

Resource Consent

Application Form (Form 9)
(Section 88, Resource Management Act 1991)

RCAP01
VER 1.4
Nov 2017

Please return this form to: info@adc.govt.nz or Ashburton District Council, PO Box 94, Ashburton 7740

Applicant Details

Applicant(s) name:
(please write all
names in full)

Daniel John Drummond

Applicant address:

49 Mitcham Road, RD 2, Ashburton 7772

Home number:

Work number:

Mobile number:

027 508 3211

Email address:

drummondcontractingltd
@gmail.com

Primary Contact (if different from applicant)

Name:

Address:

Home number:

Work number:

Mobile number:

Email address:

Site Information

Location of proposed works:

49 Mitcham Road, RD 2, Ashburton 7772

Legal description:

Lot 1 DP 403730

Valuation reference (on rates notice):

2444066911

Owner's name:

LG + C J Drummond

Occupier's name:

LG + C J Drummond

Description of Activity

Describe clearly the activity which this application is for, including why Resource Consent is required (ie. the rules or standards in the District Plan or National Environmental Standard that the proposal needs consent for):

Refer attached.

Type of resource consent required:

Subdivision

☐

Land Use

☒

Is the site on which it is proposed to carry out the activity contaminated i.e., is a listed HAIL site (it is identified in the Environment Canterbury contaminated land database), or is the applicant or their agent aware of any contamination.

Note: that as well as industrial type activities this list also includes but is not limited to sheep dips, market gardens, orchards, glasshouses, spray sheds associated with agricultural or horticultural activities where hazardous materials may have been stored as well as places where vehicles have been repaired or dismantled or fuel stored.

Yes

☐

No

☒

If **yes** please state details:

If **yes** have you provided a Preliminary Site Investigation under the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011?

Yes

☐

No

☐

Other Resource Consents

Does your application require additional resource consents from this Council i.e. if this application is for a land use consent are you also applying for a subdivision resource consent or vice versa?

Yes

☐

No

☒

If **yes** please summarise what the other application is for:

Are resource consents required from Environment Canterbury? (Please phone ECAN on 0800 324 636 if you are unsure)

Yes

☐

No

☒

If **yes** tick the resource consents you require:

☐

Coastal Permit

☐

Land Use Consent

☐

Discharge Permit

☐

Water Permit

If an ECAN consent has already been applied please provide -

ECAN reference number:

Application status i.e. applied for, granted etc:

Assessment of Environmental Effects (AEE)

Describe the effects of your proposal here (the relevant assessment matters in the District Plan will provide guidance on what you need to cover. You may also like to look at guidance prepared by the MFE on the subject, available here:

<http://www.mfe.govt.nz/publications/rma/everyday-guide-rma-applying-resource-consent>

Refer attached document.

Site Visit Requirements

Is there anything Officers need to be aware of before visiting the site? (e.g. dogs, stock, hazards etc):

No

I/we provide the following information in support of this application to satisfy the requirement of Section 88 of the Resource Management Act 1991 and applicable requirements of the Ashburton District Plan.

- ☐ Affected Person Approval form(s)
- ☐ The position of all new boundaries (**plans should be to a stated scale and show a north point**)
- ☐ The areas of all new allotments (not required for cross-lease, company-lease or unit plans)
- ☐ The location and area of existing and new reserves to be created, including any esplanade reserves, esplanade strips or access strips
- ☒ I have attached a separate assessment of environmental effects or use the box on the previous page
- ☐ Any other matters of note

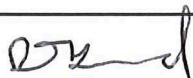
Declaration

I/we certify that, to the best of my knowledge and belief, the information given in this application is true and correct.

I/we accept that I/we have a legal obligation to comply with any conditions imposed on the Resource Consent should this application be approved.

I/we understand that the Council may charge me/us for all costs actually and reasonably incurred in processing this application. Subject to my/our rights under section 357B and 358 of the RMA to object to any costs, I/we agree to pay all the fees and charges levied by the Ashburton District Council for processing this application, including a further account if the cost of processing the application exceeds the deposit paid. Without limiting the Council's legal rights, if any steps, including the use of debt collectors, are necessary to recover unpaid processing costs, I/we agree to pay all costs of recovering those processing costs. If this application is made on behalf of a trust (private or family), a society (incorporated or unincorporated), or a company, in signing this application I/we are binding the trust, society or company to pay all the above costs and guaranteeing to pay all the above costs in my/our personal capacity.

Signature:



Date:

Please print your name:

Daniel Drummond

Check Sheet

I/we provide the following information in support of this application to satisfy the requirements of Section 88 of the Resource Management Act 1991 and applicable requirements of the Ashburton District Plan.

Note: This is a preliminary check list only. It is general in nature and does not cover all rules in the District Plan and, not all of the information is relevant to all types of application. Please check with a planner at the Council if you are unsure of the information requirements for your particular application. Please also note that the detailed technical review of your application may identify the need for you to supply further information, in which case you will be advised as soon as possible.

- ☒ Application form (one copy):
Complete application form, including a full description of the proposal
- ☒ Completed Assessment of Environmental Effects
- ☒ Location of application site:
 - Copy of current Certificate of Title, or
 - Copy of purchase agreement, where Certificate of Title not yet issued
- ☐ Application base fee/deposit:
Amount paid: \$ (internet banking/cheque/paid at counter)
NOTE: An application will not be accepted for processing if fees are outstanding
NOTE: Internet banking to include the **name of the applicant** and recourse consent number (if known) or the letters "RC" in the reference field
NOTE: A full digital copy of the application and attachments should be provided or forwarded within 24 hours to avoid attracting an \$80 scanning fee. Digital format only applications are also accepted and should be sent to info@adc.govt.nz
- ☐ Site Plan (1:200) showing (where relevant):
 - Location and use of all existing buildings in relation to all boundaries
 - Building coverage (proposed and existing) in square metres
 - Vehicle access, manoeuvring, parking areas and driveway gradients
 - Outdoor living and service space
 - Landscape plan showing location, species and height of all existing and proposed plants
 - Location of protected buildings, sites or trees on the site or adjoining sites
 - Locations of street trees on road reserve adjoining the application site
 - Areas of proposed filling or excavation, retaining walls and existing and proposed ground levels
 - Surveyed ground and floor levels
 - Location of any waterway and dimensions from its banks to any new buildings and/or earthworks
- ☐ Floor Plans (1:100 / 1:50) showing (where relevant):
Proposed uses
 - Gross floor area for each use
 - Location of all/any kitchen facilities
 - Doors and windows
 - Overall dimensions of all buildings
- ☐ Elevations (1:100 / 1:50) showing (where relevant):
Recession planes from accurate levels
 - Maximum height
- ☐ Doors and windows

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Notes for the Applicant

1. All applicants are asked to check the accuracy of the information supplied. Inaccuracies in information supplied can cause difficulties at a later date including additional costs, delays and legal proceedings initiated by the Council and/or by other persons. Please see the check sheet page five for how to identify your payment if you are paying Council through online banking.
2. The required minimum application fee must be paid before processing of this application will start.
3. Additional charges may be payable if the cost of processing the application exceeds the application fee paid. If you are an agent for the applicant and do not wish to be legally liable for additional fees then you should ask the applicant to sign the form.
4. Depending on the nature of the proposal other consents/licences may be required.
5. This application under the Resource Management Act 1991 is in addition to any building consent application required under the Building Act 2004.
6. When this application is lodged with the Ashburton District Council, it becomes public information and is available for public inspection. If there is commercially sensitive information in the proposal, please let us know.
7. If your application is inadequate, it may be rejected and returned to you. You will be advised as to what additional information is required and will need to submit a new application with the additional information. There is an administration charge for rejected applications. To avoid delays and cost it is in your best interests to submit a complete application.
8. If there is evidence that your site is contaminated you must provide an assessment of the proposal against the National Environmental Standard for Assessing and Managing Contaminants in Soils.
9. If you are relocating a building, you will be required to gain confirmation from a suitably qualified person of the cost of works to put the structure on permanent foundations and any external works required. You will also be asked to pay a bond or commit to an undertaking that funds are available to Council to complete the works should they not be completed in accordance with the consent. Failure to supply this or an adequate justification as to why such details are not required may result in delay or refusal of the application.

Privacy Information

The Council requires the information you have provided on this form to process your application under the Resource Management Act and to collect statistics. 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.

Financial Contributions

If your resource consent application is for:

- A subdivision in a residential, Aquatic Park or business zone; or
- The construction of more than one residence on a site; or
- Service, industrial, commercial, recreational, or community activities or visitor accommodation;

It may be subject to financial contributions in respect of water and sewer connections, stormwater disposal, road widening, construction and or formation, open space and reserves, and esplanade provisions. If in doubt, please contact the Planning department.

Assessment of Environmental Effects

Your resource consent application must include an "Assessment of Effects" as outlined in the Fourth Schedule of the Resource Management Act 1991 (a copy of the Fourth Schedule is included in this form).

In your assessment of effects please

- Describe any effects (actual, potential, negative or positive) produced by your proposal e.g. noise, glare, odour, traffic, visual, vibration, dust, jobs, impact on traffic safety, etc.
- If your proposal generates any negative effects, please explain how they may be mitigated (lessened) remedied, or avoided e.g. landscaping, provision of onsite car-parking etc.

The next page of the form is only useful for small scale proposals. A larger, more in-depth assessment may be required for applications which are likely to produce a range of effects.

If you have any queries about an assessment of effects or why it is required, please contact the Planning Department of the Ashburton District Council.

Assessment of Affects:

49 Mitcham Road, Ashburton

Proposed Activity:

The proposal is to operate a rural contracting business from a property at 49 Mitcham Road, a 10ha lifestyle block running sheep and cattle.

The contracting business makes hay and baleage for clients around the district, with the bulk of clients being located north of the Ashburton River. The business also makes hay and baleage on site for personal use by the property owners. The owner of the contracting business lives on site.

Potential effects from this activity:

The site of the yard is set back approximately 200m from Mitcham Road. The yard is located roughly in the middle between the east and west boundaries. It is located 100m from the closest neighbouring house with the property house and trees being between the yard and that neighbouring house. Other neighbouring houses are located between 130-300m away on each of the other boundaries. There are large tree shelter belts on all boundaries except along the Mitcham Road frontage. A shelter belt will be planted along this boundary to screen the road. Access to Mitcham Road is via an existing entranceway approximately in the middle of the property which has clear sight both ways.

The equipment to be kept in site includes 6 tractors, hay mowers, hay rakes, balers, baleage wrappers and carting trailers. This harvesting equipment is used primarily over the summer months during the harvest season, from October to April each year. The hours of operation during summer months is between 7am and midnight (weather depending). Most days the tractors and equipment will leave the yard in the morning and return in the evening – potentially 10-12 movements per day. Depending on the location of the work, some machinery will not return to the yard for several days as it will remain on the client's properties until work is completed. To limit any impact on neighbours, machinery returning to the yard in the evening would be limited to parking in the main yard to prevent any noise and light nuisance.

During the winter months, May to September the vehicle movements are limited to tractors and trailers leaving the yard to deliver baleage and hay to clients during the hours of 7am to 7pm – potentially 2-4 movements per day, sometimes no traffic movements.

Some harvested material will be stored on site but the bulk is stored on various client's properties and relocated as and when required. Any baleage stored on site will be individually wrapped preventing any leaching to ground. Hay will be stored in the property hay barn.

During the harvest season four staff members will be working in the business. Depending on the location of the machinery, some will go directly to their machinery off site, otherwise they will meet on site before leaving to their respective jobs. The office and toilet facilities are located in the property house.

Diesel fuel is stored in a fully enclosed and bunded 5,000 L hired fuel tank. The fuel company service and refill the tank as and when required. Servicing of the tractors is carried mostly by specialist tractor servicing companies. There is a spill kit and fire extinguishers on site. Any waste oil not removed by the servicing company is disposed of at the Ashburton Resource Recovery Park drop off site.

The yard has a four bay shed which includes a small workshop in the yard which has internal lighting only. The workshop has two open bays attached with limited internal lighting. There is no plan at this time to add external lights, however if they were to be added there would be no impact on any neighbours due to the sheds location.

The driveway and yard is gravel yard and to prevent dust will be sprayed regularly with vegetable oil as a dust suppressant. Noise nuisance is limited as the machinery travels in and out of the drive at a slow speed.

Machinery is mostly 'blown' down with leaf blowers to remove dust and debris to prevent overheating or crop contamination. Occasionally they are cleaned with water blasters only, with limited chemical being used.

Storage areas:

1. Main yard for machinery
2. Additional machinery along with temporary storage for straw and baleage

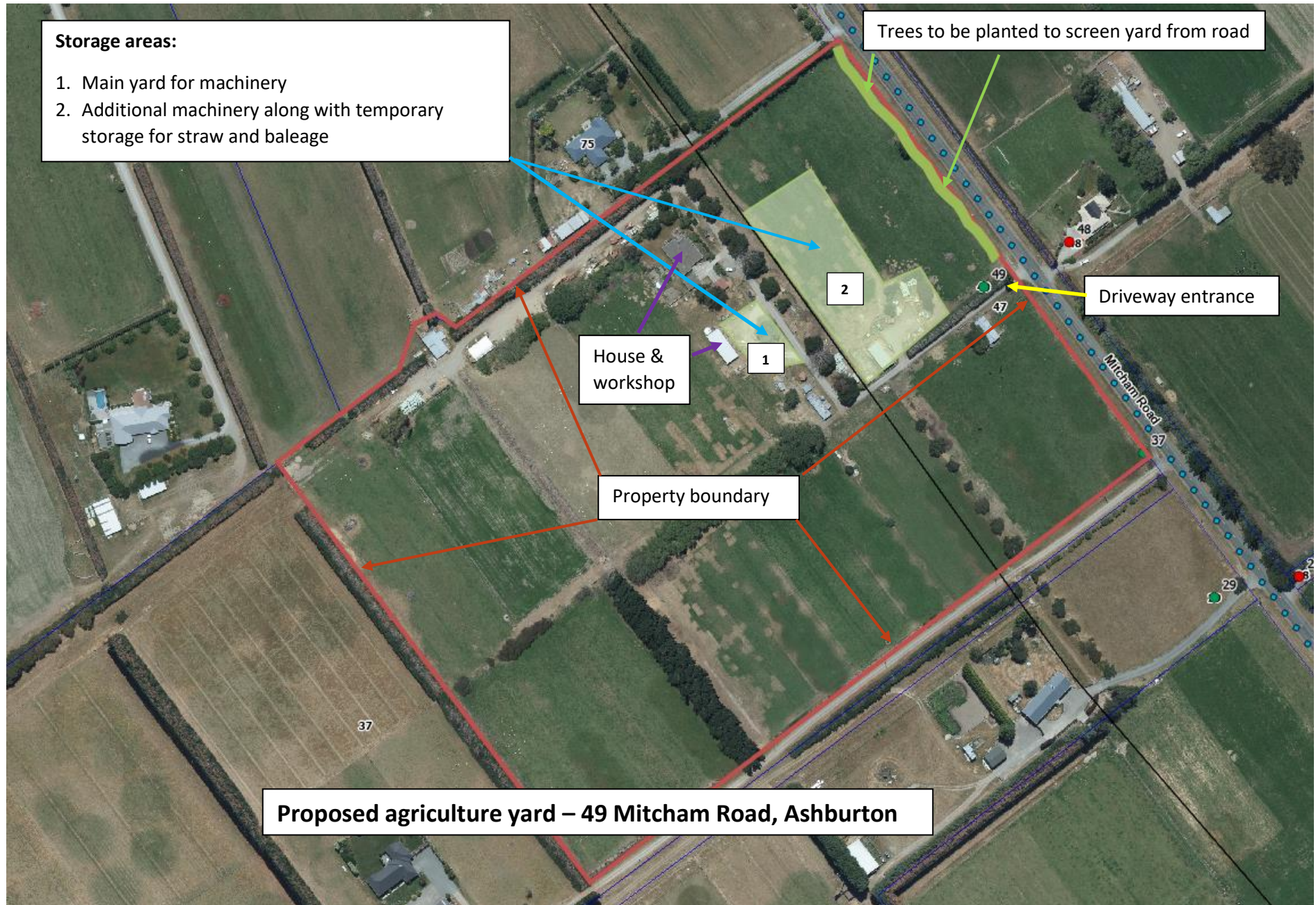
Trees to be planted to screen yard from road

Driveway entrance

House & workshop

Property boundary

Proposed agriculture yard – 49 Mitcham Road, Ashburton





RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy




R.W. Muir
Registrar-General
of Land

Identifier **412549**
Land Registration District **Canterbury**
Date Issued 25 July 2008

Prior References
CB32B/1228

Estate Fee Simple
Area 10.1199 hectares more or less
Legal Description Lot 1 Deposited Plan 403730

Registered Owners

Lindsay George Drummond, Cristine Judith Drummond and Grant James Anderson Proudfoot

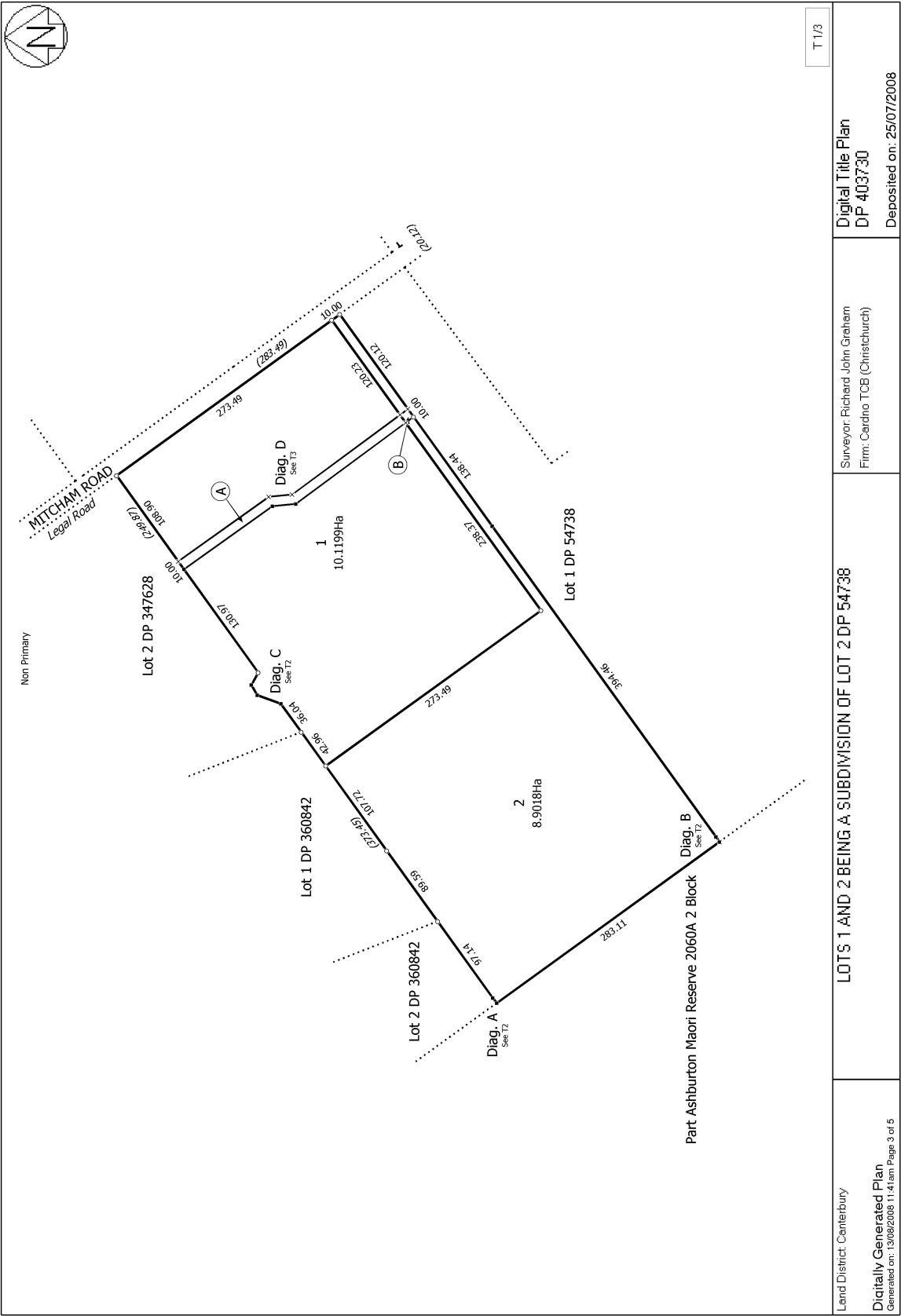
Interests

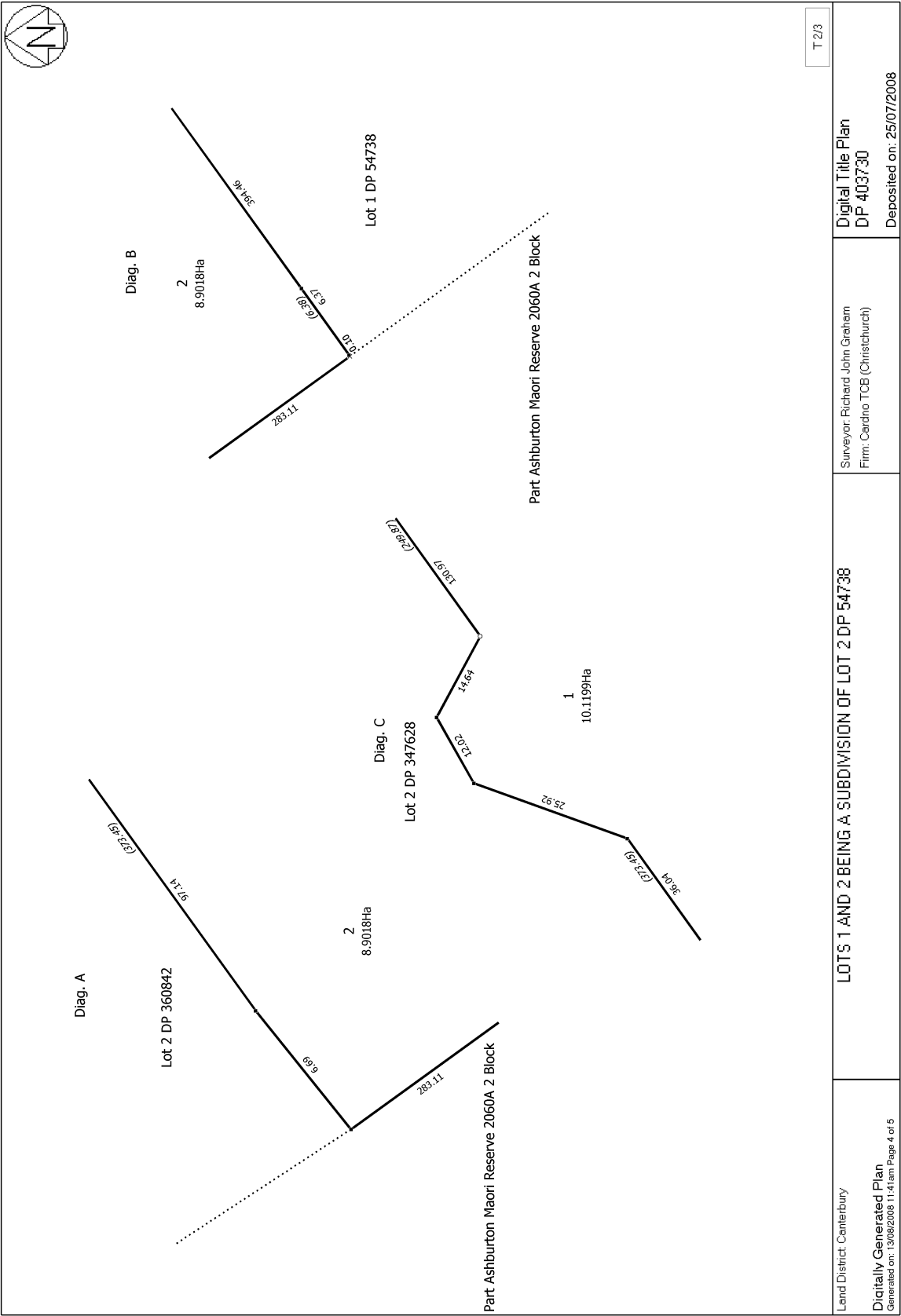
Subject to a right to convey water over part marked A on DP 403730 specified in Easement Certificate 826000.6 - 7.9.1989 at 10:17 am

Appurtenant hereto is a right to convey water specified in Easement Certificate 826000.6 - 7.9.1989 at 10:17 am

Subject to a right (in gross) to convey water over part marked A on DP 403730 in favour of Ashburton/Lyndhurst Irrigation Society Limited created by Transfer A34023.1 - 26.1.1992 at 11:30 am

7909969.3 Mortgage to (now) Heartland Building Society - 27.8.2008 at 3:58 pm





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Land District: Canterbury	LOTS 1 AND 2 BEING A SUBDIVISION OF LOT 2 DP 54738	Surveyor: Richard John Graham Firm: Cardno TCB (Christchurch)	Digital Title Plan DP 403730
Digitally Generated Plan Generated on: 13/08/2008 11:41am Page 4 of 5		Deposited on: 25/07/2008	

