

Stewart Fletcher

From: David Harford <david@dhconsulting.co.nz>
Sent: Friday, 23 June 2023 11:14 AM
To: stewart@fletcherconsulting.co.nz; Stewart Fletcher
Subject: LUC22/0107 Drummond Contracting Ltd - 49 Mitcham Road - Pre hearing response
Attachments: DHCL- Drummond Contracting Ltd - Pre hearing Response Final.pdf; Diesel Tank Specifications.pdf; Updated Plan 49 Mitcham Road.pdf; Shed Plans - pole sheds.docx; Facilitator's Notes Drummond 49 Mitcham Road final.doc

Hello Stewart

In accordance with the facilitator's requirements following the 8th June pre-hearing, please see the attached response and attachments.

Kind Regards

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Ashburton District Council
C/- Stewart Fletcher

Via email

23 June 2023

Dear Stewart,

RE: DRUMMOND CONTRACTING LTD – CONTRACTORS YARD - 49 MITCHAM ROAD - PRE-HEARING MEETING RESPONSE

In respect of the pre-hearing meeting held on the 8th of June 2023, the facilitator issued notes as a record of the meeting.

Within the notes were requirements for the applicant to provide information back to Council and the submitter.

In the order of the bullet points, I respond as follows,

- *A revised site plan showing an offered relocation of the driveway.*

Please see the amended site plan showing the repositioned driveway circa 80m west of the existing driveway.

- *Plans showing a splayed entrance/exit arrangement at the road edge.*

The site plan shows the splay in the new driveway. This will be designed in accordance with ADC rural vehicle crossing/entranceway requirements.

- *Plans showing the proposed scale and elevations of the two proposed buildings.*

Please see attached the proposed shed which has a floor area of circa 180m² and stands a minimum of 4.2m in height. The applicant proposes to erect two of these buildings in the positions as shown on the site plan.

- *Plans showing the location and scale of hay, straw and balage storage as discussed –*

The amended site plan includes the boundaries within which the contractor's yard will operate. The hay, straw and balage will be stored within these areas and within that area shown on the aerial plan where balage can clearly be seen. Hay/straw will be put within the new shed(s) as required.

- *Conditions relating to the establishment and maintenance of proposed landscape planting, and the retention of existing trees.*

Possible conditions here include,

All screening plantings on the Mitcham Road frontage as referred to in the application and site plan, shall be maintained to ensure their long-term survival. The exception is a tree (s) to be removed for the new driveway. Any plants that become diseased or die shall be replanted in the subsequent planting season (April – September) following their loss.

The consent holder shall advise the Council when all the plantings have been established on the site.

The existing shelterbelts and trees on site, as identified in the application for retention, shall be appropriately maintained (bi-annual or triannual trimming) and any removal or death by natural causes, requires replacement of the tree(s).

- *A condition limiting the number of inward tractor or machinery movements to two after 10pm and no outward tractor or machinery movements after 10pm*

No more than four HGV movements (including tractors) with ancillary trailers/balers or attachments, shall occur inwards and no more than two outwards from the site onto and from Mitcham Road, between 10pm and 6.30am. The reason for the four movements in is that the driveway is moved further away from the submitter's residential unit.

- *A condition requiring tractors to idle no more than 10 seconds (or an appropriate time) after reaching their parking area, after 10pm*

Heavy Vehicle idling within the site shall not occur for longer than 90 seconds once a vehicle becomes stationary within the site after 10pm. The reality of this situation, where the mechanics of larger diesel engines is concerned, as I understand, is you should not just shut down an engine immediately once it becomes stationary as it risks mechanical damage.

- *Conditions which implement and re-enforce the scale of the operation, which the applicant described as "staying at the current scale of operations, and not growing".*

The scale of the operation shall not exceed the following.

- eight tractors,
- two loaders,
- 2 x hay mower sets,
- 5 x hay rakes,



- 6 x balers, (incl 2 x medium square, 2 x round and 2 x conventional)
- 3 x balage wrappers.
- 3 x carting trailers.
- Up 5 staff – full or part time
- 5 x staff vehicles

Note: These numbers exclude the landowners own personal and farm vehicles and machinery.

- *Conditions requiring the fuel storage area to comply with relevant regulations.*

The fuel storage on site will not exceed an above ground 5000 litre double skinned or bunded diesel tank.

- *A review condition in favour of the Council*

It is proposed that,

Review condition

Pursuant to section 128 of the RMA the conditions of this consent may be reviewed by the Council at the consent holder's costs at any time:

- (a) *To deal with any adverse effect on the environment which may arise or potentially arise from the exercise of the consent and which it is appropriate to deal with at a later stage.*
 - (b) *At any time, if it is found that the information made available to Council in the application contained inaccuracies which materially influenced the decision and the effects of the exercise of the consent are such that it is necessary to apply more appropriate conditions.*
- *Conditions setting out a complaint process.*

Complaints procedures

Neighbours of the Drummond Contracting Ltd site at 49 Mitcham Road will be given the contact telephone number(s) of the Operations Manager/consent holder, that they can use if they have any concerns regarding noise.

Any complaints received shall be logged and appropriate action shall be taken. The date and time of the complaint, the name address and phone number of the complainant and details of the nature of the complaint shall be recorded, together with details of the action taken in resolving the issue.

It will be the responsibility of the Operations Manager/ Consent Holder, to ensure that all complaints are followed up. This information shall be made available to any Council Officer who may request it.



- *Requiring the applicant to obtain the appropriate consent from the Ashburton-Lyndhurst Irrigation Scheme for works and activities within the area of the application site designated for that Scheme.*

Consultation has been undertaken with Ashburton Lyndhurst Irrigation Ltd (ALIL)- General Manager, Rebecca Whillans. There is an easement document that has been signed by the landowner and forwarded back to ALIL. Within that document are requirements about not building over the easement and to avoid any damages to the said water supply line. This, as I understand it, suffices for approval from ALIL.

- *Confirmation as to whether the sale of hay / balage would trigger any additional consenting non compliances.*

This activity is a Rural Service Activity, being an agricultural contracting facility or base. In addition to the on property balage, hay and/or straw there are other properties that Drummond Contracting Ltd, essentially manage and take the feed off as required and bring this back (not all of it at times) to site to store.

Storage of balage or the like is common, not only for contractors but at times, other than land managed by the applicant, farmers will have a feed surplus due to favourable farming conditions or otherwise where the feed is surplus to a properties needs and thus can be secured by the applicant/consent holder, or whoever for "on sale" if required.

This is a common practice and has been so for decades. The key point here is it is not a direct sale of the feed to the public therefore it is not a retail activity or retail sales for that matter, and it is not the primary activity of the business. It is an ancillary part of the Rural Service Activity. It is a farming activity to grow the balage.

Please do not hesitate to contact me to discuss any matters in this assessment on 029 3077 164; or alternatively email david@dhconsulting.co.nz.

Yours faithfully,



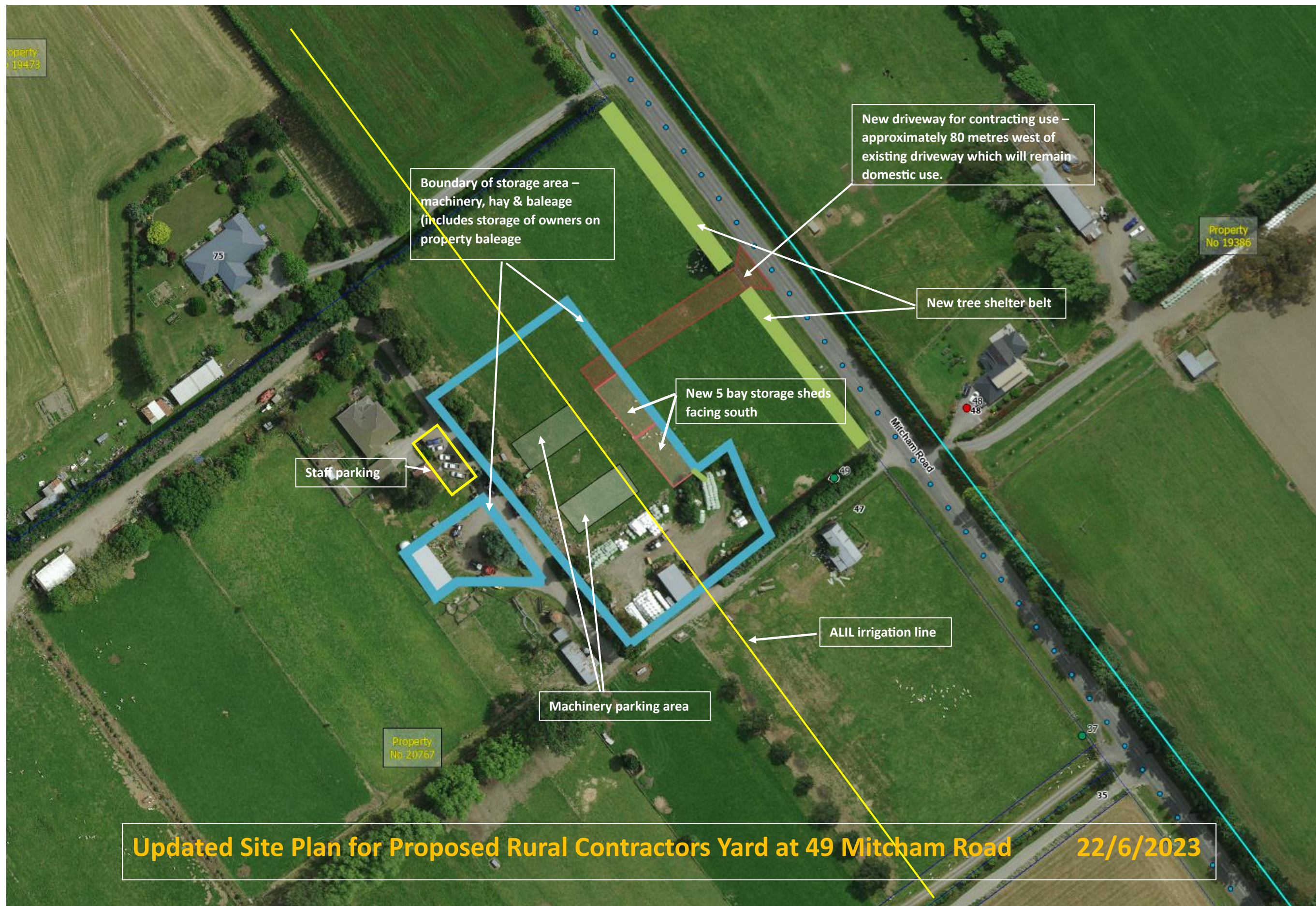
David Harford
Director

Encl: Updated Site Plan

Storage Building elevation and floor plan

Diesel tank Specifications





fuel chief

AUSTRALIA & NEW ZEALAND

SUITABLE FOR C1/C2 COMBUSTIBLE LIQUID

- ✓ Tank built to AS1692 - 2006 Category 3
- ✓ Only transport when empty
- ✓ To be installed on a flat level surface
- ✓ To be installed and maintained in accordance with local standards

MODEL

DC50

SERIAL NUMBER

DC50-01101

SAFE FILL (Litres)

4629

DATE OF MANUFACTURE

9-2019

FABRICATOR NUMBER (NZ)

FAB0069

CONSTRUCTION MATERIAL

CARBON STEEL

DESIGN LIQUID DENSITY (kg/L)

1.0

POSITIVE DESIGN PRESSURE (kPa)

23.8

NEGATIVE DESIGN PRESSURE (kPa)

ATMOSPHERIC

LENGTH (mm)

2996

WIDTH (mm)

1150

HEIGHT - TANK ONLY (mm)

2550

WEIGHT - TANK ONLY (kg)

1600

DESIGN NUMBER (NZ)

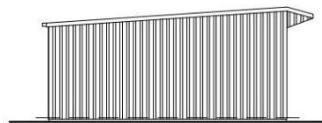
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Diesel Tank Specifications

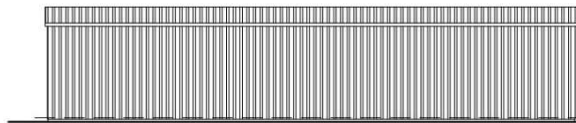
LEAN-TO 5 BAY OPEN WITH ROOF CANOPY 180SQM



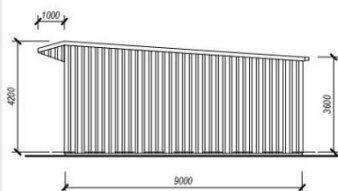
LEAN-TO 5 BAY OPEN WITH ROOF CANOPY 180SQM



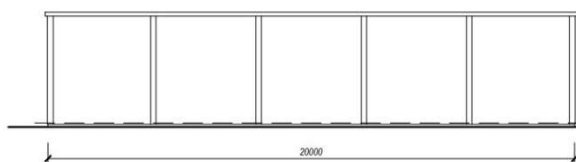
ELEVATION D
SCALE 1:150



ELEVATION C
SCALE 1:150



ELEVATION B
SCALE 1:150



ELEVATION A
SCALE 1:150

LEAN-TO 5 BAY OPEN WITH ROOF CANOPY

180SQM

