

TO: Resource Consent Review Panel

FROM: Lauren Wright

DATE: 28/02/2024

NOTE: This report sets out the advice of the reporting planner. This report has yet to be considered by the Review Panel delegated by the Council to determine this application. The recommendation is not the decision on this application. A decision will only be made after the Review Panel have considered the application and submissions received.

1.0 APPLICATION DESCRIPTION

1.1 Application and Property Details

Application number(s):	LUC23/0035
Reporting officer:	Lauren Wright
Site address:	43, 45 & 47 Allens Road ASHBURTON
Applicant's name:	Kainga Ora Homes and Communities
Lodgement date:	5 May 2023
Notification date:	22 nd January 2024
Submissions closed date:	20 th February 2024
Number of submissions received:	1 in support. 0 neutral. 1 opposing.

1.2 Locality Plan



Figure 1. Aerial View of Application Site

1.3 Application Documents (Plans and Reference Documents)

The list of application documents and plans is set out in Appendix 1 of this report.

1.4 Adequacy of Information

It is considered that the information submitted by the Applicant is sufficiently comprehensive to enable the consideration of the following matters on an informed basis:

- a) The nature and scope of the proposed activity as it relates to the Ashburton District Plan.
- b) The extent and scale of any adverse effects on the environment.
- c) Persons who may be adversely affected.
- d) The requirements of the relevant legislation.
- e) A request for further information under s92 of the RMA was made on 29/05/2023. The Applicant provided all of the information requested on 04/07/2023.

2.0 EXECUTIVE SUMMARY

Kainga Ora Homes & Communities has applied to the Ashburton District Council for resource consent to enable the construction of a nine-unit social housing complex on three adjacent properties within a Residential C zone. While the Applicant seeks to provide additional residential accommodation within the Ashburton District, it has been noted that the nature of this development would be better suited to a higher-density residential zone where it would better align with the Ashburton District Plan Zone Descriptions, Objectives and Policies.

Overall, and on balance, the effects on the environment will be adverse to a minor extent. The proposal is inconsistent to a minor extent with the relevant objectives and policies. It is the recommendation of the Reporting Officer that the application for resource consent be granted, subject to conditions.

3.0 THE PROPOSAL, SITE AND LOCALITY DESCRIPTION

3.1 Proposal

The Applicant seeks to construct one standalone two-storey residential unit and a two-storey duplex residential unit (two semi-detached dwellings) on each of three adjacent titles resulting in a nine-unit social housing complex on Allens Road.

Resource consent is required as a Restricted Discretionary Activity given the following District Plan non-compliances:

Standard 4.9.1 Residential Density

The net area for each residential unit would be less than 250m² despite the 360m² zone minimum and there would be three residential units on each Certificate of Title.

Standard 4.9.4 Recession Lines

will effectively operate as nine separate “Sites” from the time of construction given the provision of independent utilities/amenities for each of the nine units.

It is expected that an agreement among the occupants, however informal, would be required to utilise the sealed vehicle accessway to the six rear units and that this land is therefore unavailable for the purpose of outdoor living/garden plantings and arguably should not be included in the site coverage nor net area calculations in accordance with the District Plan methodology.

4.0 REASONS FOR THE APPLICATION

Resource consent is required under the provisions of the following District Plan

4.1 Ashburton Operative District Plan 2014

- **Site Standard 4.9.1 Residential Density**
 - a) *Minimum net area for each residential unit contained within a Residential C site with accessible reticulated sewer shall be 360 m².*
 - c) *There shall be only one residential unit on any land comprised in a separate site / Computer Freehold Register (Certificate of Title).*
- **Site Standard 4.9.4 – (Recession Lines)-** *this rule specifies that no building shall project beyond a building envelope constructed by recession lines from points 2.3m above internal boundaries.*
- **Site Standard 4.9.7 Outdoor Living Space**
 - a) *For each residential unit in the Residential C zone, there shall be a minimum of 70m² of outdoor living space with a minimum dimension of 5m.*
- **Site Standard 10.9.5 –Maximum number of Vehicle Crossings**
 - a) *The maximum number of vehicle crossings to a site per road frontage shall be in accordance with Table 10-7: Two vehicle crossings for a Collector Road frontage length between 21-60m.*

4.2 Status of the Application

Overall, the application is considered to be a Restricted Discretionary Activity under the Ashburton District Plan.

5.0 NOTIFICATION AND SUBMISSIONS

5.1 Notification

Following the determination on notification in accordance with s95 of the RMA, notice of the application was served on February 22nd, 2024 on the **eight** properties identified as being affected by the proposal in accordance with s95E of the RMA.

All matters required to be assessed in terms of sections 95 to 95F of the RMA are considered to have been addressed in the notification determination report, which is attached as Appendix 2.

5.2 Submissions

At the close of the submission period, total of **two** submissions were received. No submissions were received after the close of the submission period.

In total, one submission supported the application while one submission opposed the application.

A summary of the issues raised in submissions together with the relief sought by the submitters is set out as follows:

Name	Address	Submission Points	Relief Sought
J & R Kerr	49 Allens Road	Supportive of the application. Do not wish to be heard in support of their submission.	None stated.
P McDonald	41 Allens Road	Against the construction of two two-storey units at 43 Allens Road. Concerns around loss of privacy, loss of morning sunlight, loss of property value. Does not wish to be heard in support of their submission.	None stated.

Please note that this table is only a summary of the key issues raised in submissions. Please refer to the full set of submissions as required. These are attached in Appendix 3 to this report.

5.3 Written Approvals

The Applicant has not obtained the written approval from any persons.

5.4 Location Plan and Submissions



Figure 5. Application Site (shown in black) with the location of each submitter

6.0 CONSIDERATION OF APPLICATION

6.1 Statutory Considerations

When considering an application for a Restricted Discretionary Activity, the consent authority must have regard to Part 2 of the RMA (“Purposes and Principles” – Sections 5 to 8), and Sections 104, 104C, and 108 of the RMA.

Subject to Part 2 of the RMA, when considering an application for resource consent and any submissions received a council must, in accordance with s104(1) of the RMA have regard to:

- any actual and potential effects on the environment of allowing the activity;
- any relevant provisions of a National Environmental Standard (NES), other regulations, national policy statement, a New Zealand Coastal Policy Statement; a regional policy statement or proposed regional policy statement; a plan or proposed plan; and
- any other matter a council considers relevant and reasonably necessary to determine the application.

Section 104(2) allows any effects that may arise from permitted activities set out in a NES or a plan to be excluded from the assessment of effects related to the resource consent. This is known as the permitted baseline test. The 'baseline' constitutes the existing environment (excluding existing use rights) against which a proposed activity's degree of adverse effect is assessed. Generally, it is only the adverse effects over and above those forming the permitted baseline that are relevant when considering whether the effects are minor. It is at the Council's discretion whether to apply the assessment of the permitted baseline to any proposal. Essentially, the consent authority may disregard an adverse effect of any activity on the environment if a NES or an operative plan (or an operative rule in a proposed plan) permits an activity with that effect.

Under s104C a consent authority may grant or refuse consent for a restricted discretionary activity and must only consider (or may impose conditions only for) those matters specified in the plan over which it has restricted the exercise of its discretion.

Section 108 provides for consent to be granted subject to conditions and sets out the kind of conditions that may be imposed.

All considerations are subject to Part 2 of the RMA, which sets out the purpose and principles that guide this legislation. This means the matters in Part 2 prevail over other provisions of the RMA or provisions in planning instruments (e.g. regional plans) in the event of a conflict. S5 states the purpose of the RMA and Sections 6, 7 and 8 are principles intended to provide additional guidance as to the way in which the purpose is to be achieved.

The application of s5 involves an overall broad judgement of whether a proposal will promote the sustainable management of natural and physical resources. The RMA's use of the terms "*use, development and protection*" are a general indication that all resources are to be managed in a sustainable way, or at a rate which enables people and communities to provide for their social, economic, and cultural wellbeing, and for their health and safety, while sustaining the potential of natural and physical resources to meet the reasonably foreseeable needs of future generations, safeguarding the life-supporting capacity of air, water, soil and ecosystems, and avoiding, remedying and mitigating any adverse effects of activities on the environment. The enabling and management functions found in s5(2) should be considered of equal importance and taken as a whole.

Sections 6, 7 and 8 of the RMA provide further context and guidance to the constraints found in s5(2)(a), (b) and (c). The commencing words to these sections differ, thereby laying down the relative weight to be given to each section.

Section 6 of the RMA sets out "Matters of National Importance" which need to be recognised and provided for in no order of priority. In terms of this proposal, within an established residential environment not prone to natural hazards, no matters of national importance are considered relevant.

Section 7 of the RMA requires the consent authority to give particular regard to those “Other Matters” as listed in the section. Section 7 matters are not expressly ranked in order of priority. Therefore, all aspects of this section are to be considered equally. In terms of the scale of this particular proposal, Section 7(c) *the maintenance and enhancement of amenity values* is considered relevant.

Section 8 of the RMA requires the consent authority to take into account the principles of Te Tiriti o Waitangi. In terms of this particular proposal and given the existing residential use, redevelopment of the land to provide additional social housing is not considered contrary to the principles of Te Tiriti o Waitangi.

6.2 Section 104(1)(a) Actual and Potential Effects on the Environment

6.2.1 Effects that must be disregarded

A. Any effect on a person who has given written approval to the Application

Pursuant to section 104(3)(a)(ii), when forming an opinion for the purposes of section 104D1(a) a council must not have regard to any effect on a person who has given written approval to the proposal. As stated above, no persons have provided written affected party approval.

6.2.2 Effects that may be disregarded – Permitted Baseline Assessment

The permitted baseline refers to permitted activities on the subject site. Whilst acknowledging that the Reporting Officer initially considered the permitted baseline to be impracticable (Section 3.1.3.2 of the 95 report), upon subsequent reflection, it is considered that there are elements of this proposal that should be considered the permitted baseline.

In this case, it is noted that residential activity at a rate of one, 8m high, two storey residential unit per (360m² net) title could occur as of right under the Residential C zone standards of the District Plan. It is also noted that the Applicant (through their AEE) sought for the three existing vehicle crossings on Allens Road to be deemed to form the permitted baseline for this application.

The above is considered the permitted baseline and any corresponding effects may be discounted as the level of adverse effect arising from those permitted activities is deemed to be acceptable by the District Plan. It is only any other, or further, adverse effects arising from the proposal over and above the permitted baseline that should be considered.

6.2.3 Assessment of Effects

Having regard to the above and after analysis of the application, undertaking a site visit and reviewing the submissions received, the effects that require specific consideration in respect to this application are considered to have been largely identified in Section 3.1.4 of the s95 Report (Appendix 2). In addition to the effects considered in the s95 report (Appendix 2), the

Reporting Officer recognises that two submissions were received in relation to the development.

Submission in Opposition:

The submitter stated that a loss of morning sunlight, privacy and property value at 41 Allens Road (southwest of the development) was of particular concern to them.

While the District Plan does not outline specific privacy standards, the Reporting Officer acknowledges that within the Explanations and Reasons for Objective 4.1 - Residential Amenity Values and Character, the District Plan seeks to ensure that the design and siting of any development is such that the development “*will not unreasonably deny neighbouring properties of privacy, outlook, sunlight or daylight*”.

It is noted that a fully compliant, two-storey residential unit could conceivably have a similar, or greater, impact on privacy if constructed with a balcony or used transparent glazing overlooking the adjacent site. While it is acknowledged that there would be more than one residential unit on each title, the Reporting Officer considers the Applicant’s volunteered use of obscured glass on the first storey of all units as well as the 1.8m high timber paling perimeter fencing (Fencing Masterplan rev. A) to provide for an acceptable level of privacy in combination with the compliant setback and recession plane standards.

In terms of access to sunlight, given that the proposed units comply with the District Plan height, setback and recession plane standards, it is considered that some change in sun exposure has been anticipated for by the District Plan either in the form of a large, singular residential unit or, a residential unit and accessory building/s.

The Reporting Officer is unable to speculate on potential effects on property values in an assessment of the application or when forming a recommendation on it.

Submission in Support:

The submitter provided their unconditional support for the proposal.

The following positive environmental effects have been identified:

1. The provision of nine purpose-built residential dwellings to replace aging housing stock in an appropriately serviced area of the District that is within walking distance of key community facilities for the occupants.
2. The Reporting Officer notes that under the *Kāinga Ora–Homes and Communities Act (2019)* the Applicant is uniquely obligated to deliver the following:
 - (a) *provide people with good quality, affordable housing choices that meet diverse needs; and*
 - (b) *support good access to jobs, amenities, and services; and*

(c) otherwise sustain or enhance the overall economic, social, environmental, and cultural well-being of current and future generations.

Overall, the Reporting Officer considers the development likely to have significant socio-economic benefits both for the tenants and wider community by improving the housing stock owned/maintained by Kaianga Ora Homes & Communities in Ashburton. The provision of additional, modern, housing in this area should improve the living conditions of tenants and by extension, help enable them to better provide for their health/wellbeing. The decision to intensify residential activity in an appropriately serviced area of town has been recognised as a viable means of avoiding urban sprawl while the proposed landscaping plans should ensure a decent level of residential amenity when the site is viewed from the Allens Road.

In summary, having reassessed the adverse effects of the activity on the environment and upon review of the submissions received, the Reporting Officer considers that the activity will have minor adverse effects on the adjacent properties listed in Table 1 (Section 3.1.3.1, Appendix 2).

6.3 Section 104(1)(b)(i) and (ii) Relevant Provisions of National Environmental Standards and Other Regulations

There are no NES or other regulations in effect that apply to this application.

6.4 Section 104(1)(b)(iii) Relevant Provisions of National Policy Statements

There are no National Policy Statements relevant to this application.

6.5 Section 104(1)(b)(iv) Relevant Provisions of the New Zealand Coastal Policy Statement (NZCPS)

The NZCPS is not applicable to this application.

6.6 Section 104(1)(b)(v) Relevant Provisions of the Canterbury Regional Policy Statement

The Canterbury Regional Policy Statement ("**CRPS**") is a strategic document which sets out the direction of managing the use, development and protection of the natural and physical resources of the Canterbury region. This document became operative in 2013.

The strategic objectives and policies of the CRPS provide a framework to achieve the integrated, consistent and co-ordinated management of the Region's resources.

Under the CRPS, matters related to environmental protection, such as the coastal environment, water quality, water conservation and allocation and air quality have specific objectives, policies and methods to achieve sustainable and integrated management of major natural and physical resources in the Region.

The subject application is not considered to be of a nature or scale that it challenges any of the policies therein.

6.7 Section 104(1)(b)(vi) Relevant Provisions of the District Plan Objectives, Policies and Rules

The Plans applying to this proposal are set out in Section 4 above.

6.7.1 Relevant Objectives and Policies

The following objectives and policies of the Ashburton Operative District Plan 2014 are considered relevant.

Objective 4.1: Residential Amenity Values and Character

To protect and enhance the amenity values and character of residential areas, recognising the potential for some growth, whilst considering the particular characteristics of each residential area, the need to provide for a diversity of residential lifestyles, and making provision for non-residential services and activities that meet community needs.

The units have been built to meet the setback, height and recession plane requirements when viewed from external sites. While the outdoor living spaces fall short of the minimum required on seven of the nine units, the Reporting Officer acknowledges that all nine meet the 5m minimum width dimension, spaces are easily accessible from internal living rooms and have been designed to receive sunlight making them suitable for providing occupants with a usable outdoor area. The use of internal fencing should increase the perception of privacy for occupants while the mixed surfacing should help ensure that the areas meet the needs of a variety of occupants.

With the use of the units for the foreseeable future being solely to increase our supply of social housing, the Reporting Officer has taken the community need for this into consideration when considering the weighting of a fully compliant residential development on the same site.

Policy 4.1A

Manage the different residential areas located within the Ashburton District, whilst considering:

- *Existing character,*
- *Any anticipated change in character,*
- *The need for diversity of residential lifestyles,*
- *A demand for growth over time.*

Following several visits to the Site, the Reporting Officer recognizes the mixed-use nature of the surrounding area. Despite the predominant Residential C Zoning, Allens Road features a medical centre, primary school, kindergarten and retirement village. The continued use of the three sites to provide social housing, albeit at a higher density, is considered in line with Policy 4.1A given increasing demand for social support.

Policy 4.1B

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.

The proposed activity type is residential in nature and therefore anticipated by the District Plan. While eight properties were notified of the application, only one submission was received in opposition which the Reporting Officer has taken to indicate that the majority of adjacent property owners are not opposed to the nature / scale of the proposal.

Policy 4.1.D

Promote variety and innovation in residential development to meet the changing needs of current and future generations, including opportunities to incorporate sustainable practices in housing design and siting that result in enhanced amenity, sustainable energy use and increased efficiency of site utilisation.

The Reporting Officer has noted the absence of high-density residential zoning in northwest Ashburton and the subsequent difficulty in achieving the variety and innovation prioritised in Objective 4.1D in an area of the District that features homogeneous zoning / site standards.

In a situation where providing healthy homes is the basic need the Applicant is trying to meet, the Reporting Officer is comfortable accepting that in this case, six additional households could be provided with modern, purpose-built accommodation on a site where three households currently occupy the same space.

Objective 4.2: Residential Growth

To provide areas of growth and expansion of different forms of residential development, in a range of areas around the District that meet the needs of the community and promote the efficient use of energy and services, whilst also protecting the productive potential of the rural area.

Providing for additional social housing in a mixed-use, appropriately serviced, area of the District is considered to meet the needs of the community while protecting the productive potential of the rural area.

Policy 4.2A

Provide for some growth of residential areas, whilst continuing a policy of consolidation to avoid sprawl and unnecessary extension of urban areas.

The proposed increase in residential units from three to nine is in line with a policy of consolidation, effectively avoiding any need for expansion / urban sprawl.

Objective 10.2: Transport Efficiency

The efficient use of the District's existing and future transport infrastructure and of fossil fuel usage associated with transportation.

Policy 10.2A

To provide for the efficiency of the transport network by implementing a policy of consolidation to avoid sprawl and unnecessary extension of urban areas.

As stated above, the proposed increase in residential units from three to nine is in line with a policy of consolidation, effectively avoiding any need for expansion / urban sprawl. No additional roads are being proposed through this development and the Site is within walking distance of community amenities (parks, medical centres, schools).

Objective 10.3: Transport Safety and Accessibility

The maintenance and improvement of the safety and ease of pedestrian, cyclist and vehicle movement throughout the District.

Policy 10.2E

To limit congestion and loss of efficiency of adjacent roads, by ensuring off-street loading is provided for activities.

All nine units have been allocated an onsite car park and the vehicle crossing catering to four or more parking spaces has allowed for onsite manoeuvring designed to ensure no reversing onto Allens Road is necessary.

As a listed Collector Road where on street parking is possible, Allens Road is considered wide enough to accommodate overflow guest carparking without creating undue stress on the road network.

Policy 10.3E

To ensure that the number, location and design of vehicle crossings and the intensity and nature of activities along roads is compatible with road capacity and function, in order to ensure vehicle, cyclist and pedestrian safety, and to strictly limit the establishment of high traffic generating activities with vehicle crossings to State Highways 1 and 77.

Given that there are three records of title involved with this development, albeit intended to be held together by s75 certification under the Building Code, the District Plan has generally anticipated the retention of three vehicle crossings along the road frontage of the Site. Council's Assets Team have raised no safety concerns with the proposed layout.

6.7.2 Relevant Rules

The relevant District Plan Rules infringed are identified in Section 4.1 of this report. Please refer to the s95 report (Appendix 2) for the relevant assessment criteria in the Ashburton Operative District Plan 2014.

In deciding whether to grant or refuse consent and if granted, deciding on conditions to be imposed, the Council must have regard to these criteria and any relevant matters in sections 104, 104A to 104F, 105, 106, 107, 107A-D and 107E of the RMA.

6.7.3 Conclusion

While the general preference would be for higher density developments to occur within a Residential A or B Zone in accordance with the District Plan, it is the opinion of the Processing Officer that this application is acceptable in terms of the objectives and policies of the District Plan. The development has been designed to meet the needs of occupants as per the policies and standards of Kainga Ora. The Reporting Officer accepts that the units will be built to provide occupants with a high level of amenity and that the provision of modern residential accommodation in this location should help ensure the occupants' social, economic, and physical wellbeing is better cared for than what might otherwise be able to be achieved.

For the reasons outlined in the assessment of environmental effects and based on the application satisfying the relevant District Plan Objectives and Policies, it is considered that the proposal is inconsistent to a minor extent with the intent of these criteria and should be approved with conditions.

6.8 Section 104(1)(c): Any Other Matters Considered Relevant and Reasonably Necessary to Determine the Application

In this case there are no other matters that are considered necessary to determine the application.

6.9 Lapsing of Consent

Section 125 of the RMA provides that if a resource consent is not given effect to within five years of the date of the commencement (or any other time as specified) it automatically lapses unless the consent authority has granted an extension. In this case, it is considered five years is an appropriate period for the consent holder to implement the consent due to the nature and scale of the proposal.

6.10 Review of Consent Conditions

Section 128 of the RMA provides for the Council to review the conditions of a resource consent at any time specified for that purpose in the consent. A consent may specify a time for review of the conditions of a consent for the following purposes.

- to deal with any adverse effects on the environment which may arise from the exercise of consent and which are appropriate to deal with at a later stage, or

- to require holders of discharge permits or coastal permits which could otherwise contravene s15 or 15B of the Act to adopt the best practicable option to remove or reduce any adverse effect on the environment, or
- for any other purpose

The consent authority may review the conditions of this resource consent during annual consent monitoring or in the event of any complaints.

7.0 RECOMMENDATION AND CONDITIONS

7.1 Recommendation

It is recommended that under sections 104, 104C and 108 of the RMA, consent is **granted** for 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.

Consent is subject to the following conditions being completed to the satisfaction of the Council and at no cost to Council, with the following advice notes:

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 Roading 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

Report prepared by: Lauren Wright Planning Officer

Signed:



Date: 08/03/2024

Report reviewed, and approved for release by: <name> <title>

Signed:

Date:

Section E Definitions

COUNCIL:	means The Ashburton District Council
DISTRICT PLAN:	means the Ashburton Operative District Plan 2014.
CRPS:	means Canterbury Regional Policy Statement
Manager:	means an Ashburton District Council Manager or nominated Ashburton District Council staff acting on the Manager's behalf
RMA:	means Resource Management Act 1991 and all amendments