

## ENVIRONMENTAL SERVICES COMMITTEE – 8/02/07

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**REPORT** and **MINUTES** of a meeting of the **ENVIRONMENTAL SERVICES COMMITTEE** held in the Council Chamber, 5 Baring Square West, Ashburton, on Thursday 8 February, 2007, commencing at 1.30 pm.

**PRESENT:** Councillors R J Kilworth (Chair), R C Beavan, B A Tasker, K W P Lowe, M J Urquhart, D Glass and I J Burgess.

Also in attendance Crs P W Reveley and K L Holmes; Environmental Services Manager, Senior Planner and Committee Secretary.

**APOLOGY:** His Worship the Mayor, Mr M B O'Malley; Councillors L J Leadley (lateness), N A Brown, D N Nelson **Sustained**

The Committee acknowledged the impending resignation of the Senior Planner, Mr David Harford, and Councillors took the opportunity to thank Mr Harford for his contribution to Council since his appointment in November 2001.

### **Confirmation of Minutes**

“That the minutes of the Environmental Services Committee meeting held on 30 November, 2006, be taken as read and confirmed.”

Beavan/Urquhart

**Carried**

### **Matters Arising**

#### **DOC Presentation**

The Environmental Services Manager agreed to write to DOC formally requesting that Council be included in the consultation and development of the Hakatere Conservation Park. Mr McKenzie explained that LINZ administers the tenure review process.

The Mayor attended the meeting at 1.46 pm.

### **Application LUC 060071 – Tricroft Properties Ltd**

“That application LUC 060071 being consent to establish and operate a hardware, garden and building supplies outlet, including retail sales, and to establish and operate a Café at 363 West Street, Ashburton, be granted subject to the following conditions:

1. The consent is to proceed in general accordance with site plan 8306C03C dated 15 November 2006, and details included with the application dated 11 December 2006.
2. No goods deliveries to the site are to occur outside the hours 0700 – 1700, Monday to Friday, through the south side goods access. A gate is to be installed, preventing access along the south side goods access, which is to be locked in accordance with the above hours.
3. The consent holder shall, following six weeks from the opening of the building supply / hardware store, provide a noise report to show compliance with the District Plan's residential zone noise standards.
4. A noise management brief shall be provided to the Council's Environmental Services Manager prior to the opening of the building supply outlet to outline what the methodology for condition 3 will be.

5. Should non compliance with the District Plan noise requirements be detected in 3 above, remedial measures shall be undertaken to achieve compliance within one month from the date the non compliance was detected.
6. All exterior lighting shall be directed away from adjoining properties and roads.
7. No activity shall result in greater than 3 lux spill (horizontal and vertical) of light onto any adjoining property, measured at any point more than two metres inside the boundary of the adjoining property.
8. The hours of operation for the building supply outlet shall not exceed 8.00 am – 6.00 pm on Saturdays, Sundays and public holidays.
9. The Ashburton District Council may, within 20 working days following each anniversary of the granting of this consent, serve notice of its intention to:
  - a) Review the conditions of this consent for the purposes of dealing with any adverse effects on the environment that may arise from the exercise of this consent in regard to effects on the surrounding environment from the scale, frequency and duration of the activity for which consent has been granted. The actual and reasonable costs of conducting such a review shall be payable by the consent holder.
  - b) Carry out monitoring of the activity for the purposes of assessing compliance with the resource consent and / or dealing with any adverse effects on the environment that may arise from the exercise of this consent in regard to effects on the surrounding environment from the conduct of the activity for which consent has been granted. The actual and reasonable costs of conducting such a monitoring shall be payable by the consent holder and shall be in accordance with fees adopted by the Council from time to time.

Beavan/Burgess

**Carried**

### ***Road Closure – Ashburton Car Club***

“That the following road be closed to ordinary vehicular traffic from 10.00 am to 4.00 pm on Sunday 11 February 2007, for the purpose of allowing the Ashburton Car Club to hold a Motorkhana meeting:

MALCOLM MCDOWELL AVENUE, from Bremners Road to the end of the road.”

Tasker/Burgess

**Carried**

### ***Activity Reports***

“That the reports be received.”

Glass/Tasker

**Carried**

### **Ashburton Stopbanks**

The Environmental Services Manager reported that the stop banks have been completed and it is anticipated that vegetation will be sufficiently established in two years time to provide protection against a 200 year flood. Mr McKenzie explained that the District Plan rule requires that new allotments not be created until that level of protection is achieved, however subdivision consents could be issued in the interim period “tagged” to ensure that developers do not receive title (s224 Certificate) until after the two year period. He said that Council could consider issuing s224 certificates with floor height restrictions according to the level of flood risk on that site at the time but this would be subject to ECan’s approval.

The Committee agreed that it would be timely to have an on site meeting with ECan personnel to view work completed at the stopbanks and to discuss the issue of removing shingle from sections of the river.

Cr Leadley attended the meeting at 2.20 pm.

**Dog and Stock Control**

The Environmental Services Manager reported that an incident involving two dogs that attacked and killed 50 sheep is before the Court. Reparation and costs will be sought.

**Liquor Licensing**

Minutes of the Agency meeting held on 7 December 2006, were received. A further meeting of the Agency was held this morning.

**Public Health**

The Environmental Services Manager recommended that a fee for event licences be established through the annual plan process. The fee would apply to mobile shop holders who operate in the district only once or twice a year and are currently required to pay an annual charge.

**Pest Control**

It is anticipated that the proposed demolition of the Somerset building in the CBD will increase the current problem with rodents and birds. The Environmental Services Manager confirmed that staff will continue to liaise with business owners in the area to ensure appropriate pest control solutions are carried out.

**Publicly Notified Consent**

It was reported that submissions on application LU 060097, being consent to establish and operate a transport depot on Northpark Road, have closed and the application suspended until a joint hearing with Environment Canterbury can be held.

The Chief Executive attended the meeting at 2.48 pm.

**North East Ashburton Development**

The Environmental Services Manager reported that submissions close on 16 February 2007, with five submissions received to date.

***Items transacted with the public excluded (2.49 pm)***

“That the public be excluded from the following parts of the proceedings of this meeting, namely – the general subject of each matter to be considered while the public is excluded, the reason for passing this resolution in relation to each matter, and the specific grounds under Section 48 (1) of the Local Government Official Information and Meetings Act 1987 for the passing of this resolution are as follows:

<b>Item no</b>	<b>General subject of each matter to be considered:</b>	<b>In accordance with Section 48(1) of the Act, the reason for passing this resolution in relation to each matter:</b>
<b>9</b>	<b>Confirmation of Minutes – 30/11/07</b> [now in open meeting]	Section 7(2)(h) Commercial activities

Burgess/Glass

**Carried**

There being no resolutions passed, the Committee resumed in open meeting and concluded at 2.50 pm.