

BEFORE THE ASHBURTON DISTRICT COUNCIL

IN THE MATTER OF the Resource Management Act 1991

AND

IN THE MATTER OF Resource consent application by
Ennor Investments Ltd made to the
Ashburton District Council to
construct and operate 25, two-
bedroom independent living units
and a recreational centre in
association with an established
retirement village

REPORT AND DECISION OF INDEPENDENT HEARING COMMISSIONER

John Scheele

6 October 2025

DECISION OF THE ASHBURTON DISTRICT COUNCIL ON A RESOURCE CONSENT APPLICATION

APPLICATION REFERENCE:	LUC23/0048
APPLICANT:	Ennor Investments Ltd
SITE ADDRESS:	43-55 Carters Terrace, Ashburton
LEGAL DESCRIPTION:	Lot 6 DP 39303; Lot 1 DP 39303; Lot 2 DP 39303 and Lot 2 DP 6387
PROPOSAL:	Land Use Consent - to construct and operate 25, two-bedroom independent living units and a recreational centre in association with an established retirement village
OPERATIVE DISTRICT PLAN:	Residential C and Residential D
COMMISSIONER:	John Scheele
SUMMARY OF DECISION:	That the application be granted , subject to conditions
DATE OF DECISION:	6 October 2025

Representations and Appearances

Applicant:

Mr Reuben Ennor, Director Terrace View Retirement Village

Mr Wayne Gallot, Transport Engineer, Novo Group (via video link)

Mr David Harford, Planner, David Harford Consulting Limited

Submitters:

None in attendance

Section 42A Reporting Officers

Mr Nicholas Law, Consents Officer, Ashburton District Council

Mr Brad Thomson, District Planning Manager (in attendance only, non-presenting)

INTRODUCTION

1. I have been appointed by the Ashburton District Council (the Council) to make the decision on the Land Use resource consent application by Ennor Investments Ltd (LUC23/0048). The Applicant is seeking consent to construct and operate 25 two-bedroom independent living units and a recreational centre with an established retirement village at 43-55 Carters Terrace, Ashburton (the subject site).
2. The application was lodged 23 June 2023.
3. Further information was requested by the Council under section 92 of the Act on 20 July 2023. The applicant provided further information on 22 August 2023.
4. The application was limited notified on 18 February 2025. One submission was received within the submission period, which closed on 18 March 2025. The submission was formally withdrawn on 2 September 2025.
5. Prior to the hearing, a report was produced pursuant to section 42A of the Act by the Council's Reporting officer, Mr Nicholas Law. The s.42A report provided an analysis of the matters requiring consideration, with a recommendation the application be declined. It did, however, include recommended conditions should I conclude that the application be granted.
6. The s.42A report and the Applicant's evidence were pre-circulated prior to the hearing in accordance with section 103B of the Act. This evidence was pre-read by me and was 'taken as read' at the hearing.
7. The hearing commenced at 10am on Friday 5 September 2025 at the Council Offices and was adjourned at 11 am the same day. The adjournment enabled the Applicant to address landscaping treatment between the site and the eastern boundary with 59 Carters Terrace.
8. I undertook a site visit on the morning of 5 September, prior to the commencement of the hearing.
9. A revised landscaping plan was provided by the Applicant on 12 September 2025, in accordance with my directions set out in Minute 2.
10. The hearing was formally closed on 16 September 2025.
11. I am satisfied I have all the necessary information to make an informed decision, and I confirm this decision is based solely on the evidence presented by the parties involved in this process.

APPLICATION

12. The s.42A report of Mr Law provides a description of the proposal. There is general agreement between Mr Law and Mr Harford, therefore, the description as set out in the s.42A Report by Mr Law is generally adopted¹, noting the following key aspects.
13. The application seeks to expand the existing Terrace View Retirement Village through the construction of 'Stage 3' of the development, comprising 25 two-bedroom Independent Living Units and a recreation centre. The development would extend the existing retirement village facility across land zoned Residential C and Residential D, with the recreation centre and new internal access located in the Residential C Zone and all residential units located in the Residential D Zone.

¹ Mr Law's s.42A Report, Section 3.1 (Proposal Description)

14. The application proposes three distinct villa designs. Seven 'Premium Villa Units' would provide 167m² of floor area with double garages. Eight 'Quad Villas' would offer 122m² units with single garages arranged in connected groupings. Ten 'Duplex Villas' would have 125m² units in semi-detached pairs with single garages. All units would be single-level and would include living spaces, kitchens, laundry facilities, two bedrooms, and bathroom facilities designed for senior residents.
15. The recreation centre would serve as the community hub, featuring a multi-purpose lounge and games area with kitchen facilities, storage areas, ablution facilities, and outdoor decking. Two new vehicle crossings from Carters Terrace would provide access to an internal private road system serving all residential units. The development requires infrastructure upgrades including road widening, kerb and channel installation, footpath construction, and street lighting along the full site frontage.
16. Comprehensive landscaping is proposed to mitigate visual and amenity effects, including tree plantings along the Carters Terrace frontage to screen units 21-25.
17. Following the issue of the section 42A report, the applicant submitted updated site plans as part of their evidence, increasing the setback of buildings from the eastern boundary of 59 Carters Terrace from what was originally proposed. Units 7 and 25 are set back 6m from the eastern boundary, with unit 16 setback increased from 4.735m to 5.23m.

DESCRIPTION OF THE ENVIRONMENT

18. The subject site and the surrounding environment are described in the Application documents². There is no contention between the parties as to this description, which has been adopted by all parties, noting the following key aspects.
19. The surrounding environment consists of an established retirement village complex that is progressively developing in stages. Stage 1 was approved under consent LUC16/0064 and has been operational since June 2022, providing a mix of care and independent living accommodation. Stage 2 received approval under LUC22/0034, with five villas currently under construction along the Carters Terrace frontage, though the remainder of that consent has not yet been implemented.
20. The application site at 43-55 Carters Terrace spans both Residential C and Residential D zones under the Operative Ashburton District Plan. The proposed recreation centre and internal access roads will be located within the Residential C zone, while all 25 proposed independent living units are located in the Residential D zone.
21. The broader surrounding environment is characterized by medium-sized properties, containing dwellings of various ages along with accessory buildings typical of lower-density residential development.
22. The Ashburton River lies to the northeast of the application site, creating an undeveloped corridor between development and the banks of the river.

² Application for Land Use Consent, Ennor Investments Ltd, 43-55 Carters Terrace, Section 2

SUBMISSION

23. During the submission period, one submission in opposition and seeking to be heard was received from Melissa and Cameron Ross³. The submission is summarized by Mr Law in the s.42A Report⁴ and is also discussed in the evidence of Mr Harford⁵.
24. I record the submission was withdrawn by the submitter on 2 September 2025, prior to the commencement of the hearing on 5 September 2025.

PLANNING FRAMEWORK

25. The planning framework is detailed in the s.42A Report prepared by Mr Law⁶, and his assessment is adopted for the purpose of this decision. For completeness, I record there are no matters of contention between Mr Law and Mr Harford regarding the planning framework.

Activity Status

26. There is agreement between all parties that the application is to be considered and processed as a **discretionary activity** under the provisions of the Operative Ashburton District Plan.

HEARING

Applicants Case

27. **Mr Gallot**, transport engineer, appeared via video link. In response to questions, Mr Gallot addressed whether the construction of the Ashburton Second Bridge would result in increased traffic flow along Carters Terrace and if that would affect his assessment of the reduced queuing space for the garage of Unit 19 and the car parking space adjacent to Unit 19.
28. Mr Gallot advised he had reviewed the traffic assessment prepared in support of the designation for the Ashburton Second Bridge. While he noted the report did not specifically address traffic movement on Carters Terrace, he was of the view that traffic flows were likely to increase slightly but would still be consistent with the expectations of a Local Road.
29. Mr Gallot confirmed that his initial assessment of the reduced queuing space remained unchanged, and concluded that overall, any adverse traffic effects of the retirement village would be appropriate.
30. **Mr Ennor**, Director Terrace View Retirement Village, provided a general overview of the operation of the retirement village. In response to questioning, he confirmed the retirement village provided a range of age care services including independent living, supported living, and hospital care on site. The average age of residents on site was approximately 85 years, with the facility catering for persons 60 years of age or greater. The facility did not provide care for persons under 60 years of age, including persons with disabilities that required 24 hour supported living.

³ 59 Carters Terrace

⁴ Mr Law's s.42A Report, Section 5.4

⁵ Mr Harford's evidence, paragraphs 7.1-7.2

⁶ Mr Law's s.42A Report, Section 6

31. Regarding noise management, Mr Ennor confirmed that while the facility did not have a formal noise management plan, excessive noise from residents or from any anti-social behaviour was effectively managed by staff. Mr Ennor confirmed he was not aware of any noise related issues that had arisen in the past.
32. **Mr Harford**, Planner, addressed questions regarding the potential adverse environmental effects of the development, specifically on the adjoining property at 59 Carters Terrace. He confirmed that following the issue of the s.42A report, the application had been amended so that Units 7 and 25 now complied with the 6m setback from the boundary with 59 Carters Terrace, and the setback for Unit 16 had been increased to 5.23m from 4.735m. He was of the view that the increased setback, in conjunction with the proposed landscaping, would mitigate adverse effects on 59 Carters Terrace, as raised in the evidence of Mr Law.
33. Mr Harford responded to questioning regarding landscaping and fencing details adjacent to the boundary of 59 Carters Terrace. Mr Harford confirmed that landscaping details were unclear, especially in terms of the proposed plantings and boundary fencing. Mr Harford agreed to provide an amended landscaping plan showing enhanced treatment along the boundary of 59 Carters Terrace.
34. Mr Harford responded to questioning about the feasibility of the permitted baseline scenario he had referred to in his evidence⁷. I specifically questioned the practical use of accessory buildings as large as 40m by 10m associated with residential activities. In response, Mr Harford provided examples of situations where accessory buildings of those dimensions had been constructed to store classic vehicles. He also cited other examples of slightly smaller structures for the storage of farming equipment.
35. Mr Harford confirmed that he had adopted Mr Law's recommended conditions (as set out in section 7 of the s.42A report).

Council's Case

36. **Mr Law** (Consents Officer) confirmed his agreement with the position presented by Mr Gallot⁸, for the applicant, regarding the assessment of traffic effects arising from the proposed development.
37. Mr Law acknowledged the amendments made to the application plans⁹, specifically noting the increased setback of the proposed units from the boundary of 59 Carters Terrace.
38. Following his review of the amended plans, Mr Law formed the position that adverse effects on the neighbouring property at 59 Carters Terrace could be adequately mitigated¹⁰ to an acceptable level through the implementation of improved landscaping measures, specifically requiring an enhanced planting scheme and confirmation of boundary fencing details.
39. Based on his assessment of the amended application and proposed mitigation measures, Mr Law concluded that the resource consent could be granted, subject to the implementation of appropriate conditions addressing landscaping and boundary treatment requirements. A change from what was initially recommended in his s.42A Report.

⁷ Mr Harford's evidence, paragraphs 4.15-4.16

⁸ Mr Law's oral evidence at hearing (5 September 2025)

⁹ Mr Law's oral evidence at hearing (5 September 2025)

¹⁰ Mr Law's oral evidence at hearing (5 September 2025)

Applicant's Right of Reply

40. The Applicant provided an updated landscaping plan (received by Council on 12 September 2025), which reflected the discussions in the hearing.

STATUTORY CONSIDERATIONS

41. In terms of my responsibility for considering the application, I am required to have regard to the matters listed in sections 104 and 104B of the Act.
42. Pursuant to section 104(1), and subject to Part 2 of the Act, which contains the Act's purpose and principles, I must have regard to:
- (a) any actual and potential effects on the environment of allowing the activity; and*
 - (ab) any measure proposed or agreed to by the applicant for the purpose of ensuring positive effects on the environment to offset or compensate for any adverse effects on the environment that will or may result from allowing the activity; and*
 - (b) any relevant provisions of—*
 - (i) a national environmental standard:*
 - (ii) other regulations:*
 - (iii) a national policy statement:*
 - (iv) a New Zealand coastal policy statement:*
 - (v) a regional policy statement or proposed regional policy statement:*
 - (vi) a plan or proposed plan; and*
 - (c) any other matter the consent authority considers relevant and reasonably necessary to determine the application.*

Permitted Baseline

43. Section 104(2) states that when forming an opinion for the purposes of section 104(1)(a), I may disregard an adverse effect of the activity on the environment if a national environmental standard or the plan permits an activity with that effect.
44. Mr Law establishes in his s.42A Report¹¹ that under the Residential D Zone provisions, the permitted baseline would allow up to three residential sites with dwellings and accessory buildings across the 14,811m² total area of 53 and 55 Carters Terrace. This would be subject to an approved subdivision consent. This baseline would permit residential units to be positioned 6m from internal boundaries, while accessory buildings could be placed 3m from boundaries and could feasibly include structures up to 5-7m tall, such as pole sheds. The overall site coverage could reach 15%, along with a 10m road boundary setback. Additional permitted activities include visitor accommodation for up to 5 guests.

¹¹ Mr Law's s.42A Report, Section 6.2.2

45. Mr Harford builds on this analysis in his evidence¹² by providing specific examples of what could be constructed under the permitted baseline. He calculates that on a typical 4,000m² site (the minimum within the Residential D zone) with 15% coverage, a developer could feasibly construct a 200m² residential unit positioned 6m from the internal boundary alongside 400m² of accessory buildings up to 5-6m in height positioned at the minimum 3m setback from internal boundaries.
46. Mr Harford notes that accessory buildings under the permitted baseline scenario could be quite substantial. His evidence infers that each of the three permitted baseline sites, as suggested by Mr Law, could incorporate accessory buildings as large as 40m x 10m or even two separate 20m x 10m accessory buildings. Mr Harford suggests these buildings could be utilised for the storage of classic vehicles and/or storage of farming equipment.
47. In considering the permitted baseline put forward by both planners, I conclude that the scenario put forward by Mr Harford that all three permitted baseline sites incorporate accessory buildings up to 400m² in area for the storage of farming equipment to be questionable. Especially that storage of farming equipment of the suggested scale would typically be associated with large scale farming activities, which would occur on sites substantially larger than the suggested 4,000m² sites. While storage sheds used for the storage of classic vehicles may be more feasible, the scale of development envisaged in Mr Harford's permitted baseline scenario remains at the upper end of what might realistically occur.
48. Applying a permitted baseline assessment is optional. In this case, I find the permitted baseline assessment put forward to be of limited assistance and I record that I have not applied any permitted baseline in making my determination.

Trade Competition

49. Section 104(3)(a)(i) states that when considering the application, I must not have regard to trade competition or the effects of trade competition.

Written Approvals

50. Section 104(3)(ii) states that when considering the application, I must not have regard to any effect on a person who has given written approval. I record that no written approvals have been obtained.

Assessment and Conditions

51. Section 104B states that after considering the application for a discretionary activity, I may grant or refuse the application; and if granted, I may impose conditions under section 108.

¹² Mr Harford's evidence, paragraphs 415-4.16

EFFECTS ON THE ENVIRONMENT

52. In assessing the actual and potential effects on the environment of allowing the proposed activity, I have considered the evidence presented by all parties, the s.42A report, the application materials, and my site visit observations.
53. There is general agreement between all parties regarding the assessment of adverse effects arising from the proposal. Both Mr Law and Mr Harford acknowledge that the development will generate effects in relation to traffic, servicing, noise, character, and visual amenity. I adopt the assessment of effects provided by Mr Law and Mr Harford for these matters where there is agreement between the parties¹³.
54. However, there remains one key area of contention between the parties concerning the acceptability of the reduced setback of buildings to the adjoining property at 59 Carters Terrace. This difference in assessment has resulted in Mr Law's recommendation that the application be declined in his s.42A report, based upon character, visual amenity and privacy effects and that compliance with the 6m setback requirement is fundamental to achieving acceptable environmental effects.
55. The applicant has submitted new site plans, increasing the setback of Units 7 and 25 to a compliant 6m distance. The setback for Unit 16 has been increased to 5.23m (an intrusion of 0.77m). Given this amendment, I conclude any effects will be limited primarily to the intrusion into the setback of Unit 16.
56. To further address effects of the intrusion, the applicant submitted updated landscaping plans as part of the applicant's right of reply. This included additional screening vegetation adjacent to the area of the setback intrusion and confirmation that the boundary fencing will be a solid 1.8m structure.
57. At the hearing, Mr Law altered his position, advising that the consent could be considered for approval, provided a suitable landscaping plan was submitted addressing the setback intrusion of Unit 16 through additional screening landscaping and confirmation of the boundary fencing details.
58. I agree with the altered position of Mr Law at the hearing. Following my review of the amended landscaping plan, which includes additional screening vegetation adjacent to the area of the setback intrusion and confirmation that the boundary fencing will be a solid 1.8m structure, I am satisfied that effects on character, visual amenity and privacy as a result of the development, especially upon 59 Carters Terrace, would be acceptable and consistent with the receiving environment. On that basis, I conclude any adverse effects of the development will be no more than minor.

RELEVANT OBJECTIVES AND POLICIES OF THE PLAN

59. S.104(1)(b) of the Act provides that regard must be had to the relevant objectives and policies of the District Plan. Both Mr Law and Mr Harford generally agree the development is broadly

¹³ Mr Law's s.42A Report, Section 6.2.3 (Assessment of Effects) and corresponding sections in Mr Harford's evidence

consistent with the objectives and policies of the District Plan¹⁴. However, there is disagreement with the assessment of Policy 4.1B. The policy seeks to:

"Impose environmental standards on development and land use in the Residential Zones that provide the community with a level of certainty and protect and enhance residential character and amenity values."

60. In the s42A Report, Mr. Law views the setback breach as creating unacceptable effects on the residents of 59 Carters Terrace and as failing to adequately protect and enhance residential character and amenity values as required by Policy 4.1B. In his assessment, the breach is sufficient to warrant recommending decline of the application unless amended.
61. As previously noted, the application has been amended to decrease the intrusion into the 6m setback with 59 Carters Terrace, and provision of an updated landscaping plan providing further plantings and confirming boundary fencing details. Given these amendments, and Mr. Law's position at the hearing that the consent could be in order for approval, subject to an enhanced landscaping plan, I conclude that the development would be consistent with Policy 4.1B and therefore the relevant objectives and policies of the District Plan.

PRECEDENT & PLAN INTEGRITY

62. While every consent must be assessed on its merits, consideration may be given to whether approval might influence future applications for similar development.
63. In this case, I find that the development will have no more than minor adverse effects and is not contrary to the directly relevant objectives and policies of the District Plan. Therefore, I am satisfied that issues of precedent or plan integrity will not arise.

PART 2 OF THE ACT

64. The purpose of the Act is contained in section 5, which seeks to promote sustainable management of natural and physical resources. Section 5 sets out that sustainable management:

"means managing the use, development, and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic, and cultural well-being and for their health and safety while –

- (a) Sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonable foreseeable needs of future generations; and*
- (b) Safeguarding the life-supporting capacity of air, water, soil, and ecosystems; and*
- (c) Avoiding, remedying, or mitigating any adverse effects of activities on the environment.*

65. The other sections of Part 2, sections 6, 7 and 8, recognise and provide for matters of national importance, other matters to have regard to and the principles of the Treaty of Waitangi (Te Tiriti o Waitangi).
66. Given that the District Plan is the mechanism by which the purpose and principals of the Act are given effect to, and that the development will be generally consistent with the objectives

¹⁴ Mr Law's s.42A Report, Section 6.7 and Mr Harford's evidence (relevant policy assessment sections)

and policies of the District Plan, and any adverse effects will be no more than minor, I conclude that no further assessment against Part 2 is necessary.

CONSIDERATIONS

67. Overall, having considered the evidence before me, in particular the receiving environment, I find the proposal to be generally consistent with the objectives and policies of the District Plan, and the effects on the environment will be no more than minor.

Conditions

68. Mr Law has recommended conditions of consent pursuant to s.108 of the Act¹⁵, should I be of a mind to grant consent. At the hearing, Mr Harford agreed to the recommended conditions on behalf of the Applicant¹⁶. I find these conditions to be appropriate, practical and enforceable, except for the condition relating to operational noise.
69. The recommended condition of Mr Law relating to noise is a repetition of Rule 11.8.1 of the District Plan. The application has not sought a breach of this rule, and as such the development must comply with the relevant noise rules, regardless of whether this condition is imposed or otherwise.
70. I also note that rules contained within a district plan are subject to change or variation via future plan change processes. This may create a situation where either more permissive or restrictive noise standards may apply, which may be inconsistent with conditions imposed as part of this consent. For these reasons, I consider the recommended condition relating to noise is unnecessary and does not follow good planning practice. I have, however, added an advice note advising this consent does not authorise any breaches of the noise standards, and compliance with the relevant noise standards of the District Plan is required to be achieved.
71. I have made minor changes to several of the recommended conditions of consent to enhance clarity, none of which alters their original intent.

DECISION

72. Having considered all relevant matters, I conclude that the land use consent application by Ennor Investments Ltd to construct and operate 25 two-bedroom independent living units and a recreational centre in association with an established retirement village at 43-55 Carters Terrace, Tinwald, be **granted** pursuant to sections 104 and 104B of the Act, subject to the following conditions imposed under s.108.



John Scheele

Independent Commissioner

Dated: 6 October 2025

¹⁵ Mr Law's s.42A Report, Section 7 (Recommended Conditions)

¹⁶ Mr Harford's oral evidence at hearing

Conditions of Consent

LUC23/0048

General conditions

1. The development shall be carried out in accordance with the plans and all information submitted with the application, being:
 - “Application for Land Use Consent Ennor Investments Ltd” and annexures prepared by David Harford Consulting Ltd, reference 22-234, dated June 2023, as amended by further information responses and amendments; and
 - Master Plan labelled “Proposed Master Plan Stage 3” prepared by Figure & Ground, Revision C, sheet A02, dated 20/08/2025, stamped LUC23/0048; and
 - Site Plan labelled “Stage 3 Site Plan” prepared by Figure & Ground, Revision C, sheet A03, dated 20/08/2025, stamped LUC23/0048; and
 - Building Plans labelled “Terrace View - Stage 3” “Duplex Villa Design”, “Quad Villa Design”, “Premium Villa Design”, “Recreational Centre”, “Street Perspectives”, “Aerial Perspectives” prepared by Figure & Ground, Revision D, sheet SK04-SK09, dated 10/05/2023, stamped LUC23/0048; and
 - Landscape design labelled “Landscape Plan for Consent Terrace View Retirement Village” and “Material and Plant Palettes for Consent Terrace View Retirement Village”, sheets 1-4 and 6, prepared by Innate Landscape Architecture, revision 6, 10 September 2025, stamped LUC23/0048.

Occupation restrictions

2. Residents of the activity (retirement home) shall be restricted to those aged 60 years or over.
3. There shall be a maximum of two residents per residential unit.

Servicing

4. The existing 100mm water main shall be extended to the point of supply. Redundant water laterals shall be removed and reconnected to the extended 100mm main. A new smart meter shall be installed within the road reserve. RPZ Backflow prevention shall be provided within the allotment.
5. The site shall be provided with a firefighting water supply in accordance with New Zealand Fire Service Code of Practice for Fire Fighting Water Supplies, SNZ PAS 4509:2008.

Roading

6. The existing road frontage shall be upgraded for the full extent of the application site frontage. The road frontage upgrade shall be of an urban residential standard and shall match the existing profile. The upgrades shall include road widening, kerb and channel, footpath and

(where relevant) streetlighting. The upgrade shall be completed prior to the occupation of the first unit.

7. The footpath shall have a minimum formed width of 1.5m.
8. Road berms which are not sealed shall be formed and grassed.
9. The vehicle crossings shall be formed and sealed in accordance with Council standards and policies.
10. The remaining parking and manoeuvring areas shall be formed and sealed.
11. Engineering plans and specifications of all works, including water, water races, irrigation, sewer, roading, stormwater and landscaping, shall be submitted to the Council for approval. No works shall commence until engineering approval has been provided in writing to the complying documents by Council. Any subsequent amendments to the plans and specifications shall be submitted to Council for approval.
12. The consent holder shall forward with the engineering plans and specifications, copies of any other consents required and granted in respect of this subdivision, including any certificate of compliance or consent required by Canterbury Regional Council.
13. All work shall comply with the conditions set out in the Engineering Approval and be constructed in accordance with the approved engineering plans.
14. All work shall comply with Ashburton District Council's Standard Specifications, except as agreed in the Engineering Approval.

Landscaping

15. Landscaping shall be installed and maintained in accordance with the approved landscaping plans (labelled "Landscaping Plan for Consent Terrace View Retirement Village" and "Material and Plant Palettes for Consent Terrace View Retirement Village", sheets 1-4 and 6, prepared in Innate Landscape Architecture, revision 6, dated 10 September 2025, stamped LUC23/0048).
16. Landscaping identified in condition 15 shall be installed within the planting season prior to the occupancy of any unit authorised by this consent.

Advice note: The consent holder is advised to consult with a suitably qualified landscape architect to identify the appropriate planting season(s) for the region to ensure compliance with this condition.

17. Any dead, diseased or damaged landscaping subject to condition 15 shall be replaced with the same or similar species within the next planting season.

Advice note: The consent holder is advised to consult with a suitably qualified landscape architect to identify the appropriate planting season(s) for the region to ensure compliance with this condition.

Construction noise

18. Construction noise shall comply with NZS 6803:1999 Construction Noise

Monitoring

19. A monitoring fee for actual and reasonable costs of conducting any monitoring shall be payable by the Consent Holder and shall be in accordance with fees adopted for that purpose by the Ashburton District Council from time to time.

Review

20. Pursuant to section 128 of the RMA the conditions of this consent may be reviewed by the Council at the consent holder's cost 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.

ADVICE NOTES

1. Noise levels shall be measured and assessed in accordance with NZS6801:2008 Acoustics Measurement of Environmental Sound, and NZS6802:2008 Acoustics-Environmental Noise.
2. Pursuant to section 125 of the Resource Management Act 1991, if not given effect to, this resource consent shall lapse five years after the date of this decision unless a longer period is specified by the Council upon application under Section 125 of the Act.
3. Please read the conditions of this resource consent carefully and make sure that you understand all the conditions that have been imposed before commencing the development.
4. This consent does not constitute authority to build or undertake private drainage works and it may be necessary for you to apply for a Project Information Memorandum and Building Consent if you have not already done so.
5. The Council has adopted New Zealand Standard 4404:2010 Land Development and Subdivision Engineering for all water services, Roading works and documents requirements, unless otherwise mentioned. Compliance with this standard will be treated as a minimum by the Council.
6. There is no public no public Stormwater network available to serve this property. Stormwater from this property may not be directed to the kerb and channel/road side drainage. Stormwater must be disposed on site to the satisfaction of Ecan.

Stormwater discharge authorisation is required via one of the three options described below. The Applicant is to either provide written evidence of approval via options 1 or 3, or forward an application to use the ADC global stormwater consent CRC186263 to ADC's Development Engineer. The application is to include stormwater drawings, erosion and sediment control drawings and evidence of how relevant conditions of CRC186263 are met.

There are three options for authorisation of the stormwater proposal:

- 1) The stormwater discharge will be permitted if it meets the conditions of a rule in the Environment Canterbury (Ecan) Land and Water Regional Plan (LWRP). A certificate of compliance from Ecan will be issued
 - 2) Approval via the ADC global stormwater consent CRC186263.
 - 3) If authorisation via 1 or 2 is not possible a discharge consent from Ecan is required.
7. The standard permitted water connection sizes are as follows:
- Domestic connections for front lot dwellings shall be 15 mm internal diameter.
 - Domestic connections for rear lot dwellings shall be 20 mm internal diameter.
 - All non-residential connections shall be sized and metered as appropriate for the development being serviced and all cases subject to Council approval.
8. If you disagree with any of the above conditions, or disagree with the additional charges relating to the processing of the application you have the right of objection under sections 357A or 357B of the Resource Management Act 1991. Any objection must be made in writing to Council within 15 working days of notification of the decision.
9. The consent holder is requested to notify the Council prior to the occupation of the units and provide evidence of how they have complied with the landscaping condition.
10. This resource consent does not authorise any breach of the noise standards contained in the Ashburton District Plan. The Consent Holder must ensure compliance with all relevant District Plan noise standards.

RESOURCE CONSENT ISSUE

C RC RFI

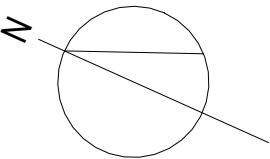


FIGURE & GROUND

TERRACE VIEW - STAGE 3

PROPOSED MASTER PLAN STAGE 3

Drawing Sheet	A 02
Scale	1 : 750 @A2
File	22.723
Date	20/08/2025
Drawn	SJ
Revision	C

Figure & Ground
Level 1, 4 Walker Street
Christchurch Central 8011

p. 03 352 4333
e. studio@figureandground.co.nz
w. www.figureandground.co.nz

RESOURCE CONSENT ISSUE

C RC RFI

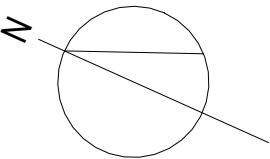


FIGURE & GROUND

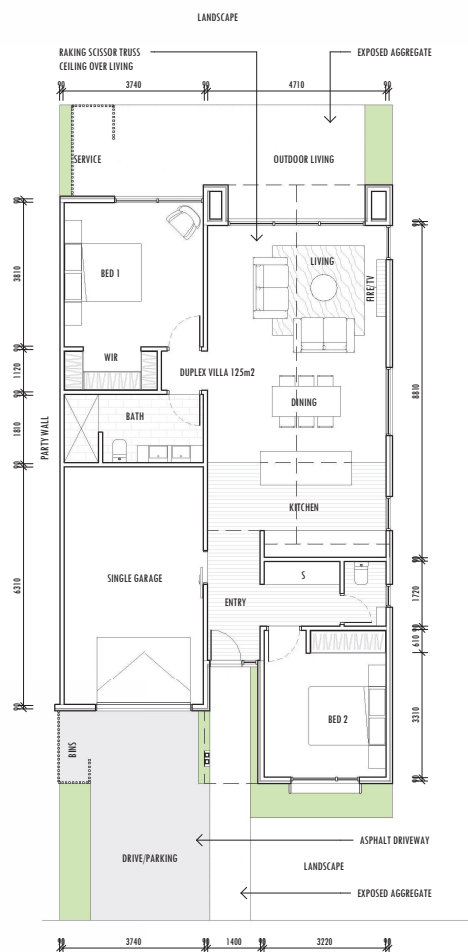
TERRACE VIEW - STAGE 3

STAGE 3 SITE PLAN

Drawing Sheet	A 03
Scale	1 : 500 @A2
File	22.723
Date	20/08/2025
Drawn	SJ
Revision	C

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STREET

1 DUPLEX VILLA FLOOR PLAN
1 : 100



2 DUPLEX ENTRY PERSPECTIVE



3 DUPLEX FRONT PERSPECTIVE

FIGURE & GROUND

TERRACE VIEW - STAGE 3

DUPLEX VILLA DESIGN

Drawing Sheet SK 04

Scale 1 : 100 @A2
File 22.723
Date 10/05/2023
Drawn SJ
Revision D

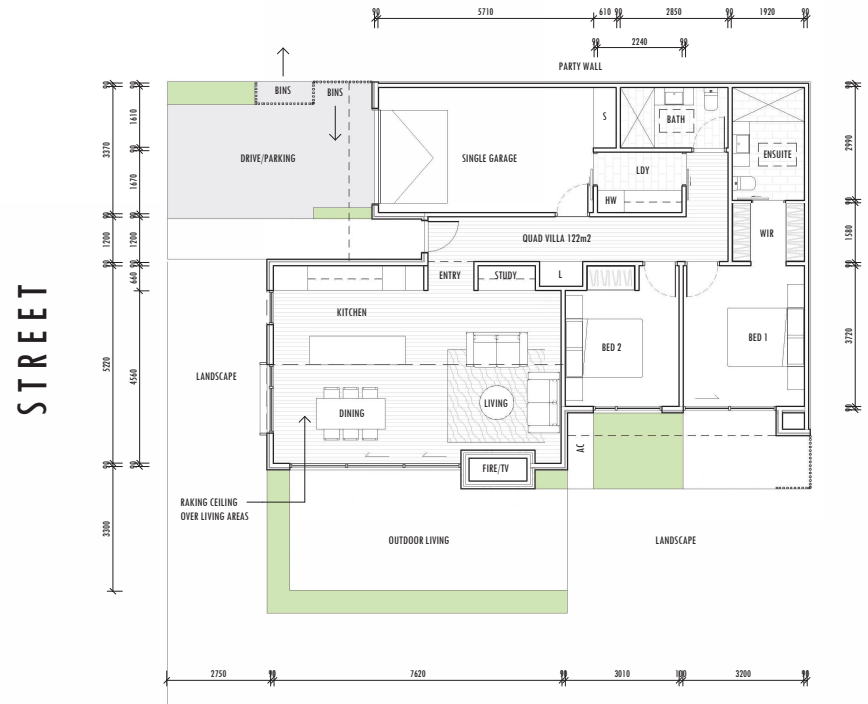
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Preliminary Issue

D RC FINAL COORDINATION



1 QUAD VILLA FLOOR PLAN
1 : 100



2 QUAD VILLA PERSPECTIVE

FIGURE & GROUND

TERRACE VIEW - STAGE 3

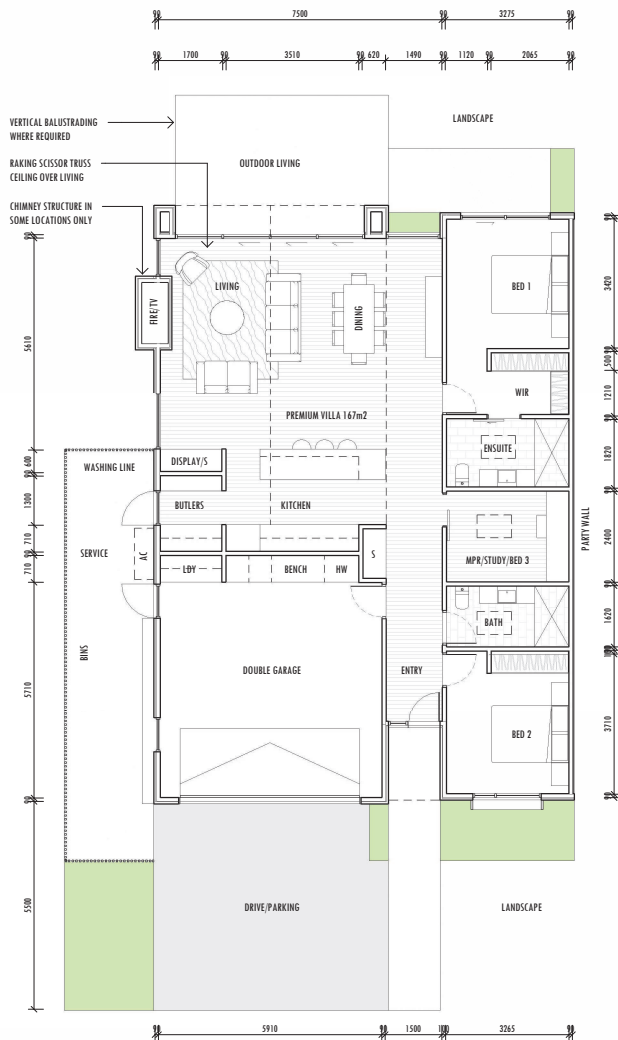
QUAD VILLA DESIGN

Drawing Sheet **SK 05**

Scale	1 : 100 @A2
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Date	10/05/2023
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STREET

1 PREMIUM VILLA FLOOR PLAN
1 : 100



2 PREMIUM ILLUSTRATION PERSPECTIVE

FIGURE & GROUND

TERRACE VIEW - STAGE 3

PREMIUM VILLA DESIGN

Drawing Sheet SK 06

Scale 1 : 100 @A2
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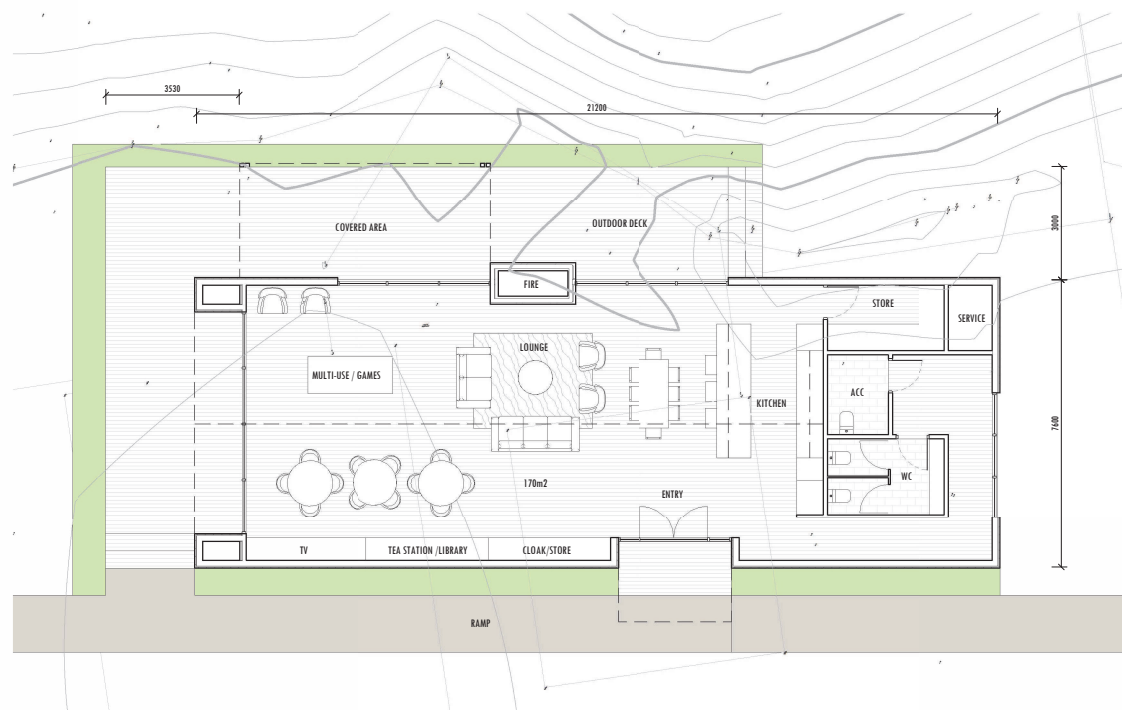
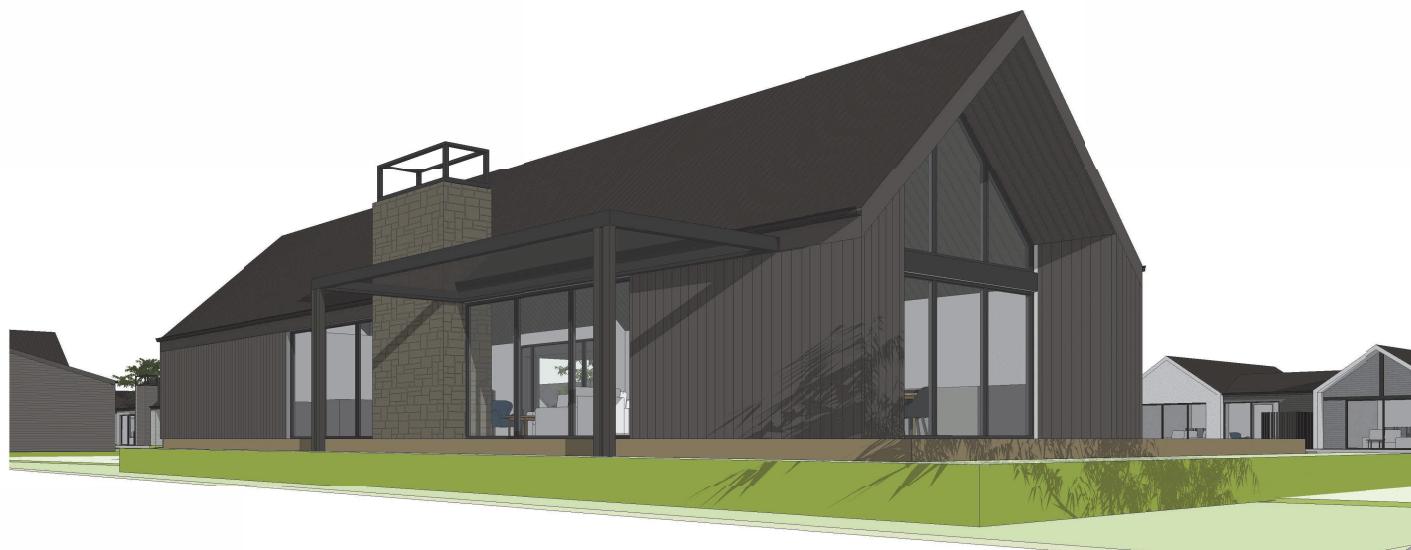


FIGURE & GROUND

TERRACE VIEW - STAGE 3

RECREATIONAL CENTRE

Drawing Sheet **SK 07**

Scale 1:100 @A2
File 22.723
Date 10/05/2023
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FIGURE & GROUND

TERRACE VIEW - STAGE 3

STREET PERSPECTIVES

Drawing Sheet **SK 08**

Scale	@A2
File	22.723
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FIGURE & GROUND

TERRACE VIEW - STAGE 3

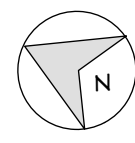
AERIAL PERSPECTIVES

Drawing Sheet SK 09

Scale	@A2
File	22.723
Date	10/05/2023
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Revision	D

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REFER TO SHEET 3

59 CARTERS TERRACE

REFER TO SHEET 4

REFER TO SHEET 2

STAGE 1 EXISTING
(OUT OF SCOPE)

FUTURE DEVELOPMENT STAGE
(CARE OR INDEPENDENT LIVING)

STAGE 2 VILLAS UNDER
CONSTRUCTION (OUT OF SCOPE)

STAGE 3

STAGE 3

REC CENTRE

CARTERS TERRACE

NOTE:
REFER TO THE CIVIL PLANS FOR LEVELS

LEGEND	
	RIPARIAN PLANTING (WOOL MULCH)
	SHRUB GARDEN BED (BARK MULCH)
	LAWN
	TIMBER DECK
	TRACK EXTENSION
	COLOURED CONCRETE WITH DECORATIVE CUTS
	ASPHALT DRIVEWAY
	EXPOSED AGGREGATE CONCRETE
	EXISTING TREES TO REMAIN
	PROPOSED TREES

NOTE
THIS PLAN IS AT A CONCEPTUAL LEVEL
SUBJECT TO FURTHER DESIGN DEVELOPMENT.
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LANDSCAPE PLAN FOR CONSENT
TERRACE VIEW RETIREMENT VILLAGE, ASHBURTON - MASTERPLAN

SCALE:	1:500 @ A2
DATE:	10 SEPTEMBER 2025
PAGE:	1 OF 6
REVISION:	6
DRAWN BY:	E. WALDEN





NOTE

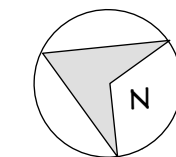
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LANDSCAPE PLAN FOR CONSENT
TERRACE VIEW RETIREMENT VILLAGE, ASHBURTON - STAGE 3

SCALE:	1:200 @ A2
DATE:	10 SEPTEMBER 2025
PAGE:	2 OF 6
REVISION:	6
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INNATE
LANDSCAPE
ARCHITECTURE





EXISTING TREES TO REMAIN

NATIVE RIPARIAN PLANTING

AREA LEFT OPEN FOR VIEWS DOWN TO LOWER TERRACE FROM THE REC CENTRE

MEANDERING TRACK EXTENDED FROM EXISTING TRACK

VERTICAL BALUSTRADE WHERE REQUIRED, AS PER THE ARCHITECT'S DRAWINGS

RAMP DOWN TO LOWER TERRACE

AREA NOT IN SCOPE

TIMBER DECK

PROPOSED CARPARK WITH VEHICULAR ACCESS FROM EXISTING CAR PARK

1.8M HIGH HORIZONTAL TIMBER SLATTED SCREEN TO SCREEN SERVICES AREA

ASPHALT DRIVE

NOTE:
REFER TO THE CIVIL PLANS FOR LEVELS

LEGEND	
	RIPARIAN PLANTING (WOOL MULCH)
	SHRUB GARDEN BED (BARK MULCH)
	LAWN
	TIMBER DECK
	TRACK EXTENSION
	COLOURED CONCRETE WITH DECORATIVE CUTS
	ASPHALT DRIVEWAY
	EXPOSED AGGREGATE CONCRETE
	EXISTING TREES TO REMAIN
	PROPOSED TREES

NOTE

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LANDSCAPE PLAN FOR CONSENT TERRACE VIEW RETIREMENT VILLAGE, ASHBURTON - STAGE 3

SCALE:

1:200 @ A2

DATE:

10 SEPTEMBER 2025

PAGE:

4 OF 6

REVISION:

6

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INNATE
LANDSCAPE
ARCHITECTURE



MATERIAL PALETTE



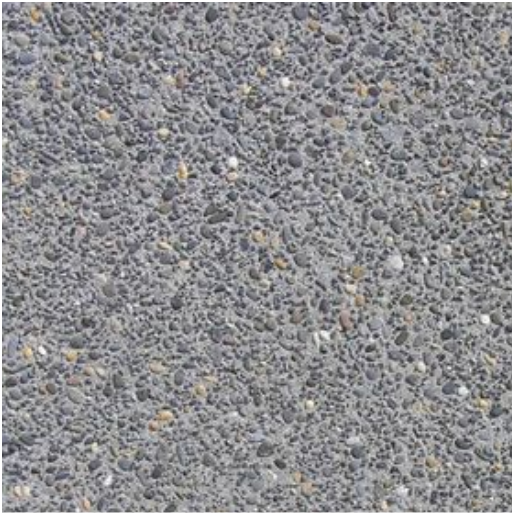
RIVERSTONE WALLS / COLUMNS TO MATCH EXISITNG RIVERSTONE USED WITHIN THE VILLAGE



BLACK ALUMINIUM FENCING



KWILA TIMBER DECKING



EXPOSED AGGREGATE CONCRETE



HORIZONTAL SLATTED SCREEN



1.4M HIGH BIN ENCLOSURE

TREE SPECIES



PRUNUS SPECIES / FLOWERING CHERRY



PLATANUS X ACERIFOLIA / LONDON PLANE TREE



FRAXINUS RAYWOODII / CLARET ASH



ULMUS LOUIS VAN HOUEITE / GOLDEN ELM



MAGNOLIA 'TEDDY BEAR' / DWARF EVERGREEN MAGNOLIA



ACER 'CRIMSON KING' / DWARF JAPANESE MAPLE



CAMELLIA 'FAIRY BLUSH' / UPRIGHT CAMELLIA



FRUIT TREES / VARIOUS SPECIES

SHRUB & GROUNDCOVER SPECIES



HEBE DWARF SPECIES



LOMANDRA SPECIES



HELLABOROUS SPECIES / WINTER ROSE



HYDRANGEA 'ANNABELL'



CAREX SPECIES



LIRIOPE MUSCARI / LILYTURF



GAURA 'SO WHITE'



LIBERTIA IXIODES/ NZ IRIS



LAVENDER SPECIES



PITTOSPORUM 'HEDGEHOG'



HEMEROCALLIS 'STELLA BELLA' / EVERGREEN DAYLILY

RIPARIAN PLANT SPECIES



PHORMIUM TENAX / SWAMP FLAX



PITTOSPORUM EUGENIOIDES / LEMONWOOD



SOPHORA MICROPHYLLA / KOWHAI



AUSTRODERIA RICHARDII / SOUTH ISLAND TOI TOI



CORYDLINE AUSTRALIS / CABBAGE TREE



PSEUDOPANAX FEROX / LANCEWOOD



CAREX SECTA / SEDGE



ASTELIA GRADIS / SWAMP ASTELIA



APODASMIA SIMILIS / OI OI



CAREX VIRGATA / SEDGE



PLAGIANTHUS REGIUS / RIBBONWOOD

NOTE
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MARTERIAL AND PLANT PALETTES - FOR CONSENT
TERRACE VIEW RETIREMENT VILLAGE, ASHBURTON - STAGE 3

SCALE:	NTS @ A2
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