

## Stewart Fletcher

---

**From:** David Harford <david@dhconsulting.co.nz>  
**Sent:** Sunday, 10 September 2023 4:27 PM  
**To:** Stewart Fletcher  
**Subject:** RE: Resource Consent Application for Contractors Yard  
**Attachments:** Site Plan re hay and balage.pdf; Driveway mark up - Perspective C diagram.pdf; Updated APA - P Lambie - 75 Mitcham Road.pdf; Updated APA - L Hanrahan 70 Mitcham Road.pdf

Hello Stewart

In response to these details in your memorandum, please see below.

I was away in late August and the applicant was only able to secure the written approval, to the amendments, from the landowner at 75 Mitcham Road, last Thursday 7<sup>th</sup> September.

In order of the numbers in the memorandum.

1. The applicant is happy to consider diagram/perspective C type vehicle crossing design (example attached) except the radius at the edges be 15m (up from 9) to allow wider entry/exit ability for Heavy Vehicle use from Mitcham Road. Note, the gate will be recessed a minimum of 12m from the road boundary to enable a tractor and trailer to be clear of the road.
2. Your assessment of the sales component from straw as a secondary aspect, is agreed. This is not the primary purpose of this proposal and operation. As I have previously said, many if not all Agri related contractors and existing farming operations from time to time have feed available for sale. This has occurred for decades or as long as farming has been in existence in this country. If the commissioner takes a different view here, we have a District/Nation Wide issue then!
3. The intent is not to use all the area's bound in blue for hay and balage. The attached updated plan shows the hay storage areas.
4. That's fine.
5. The relocation of the driveway circa 90-100m north was for the purpose of reducing effects on the landowner at 48 Mitcham Road. Namely, noise and glare effects.
6. Bullet Point – BP 1 – the applicant does not use a GPS/Navigation system. BP 2- Staff are made aware as part of normal induction and management process. BP 3- This was the point of the driveway shift to move/address the main area of issue. The vehicle movement limitations after 10pm (4 movements) we consider are restrictive enough and I don't believe additional limitations are required based on the acoustic reporting findings that one of the nighttime noise issues was on the current driveway. It stands to reason that, moving the driveway further north/west removes that noise issue for the submitter in terms of effects at the notional boundary of the dwelling. Further, the written approvals of the Lambies (75 Mitcham) and Hanrahan's (70 Mitcham Road) sign off on the new site plan, this then removes any noise issue for those landowners.
7. The proposed colour for the sheds will be a low reflective cladding and possibly a Denim Blue coloursteel. Bearing in mind, that in time the new sheds would be screened from the road boundary plantings proposed.

8. Agree with the comments here. The applicant will not interfere with this water easement. Nothing further needed here.
9. The written approvals of the owners/occupiers of 70 and 75 Mitcham Road are attached.

Kind Regards

David Harford

David Harford  
David Harford Consulting Ltd  
Resource Management Planning  
Aon House  
2 Queens Drive  
PO Box 603  
ASHBURTON 7700  
PH 03 3077 164  
MOB:029 3077 164  
Email:david@dhconsulting.co.nz  
[www.dhconsulting.co.nz](http://www.dhconsulting.co.nz)



---

**From:** Stewart Fletcher <stewart@fletcherconsulting.co.nz>  
**Sent:** Monday, August 21, 2023 9:09 PM  
**To:** David Harford <david@dhconsulting.co.nz>; martyn@dairyplatforms.nz  
**Cc:** 'Ian Hyde' <Ian.Hyde@adc.govt.nz>; 'Deanna Reynolds' <Deanna.Reynolds@adc.govt.nz>  
**Subject:** Resource Consent Application for Contractors Yard

Good afternoon

Following the prehearing meeting to discuss the resource consent application to establish a contractors yard in Mitcham Road the applicant provided further information on the proposal which was distributed to relevant parties.

This information has been reviewed and attached is a memorandum I have prepared regarding whether the amendments address those matters discussed at the meeting. It is at the applicants discretion as to whether they wish to address the matters raised in the attached. The submitter (Martyn Fisher & Rachael Whaley) also have the opportunity to formally comment on the revised proposal and in doing so consider the attached document.

It is requested that any final comment on the proposal is received by both parties by Monday 4 September and following this, formal arrangements will be established for the continued processing of the application, such as a hearing date if required.

If you have any queries regarding the attached or the processing of the application please feel free to get in contact.

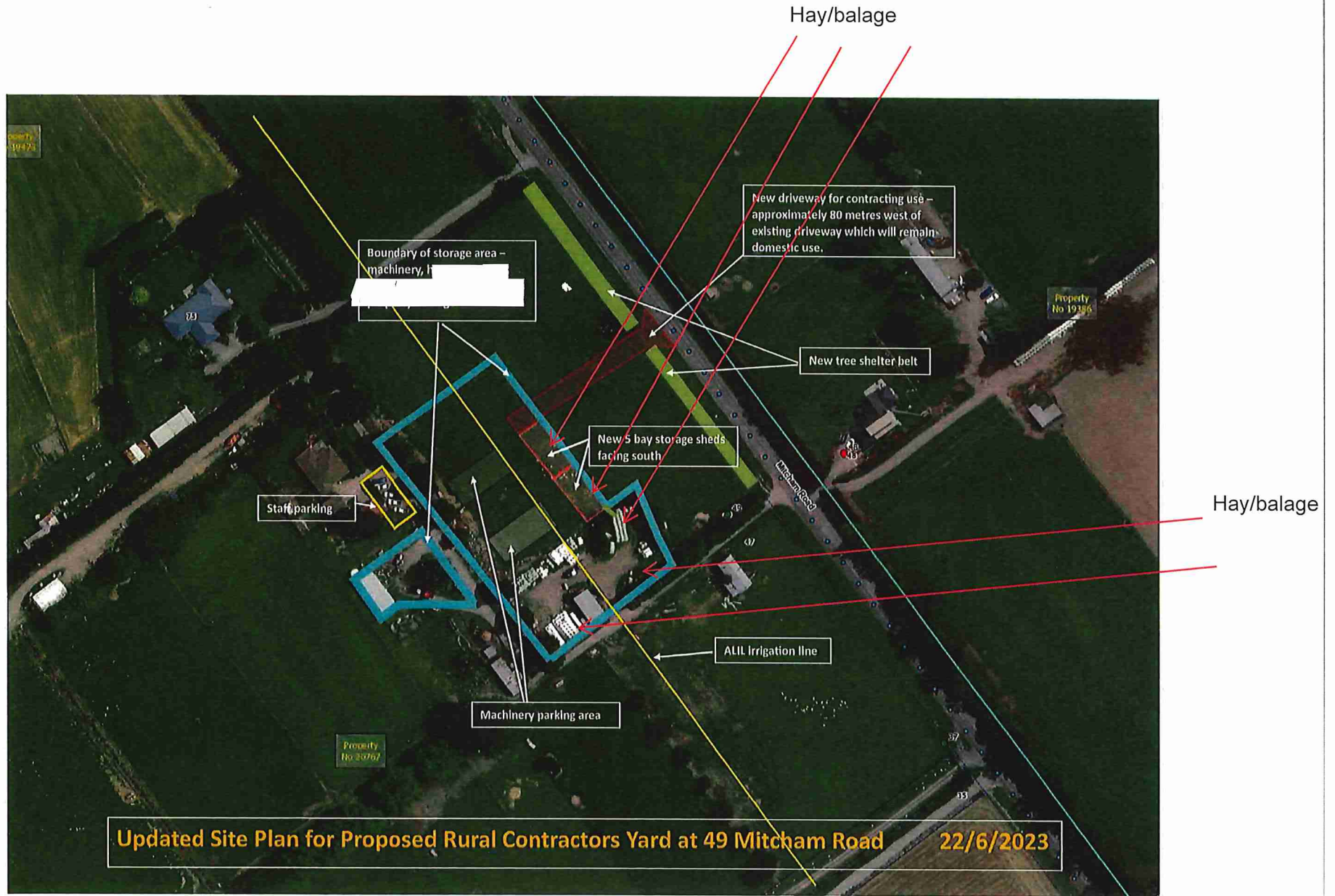
Kind regards  
Stewart Fletcher



4 Primrose Hill Lane, CHRISTCHURCH 8051

**Cell:** 021 0234 6903; **Email:** [stewart@fletcherconsulting.co.nz](mailto:stewart@fletcherconsulting.co.nz);

**Web:** [www.fletcherconsulting.co.nz](http://www.fletcherconsulting.co.nz)



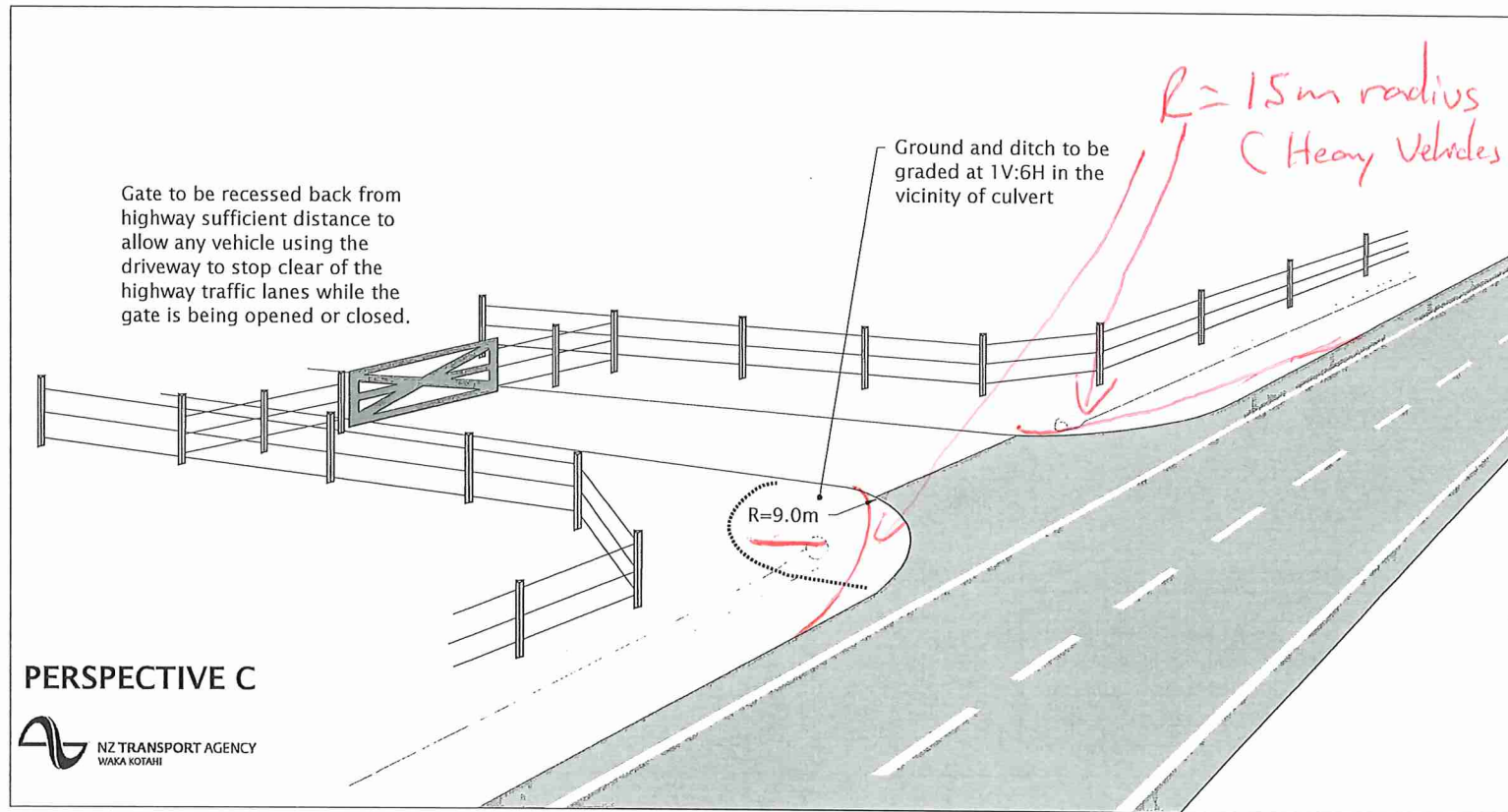
Gate to be recessed back from highway sufficient distance to allow any vehicle using the driveway to stop clear of the highway traffic lanes while the gate is being opened or closed.

Ground and ditch to be graded at 1V:6H in the vicinity of culvert

$R = 15\text{m}$  radius  
(Heavy Vehicles)

$R = 9.0\text{m}$

PERSPECTIVE C



Notes:

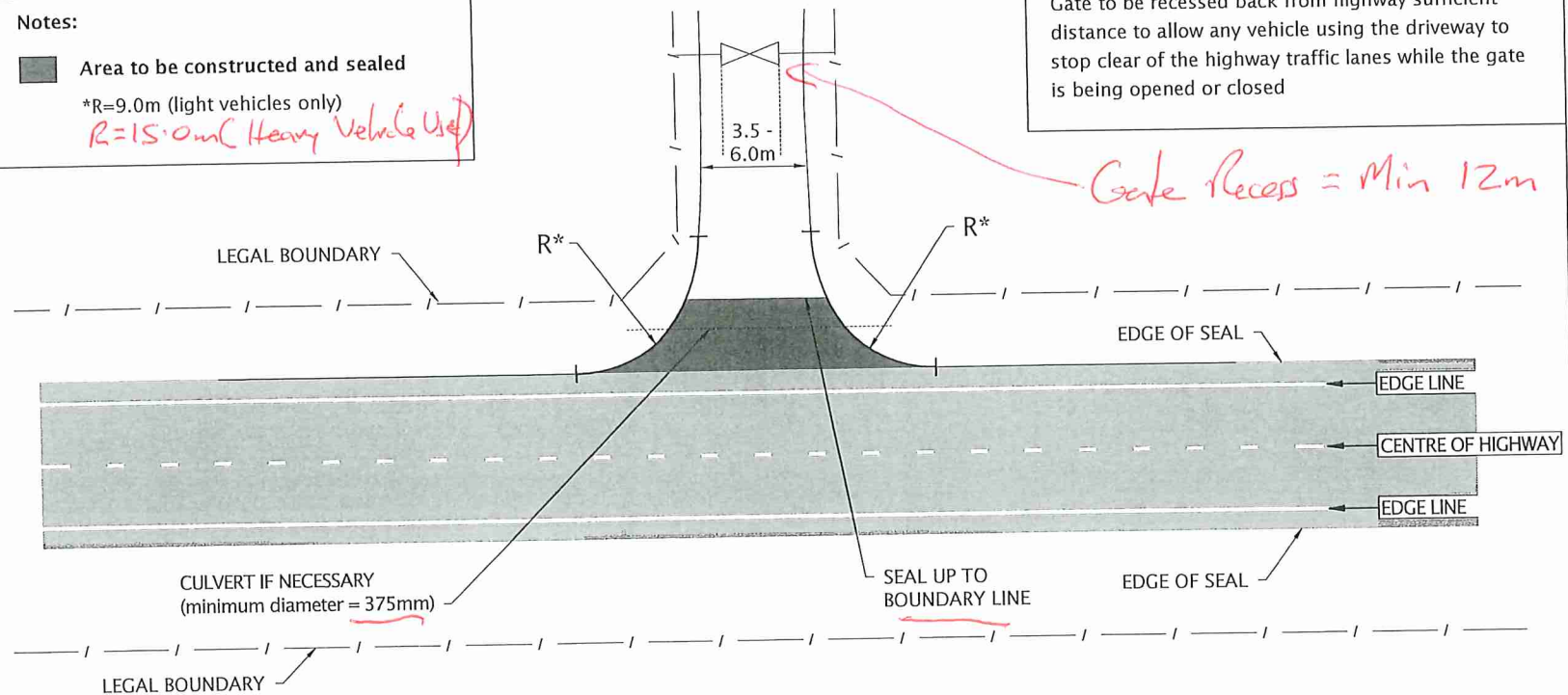
Area to be constructed and sealed

\*R=9.0m (light vehicles only)

*R=15.0m (Heavy Vehicle Use)*

Gate to be recessed back from highway sufficient distance to allow any vehicle using the driveway to stop clear of the highway traffic lanes while the gate is being opened or closed

*Gate Recess = Min 12m*





**PART A (to be completed by applicant)**

**PART A - APPLICATION**

Applicant(s) name: <i>(please write all names in full)</i>	Drummond Contracting Ltd
Address of proposed activity:	49 Mitcham Road Ashburton
Consent number if known:	LUC 22/0107

Brief description of proposed activity:

Retrospective resource consent sought for the establishment and operation of an agricultural contractors yard for machinery and equipment storage alongside hay/balage storage.

The site includes provision for on site landscaping, workshop for vehicle maintenance and staff parking.

The operation can operate seven days per week in accordance with the application and updated information

Record of documents presented to the affected party:

Updated Site Plan including provision of new driveway on the site.  
Location Plan

Shed Plans  
Pre hearing meeting response letter to ADC dated 23rd June 2023

Resource consent(s) being sought for (describe what is being applied for):

Resource Consent is sought for a Rural Service Activity under the Ashburton District Plan.  
This requires consent as a full discretionary activity

**PART B (to be completed by persons and/or organisations providing written approval)**

**PART B - AFFECTED PERSON(S)**

	Tick if owner	Tick if occupier
Full name: <i>(in print)</i> <u>Lawrence Richard Hanrother</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Full name: <i>(in print)</i>	<input type="checkbox"/>	<input type="checkbox"/>
Full name: <i>(in print)</i>	<input type="checkbox"/>	<input type="checkbox"/>
Address of affected property:	<u>2 R D 2 Ashburton</u>	
Phone:		Mobile: <u>0274 952125</u>

PART B - AFFECTED PERSON(S) (continued)

I have authority to sign on behalf of all the other: (tick one)

☒

OWNER(S)

☐

OCCUPIER(S)

of the property. Please provide documentation proving this authority.

Please note: the approval of all the legal owners and the occupiers of the affected property may be necessary.

PART C (to be completed by persons and/or organisations providing written approval)

PART C - DECLARATION

☒

I/We have been given details of the proposal and plans to which I/we are giving written approval.

☒

I/We have signed each page of the plans in respect of this proposal. These need to accompany this form.

☒

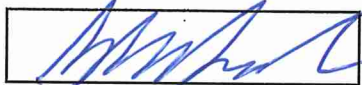
I/We understand that by giving my/our written approval, the Council when considering the application cannot take account of any actual or potential effects of the activity on my/our property.

☒

Further, I/we understand that at any time before the determination of the application, I/we may give notice in writing to the Council that this approval is withdrawn.

Note: You should only sign below if you fully understand the proposal. If you require the resource consent process to be explained you can contact the Customer Service Team at the Council who can provide you with information.

Signature(s):



Date:

4<sup>th</sup> September 2023

Signature(s):

Date:

Signature(s):

Date:

Please tick this box if there are other owners or occupiers of the property who are not represented on this form ☐

PRIVACY INFORMATION

The information on this form is required to be provided under the Resource Management Act so that the application referred to can be processed. Under this Act this information, together with associated reports and attachments, can be made available to members of the public, including business organisations, community groups and the media. You have the right to request access to personal information held about you by the Council, and you can request that it be corrected.

If you are asked to give your written approval and sign this form, you should do these things first:

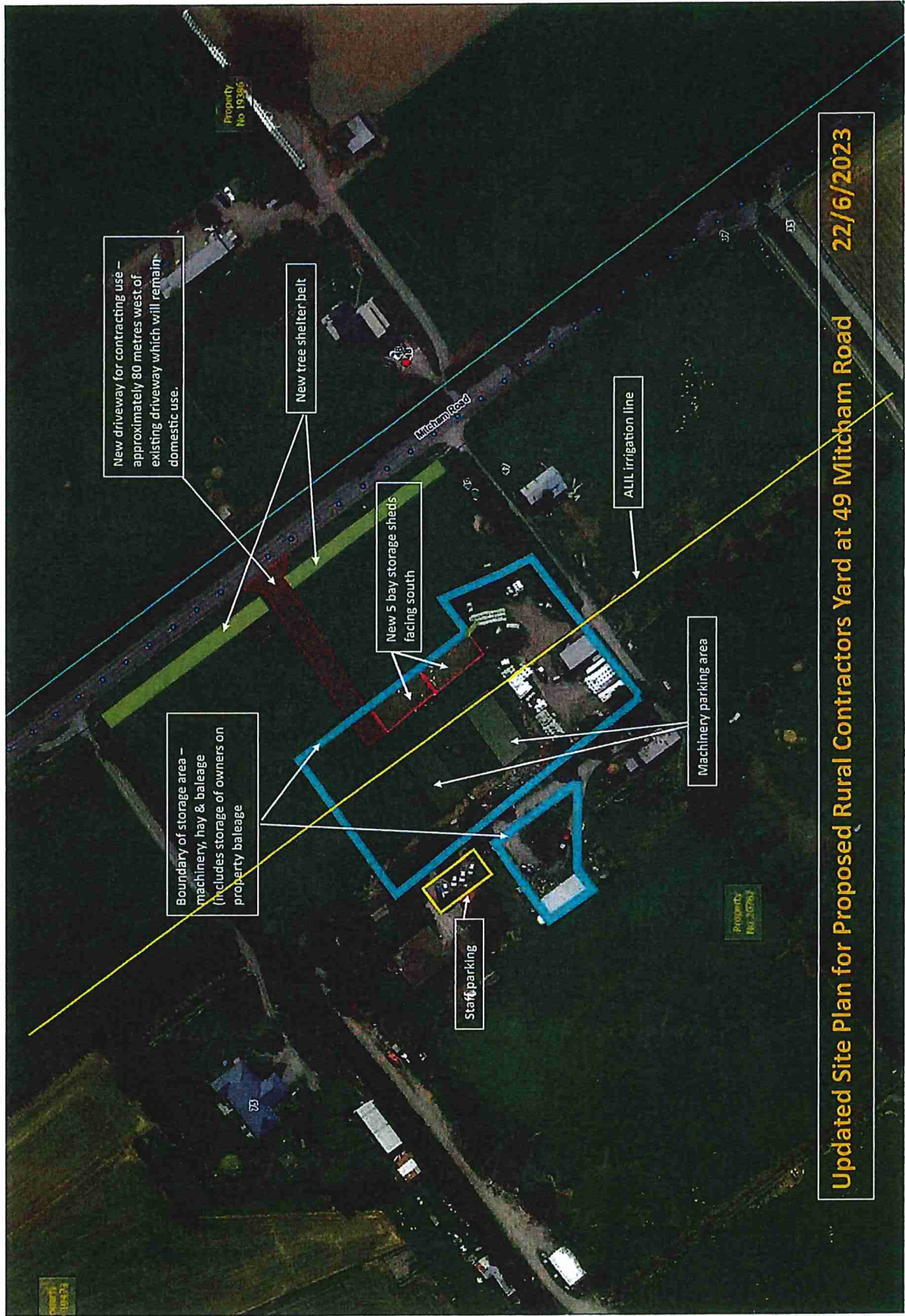
1. Request that the applicant (or their representative) explain the proposal to you, including why it needs resource consent.
2. Read all of the information provided so that you can understand the effects of the proposal. You can ask for more time to consider the documents if you think you need it. If there are no plans available at this stage, we suggest you wait until you can look at them before making any decisions.
3. Decide whether you are comfortable with the proposal. The following options are available to you:
  - a) If you are satisfied with the proposal and/or the effects are acceptable to you, you may decide to sign this form and a copy of the associated documents.
  - b) You are entitled to ask the applicant for more information if you are not satisfied and you can also suggest changes if they would make you more comfortable with the project although the developer might not agree to them. If you do reach agreement, you should sign only the amended version of the proposal and all of the plans etc.
  - c) If you are willing to sign subject to a matter which is not part of the application and the developer also agrees, this will need to be the subject of a separate agreement between yourselves which the Council will not be involved in. You might want to speak to your lawyer about how to do this and at what point you should sign this form.
4. If you change your mind after signing the form, you may withdraw your approval at any time before the hearing if there is one, or otherwise before a decision is made on the application, by advising the Council in writing that your approval is withdrawn. Obviously, you should let us know as soon as you can after you change your mind.

See also the Ministry for the Environment Website <http://www.mfe.govt.nz/publications/rma/everyday-guide-rma-your-rights-affected-person>

If you consider that you will be adversely affected by the proposal and/or do not wish to sign the approval form for any reason, there is no obligation to do so and no reasons need to be given.



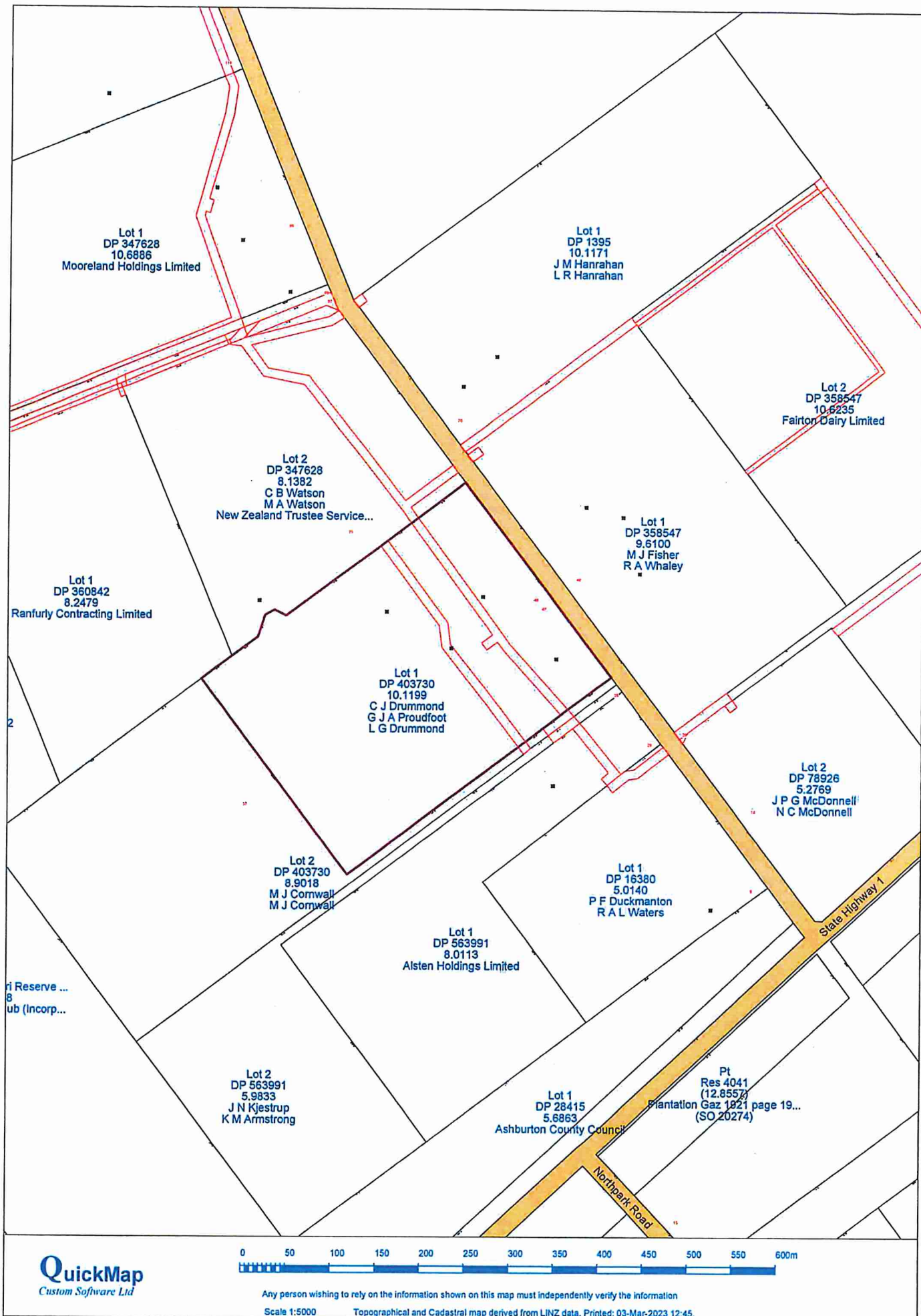




Updated Site Plan for Proposed Rural Contractors Yard at 49 Mitcham Road

22/6/2023

*MA*



Wark

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 8<sup>th</sup> 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 180m<sup>2</sup> 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.

23/06/2023  
DHCL





- *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,



- 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 banded 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](mailto:david@dhconsulting.co.nz).

Yours faithfully,



David Harford  
Director

Encl: Updated Site Plan

Storage Building elevation and floor plan

Diesel tank Specifications

---

RESOURCE MANAGEMENT PLANNING

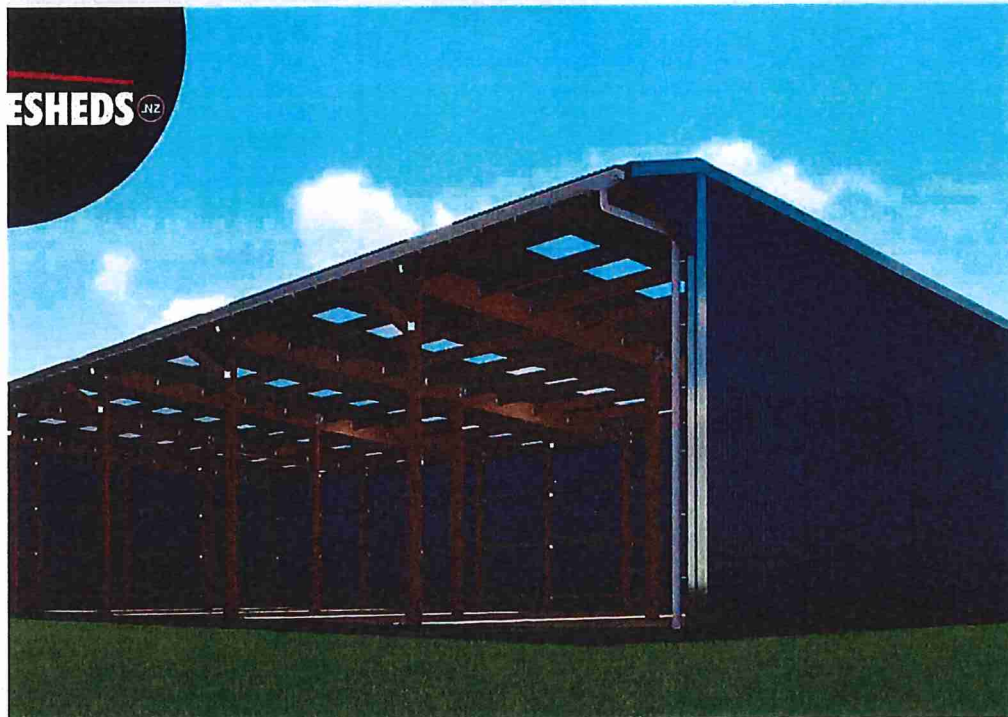
P 029 307 7164 PO Box 603 Ashburton 7740

[david@dhconsulting.co.nz](mailto:david@dhconsulting.co.nz) [www.dhconsulting.co.nz](http://www.dhconsulting.co.nz)

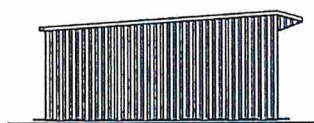
23/06/2023



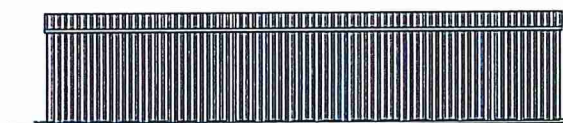

**LEAN-TO 5 BAY OPEN WITH ROOF CANOPY**  
**180SQM**



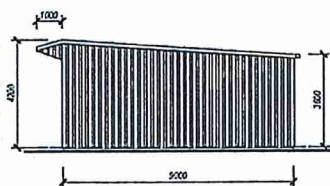
**LEAN-TO 5 BAY OPEN WITH ROOF CANOPY**  
**180SQM**



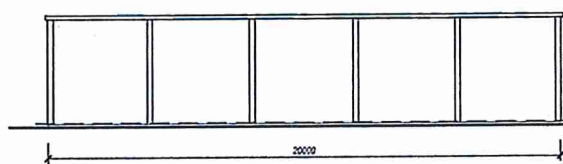
**ELEVATION D**  
SCALE 1:150



**ELEVATION C**  
SCALE 1:150



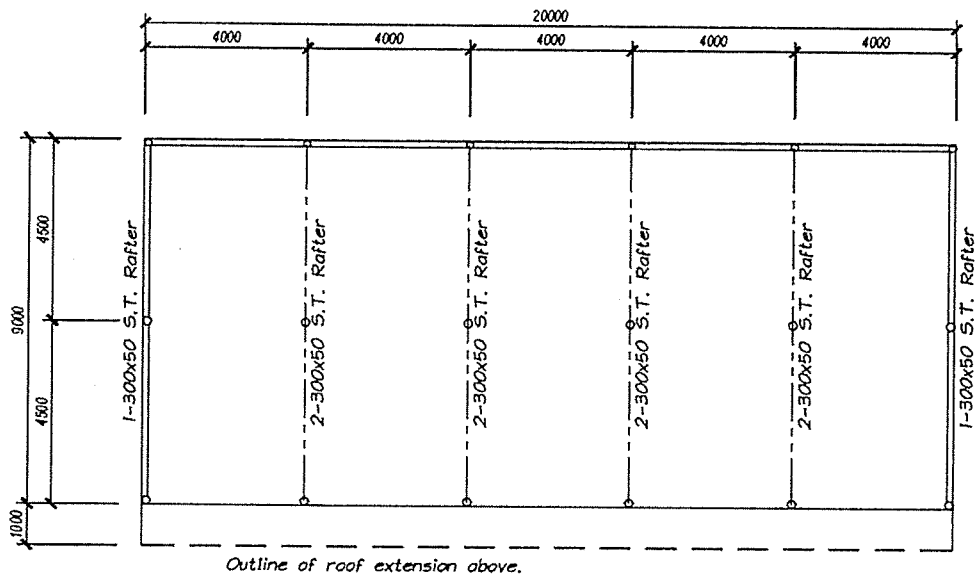
**ELEVATION B**  
SCALE 1:150



**ELEVATION A**  
SCALE 1:150

*Handwritten signature*

# LEAN-TO 5 BAY OPEN WITH ROOF CANOPY 180SQM



# Written Approval of Affected Persons *(Affected Party Consent Form)*

APA01  
VER 1.3  
Nov 2016

## PART A (to be completed by applicant)

### PART A - APPLICATION

Applicant(s) name: <i>(please write all names in full)</i>	Drummond Contracting Ltd
Address of proposed activity:	49 Mitcham Road Ashburton
Consent number if known:	LUC 22/0107

#### Brief description of proposed activity:

Retrospective resource consent sought for the establishment and operation of an agricultural contractors yard for machinery and equipment storage alongside hay/balage storage.

The site includes provision for on site landscaping, workshop for vehicle maintenance and staff parking.

The operation can operate seven days per week in accordance with the application and updated information

#### Record of documents presented to the affected party:

Updated Site Plan including provision of new driveway on the site.  
Location Plan

Shed Plans  
Pre hearing meeting response letter to ADC dated 23rd June 2023

#### Resource consent(s) being sought for (describe what is being applied for):

Resource Consent is sought for a Rural Service Activity under the Ashburton District Plan.  
This requires consent as a full discretionary activity

## PART B (to be completed by persons and/or organisations providing written approval)

### PART B - AFFECTED PERSON(S)

	Tick if owner	Tick if occupier
Full name: <i>(in print)</i> Peter John Lambie	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Full name: <i>(in print)</i>	<input type="checkbox"/>	<input type="checkbox"/>
Full name: <i>(in print)</i>	<input type="checkbox"/>	<input type="checkbox"/>
Address of affected property: 75 Mitcham Road		
Phone: 30 20 899	Mobile: 027 222 6768	



PART B - AFFECTED PERSON(S) (continued)

I have authority to sign on behalf of all the other: (tick one)



OWNER(S)



OCCUPIER(S)

of the property. Please provide documentation proving this authority.

Please note: the approval of all the legal owners and the occupiers of the affected property may be necessary.

PART C (to be completed by persons and/or organisations providing written approval)

PART C - DECLARATION



I/We have been given details of the proposal and plans to which I/we are giving written approval.



I/We have signed each page of the plans in respect of this proposal. These need to accompany this form.



I/We understand that by giving my/our written approval, the Council when considering the application cannot take account of any actual or potential effects of the activity on my/our property.



Further, I/we understand that at any time before the determination of the application, I/we may give notice in writing to the Council that this approval is withdrawn.

**Note:** You should only sign below if you fully understand the proposal. If you require the resource consent process to be explained you can contact the Customer Service Team at the Council who can provide you with information.

Signature(s):

*[Signature]*

Date:

7-9-25

Signature(s):

*[Signature]*

Date:

Signature(s):

Date:

Please tick this box if there are other owners or occupiers of the property who are not represented on this form ☐

PRIVACY INFORMATION

The information on this form is required to be provided under the Resource Management Act so that the application referred to can be processed. Under this Act this information, together with associated reports and attachments, can be made available to members of the public, including business organisations, community groups and the media. You have the right to request access to personal information held about you by the Council, and you can request that it be corrected.

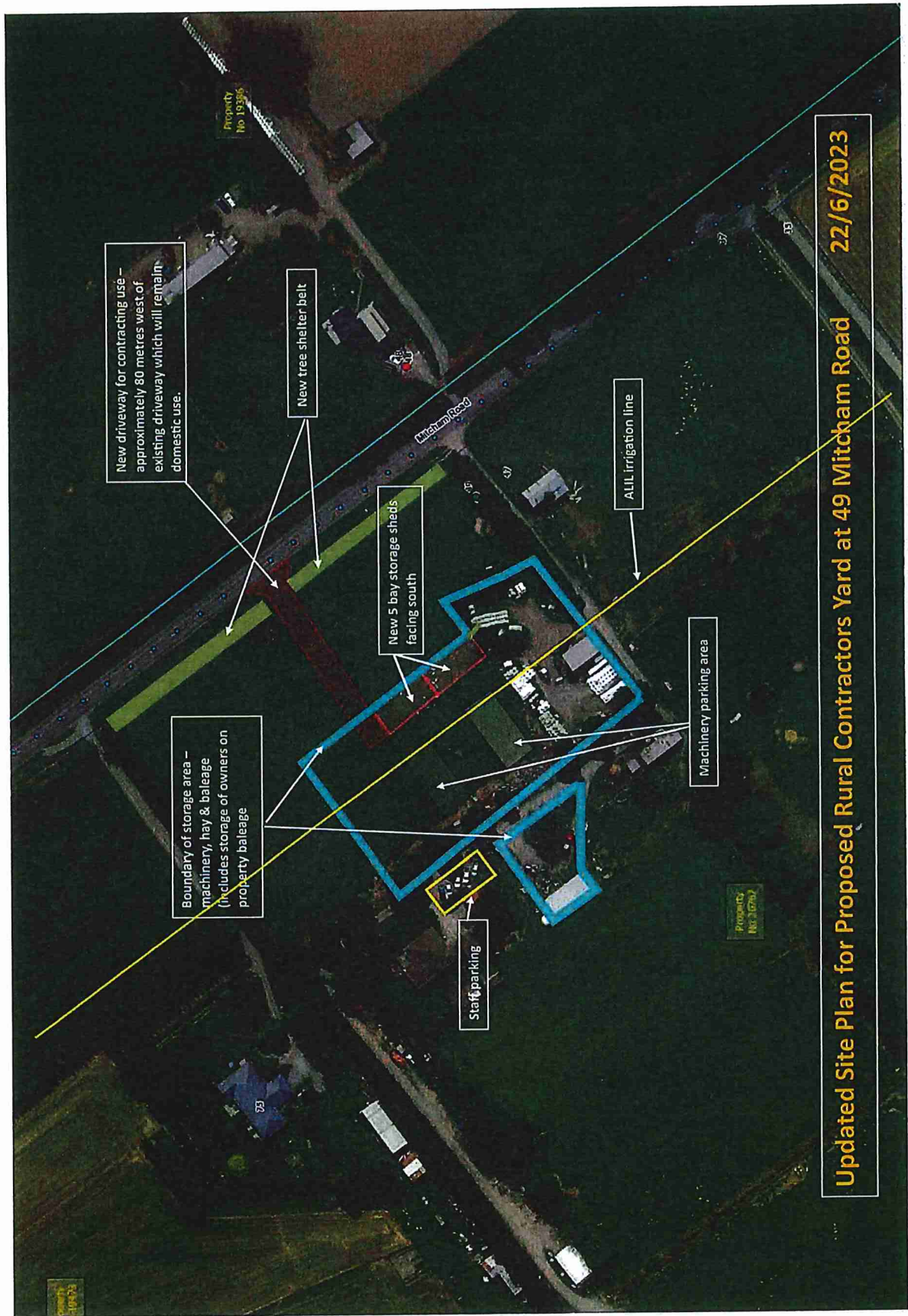
If you are asked to give your written approval and sign this form, you should do these things first:

1. Request that the applicant (or their representative) explain the proposal to you, including why it needs resource consent.
2. Read all of the information provided so that you can understand the effects of the proposal. You can ask for more time to consider the documents if you think you need it. If there are no plans available at this stage, we suggest you wait until you can look at them before making any decisions.
3. Decide whether you are comfortable with the proposal. The following options are available to you:
  - a) If you are satisfied with the proposal and/or the effects are acceptable to you, you may decide to sign this form and a copy of the associated documents.
  - b) You are entitled to ask the applicant for more information if you are not satisfied and you can also suggest changes if they would make you more comfortable with the project although the developer might not agree to them. If you do reach agreement, you should sign only the amended version of the proposal and all of the plans etc.
  - c) If you are willing to sign subject to a matter which is not part of the application and the developer also agrees, this will need to be the subject of a separate agreement between yourselves which the Council will not be involved in. You might want to speak to your lawyer about how to do this and at what point you should sign this form.
4. If you change your mind after signing the form, you may withdraw your approval at any time before the hearing if there is one, or otherwise before a decision is made on the application, by advising the Council in writing that your approval is withdrawn. Obviously, you should let us know as soon as you can after you change your mind.

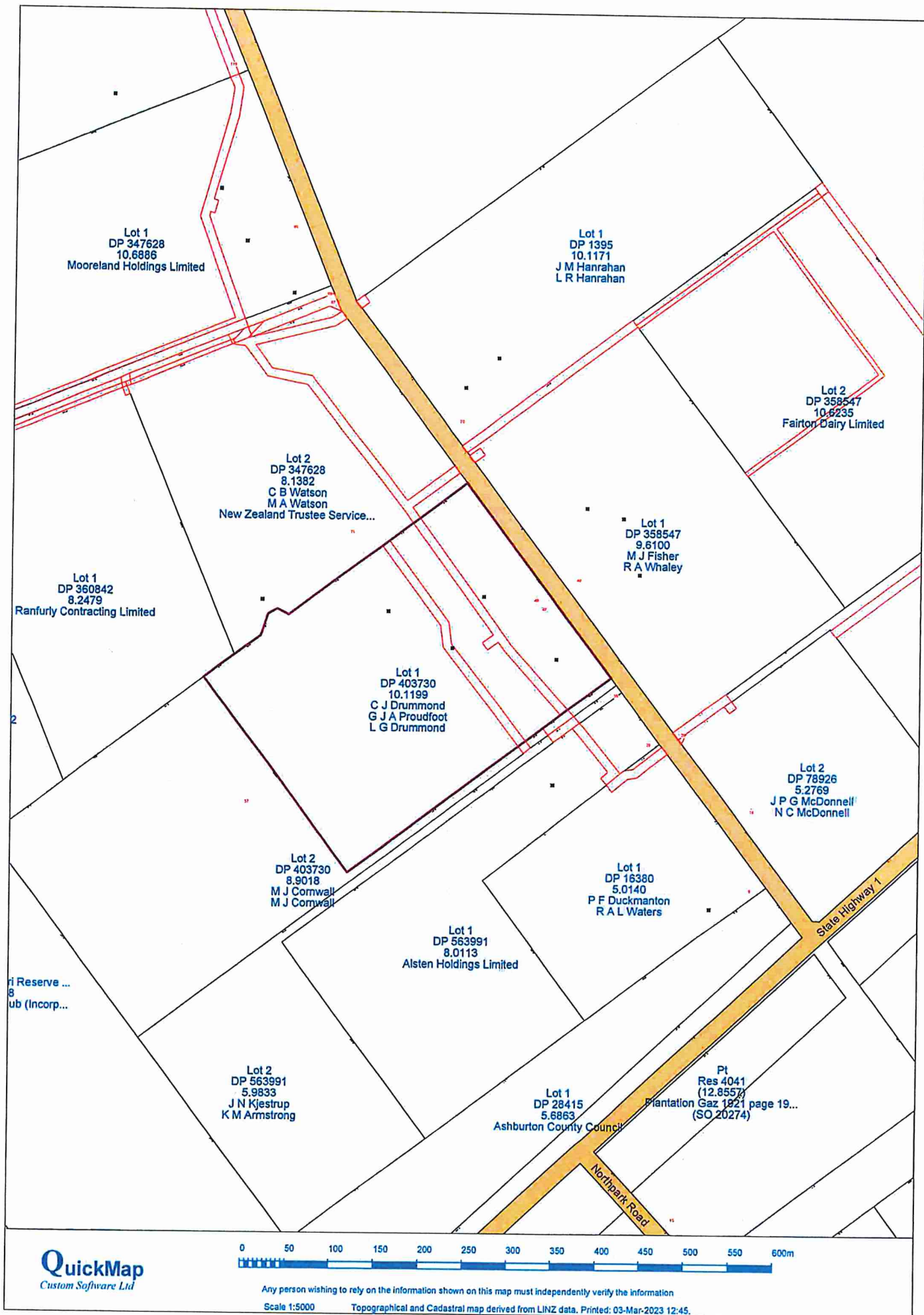
See also the Ministry for the Environment Website <http://www.mfe.govt.nz/publications/rma/everyday-guide-rma-your-rights-affected-person>

If you consider that you will be adversely affected by the proposal and/or do not wish to sign the approval form for any reason, there is no obligation to do so and no reasons need to be given.





Updated Site Plan for Proposed Rural Contractors Yard at 49 Mitcham Road 22/6/2023



P52

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 8<sup>th</sup> 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 180m<sup>2</sup> 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 its 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,

---

RESOURCE MANAGEMENT PLANNING

P 029 307 7164 PO Box 603 Ashburton 7740  
david@dhiconsulting.co.nz www.dhiconsulting.co.nz

23/06/2023



*PSC*

- 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 banded 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.

---

RESOURCE MANAGEMENT PLANNING

P 029 307 7164 PO Box 603 Ashburton 7740  
david@dhconsulting.co.nz www.dhconsulting.co.nz

23/06/2023



*P5L*



- *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](mailto:david@dhconsulting.co.nz).

Yours faithfully,



David Harford  
Director

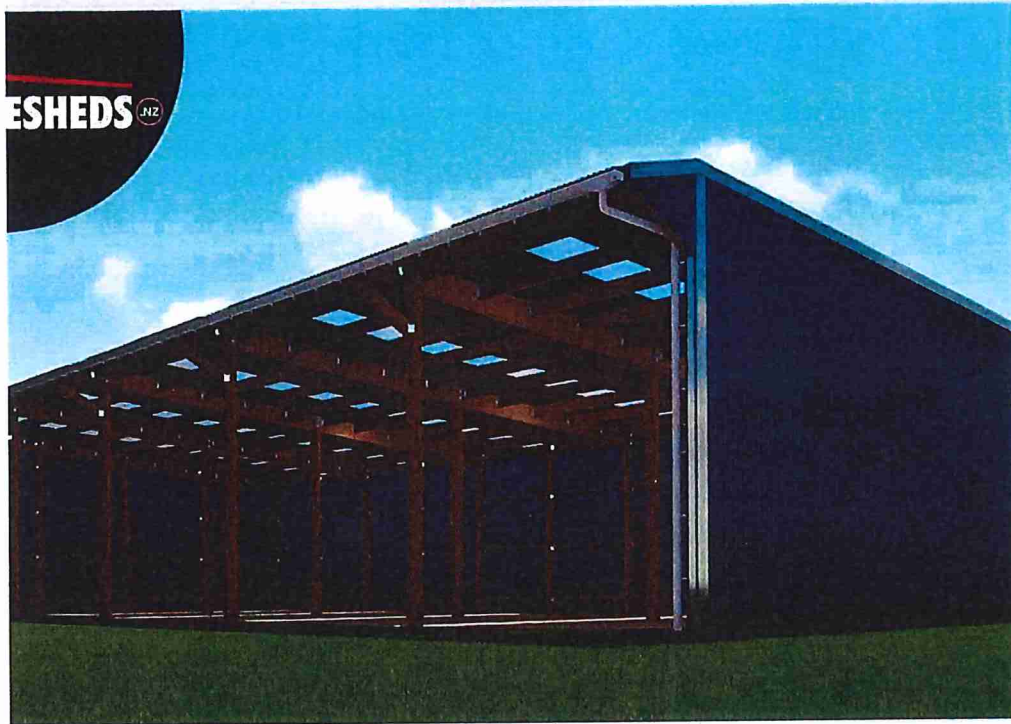
Encl: Updated Site Plan

Storage Building elevation and floor plan

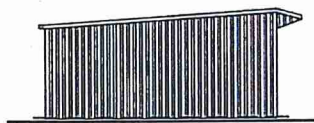
Diesel tank Specifications



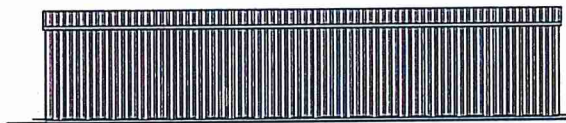
**LEAN-TO 5 BAY OPEN WITH ROOF CANOPY**  
**180SQM**



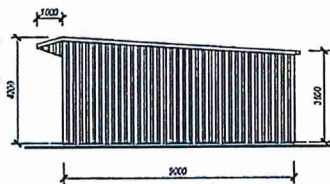
**LEAN-TO 5 BAY OPEN WITH ROOF CANOPY**  
**180SQM**



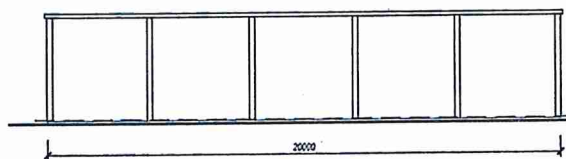
**ELEVATION D**  
SCALE 1:150



**ELEVATION C**  
SCALE 1:150



**ELEVATION B**  
SCALE 1:150



**ELEVATION A**  
SCALE 1:150

# LEAN-TO 5 BAY OPEN WITH ROOF CANOPY 180SQM

