

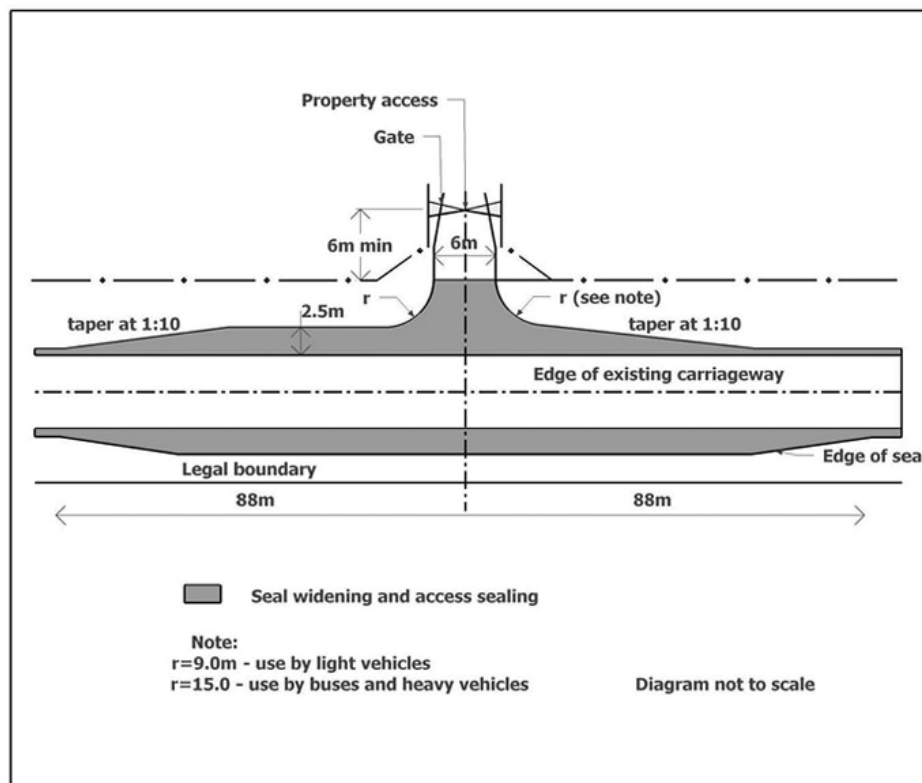
Annexure One: LUC23-0109 Conditions

General Conditions

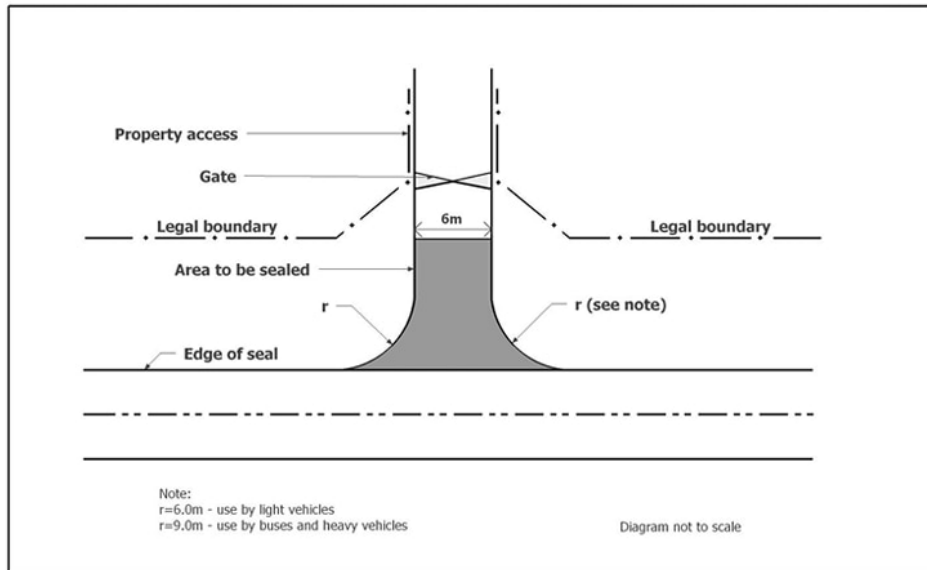
1. That the activity proceed in accordance with the plans and details submitted with the application prepared by Novo Group Ltd dated 6 November 2023, except where amended by the further information provided on 14 December 2023 and any requirements set out in the conditions below. Approved plans are attached and entered into Council records as Ref LUC23-0109.

Vehicle Crossings

2. The vehicle crossing onto Stranges Road shall be formed and sealed in accordance with Appendix 10-8 of the District Plan and otherwise be constructed in accordance with the approved Engineering Plans. The culvert diameter crossing the water race shall be approved by Council.



3. The Consent Holder shall remove the current entranceway including removal of associated culverts, remediation of the water race, to the requirements of the Engineering Code of Practice and engineering approval.
4. The vehicle crossing onto Huntingdon Avenue shall be formed and sealed in accordance with Appendix 10-7 of the District Plan and otherwise be constructed in accordance with the approved Engineering Plans, except that the area to be sealed shall extend a minimum of 100m into the site from the road boundary.'



5. The use of the Huntingdon Avenue access to the site shall be limited to staff use for operational purposes, except in the case of emergency.
6. The Consent Holder shall submit to the Ashburton District Council Infrastructure Manager Roading plans and specifications of the vehicle access crossings and removal of the existing crossing for engineering approval prior to construction. 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/or specifications shall be submitted to Council for approval.

Water Supply

7. The Consent Holder shall provide accurate 'as built' plans of the extension to Council services to the satisfaction of the Council. All assets being vested in Council shall be provided in an appropriate electronic format for integration into Council's systems. Actual costs involved in provision and transfer of this data to Councils systems shall be borne by the Consent Holder.
8. That confirmation of the adequacy of the supply for firefighting purposes be provided to the Council prior to construction of buildings commencing.

Events

9. Sales and other events, including competition training, where in excess of 50 visitors per day are anticipated to attend the event, shall be held on site a maximum of 25 days per annum; and
 - i. The events may be attended by prospective purchasers and their support staff and shall not be open to the general public; and
 - ii. The consent holder shall maintain a record of the date and type of events held on site and the number of visitors attending those events, which shall be made available to the Ashburton District Council on request.

10. A TMP shall be provided to the Council for approval prior to the commencement of any event listed in Condition 9 on site. The TMP shall be approved by the Council within 10 working days of receipt.
11. No events shall commence until a Traffic Management Plan (TMP) has been implemented on site. The TMP must be held on site at all times and made available to the Council on request.

Accidental Discovery Protocol

12. In the event of the discovery/disturbance of any archaeological material or sites, including taonga (treasured artefacts) and koiwi tangata (human remains), the consent holder shall immediately:
 - a) Cease earthmoving operations in the affected area of the site; and
 - b) Advise the Council and appropriate agencies, including Heritage New Zealand Pouhere Taonga and the local Mana Whenua of the disturbance.

Ecology and Landscape

13. All existing indigenous vegetation within the waterways and riparian areas is to be retained as far as practicable.
14. In summer, a herpetologist shall survey the bridge locations for lizards and consider mitigation options if found.
15. Haul Road and bridge placement shall be undertaken following the bird breeding season (i.e., February to June). Should construction works extend beyond June, then a survey shall firstly be conducted to locate any nesting birds around the bridge construction sites or the Haul Road. All works shall avoid nesting birds.
16. Stormwater runoff from the Haul Road and vehicle car park areas, shall be treated before discharge to waterways, possibly by ground infiltration.
17. A landscape planting plan, including a schedule with plan numbers, sizes and spacings, shall be prepared for land within 5m of the banks of the Laghmore Creek (north branch and main stem). The plan shall be prepared in consultation with a suitably qualified and experienced ecologist and shall be submitted to Ashburton District Council for certification prior to any vegetation clearance work beginning within the riparian areas.
18. All landscaping required for this consent shall be maintained. Any dead, diseased, or damaged landscaping shall be replaced by the consent holder within the following planting season (extending from 1 April to 30 September) with trees/shrubs of similar species.

Construction

19. All earthworks shall be carried out in accordance with the supplied Erosion and Sediment Control Plan (ESCP), which follows the best practice principles, techniques, inspections and monitoring for erosion and sediment control contained in Environment Canterbury's Erosion and Sediment Control Toolbox for Canterbury <http://esc Canterbury.co.nz/>. The ESCP must be held on site at all times and made available to the Council on request.

20. No earthworks shall commence until the ESCP has been implemented on site. The ESCP measures shall be maintained over the period of the construction phase, until the site is stabilised (i.e. no longer producing dust or water-borne sediment). The ESCP shall be improved if initial and/or standard measures are found to be inadequate. All disturbed surfaces shall be adequately topsoiled and vegetated or otherwise stabilised as soon as possible to limit sediment mobilisation.
21. A copy of the ESCP shall be provided to the Council for approval prior to the commencement of any earthworks on site. The ESCP shall be approved by the Council within 10 working days of receipt.
22. Construction noise shall be measured and assessed in accordance with New Zealand Standard NZS 6803:1999 "Acoustics - Construction Noise" (Rule 11.8.3). As the construction period is longer than 20 weeks, the long-term limits apply. Construction noise limits of 70 dB LAeq and 85 dB LAm_{ax} shall apply during the daytime period of 07:00 – 18:00, Monday to Saturday.
23. Prior to the issue of building consent, the Consent Holder shall lodge with the Environmental Services Department of the Council a Construction Noise Management Plan (CNMP) which:
 - a) Describes the relevant noise standards from NZS 6803:1999 and other appropriate guidance;
 - b) Identifies and adopts the best practicable option (BPO) for the management of construction noise;
 - c) Identifies high noise construction activities where there is a risk of non-compliance;
 - d) Defines the procedures to be followed when construction activities cannot comply with the noise standards;
 - e) Informs the duration, frequency, and timing of works to manage disruption;
 - f) Requires engagement with affected receivers and timely management of complaints, this shall include:
 - i. Developing and maintaining a complaints management procedure which shall be in place at the commencement of works and remain until construction works are completed onsite. The procedure shall ensure that neighbours and other parties are provided with an up to date and monitored phone number so that they may communicate with the consent holders representative during the construction phase of the project.
 - ii. Complaints received regarding activities on the site shall be recorded along with action taken in response. A copy of the complaints register and recorded actions shall be provided to the Council upon request.

Odour

24. All horse manure and soiled bedding shall be cleaned out from the stable areas and disposed off site daily. No manure shall be stored outside the stables.

25. An odour management plan (OMP) shall be prepared by a suitably qualified and experienced person, and submitted to and approved by Ashburton District Council prior to the operation of a wastewater treatment plant or the stables on the site. The OMP shall set out regular and contingency odour management procedures for the plant and the management of horse manure and soiled bedding, to ensure that objectionable or offensive odour from the site is not experienced beyond the boundary of the site.
26. A copy of the OMP approved under Condition 25 shall be held on site and shall be adhered to at all times that the wastewater treatment plant is operational.

Dust

27. Dust emissions shall be appropriately managed within the boundary of the property in compliance with the Regional Air Plan. Where necessary, dust mitigation measures such as water carts or sprinklers shall be used on any gravelled vehicle routes to ensure suspended or deposited particulate matter, which is offensive or objectionable, is not caused beyond the boundary of the site.

Noise

28. Artificial amplification devices may be utilised outdoors a maximum of 25 days per year, and:
 - i. No more than two amplification devices shall be operated externally at any time;
 - ii. Each amplification device shall be at least 200 metres from the boundary of any Residential C zoned site and 40 metres from any Rural B zone boundary;
 - iii. Where devices are situated within 250m of a residential zoned site boundary, they shall be orientated to face away from the site; and
 - iv. Devices shall be calibrated to have a sound level of no more than 94 dB L_{Aeq} measured at 1 metre from the front of the device.

Administration

29. That the conditions of this consent may be reviewed annually by the Ashburton District Council in accordance with section 128 of the Resource Management Act 1991 for the purpose of addressing any transport, noise or odour adverse effects on the environment that may arise from the exercise of this consent.
30. That a monitoring fee for the actual and reasonable costs of conducting any monitoring shall be payable by the consent holder and shall be in accordance with fees adopted for the purpose by the Ashburton District Council.



SOUTHERN PARALLEL EQUINE CENTRE - MASTER PLAN FOR SOUTHERN PARALLEL CAMPUS

31 OCTOBER 2023
PROJECT NO. 2023_146
REVISION H

Project no: 2023_130
Document title: URBAN DESIGN GRAPHIC SUPPLEMENT
Revision: H
Date: 31 OCTOBER 2023
Client name: SOUTHERN PARALLEL CAMPUS

Author: David Compton - Moen | Becky Darragh | Anca Belu
File name: 2023_146 SPC Lake Hood Equestrian - Residential Master Plan_H

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DOCUMENT HISTORY AND STATUS

REVISION	DATE	DESCRIPTION	BY	REVIEW	APPROVED
A	25/09/2023	Issue For Comment	AB	DCM	DCM
B	28/09/2023	Design Refinement	AB	DCM	DCM
C	11/10/2023	Alignment Change	AB	DCM	DCM
D	12/10/2023	Minor Changes	AB	DCM	DCM
E	31/12/2023	Road Type Changes	AB	DCM	DCM
F	31/12/2023	Carpark Details	AB	DCM	DCM
G	31/10/2023	Minor Changes	AB	DCM	DCM
H	2/11/2023	Road Alignment Change	AB	DCM	DCM



DCM URBAN DESIGN LIMITED

10/245 St Asaph Street
Christchurch, 8011

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LEGEND

- A Main Entry
- B Stables
- C Selling Centre
- D Sand Arena
- E Exercise / Grazing
- F Training / Grazing
- G Grazing
- H Informal Parking
- I Horse Walker
- J Polo Field
- K Vet / Research
- L Existing House (Staff Accomodation)
- M 10m Landscape Strip to be planted along Stranges Road and Huntingdon Avenue frontages and southern boundary
- N Paved formal parking (45 spaces including 2 accessible spaces)
- Site Boundary



A. MASTER PLAN

client / project name: SOUTHERN PARALLEL EQUINE CENTRE - MASTER PLAN
drawing name: **MASTER PLAN**

designed by: DAVID COMPTON-MOEN | ANCA BELU

drawn by: ANCA BELU

original issue date: 25 SEPTEMBER 2023

scale: 1:5000

amendment:
Issue for Comment
Design Refinement
Alignment Change
Minor Changes
Road Type Changes
Carpark Details
Minor Changes
Road Alignment Change

revision no:
A
B
C
D
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date
25/09/2023
28/09/2023
11/10/2023
12/10/2023
31/10/2023
31/10/2023
31/10/2023
2/11/2023



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project no / drawing no: 2023_146/001

revision: H

LEGEND

- Site
- Paved Road
- Gravel Road
- Gravel Pedestrian / Horse Path
- ↔ Indicative Location of Farm Gate
- ↔ Formed Entry
- ↔ Main Entry



A. MASTER PLAN

client / project name: SOUTHERN PARALLEL EQUINE CENTRE - MASTER PLAN

drawing name: **MASTER PLAN - CIRCULATION**

designed by: DAVID COMPTON-MOEN | ANCA BELU

drawn by: ANCA BELU

original issue date: 25 SEPTEMBER 2023

scale: 1:5000

amendment:

Issue for Comment
Design Refinement
Alignment Change
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31/10/2023
31/10/2023
31/10/2023
2/11/2023



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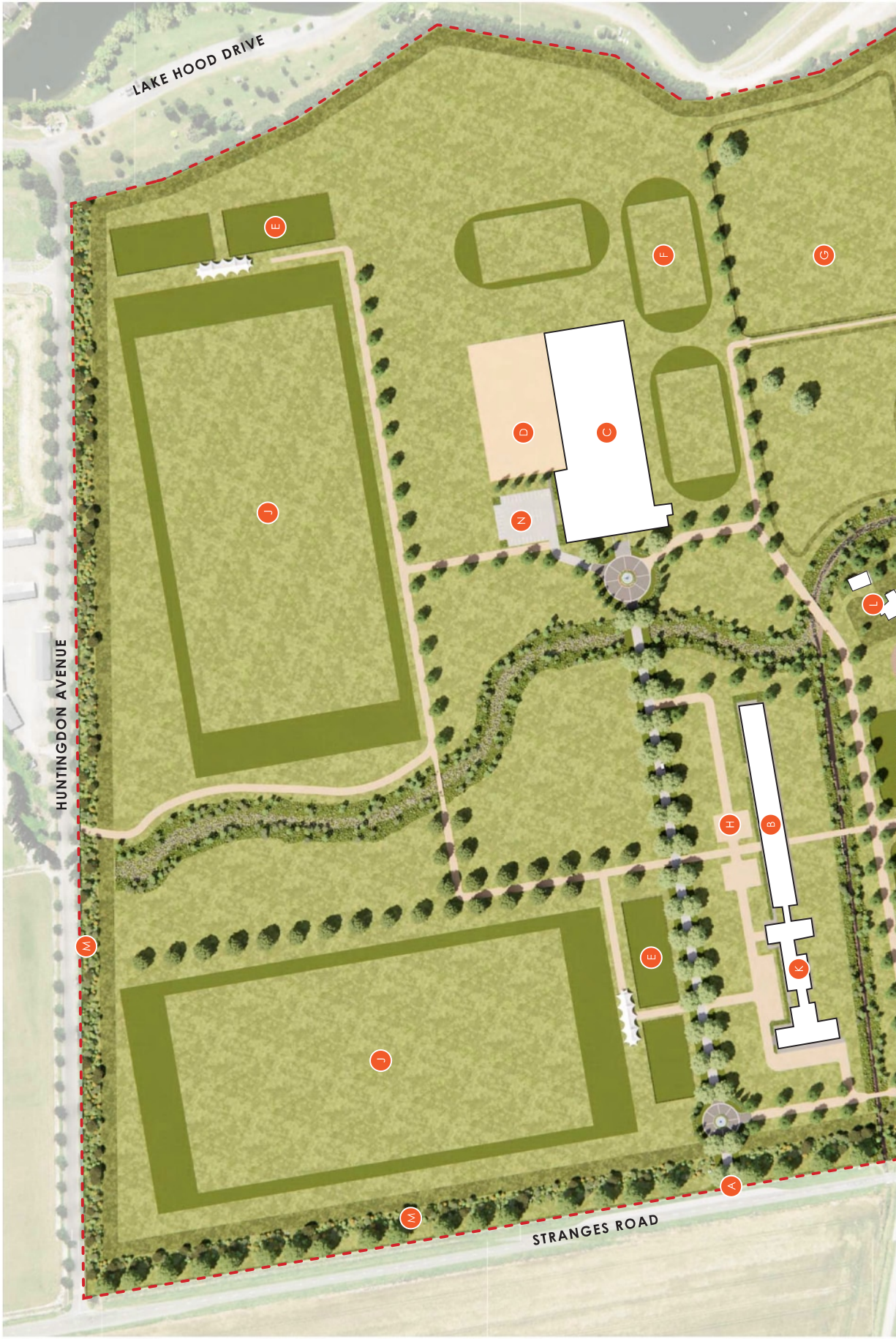


project no / drawing no: 2023_146/002

revision: H

LEGEND

- A Main Entry
- B Stables
- C Selling Centre
- D Sand Arena
- E Exercise / Grazing
- F Training / Grazing
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- K Vet / Research
- L Existing House (Staff Accommodation)
- M 10m Landscape Strip to be planted along Stranges Road and Huntingdon Avenue frontages and southern boundary
- N Paved formal parking (45 spaces including 2 accessible spaces)
- Site Boundary



A. MASTER PLAN - NORTHERN HALF

client / project name: SOUTHERN PARALLEL EQUINE CENTRE - MASTER PLAN

drawing name: **MASTER PLAN - NORTH**

designed by: DAVID COMPTON-MOEN | ANCA BELU

drawn by: ANCA BELU

original issue date: 25 SEPTEMBER 2023

scale: 1:2500

amendment:

Issue for Comment
Design Refinement
Alignment Change
Minor Changes
Road Type Changes
Carpark Details
Minor Changes
Road Alignment Change

revision no:

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2/11/2023



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project no / drawing no: 2023_146/003

revision: H

LEGEND

- A Main Entry
- B Stables
- C Selling Centre
- D Sand Arena
- E Exercise / Grazing
- F Training / Grazing
- G Grazing
- H Informal Parking
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- K Vet / Research
- L Existing House (Staff Accommodation)
- M 10m Landscape Strip to be planted along Stranges Road and Huntingdon Avenue frontages and southern boundary
- N Paved formal parking (45 spaces including 2 accessible spaces)
- Site Boundary

JOIN LINE 2023_146 003



A. MASTER PLAN - SOUTHERN HALF

client / project name: SOUTHERN PARALLEL EQUINE CENTRE - MASTER PLAN

drawing name: **MASTER PLAN - SOUTH**

designed by: DAVID COMPTON-MOEN | ANCA BELU

drawn by: ANCA BELU

original issue date: 25 SEPTEMBER 2023

scale: 1:2500

revision no:	amendment:	approved	date
A	Issue for Comment	DCM	25/09/2023
B	Design Refinement	DCM	28/09/2023
C	Alignment Change	DCM	11/10/2023
D	Minor Changes	DCM	12/10/2023
E	Road Type Changes	DCM	31/10/2023
F	Carpark Details	DCM	31/10/2023
G	Minor Changes	DCM	31/10/2023
H	Road Alignment Change	DCM	2/11/2023



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project no / drawing no: **2023_146/004**

revision: **H**

LEGEND

- A** 45 carparks (including 2 mobility parking spaces) with a asphalt surface and line marking.
- B** Plant Mix 3 - low amenity planting (see planting pallette document for species)
- C** Selling Centre
- D** Pedestrian path connectin selling centre and sand arena



A. CARPARK PLAN (1:200 @ A3)

client / project name: SOUTHERN PARALLEL EQUINE CENTRE - MASTER PLAN

drawing name: **CARPARK PLAN**

designed by: DAVID COMPTON-MOEN | ANCA BELU

drawn by: ANCA BELU

original issue date: 25 SEPTEMBER 2023

scale: 1:200

amendment:

- Issue for Comment
- Design Refinement
- Alignment Change
- Minor Changes
- Road Type Changes
- Carpark Details
- Minor Changes
- Road Alignment Change

revision no:

- A
- B
- C
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- E
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- H

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- 2/11/2023



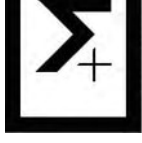
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project no / drawing no: 2023_146/005



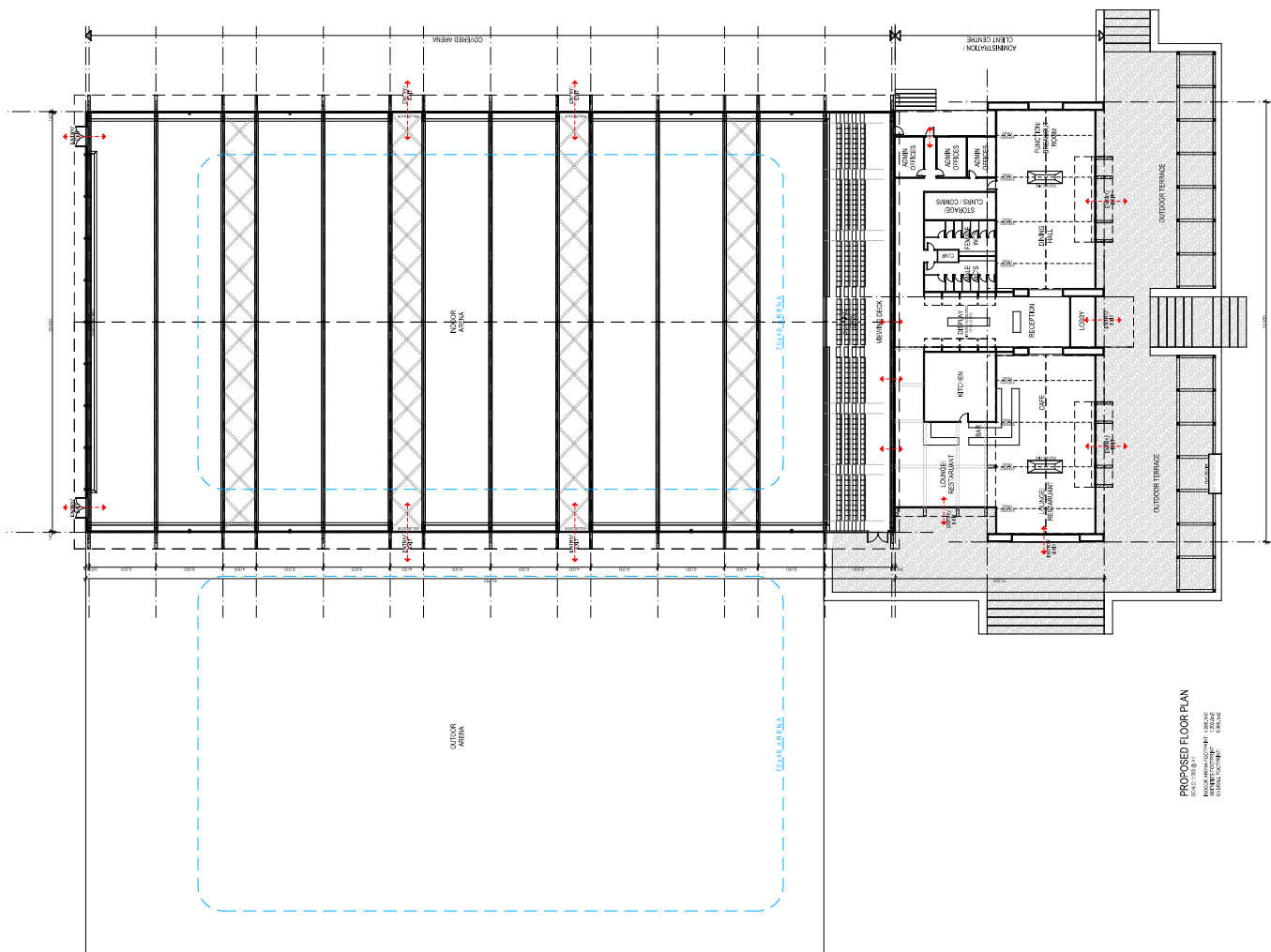
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SOUTHERN PARALLEL EQUINE CENTRE
ASHBURTON
2023



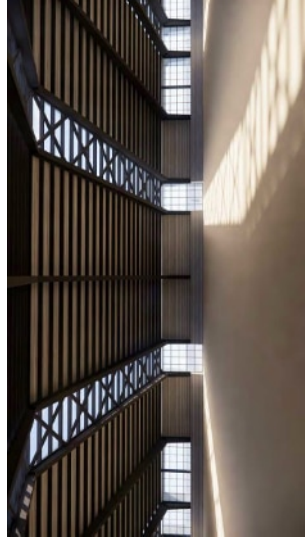
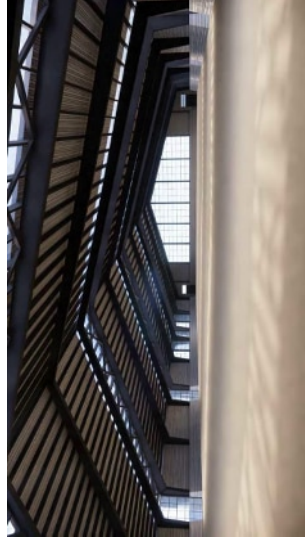
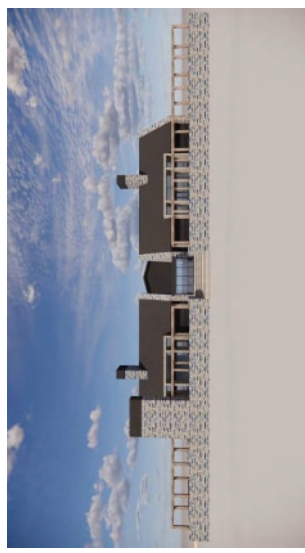
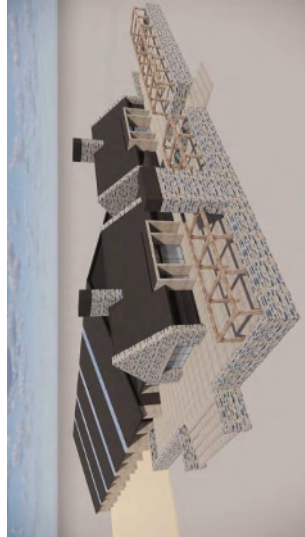
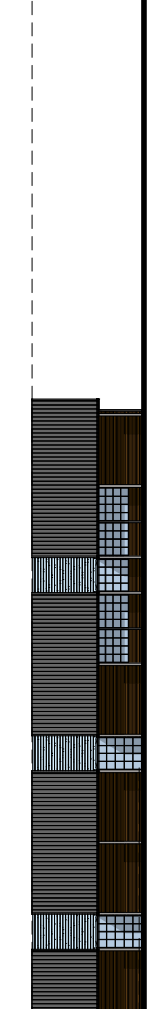
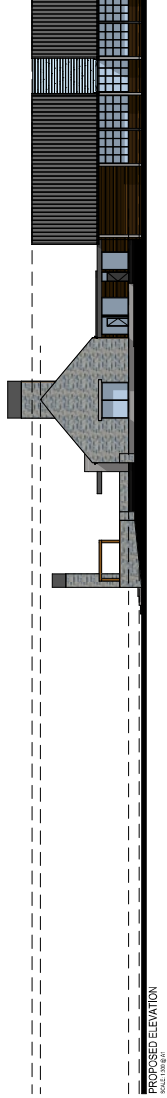
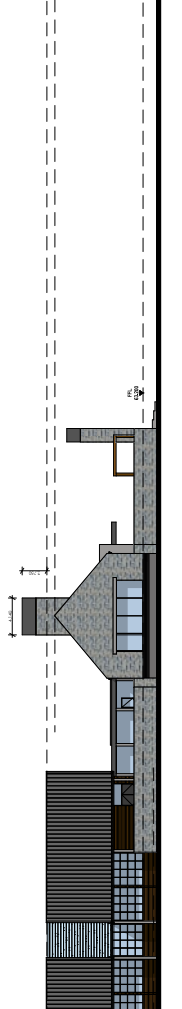
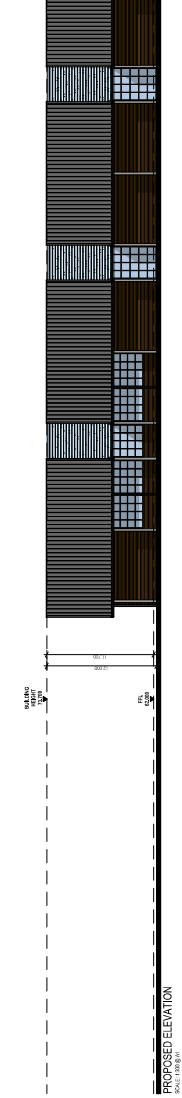
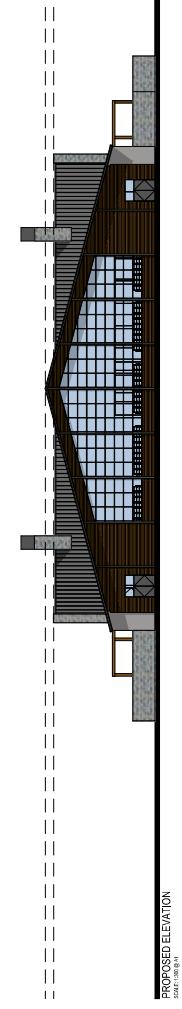
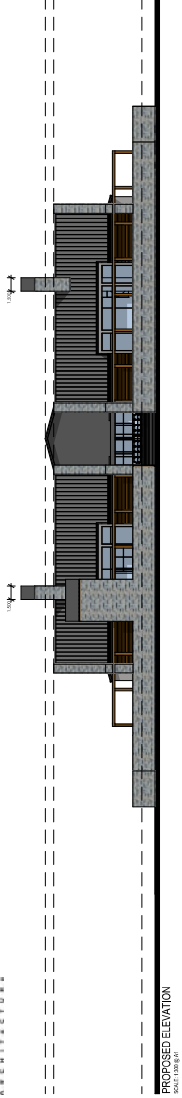
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ARCHITECTURE

CONCEPT DRAWINGS
31.10.2023



SOUTHERN PARALLEL EQUINE CENTRE
SELLING CENTRE

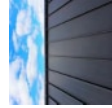
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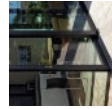
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BRICKS



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BRICKS



EXTERNAL BRICKWORK WITH EXPOSED
BRICKS



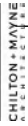
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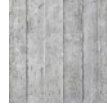
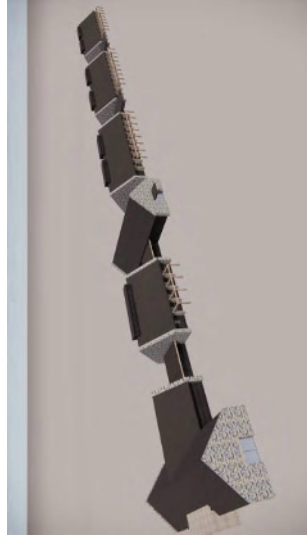
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BRICKS

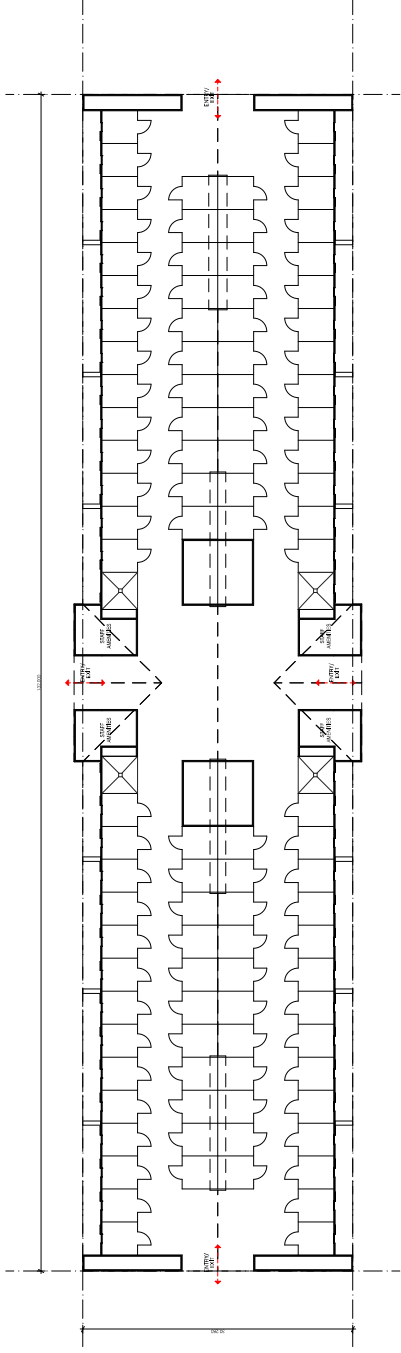


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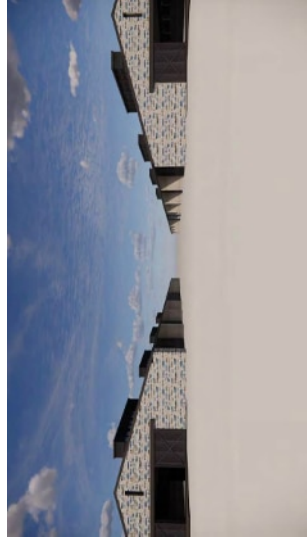
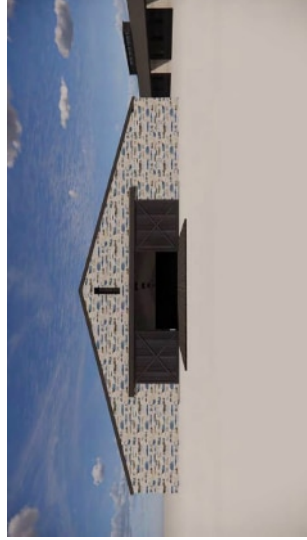
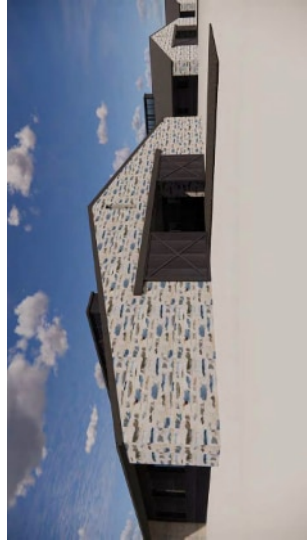
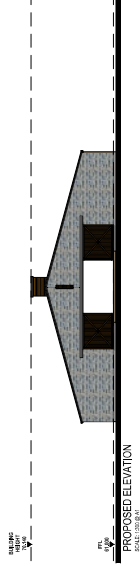
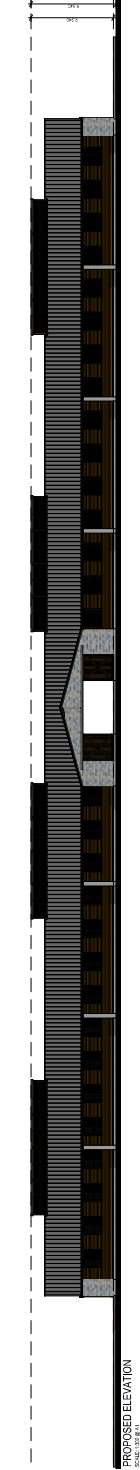


OFF THE SHUTTER FINISH TO EXTERIOR FACE OF PC PANELS

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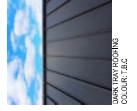
PROPOSED FLOOR PLAN
STABLE BUILDING (x6)
INTERNAL CIRCUMFERENCE 14,000MM (36'0")



CUSTOM PROFILE WITH EXPOSED
BRACKETS



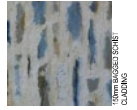
VERTICAL SLAT WALLBOARD
COLOUR: TBC



DARK WOOD SLAT WALL
COLOUR: TBC



DARK WOOD SLAT WALL
COLOUR: TBC



STONE PATTERN WALL
COLOUR: TBC



STONE PATTERN WALL
COLOUR: TBC

SOUTHERN PARALLEL EQUINE CENTRE STABLE BUILDING (x6)

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