

Nicholas Law

From: David Harford <david@dhconsulting.co.nz>
Sent: Monday, 7 October 2024 18:06
To: Nicholas Law
Subject: RE: SUB23/0066 LUC23/0121 Melrose Road - scope of applications

Categories: Yellow Category

Hi Nicholas

My comments in red below.

1. Just checking that the scope of this application doesn't include the actual formation of Melrose Road widening/extension (e.g. the earthworks associated with this). **The detailed earthworks associated with this development would be provided as part of the civil design works. That could be conditional on this subdivision. The land use consent lodged does detail some of this work.** That the applications only include the subdivision (Lots 1 and 2) and the access route non-compliance with the ODP? **Yes. The key point is getting approval to widen the road/utilise ARFC land.** The application seeks permission to utilise Melrose Road as an access route, but the actual formation & vesting are intended to happen as part of the future subdivision. **That can happen as the substantial earthworks and civil detail will be reported on as part of the Business D zone subdivision application. Perhaps- for a start, some draft conditions sent through.**

There would be a consent notice on Lot 2 advising the owner that at the time of road formation the following will need to be met: general formation requirements, removal of easements, amalgamation, and vesting as road.

Other land use matters relating to the entire ODP/development area will be addressed with the future subdivision consent. These are likely to include: **Yes, there will be additional details as part of the assessment for the substantive application.**

- Earthworks for the formation of the widened and extended Melrose Road, and formation of the business allotments and stormwater areas
- Inconsistency with ODP (e.g. landscaping or setbacks).
- Buildings within 100m of stopbank
- Business/Industrial activities in Rural A Zone
- NES CS (land use and subdivision) for potentially contaminated site (Ashburton Clay Target Club)

Is say this because the scheme plan doesn't show any vesting of road allotments as part of this subdivision application. **Will be included and shown as part of the subdivision scheme plan and survey plan.**

2. Is there the option of just doing the subdivision to allow future road widening (Lots 1 and 2), **This is the key first step and hence the subdivision needs to be approved so that secures the access widening to the applicant's land.** and then lodging applications for the development of the ODP area (including access route)? **Yes- there will be subdivision, and any land use consents associated with the substantive subdivision of the ODP area.** Or does that mean substantial investment in the applications at the risk that the access route might not be approved? **We need to know that this first subdivision is approved otherwise it's very hard if not impossible to move onto the next stage, the substantive subdivision.** As you can appreciate, the cleanest scenario would be to cover all development relating to the ODP area at the same time.

Kind Regards

DH

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From: Nicholas Law <Nicholas.Law@adc.govt.nz>
Sent: Wednesday, 25 September 2024 6:24 pm
To: David Harford <david@dhconsulting.co.nz>
Cc: Zani van der Westhuizen <Zani.vanderWesthuizen@adc.govt.nz>
Subject: SUB23/0066 LUC23/0121 Melrose Road - scope of applications

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2. Is there the option of just doing the subdivision to allow future road widening (Lots 1 and 2), and then lodging applications for the development of the ODP area (including access route)? Or does that mean substantial investment in the applications at the risk that the access route might not be approved? As you can appreciate, the cleanest scenario would be to cover all development relating to the ODP area at the same time.

Kind regards,
Nicholas

Nicholas Law | [Senior Planner](#)

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