

31/01/2024

David Harford Consulting Limited
PO Box 603
ASHBURTON 7740

Dear David,

Our Reference: SUB23/0066 LUC23/0121
Applicant: Ashburton Riverside Development Limited
Description: Resource consent to subdivide one existing site zoned Rural A in order to create two resultant allotments at 21 Melrose Road, Ashburton
Land use consent at 21 Melrose Road for proposed road widening and amendments to the ODP Riverside, zoned Rural A and Business D zone.

As discussed, the Planning Team have assessed the applications for resource consent and determined that further Information is required as follows, pursuant to Section 92(1) of the Resource Management Act 1991 (the Act)

- Please provide a draft cross-section of the proposed Melrose Road widening.
- Please provide evidence from NZTA on agreement with/effects of the proposed intersection design.
- Please provide detail on the proposed structures and setback distances from the stopbank and provide an effects assessment for this non-compliance. A plan of build platform locations may be appropriate.
- Please provide evidence from the Canterbury Regional Council on agreement with/effects of the proposed structures within 100m of the stopbank.
- Please provide further detail and assessment on the land use non-compliances within the ODP and wider development area. This includes, but not limited to, earthworks, ODP non-compliance, and setback from stopbank. See above and below for further details on information missing.
- **Note** that a land use consent will likely be required at the time of subdivision of the ODP area in any case (e.g. inconsistency with ODP, business activities in the Rural A Zone, any non-compliances with the 20m setback & landscaping requirements) and it may be more appropriate to cover off all non-compliances relating to that development at the same time (e.g. include inconsistency with ODP, setback from stopbanks, and earthworks in the future land use consent instead of this consent). The final subdivision layout, access arrangements, likely building locations, types of activities & potential reverse sensitivity effects, and timing & extent of earthworks will likely be known with more clarity at that stage, along with servicing considerations (e.g. stormwater extents and locations).
- Note for info purposes that the applicant for PC0001/23 at 259 Alford Forest Road may be interested in the proposed upgrade of Melrose Road, if they are not already aware.

Please note that within 15 working days of receiving this request you must either;

- a. provide the information; or
- b. advise in writing that you agree to provide the information; or
- c. advise in writing that you refuse to provide the information

The processing of your applications will be suspended until the above information is received ,or if you refuse, the date we are advised, or otherwise in accordance with Section 88C of the Act. Please note that if you do not respond or provide the information in the specified time, the Council will process the applications on the basis of the information available.

Please be aware that further information may be required during the processing of the application.

Do not hesitate to contact the Planning Team if you require further assistance.

Yours faithfully



Nicholas Law
District Planning Team