

18 March 2024

Inovo Projects
PO Box 7069
Sydenham
CHRISTCHURCH 8240

Dear Sir/Madam

RESOURCE CONSENT APPLICATION – ADVICE OF DECISION

Applicant:	Kainga Ora Homes and Communities
Reference:	LUC23/0035
Site location:	43 Allens Road ASHBURTON
Legal description:	Lot 10 DP 12797
Description of application:	Land use consent at 43, 45 and 47 Allens Road to address the non-compliances associated with the construction of nine residential units on three allotments, zoned Residential C.
Zoning:	Residential C
Status of activity:	Land Use Restricted Discretionary

This application was lodged and formally received with the Ashburton District Council on 11 May 2023.

Following an assessment of your resource consent application under the Resource Management Act 1991 (RMA) and with reference to the Ashburton District Plan a decision has been made under delegated authority to grant your application with conditions.

For your reference a copy of the section 42A report and Council's decision is attached. It outlines the basis for the decision and any associated conditions. A copy of the decision has been forwarded to every person who made a submission. No hearing was held as the applicant did not request a hearing and no submitters wished to be heard.

ASHBURTON DISTRICT COUNCIL

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Ashburton

PO Box 94
Ashburton 7740

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E info@adc.govt.nz

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If you are the applicant or a submitter, and you disagree with the decision, or parts of it, you can file an appeal with the Environment Court within 15 working days of receiving this decision.

Objections under section 357 of the Resource Management Act 1991 should be addressed to the Planning Manager, Ashburton District Council - within 15 working days of the receipt of the decision. Any objection to additional charges relating to the processing of the application, made under section 357B, shall be made in writing to council (the last mentioned address) within 15 working days of receipt of the invoice.

The applicant and/or any submitter may appeal the council decision under section 120 of the Resource Management Act 1991 to the Environment Court. If an appeal is lodged, any person who made a submission on the application may become a party to the proceedings by lodging a notice under section 274 of the Resource Management Act 1991. The information on objections and appeals in this letter is provided as a guide only and does not constitute legal advice. Information on the appeal process can be found on the Environment Court website www.justice.govt.nz/courts/environment-court.

A copy of the appeal must be served on the council (PO Box 94 Ashburton 74) within 15 working days of the receipt of the decision and on all submitters within 5 working days of lodging the appeal with the Environment Court. Information on the appeal process can be found on the Environment Court website www.justice.govt.nz/courts/environment-court.

If you have any queries, please contact Lauren Wright at Lauren.Wright@adc.govt.nz and quote the application number above.

Decision

That under sections 104, 104C and 108 of the Resource Management Act, consent is **granted** to the Restricted Discretionary activity application by Kainga Ora Homes & Communities to authorise the construction of a nine-unit social housing complex on three adjacent properties within a Residential C zone at 43, 45 and 47 Allens Road, being (LOT 10 DP 12797, LOT 3 DP 21833 & LOT 4 DP 21833), application LUC23/0035.

Reasons for the Decision

Pursuant to sections 104, 104C and 108 of the Resource Management Act 1991, this limited-notified restricted discretionary activity application is granted for the following reasons:

- Section 104(1)(a) Overall, and on balance, actual/potential effects on the environment will be adverse to a less than minor extent.
- Section 104(1)(b) The proposal is broadly consistent with the relevant objectives and policies in the District Plan.
- Section 104(c) No other matters are considered necessary to determine the application.
- Section 104(3)(d) Section 95 A-F assessment concluded that limited-notification was justifiable when determining consent.
- Part II Given the conclusions reached above, the application is considered to meet the relevant provisions of Part 2 of the RMA and to achieve the purpose of the Act.

Conditions

Under section 108 of the Resource Management Act 1991, this consent is subject to the following conditions:

General

1. The development shall be carried out in accordance with the plans and all information being submitted with the application being:
 - *Application and Assessment of Effects prepared by Hierarchy Group Ltd., project HDS- 43-47 Allens Road – AR 112275, dated 2023.*
 - *The plans submitted with the application and referenced by Council as “LUC23/0035 Approved Plans, Sheets 1-11”.*
2. Obscured glass on all first storey windows shall be implemented prior to first use of the units and maintained on an ongoing basis to minimise any sense of overlooking/ breach of privacy for surrounding residents.
3. All required easements are to be granted or reserved.

Water

4. All new units shall be provided with a water supply connection to a Council reticulated water supply laid to 600 mm inside the net area of the allotment. Each lateral shall be fitted with a water manifold and smart meter in accordance to Council' standards and Policies. Water manifold shall be installed in the road reserve only. Existing meters that are being re-used must be upgraded to smart meters.
5. There is no public Stormwater network available to serve this development. Stormwater from this property may not be directed to the kerb and channel/roadside drainage. Stormwater must be disposed on site to the satisfaction of Canterbury Regional Council (ECan).
6. The consent holder shall prepare and submit a Stormwater Management Plan approved and permitted by ECan. This plan shall be submitted to Ashburton District Council for revision and discretion.
7. Any alteration in the ground level shall not exacerbate flooding or ponding on adjoining land.

Sewer

8. All new units shall be provided with a piped gravity sewage outfall for disposing of sanitary sewage to Council reticulated sewer system, laid at least 600mm into the net area of the allotment.

Landscaping

9. That the consent holder shall ensure landscaping has been established prior to first use of the units and maintained thereafter in general accordance with the submitted landscaping

plan. Any dead/damaged plants shall be replaced by specimens of the same size within the next planting season.

Lighting

10. That the consent holder shall install and maintain onsite lighting in general accordance with the proposed lighting plan so as to avoid light spill onto the adjacent properties / road.

Roading

11. Vehicle accesses shall be sealed from sealed road to property boundary over width of vehicle crossing. Existing accesses that are being abandoned must be reinstated to the satisfaction of Council's Roding Manager.

Site Works

12. Prior to the commencement of works, a construction management plan shall be submitted to Council for approval, detailing measures for mitigating and monitoring the following matters during the course of the construction:

- a) Method of dust control
- b) Method of sediment control
- c) Method of noise control
- d) Level of monitoring and recording of any problems or complaints and the mitigating measures taken.
- e) Ensure spilt material is removed from roads if spillage occurs;

The approved measures shall be implemented throughout the works. The consent holder shall advise the adjoining property owner(s) or occupier(s) via a letter drop of the proposed works detailing anticipated timeframes of works and contact details of the project co-ordinator to deal with any possible environmental incidents.

13. That the noise from the proposed works at each stage shall be controlled in accordance with procedures and limits set out in NZS 6803: 1999 being the New Zealand Standard for Acoustics- Construction Noise.
14. That the consent holder shall ensure on a continuous basis that dust is not generated from consolidated material that is the subject of any earthworks / construction activities by keeping the surface of the consolidated material damp or by using another appropriate method of dust suppression.
15. Engineering plans and specifications of all works shall be submitted to the Council for approval. Engineering approval of complying documents shall be given in writing and work shall not commence until this has been received from the Council. Any subsequent amendments to the plans and specifications shall be submitted to Council for approval.
16. The consent holder shall provide statements from all network utility operators (power/telecommunications) that work has been done according to their standards.

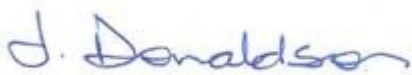
17. The consent holder shall provide Council with a copy of any Compliance Certificate(s) from ECAN if Permit(s) were issued for a Stormwater Management Plan for the Subdivision.
18. The consent holder shall provide Council with completion documents in accordance with NZS4404 and Council's Standards and Specifications. These documents are to be provided to Council's Development Engineer for signoff.
19. A Surveyor's certificate confirming that Units 1, 3, 4, 5, 7 & 9 comply with the height and recession line standards, shall be provided to the Ashburton District Planning Manager prior to first occupation of the units.

Advice Notes

- 1) Reserve contributions are taken by Council through the creation of additional lots during subdivision. Applicable reserve contributions will be levied as appropriate should the site be subdivided in the future.
- 2) Where sewer mains (size 150 mm and above) are required in rights of way, easements in gross in favour of Council shall be provided.
- 3) Connection size: 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.
- 4) Connection size: The standard permitted sewer connection sizes are as follows:
 - Domestic connection for a single residential dwelling shall be 100 mm.
 - Domestic connection for more than one residential dwellings shall be 150 mm
- 5) 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.
- 6) A copy of this consent and the associated approved drawings should accompany your application for a Project Information Memorandum and Building Consent. If not supplied unnecessary delay may occur in the processing of your application
- 7) 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.

- 8) 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.
- 9) 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.
- 10) 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.
- 11) A copy of this consent and the associated approved drawings should accompany your application for a Project Information Memorandum and Building Consent. If not supplied unnecessary delay may occur in the processing of your application.
- 12) It is the applicant's responsibility to provide the Council with consent notices to sign at 224 certificate stage. If not supplied it is likely to result in unnecessary delay in the processing of your application.
- 13) 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.
- 14) The consent holder is requested to notify Council, in writing, of their intention to begin works, a minimum of seven days prior to commencement. Such notification should be sent to info@adc.govt.nz and include the following details:
 - i. Name and telephone number of the project manager and the site owner;
 - ii. Site address to which the consent relates;
 - iii. Activity to which the consent relates; and
 - iv. Expected duration of works
- 15) The consent holder is requested to notify Council, in writing, once they have completed the works authorised by this resource consent. Such notification should be sent to info@adc.govt.nz including the following details:
 - i. Resource consent number
 - ii. Site address to which the consent relates
 - iii. Statement outlining how the applicant has complied with each of the conditions

Yours faithfully,



Jane Donaldson

Group Manager Compliance & Development