application for a proposed agricultural contracting business to assemble, store, display and sell hoof trimming products for their cow rehabilitation business within a building in the Rural B Zone, 102 Coplands Road.

A hearing was held on 28 February 2007 (Panel of Crs Beavan, Glass and Kilworth)

Decision signed off on 13 March 2007.

*An appeal has been lodged against this decision.*

J McKENZIE

**Environmental Services Manager**