

Ashburton District Council  
PO Box 94  
Ashburton 7700

Attn: Planning – Gracie Woodhouse

11th November 2024

Dear Gracie,

**RE: LAND USE CONSENT APPLICATION UNDER RMA 1991 – HAVEN HOUSING MID CANTERBURY LTD – 10  
CAMBRIDGE STREET, ASHBURTON**

Please find enclosed an application for land use consent under Section 88 of the Resource Management Act 1991.

When possible, please provide a copy of the Council's invoice via email to [david@dhconsulting.co.nz](mailto:david@dhconsulting.co.nz).

If you require any further information, please do not hesitate to contact me directly on 029 3077 164 or via email.

Yours faithfully,



David Harford





David Harford  
CONSULTING LTD

**Application for Land Use Consent  
Haven Housing Mid Canterbury  
10 Cambridge St,  
Ashburton**

**November 2024**

**Ashburton District Council**

Reference: 24-421

Revision: Final

RESOURCE MANAGEMENT PLANNING

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**QUALITY ASSURANCE**

**Project Reference:** 24-421

**Title:** Application for Land Use Consent

**Client:** Haven Housing Mid Canterbury

**Filename:** 24-421

**Version:** Final

**Lodgement Date:** November 2024

**Prepared By:**

David Harford



## 1.0 INTRODUCTION

Section 88(2)(b) of the Resource Management Act 1991 requires that any application for a resource consent should include an assessment of any actual or potential effects that the activity may have on the environment and the ways in which any adverse effects may be mitigated.

Section 88(2)(b) also requires that any assessment shall be in such detail as corresponds with the scale and significance of the actual or potential effects that the activity may have on the environment and shall be prepared in accordance with the Fourth Schedule to the Resource Management Act 1991.

Form 9 as required by Section 88 of the Resource Management Act 1991 is provided as Annexure A to this application. The body of this application addresses the character of the land, the proposed land use activity and the relevant provisions of the District Plan. It also includes an assessment of effects on the environment as required by the Fourth Schedule to the Resource Management Act 1991.

This proposal has been discussed with Ashburton District Council as the landowner regarding its proposed use for essential housing for members of the community who are in need of residential accommodation.

### 1.1 Site Information

Site Address:	10 Cambridge St, Ashburton
Legal Description:	Lot 3 DP 24021, Ashburton
Certificates of Title	CB 32B/810. Refer Annexure B
Site Area:	1715m <sup>2</sup>
Property Owners	Ashburton Borough (District) Council
District Plan Zone:	Open Space A
Notable Features	

## 1.2 Activity Classification

### Operative Ashburton District Plan

Non-Complying activity arising from non-compliances relating to:

- 6.8.5 (b) Any Activity which is not listed as a Permitted or Restricted Discretionary Activity.
- Open Space Zone Standard – 6.10.1 (c) setback at least 5m from internal boundaries
- Open Space Zone Standard – 6.10.2 Impermeable surfaces in the Open Space A zone – Max 5%
- Open Space Zone Standard – 6.10.4 Hours of Operation – Activities will be undertaken (residential) between midnight and 7am
- Transport Site Standards – 10.9.3 Vehicle crossing is within 10m of the Tancred St intersection \* the intersection is on the opposite side of the road.

## 2.0 SITE AND SURROUNDS

### 2.1 The Application Site and Surrounds

The subject site is within the Open Space A Zone under the Operative Ashburton District Plan. There are no heritage buildings or trees on the site, and the Record of Title does not show any land restrictions or notable impediments.

The site has only one road frontage being Cambridge Street.

On the opposite side of Cambridge Street and sites adjoining, are zoned Residential being a Residential C zone.

The site is owned by the Ashburton District Council and is used as a weather station on part of the site with the rest of the site being grassed and maintained by the Council.

In the past the site has been used and accommodated the Hampstead School headmasters house however that was removed some time ago.

The application site is currently within one Record of Title and is currently a vacant site.

A copy of the location plan is included as Annexure D to this application.

The street frontages all have ability for kerbside parking and footpaths, and all streets are two lane sealed roads with carriageway widths of approximately 12-14 metres.

The intersections of Tancred St/Cambridge St are opposite the site and some 75m to the southwest is the intersection of Beach Road and Cambridge Street.

### 3.0 PROPOSAL

The applicant is Haven Housing Mid Canterbury who provide rental accommodation to elderly residential a minimum age of 60. In effect this proposal is elderly persons accommodation which is residential in nature.

The proposal is within the Open Space A zone and the addition of ten new single bedroom residential buildings (five conjoined dwellings) will comply with all relevant standards except for those listed above.

The building configuration is as shown on the site plan included with the application which includes.

- Five conjoined 2-unit residential buildings each with single bedrooms; and

The non-compliance's are detailed within the compliance table below. The architectural Plans included as Annexure C.

There is provision for ten clustered on-site carparks accessed via Cambridge St.

The relevant assessment matters will be addressed as part of the assessment of effects below.



## 4.0 DISTRICT PLAN ASSESSMENT

### 4.1 District Plan Status

The Operative Ashburton District Plan is the only relevant plan for consideration in this application.

### 4.2 Zoning

The application site is zoned Open Space A under the Operative Ashburton District Plan.

### 4.3 Compliance Table

There are rules contained within the plan that are relevant for consideration. These are detailed below.

Rule	Requirement	Comment
<b>Open Space A Zone Rules</b>		
6.8.5	<p><b>Non-Complying Activities</b></p> <p>The following activities shall be Non-Complying Activities, provided that they are not listed as a Prohibited Activity:</p> <p>a) Any Activity which does not comply with any one or more of the relevant Zone Standards.</p> <p>b) Any Activity which is not listed as a Permitted or Restricted Discretionary Activity.</p>	<p>As noted below, the activity does not comply with all relevant Zone Standards.</p> <p>Moreover, the activity is not listed as a Permitted or Restricted Discretionary Activity.</p>
<b>Relevant Zone Standards</b>		
6.10.1	<p>Buildings and Structures in the Open Space A Zone</p> <p>Buildings in the Open Space A Zone shall:</p> <p>a) be a maximum of 5 metres in height.</p> <p>b) be setback at least 5 metres from road boundaries, except for utility buildings up to</p>	Does not Comply.

	<p>10m<sup>2</sup> in area or 2m in height.</p> <p>c) be setback at least 5 metres from internal boundaries</p>	<p>Does not comply</p> <p>Buildings will be between 1.8m-3.6m from internal boundaries.</p>
6.10.2	<p>Impermeable Surfaces in the Open Space A Zone</p> <p>Impermeable surfaces in the Open Space A Zone shall be limited to buildings, footpaths and cycle ways and cover a maximum of 5% of site area</p>	<p>Does not Comply.</p> <p>The proposal intends to seal circa 230m<sup>2</sup> of the site for the car park and 621.3m<sup>2</sup> for buildings.</p> <p>This equates to circa 50% of the site being impermeable surface. The balance is landscaped areas.</p>
6.10.3	<p>Lighting</p> <p>a) All fixed exterior lighting shall be directed away from adjacent properties, roads, and railways.</p> <p>b) No activity shall result in greater than 2.5 lux spill (horizontal and vertical) of light onto any property within a Residential Zone, measured at any point more than 2m inside the boundary of the property.</p>	<p>Will Comply.</p> <p>The necessary measures will be taken to ensure that the lighting is not directed towards adjacent properties or roads and avoid light spill onto residential properties.</p>
6.10.4	<p>Hours of Operation</p> <p>Where a site immediately adjoins or faces across a road from a Residential Zone, no activities shall be conducted on the site between the hours of midnight and 7am.</p>	<p>Does not comply.</p> <p>This proposal is residential use and faces across the road and is adjoining a Residential zone.</p>
6.10.5	<p>Tree Removal</p> <p>Within the areas zoned Open Space A or Open Space B that are Reserves (as defined in section 2(1) of the Reserves Act), or are subject to a conservation management plan or conservation management strategy (under the Conservation Act 1987 or Reserves Act 1977), there shall be:</p> <p>a) no removal of any trees over 10 metres in height.</p> <p>b) no significant trimming of any tree over 10 metres in height, being the removal of any branches (other than dead or broken branches):</p> <ul style="list-style-type: none"> <li>• from the top two-thirds of the total height of the tree; and/or</li> <li>• greater than 50mm in diameter below this level</li> </ul>	<p>n/a</p> <p>The site is a freehold title and is not a reserve.</p>

	<p>(i.e., a level at one-third of the total height of the tree).</p> <p>c) no construction of any building or laying of any overhead or underground utility within 10m of the base of any tree that is over 10m in height and is located within an Open Space zone but excluding the maintenance and replacement of existing buildings and utilities.</p> <p>d) no paving or earthworks carried out within 5m of the base of any tree over 10 metres in height. Except that this rule shall not apply to any dead tree or any tree which is causing a public safety hazard, or to give effect to a Reserve Management Plan under the Reserves Act or a similar Management Plan that has been approved by the Council.</p>	
<b>10.8 Site Standards – Parking and Loading</b>		
10.8.5	<p><b>Residential Parking Spaces</b></p> <p>a) Where residential parking spaces are provided within a garage the minimum internal dimensions are to be set out in Table 10.4</p> <p>b) Minimum width of an entrance to a single garage is 2.4m</p>	<p>n/a</p> <p>There are no garages proposed.</p>
10.8.6	<p><b>Cycle Parking</b></p> <p>Table 10.5</p> <p>Residential Developments of 20 or more units</p>	n/a
10.8.7	<p><b>On-site Manoeuvring</b></p> <p>a) The manoeuvring area from the road transport network boundary to any parking space shall be designed to accommodate a 90-percentile car.</p> <p>b) Onsite manoeuvring for a 90-percentile car shall be provided to ensure that no vehicle is required to reverse either onto or off a site where:</p> <ul style="list-style-type: none"> <li>• any activity has vehicle access and/or vehicle crossings to an arterial road.</li> <li>• any activity provides 4 or more parking spaces having vehicle access and/or vehicle crossings</li> </ul>	<p>Complies</p> <p>No vehicle will need to reverse onto or from the site. Cambridge St is a local road.</p>

	<p>onto a principal or collector road.</p> <ul style="list-style-type: none"> <li>• any activity provides 10 or more parking spaces.</li> <li>• three or more residential units share a common access.</li> </ul>	
10.8.10	<p><b>Surface of Parking and Loading Areas</b></p> <p>a) The surface of all required parking, loading and trade vehicle storage areas in the Residential Zone, Business A, B, and C Zones, and the Aquatic Park Zone (except parking areas within the Recreational Area of the Aquatic Park Zone), shall be formed to provide an all-weather surface.</p> <p>b) The first 3m of all such required areas (as measured from the road boundary) shall be formed and sealed for the full width of the vehicle crossing, to ensure that material such as mud, stone chips or gravel is not carried onto any footpath, road transport network or service lane.</p> <p>c) Parking and loading areas in the Recreational Area of the Aquatic Park Zone shall be formed and oversown with grass to maintain the character and appearance of the surrounding recreational area.</p>	<p>Complies</p> <p>The surface for the parking area will be sealed.</p> <p>Complies</p> <p>n/a</p>
10.8.10	<p><b>Tree Planting within Car Parking Areas</b></p> <p>a) Where a car parking area has central parking rows, which do not abut a site boundary or building, trees shall be planted at least 7.5m apart adjacent to the central car parking spaces. The trees shall be protected from damage by vehicles.</p>	n/a
10.8.12	<p><b>Queue Space</b></p> <p>a) Where car parking is provided within a site, a minimum queuing length shall be provided in accordance with Table 10-3 below for vehicles entering the site:</p> <p><b>less than 20 spaces = 6m queue spacing required</b></p>	<p>Does not comply.</p> <p>The closest point of conflict is 4.75m.</p>

Site Standards – Accessibility and Safety		
10.9.2	<p>Vehicular Access</p> <p>a) All vehicular access to fee simple title allotments, cross leases, unit titles or leased premises shall be in accordance with the standards set out in Table 10-6. This rule shall not apply to vehicle crossings directly on to individual sites, which do not involve an access:</p> <p>b) The minimum height clearance for all vehicular accesses shall be 4.5m.</p> <p>c) Access to allotments with the potential to accommodate more than 6 residential units shall be provided by way of a road and not by a private way or access lot.</p> <p>d) All vehicle crossings from sealed roads to vehicular accesses shall be sealed for the full berm width of the adjoining road. In the case of the Rural A, B and C Zones, if the access slopes up from the road, the crossing shall be sealed to a minimum distance of 10m from the edge of the carriageway.</p> <p>e) Where an allotment being created by subdivision or a new land use activity establishes on an existing site that has frontage to a state highway as well as to another road, vehicle access and vehicle crossings to the allotment shall be from the other road transport network, rather than the State Highway.</p>	<p>N/A</p> <p>This is a vehicle crossing to an individual site.</p>
10.9.3	<p>Distances of Vehicle Crossings from Intersections</p> <p>a) No part of any vehicle crossing shall be located closer to the intersection of any roads than Principal to Local - 15m</p> <p>b) Distances shall be measured from the point at which the legal boundary lines of the two road frontages intersect.</p> <p>c) Where the boundaries of the site do not allow the provision of any vehicle crossing whatsoever in conformity with the above distances, a single vehicle crossing may be constructed provided it is</p>	<p>The proposed vehicle crossing is within 10m of the intersection opposite the site.</p>

	in the position which most nearly complies with the provisions of these rules.	
10.9.4	<p>Spacing Between Vehicle Crossings</p> <p>a) On Principal and Arterial Roads where the legal speed limit is 100km/hr, the minimum spacing between successive vehicle crossings (regardless of the side of the road on which they are located) shall not be less than 200m. This rule shall not apply to vehicle crossings to farming activities, which do not provide access or a driveway to buildings (other than hayshed's).</p> <p>b) On Principal and Arterial Roads where the legal speed limit is less than 100km/hr, the minimum spacing between successive vehicle crossings (either single or combined) on the same side of the road, shall not be less than 15m. This rule shall not apply to vehicle crossings which serve residential activities only.</p> <p>c) The separation distances shall be measured from the centre of one vehicle crossing to the centre of the succeeding vehicle crossing, parallel to the centreline of the transport network.</p> <p>d) Where the boundaries of the site do not allow the provision of any vehicle crossing whatsoever in conformity with the above distances a single vehicle crossing may be constructed in the position which most nearly complies with the provisions of this rule.</p>	<p>Complies</p> <p>n/a</p> <p>n/a</p> <p>Complies</p>
10.9.5	<p>Maximum Number of Vehicle Crossings</p> <p>a) The maximum number of vehicle crossings to a site per road frontage shall be:</p> <p>For a local road: 21-60m 2 crossings</p>	<p>Complies</p> <p>There is only one vehicle crossing proposed.</p>
10.9.6	<p>Sight Distances from Vehicle Crossings</p> <p>a) Unobstructed sight distances shall be available from all vehicle crossings 0-50km/hr = 45m sight distance</p>	<p>Complies</p> <p>A sight distance more than 45m will be available from the vehicle crossing in both directions.</p>
10.9.7	<b>Design and Construction of Vehicle Crossings</b>	Complies.

	<p><b>onto Arterial Roads</b></p> <p>a) The length of any vehicle crossing shall be in accordance with dimensions set out in Table 10-9 below:</p> <p>Minimum 4m – Max -9m</p> <p>b) The vehicle crossing length shall be measured along the property boundary.</p> <p>c) All vehicle crossings on to arterial and principal roads where the speed limit exceeds 50km/hr shall be designed and constructed in accordance with the diagrams included in Appendices 10-7 – 10-8, except for vehicle crossings to farming activities in Rural Zones; this standard shall only apply where a vehicle crossing provides access or a driveway to building(s).</p>	<p>The proposed crossing width is 5.0m.</p> <p>The speed limit does not exceed 50km/hr on this road.</p>
10.9.9	<p><b>State Highway Access</b></p> <p>a) Any new subdivision or land use activity that would require direct access to a state highway at a location where there is currently no such direct access, or would require any alteration to, or increase in the use of an existing direct access to such a state highway, shall be a restricted discretionary activity.</p>	n/a
10.9.12	<p><b>Tree Planting – Shading and Intersection Visibility</b></p> <p>a) No tree shall be allowed to grow such that it shades the carriageway of a road throughout the hours of 10am and 2pm on the shortest day of the year.</p> <p>b) No tree shall be planted within 30m of a road intersection, measured to the point at which the legal boundary lines of the two road frontages intersect.</p>	<p>Will Comply</p> <p>There are trees proposed to be planted within 30m of the intersection on the road frontage of the site. These are small trees but can be removed if required by Council.</p>

Table 1: Compliance Table

#### 4.4 Activity Status

Consent is sought for a non-complying activity because of the identified non-compliances including residential density, car parking and design and appearance of the proposed buildings.



## 5.0 ASSESSMENT OF EFFECTS

The following assessment of effects arising from the Open Space assessment matters and non-compliance's with standards is discussed below under the Operative Plan.

### 5.1 Buildings and Structures

- a) *The extent of any adverse effects on the environment from exceeding maximum height and in particular the effect of any increased building height on the visual character of the area and its compatibility with the scale of adjoining buildings.*

There is no height exceedance with this proposal.

- d) *The degree to which the building or structure will be visible from the road and its effect on the open space character and amenity of the recreation ground.*

The proposed buildings or at least the front units 1,2 and 9 and 10 will easily be visible from the road however this site is not a true recreation ground as one would anticipate for an Open Space A zoning.

The buildings are setback beyond the 3.0m requirement from the road for the Residential C zone. The site has been only used in recent years as a public grassed area with a weather station located on a small portion of the site frontage.

Some years ago, it was the site of the Hampstead School principals house it is understood so there has been previous use for residential purposes.

- e) *The design and appearance of the building and its compatibility with the surrounding environment in terms of design, height, length and scale.*

The building design and appearance is best related back the assessment matters relating to the Residential A zone requirement. This is appropriate on the basis the scale of these higher density units and the outdoor areas that are provided through the incorporation of porch areas for each unit.

As the proposal involves one-bedroom units which are expected to accommodate only one resident per unit, the provision of limited outdoor living space is considered sufficient for the intended tenants.

The relevant assessment matters for the design and appearance are contained in section 4.11.8 on page 4-61 of the Operative Ashburton District Plan.

These are the following.

- a) *Context – The degree to which development enhances the visual amenity and residential character of the area and acknowledges its relationship with nearby buildings.*

The design and appearance of these buildings is shown in the general elevations included as Annexure C to this application. The proposed residential units will stand no higher than 5.3 metres and are a modern appearance with various exterior aspects on the building to add interest to compliment the James Hardie cladding and coloursteel roofing material when viewed from outside of the site.

The site is zoned for residential activities and therefore the proposed development is appropriate for this zone. The surrounding sites and those opposite are residential uses.

b) *Location and Streetscape – The extent to which development makes a positive contribution to the overall streetscape in respect of the following:*

- *buildings are orientated towards the street and promote a continuity of frontage and enclosure to the public realm.*
- *includes a pedestrian entrance/s that is/are clearly identifiable and directly accessible from the street, or in the case of rear units, shared access ways.*
- *includes car parking and garaging areas, which do not dominate the development, particularly as viewed from the street, or neighbouring properties.*

The proposed buildings meet the permitted street setback requirements but not the internal setbacks of the District Plan.

The buildings are open to the street and easily accessible for pedestrian access into and out of the site.

c) *Building Scale, Form and Appearance – The extent to which development:*

- *is respectful of the scale of neighbouring properties.*

- *avoids excessive repetition of building form and there is a balanced relationship between horizontal and vertical features of the façade.*
- *includes separation space between buildings within sites to reduce perceived building bulk.*
- *avoids facades and elevations whose length or bulk is visually excessive.*
- *includes roofs that have been designed to limit continuous ridgelines and minimise the visual bulk of a building.*
- *includes architectural features, a variety of materials and colours, which promote a human scale and visual interest.*
- *includes facades facing the street which have a high degree of glazing that is evenly distributed.*

Each residential unit block is circa 124.3m<sup>2</sup> (2-unit building) in area. They are single level buildings with provision for one bedroom in each, living and utility area, and small outdoor living porch area. The scale of the buildings is considered ideal for this site and its position to the street frontage. The location is within an established medium density residential area. The units will enjoy good exposure to natural light at this location and there are recession line intrusions as shown on the elevation plans.

There is enough variance in the buildings in terms of the material used on the exterior with vertical and horizontal features including the breaks in the continuous building lines, roof pitch and glazing on the exterior to add interest to the design.

The units individually are not significant in scale or floor area however the units do share common walls. This is a common feature for this type of housing development and between the five buildings there is separation space within the site to reduce any perceived building bulk.

The colours and material for the buildings are a blend of the integra cladding on the timber framing and aluminum framed glazing on that part of the building is well balanced to avoid the appearance of stark bland walls. Coloursteel roofing and spouting will be used.

d) *Open Space and Visual Privacy – The extent to which development:*

- *includes outdoor living spaces which are in a way that will optimize usable space and provide a pleasant outlook for unit occupants.*
- *includes units that have adequately designed internal and external outdoor living spaces, levels of privacy and access to sunlight;*
- *includes communal open space, which is attractive and usable by occupants.*

The units have limited outdoor living spaces but the communal open space about the site is appropriate for this development and therefore necessity for outdoor living for this is met.

e) *Buildings Materials – The extent to which development incorporates the use of high quality, durable and easily maintained materials on the exterior of buildings.*

The exterior materials are quality and durable, being low maintenance materials that will still take on a fine appearance over the decades of the building's life.

f) *Landscaping and Boundary Treatment – The extent to which development:*

- *takes account, where possible, of the existing vegetation and landscape characteristics of the site.*
- *includes landscaping throughout the development, particularly along the front boundary and includes the provision of larger vegetation.*
- *includes landscaping to soften car parking, garages, side boundaries and service areas.*
- *includes fencing and/or landscaping along the road boundary (or adjacent to open space) that will not obstruct ground level views.*

The landscape characteristic of the site is a flat site with limited existing vegetation.

General landscaping in terms of trees planted within the site and grassed areas provides for boundary and internal plantings alongside provision for lawn areas and internal footpaths within the site.

Provision for a service area for recycling and general refuse will be provided for each unit as part of the development.

g) *Visual Impact - The extent to which any visual impacts have been mitigated.*

The visual impacts of the buildings based on the scale on the site is open to the street, which is deliberate for buildings of this type. The effects of its appearance are aided using the exterior materials and provision for separation and building design to avoid linear shape. The orientation of the development has been considered and the individual units configured to ensure living areas and outdoor spaces will benefit from a high level of both sunlight and daylight with limited or no ability to be built out from adjoining properties.

The proposed apartments feature a simple roof design that would not hinder any future intentions to retrospectively incorporate solar panel technology.

*f) The necessity for a reduced setback to enable more efficient or practical use of the site.*

The minimum internal boundary setback is 5m for the zone. That is an Open Space Requirement however based on a residential setback for the proposed usage, these units comply with the closest portion to the boundary being 1.8m from the rear boundary.

*g) The potential for the privacy of adjoining sites to be adversely affected from buildings and structures erected at a reduced setback.*

The proposed buildings do not intrude any recession lines and therefore no effects on immediate adjoining neighbours' privacy occurs. The single level nature of the building and windows only on eastern and western elevations limited ability for viewing toward adjoining neighbours. The use of glazing on the exterior of the buildings on two sides provides the appearance of openness and not a solid wall(s) which can take on the appearance of greater bulk when viewed within proximity.

*h) The potential for any landscaping to mitigate any increased visual impact created from a reduced setback.*

What needs to be factored is the age of the residents in these units is unlikely to place significant demand for outdoor areas.

As shown on the plans provided, elements of landscaping and foliage will be provided around the application site. Trees will improve the appearance from all road frontages and public areas without impeding visibility or compromising the safety of the surrounding road network.

- i) *The nature of activities able to be undertaken from within the building and their compatibility with activities on adjoining sites (and residential activities) and the extent to which they should be separated from adjoining sites to maintain amenity values and the quality of the environment.*

This proposal being a residential use fits within the surrounding area as all sites on adjoining land are residential units and therefore this proposal is compatible. Specifically, almost all these units will be tenanted by one person within each unit and occasionally two persons may occupy a unit but that is not the norm.

The balcony areas at ground level are expected to be appropriate given the scale of the residential units proposed. These spaces have been located in order to ensure a sufficient amount of outlook and sunlight for future occupants.

Considering the focus upon higher density residential accommodation the outdoor space afforded to each unit collectively is not deemed to be unacceptably detrimental to the living conditions of the residents within.

- j) *The extent to which any increase in floor area will result in a building that dominates or is incompatible with the open space character of the recreation ground.*

The character of the area will change to the extent that it is currently open space area with only one small utility building upon it. There is an existing fence around the perimeter of the site which will likely be replaced as part of this development.

The proposed development has been designed in order to ensure high quality living standards for future occupants. Within the modestly scaled site, the modern units will be provided without detrimentally impacting upon the surrounding environment. The proposal is not a significant effect on open space character on the basis the site is not utilised as typical recreation space in terms of playground, sports park or a garden amenity or beautification space. There are few trees on the site for example.

The buildings are designed with recesses and architectural features and is not a linear build with long walls or features where the effects of bulk will dominate the appearance.

The coverage from the buildings in total will be circa 36% which is only slightly over what is permitted for coverage within a Residential C zone (35%).

The configuration of the ground floor areas on the site will not take on the appearance of being excessive when viewed from either the roads/public area nor adjoining buildings. The floor areas of each building are conjoined two-unit buildings.

The use of glazing on the exterior of the buildings provides the appearance of openness and not a solid wall(s) which can take on the appearance of greater bulk when viewed within close proximity.

*k) The extent to which the recreation ground will become covered by buildings and the degree to which this will affect the amenity of the recreation ground or the ability for it to be used for its intended function.*

The proposal will cover 36% in buildings and whilst that is quite a contrast to the zoning intent, the site is a recreation space which is not large and has limited usefulness in terms of anything other than a passive recreation space. It is likely to be used intermittently as a green space.

The applicant has had discussions with Council regarding this proposal and its community use for housing.

#### 6.11.2 Surfacing

*a) The extent to which additional impervious surfacing would affect the character and amenity of the open space or recreation ground considering the purpose for which the surfacing is required.*

The surfacing is essentially car park and footpath areas about the site. This is necessary for the purpose being residential and whilst on site car parking is not required for residential use the applicants are providing ten parking spaces enabling one parking space per unit so there is no on street parking demand. The nature of tenants and the reality of the situation is that some tenants are unlikely to have a vehicle but nonetheless, a parking space is provided.

*b) The extent to which the additional surfacing would remove land otherwise available for public use.*

The surfacing does remove space within the publicly available land however it is understood that there was no intent to beautify or upgrade this space by Council for improved public use and therefore the alternative of community housing for use by those

who require a home and are people who are often on their own with some limited means to afford a house or unit.

The additional surfacing on Open Space land does not always mean it becomes unusable to the public. The sealed surface still enables recreational activities to occur. That said, the proposed surfacing as part of this proposal is ancillary to the residential use being used for parking and pedestrian use.

The 5% maximum requirement for impervious surfacing of the site only allows up to 86m<sup>2</sup> of land to be sealed. This proposal has buildings taking up 36% of the land area and another circa 14% as impervious surfacing for car parking and footpath areas.

## 5.2 Assessment of Effects – Roading, Access, Vehicle Crossings and Intersections

The relevant assessment matters for this are contained in 10.10.3 of the Operative Ashburton District Plan.

- K) *The need for construction standards and ongoing maintenance for private vehicular access, and entry to individual allotments, whilst ensuring practicality, convenience and safety.*

The reasons for rules at 10.6.4 *Roading, Access, Vehicle Crossings and Intersections* states.

*The rules for private vehicular access are to ensure the accesses can adequately cater for likely anticipated volumes of traffic. Provision for turning areas and passing bays also relate to the likely number of users and have the purpose of avoiding hazardous and inconvenient reverse manoeuvres. Footpaths are required to promote pedestrian safety. Where more than 6 residential units are likely to be served, a road is considered necessary to ensure safe and efficient vehicle movement....*

The proposed crossing into the site is offset from the intersection with Tancred St opposite. It is between 5-10m from the intersection however being on the opposite side of the road and with a low use level of traffic from the application site, good visibility in all directions and low speed environment renders safety not such a significant issue.

The proposal does not require an access as all units are located on the one site.



The key point with this proposal is it will host a very low level of traffic generation over the course of a day and with no access and only a car parking area this separates out any need for an access to individual sites.

The proposed residents or tenants for these units will be single people and for some there is no need for or simply they do not own a vehicle so onsite parking provision is not required.

There is no ability for an additional visitor parking space at the site however there is ample ability for unrestricted kerbside parking.

In most if not many residential situations visitor's park on-street in residential situations and this is on a short-term basis.

The visibility in both directions will be sufficient such that safety for pedestrians and vehicle users alike is maintained.

The access level is essentially flat in grade so there are no issues as to difficult manoeuvres on slopes or the like.

There would be no cumulative effects on the safety and efficiency of the road network as the visibility does not diminish the function of the intersecting road.

### **5.3 Assessment of Effects – Development Contributions Assessment**

Consultation with Ashburton District Councils water services department confirmed that as the use of the units will be restricted to no greater than 10 persons across the units in the site there will be no greater than three development contributions payable. The summary assessment sheet is included as Annexure F to this application.

### **5.4 National Environmental Standards**

The National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (the NES) came into effect on 1 January 2012.

The statements in italics below are direct from the Ministry for the Environment's website and are included for the purpose of identifying the likelihood of contamination at this site.

The NES for Assessing and Managing Contaminants in Soil to Protect Human Health:

- *provides a nationally consistent set of planning controls and soil contaminant values*
- *ensures that land affected by contaminants in soil is appropriately identified and assessed before it is developed - and if necessary, the land is remediated or the contaminants contained to make the land safe for human use.*

The NES classifies as permitted activities (meaning no resource consent required if stated requirements are met):

- *removal or replacement of fuel storage systems and associated soil, and associated subsurface soil sampling*
- *soil sampling*
- *small-scale (no greater than 25 cubic metres per 500 square metres of affected land) and temporary (two months' duration) soil disturbance activities*
- *subdividing land or changing land use where a preliminary investigation shows it is highly unlikely the proposed new use will pose a risk to human health.*

Activities requiring a resource consent under the NES include:

- *the development of land where the risk to human health from soil contamination does not exceed the applicable soil contaminant value (classified as a controlled activity, meaning resource consent must be granted)*
- *the development of land where the risk to human health from soil contamination exceeds the applicable soil contaminant value (classified as a restricted discretionary activity)*
- *the development of land where the activity does not meet the requirements to be a restricted discretionary, controlled or permitted activity (classified as a discretionary activity).*

Section 6 methods of the legislation states.

#### Methods

- (1) *Subclauses (2) and (3) prescribe the only 2 methods that the person may use for establishing whether or not a piece of land is as described in [regulation 5\(7\)](#).*
- (2) *One method is by using information that is the most up-to-date information about the area where the piece of land is located that the territorial authority—*
  - (a) *holds on its dangerous goods files, property files, or resource consent database or relevant registers; or*
  - (b) *has available to it from the regional council.*
- (3) *The other method is by relying on the report of a preliminary site investigation—*

- (a) *stating that an activity or industry described in the HAIL is, or is not, being undertaken on the piece of land; or*
  - (b) *stating that an activity or industry described in the HAIL has, or has not, been undertaken on the piece of land; or*
  - (c) *stating the likelihood of an activity or industry described in the HAIL being undertaken, or having been undertaken, on the piece of land.*
- (4) *The person must—*
- (a) *choose which of the 2 methods to use; and*
  - (b) *meet all the costs involved in using the method that the person has chosen.*

The proposal is a change of use but not a subdivision.

The most up to date information from the Council (section 6(2)) that the applicant has or is aware of for the site does not list any such potential issues. The HAIL report from Environment Canterbury's LLUR does not list any HAIL activities that have been undertaken on the application site itself.

Based on this assessment, and no other known issues, no further consideration is required.

## **5.5 Effects Summary**

Overall, based on the preceding assessment of environmental effects it is considered that although there are non-compliances the effects of this are less than minor and the proposal still more than adequately provides for future residents and there will be no foreseen adverse effects that could be considered significant.

## **5.6 Consideration of Alternatives**

An assessment of effects has been completed and as stated above, no significant adverse effects are anticipated.

Accordingly, under Schedule 4 clause 1(b) of the Resource Management Act, there is no need for alternatives to be considered.

## 6.0 OBJECTIVES AND POLICIES

In terms of Section 104D and Section 104(1) of the RMA, the assessment of a proposal against any relevant objectives and policies is incumbent on the consent authority, not the applicant.

Notwithstanding, an assessment against relevant Operative District Plan objectives and policies has been undertaken.

The relevant objectives and policies are the following.

### **Open Space Zone**

#### *Objective 6.1: A Range of Public Open Spaces*

*A conveniently distributed and accessible range of public open spaces and recreational areas that meet the needs of residents.*

*Policy 6.1A Develop, or facilitate the development of, a wide variety of open space types and recreation opportunities within the District, ranging from indoor facilities to neighbourhood, settlement, and District reserves, in areas that are convenient and accessible for anticipated users.*

The proposal is to develop a residential facility for members of the community who may not otherwise be able to purchase their own home.

It is a grassed site and is public land for all intents and purposes however it is not a reserve in terms of land status.

The above objective and policy seek to establish a range of open spaces and recreational areas. The proposal seeks to establish a residential facility which is inconsistent with the intention that Open Space zone policy which should provide public open spaces and recreational areas. The proposal is seeking to establish an activity which is different from the objectives and policies for the zone, and it is considered that the proposal is inconsistent with the above objective and policy.

The issue however is that the Open Space A zoned land is not an underlying reserve and has been zoned as such with what one can assume was it may in time have been used or developed as a park or recreational space. That hasn't happened and based on the

availability of public recreational space in terms of small parks, the river walkways and cycleways, schools' grounds and other available spaces in Ashburton, this smaller site surrounded by residential use is considered a good use of the land.

*Objective 6.2: Effects of Recreational Activities and facilities that do not result in significant adverse effects on the environment or the recreation opportunities available in the district.*

*Policy 6.2A Manage open and recreational spaces within the District, in such a way as to reduce or avoid conflict between recreational activities and users and neighbouring occupiers.*

The key issue here is the change of use from open space park to residential use. It is not envisaged there would be any major conflict with this change in terms of a loss in public open space as essentially this is not local purpose nor recreation reserve. It may well be possible too that Council Open Spaces do not oppose the use of this land for the proposed residential use possibly due to it being additional land that serves no real recreational purpose and also its less land to have to maintain. Friedlander Park is circa 400m to the northeast of this site along Cambridge Street. This is a larger recreational space with large, grassed area and play equipment upon it.

However, the proposal is not consistent with this policy.

*Policy 6.2C Control the extent of building and parking facilities on open space and recreation areas to ensure that an open and largely undeveloped character is retained, there is opportunity for tree and garden plantings and land remains available for recreational use.*

There is building as part of this proposal including some car parking ability. The proposal includes pockets of plantings and landscaping throughout the site which allows very passive recreational use for all the site residents which is appropriate for the development and ages of the tenants at the site but has limitations.

It is considered that the above objective and policies seek to manage potential effects of recreational activities and facilities as opposed to addressing the car parking activity itself. It is relevant too that the policies refer to areas of open space and recreation, but this proposal is to develop a freehold site, zoned Open Space A, that is not a reserve and currently used intermittently for open space or recreation purposes.

On balance, the proposal is not consistent with the policy.

*Policy 6.2D Ensure that the development and use of open space and recreational facilities does not affect the efficiency of the surrounding street network, particularly in terms of provision of on-street parking.*

The provision for this development on Open Space zoned land will not affect the efficiency of the surrounding street network with regards to on-street parking. There is available on-site parking and street parking is available on the site frontage.

*Policy 6.2E Ensure that noise and lighting from activities on public recreational areas is appropriate to the level of amenity anticipated in the surrounding environment.*

There will be some lighting provided on the site however this may be solar or pathway type lighting for the occupants for safety and visibility to avoid potential for crime and generally enable a good level of artificial light for car park users to find their way around.

Noise will not be a significant issue. It will be engine starts and car door shutting as the predominant noise alongside, at times, people talking within the car park.

*Policy 6.2F Design open space and recreational areas to visually complement, or to improve the visual amenity of, the surrounding area.*

This proposal will not simply be an expanse of seal with no amenity planting or landscape features. The site plan shows some landscaping for the proposed layout and there is provision for areas of grass and vegetation to be planted throughout the site that provides a level of attractive design and appearance to improve or maintain some visual amenity.

*Policy 6.2G*

*To improve the visual amenity, coherence and pleasantness of the centres and main thoroughfares of the District's main towns through the retention and development of planted areas of open space*

This policy seeks to improve the visual amenity, coherence and pleasantness of the centres and main thoroughfares of the District's main towns through the retention and development of planted areas of open space. This more relates to land would typically associate with Council Open Space park or recreational space in terms of amenity, established trees and public spaces for seating or play areas.

It is considered that the site area provides for both visual amenity and relief along the road corridor through the proposed planting shown on the site plan which is deemed important due to the open and visual nature of this site from public viewpoints.

Therefore, in terms of the relevant objectives and policies for Open Space this proposal does not meet all those relevant objectives and policies within the District Plan.

### **Residential Objectives and Policies**

As the proposal is seeking a residential use for tenants it is appropriate to consider the residential objectives and policies.

#### *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 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.*

*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.*

The proposal is for community housing operated by Haven Housing. It is specifically for tenants who are on their own through life circumstances and people who cannot afford their own property or need accommodation for their own living requirements.

The existing character of the site is an open area of land currently is grass with a weather station upon it. It is adjoined by residential properties on three boundaries so the change from open space to the residential development is change in character. The proposal very much provides for a diversity in residential living in the sense it provides for an accommodation need in the District and it is understood from a social perspective, this is becoming more of a need due to the socio-economic factors and shortage of housing that is occurring not only in this District, but nationwide.

*Policy 4.1C Apply specific management requirements to maintain and enhance the special character and amenity values, including consideration of development design and appearance, of those residential areas with identified special characteristics.*

This facility is a specific design as they are 1 bedroom units only and the modern design and appearance of the units will enhance the character of this residential area. A similar example of this type of development and how it blends with the residential environment is Haven Housings, Mona Square residential units which are developed on the same basis as this proposed facility.

*Policy 4.1D 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 houses feature a simple roof design that would not hinder any future intentions to retrospectively incorporate solar panel technology.

The balcony areas at first floor level are expected to be appropriate given the scale of the residential units proposed. These spaces have been located in order to ensure a sufficient amount of outlook and sunlight for future occupants.

Considering the focus upon higher density residential accommodation in the centrally located Residential A Zones, the outdoor space afforded to each unit collectively is not deemed to be unacceptably detrimental to the living conditions of the residents within. This area supports the unit and offers an appealing external area for occupants to enjoy.

There is enough variance in the buildings in terms of the material used on the exterior with vertical and horizontal features including the breaks in the continuous building lines, roof pitch and glazing on the exterior to add interest to the design.

The units individually are not significant in scale or floor area however the units do share common walls. This is a common feature for this type of housing development and between the five buildings there is separation space within the site to reduce any perceived building bulk.



The colours and material for the buildings are a blend of the cladding on the timber framing and aluminium framed glazing on that part of the building is well balanced to avoid the appearance of stark bland walls.

*Policy 4.1F Provide for appropriate community-based facilities to locate within residential areas where they meet a community need and are in keeping with the expected character and amenity values of residential areas.*

The proposal is a community-based facility in the sense the units are owned and managed by Haven Housing Mid Canterbury who provide affordable rental accommodation for elderly clients. The clients must be aged 60 years and over and there is an application process to be accepted into a unit.

The clients are able to have a vehicle and there is an asset cap requirement which will be means tested for applicants. In effect, the units can be considered as elderly persons housing.

*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.*

*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.*

This proposal does provide some growth but in the form of some community elderly persons housing as described in the application. The proposal does not create any urban sprawl and in terms of extension, it is almost considered repurposing of the existing Open Space land for residential use. The land is not an underlying reserve in status, but its zoning is Open Space A. This policy is partially met.

## 7.0 PART II OF THE RESOURCE MANAGEMENT ACT

Part II of the Act contains Sections 5 – 8 and relates to the purpose and principles of the Act. It is considered that the proposal should be assessed against Sections 5 and 7.

### 7.1 Section 5

Section 5 outlines the purpose of the Act as follows:

- (1) *The purpose of this Act is to promote the sustainable management of natural and physical resources.*
- (2) *In this Act, “sustainable management” means managing the use, development and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic, and cultural well being and for their health and safety while:*
  - (a) *Sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably foreseeable needs of future generations; and*
  - (b) *Safeguarding the life-supporting capacity of air, water, soil and ecosystems; and*
  - (c) *Avoiding, remedying, or mitigating any adverse effects of activities on the environment.*

Section 5 of the Resource Management Act 1991 identifies the purpose of the Act as being the promotion of sustainable management of natural and physical resources. For the aforementioned reasons, it is considered that the proposed development achieves this purpose by avoiding, remedying or mitigating any adverse effects.

### 7.2 Section 7

Section 7 outlines other matters that need to be considered. Matters of relevance are:

- (c) *The maintenance and enhancement of amenity values.*
- (f) *Maintenance and enhancement of the quality of the environment.*

Section 7(c) and (f) of the Act are matters to which Consent Authorities should give particular regard to when making informed decisions. When assessing a non-complying land use consent application in the Open Space A zone, consideration may be given to the

effects on amenity values and maintenance and enhancement of the quality of the environment as a result of the proposed activity.

The proposal is also considered to be consistent with these Part II matters in that the proposal will alter the sites use and appearance and enhance it with the provision of a small residential buildings that will not significantly affect the quality of the surrounding environment in accordance with Section 7c and 7f. Given the above, it is considered that the proposal is in keeping with Part II of the Act.

## 8.0 SECTIONS 104 & 104D - CONSIDERATION OF APPLICATIONS

Section 104 sets out those matters that must be considered when assessing an application for a resource consent. Subject to Part 2 of the Act, Section 104(1) requires a consent authority to have regard to the following matters:

- (a) *any actual and potential effects on the environment of allowing the activity; and*
- (b) *any relevant provisions of-*
  - (i) *a national policy statement.*
  - (ii) *a New Zealand coastal policy statement.*
  - (iii) *regional policy statement or proposed regional policy statement.*
  - (iv) *a plan or proposed plan; and*
- (c) *any other matter the consent authority considers relevant and reasonably necessary to determine the application.”*

Section 104D of the Resource Management Act is a test that must be applied to applications for non-complying activities. If an application cannot satisfy the requirements of Section 104D (1) (a) or (b), then consent must be refused.

The test for “non-complying” applications is.

*a consent authority may grant a resource consent for a non-complying activity only if it is satisfied that either –*

- (a) *the adverse effects of the activity on the environment ... will be minor; or*
- (b) *the application is for an activity that will not be contrary to the objectives and policies of ... the relevant plan.*

The Council must be satisfied to require a positive finding that, in the authority’s view and on the assessment, the balance is tipped in favour of one or both specified conclusions. The non-complying aspect of this proposal relates only to the Open Space zoned land.

Section 104(1)(b)(2) requires the consent authority to have regard to any relevant provisions of the District Plan or 104(1)(c) any other matter the consent authority to determine the application or Section 104(D)(1)(b)(i) the activity not being contrary to the objectives and policies of the District Plan.

Section 104D (1) (a) and (b) have been described by the Environment Court as “gateways”. If neither gateway is satisfied, the application fails. If the application satisfies either gateway, then the application is to be considered under Section 104 of the RMA.

The gateways of section 104D(1)(a) and (b) are disjunctive, meaning that to satisfy Section 104D it is necessary to satisfy only one of those gateways, not both.

It is noted that even where one (or both) “gateway” tests are satisfied, the consent authority retains discretion to decline consent if it considers the proposal will not achieve the purpose of the act.

In conclusion, it is considered that the proposal passes the first gateway of Section 104D (1) regarding the potential effects on the environment will be less than minor and the second leg is tested against some of those relevant objectives and policies. A balanced judgement falls in favour of being contrary with some of those policies.

This application provides an assessment of environmental effects and on the basis of low potential effects occurring an assessment of the relevant objectives and policies of the Operative Ashburton District Plan with respect to this proposal, is not considered necessary.

## 9.0 NOTIFICATION –SECTIONS 95 AND 95A-F

### Section 95A Public notification of consent applications

There is a four-step process under Section 95(A) to determine if public notification is required.

Step 1 - Does the application fall within the criteria for mandatory public notification under s95A (3)?

- The applicant has not requested public notification
- Public notification is not required under s95C
- The application has not made jointly with an application to exchange recreation reserve land under section 15AA of the Reserves Act 1977.

Step 2 - Does the application fall within the criteria where public notification is precluded under s95A (5)?

- The activity itself is for a non-complying activity.

Step 3 – Does the application fall within the criteria where public notification is required under s95 (8)?

- The application is not for an activity subject to a rule or national environment standard that requires public notification.
- the activity will not have or is not likely to have adverse effects on the environment that are more than minor.

Step 4 – Are there any special circumstances under s95A (9) which requires public notification?

- There are no special circumstances which require the application to be publicly notified.
- The application does not meet the criteria for public notification under the provisions of s.95A. Therefore, the application does not need to be publicly notified.

### Section 95B Limited notification of consent applications

Step 1 – Are there certain affected groups and affected persons who must be notified under s95BA (2-3)?

- There are no affected customary rights groups or affected marine title groups in relation to this proposal.
- The proposed activity is not on or adjacent to, or affects land is the subject of a statutory acknowledgement made in accordance with an Act specified in Schedule 11.

Step 2 - Does the application fall within the criteria where limited notification is precluded under s95B (6)?

- No. The application is not for an activity subject to a rule that precludes limited notification.
- The application is not for either or both the following activities, but for other activities:
  - The activity is not for a controlled activity,
  - The activity is not for a prescribed activity.

Step 3 – Does the application fall within the criteria for other affected persons to be notified under s95B (7-8) and s95E?

- The above assessment of environmental effects concludes the proposal will have less than minor adverse effects. Therefore, there are no persons who should be notified.

Step 4 – Are there any special circumstances under s95B (10) which requires limited notification?

- There are no special circumstances that would warrant the limited notification to any other persons not already deemed to be affected parties (excluding persons assessed under s95E as not being affected persons).

## 10.0 CONCLUSION

This application seeks resource consent due to non-compliance with the Open Space zone rules and standards as detailed in the application.

Section 104 of the Act sets out the matters to be considered when assessing an application for resource consent. These matters require consideration of any actual and potential effects on the environment arising from the proposal, together with an assessment as to whether the proposal is consistent with the relevant objectives, policies and rules of the Operative Ashburton District Plan.

It has been demonstrated by the preceding assessment that the effects on the environment because of this proposal will have effects that are of a low impact. The relevant provisions of Part II of the Resource Management Act 1991 have been satisfied and it is considered that the proposed development is consistent with the purpose of the Act, promoting the sustainable management of natural and physical resources, with no more than minor environmental effects.



## ANNEXURE A – FORM 9

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**Form 9: Application for Resource Consent**  
**Under Section 88 of the Resource Management Act 1991**

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**TO:** The Ashburton District Council

**Haven Housing Mid Canterbury**

applies for the resource consent described below.

1. **The names** of the owner and occupier (other than the applicant) of any land to which this application relates are as follows:

n/a

2. **The location** to which this application relates is:

10 Cambridge Street Ashburton being Lot 3 DP 24021.

3. **The type of resource consent** being sought is a Land Use Consent.

4. **A description of the activities** to which the application relates is:

The proposal seeks resource consent for the construction and establishment non-compliance's outlined in this application and detailed under the assessment of effects.

The proposed development will be in accordance with the plans accompanying this application and which should be read as part of it. A more detailed description of the proposed activity is to be found in the assessment of effects on the environment which accompanies this application which should also be read as part of this application.

5. **Attached is an assessment of any actual or potential effects** that the activity may have on the environment.

6. **No other information** is required to be supplied by the district or regional plans or regulations.



.....  
**DATED:** 11th November 2024

(Signature of applicant or person authorised to sign on behalf)

**Address for service:**

David Harford Consulting Limited  
2 Queens Drive  
**Ashburton 7740**

**Attention: David Harford**

Telephone: (03) 307 7164

Mobile: 029 307 7164

Email: [david@dhconsulting.co.nz](mailto:david@dhconsulting.co.nz)

**Address for Applicant**

Haven Housing Mid Canterbury  
**C/- Walter Van Der Kley**

Telephone: 027 4088 994

## ANNEXURE B – RECORD OF TITLE

# Quickmap Title Details



Information last updated as at 10-Nov-2024

## RECORD OF TITLE DERIVED FROM LAND INFORMATION NEW ZEALAND FREEHOLD

**Identifier** CB32B/810

**Land Registration District** Canterbury

**Date Issued** 08 August 1989

**Prior References**

GN 932587

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**Type** Fee Simple  
**Area** 1714 square metres more or less  
**Legal Description** Lot 3 Deposited Plan 24021

**Registered  
Owners**

Ashburton Borough Council

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## ANNEXURE C – SITE PLAN AND ELEVATIONS



- RESOURCE CONSENT ISSUE -



**HAVEN HOUSING**  
CAMBRIDGE STREET DEVELOPMENT

ASHBURTON  
2024

**2 BEDROOM UNIT**  
 PROJECT: 10 CAMBRIDGE STREET  
 ASHBURTON

CONSULTANTS

RESOURCES  
 A. 22/10/2024 RESOURCE CONSENT

- NOTES**
- Contractors are reminded to check dimensions and detailing on site prior to commencing any work.
  - All work shall comply with NZS 3101:2014, the New Zealand Building Code and all other relevant standards.
  - All necessary permits and approvals shall be obtained or applied for prior to commencing work. The manufacturer's recommendations and specifications, shall be confirmed in this prior to commencing any work.

**SITE PLAN**

SCALE: 1:150 @ A2  
 DATE: 22/10/2024  
 PROJECT No: 23104

02 A



**CHILTON + MAYNE**  
 ARCHITECTURE  
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**SITE PLAN**  
 1:150

**2 BEDROOM UNIT**  
 HAYDEN HOUSE/10  
 10 CAMBRIDGE STREET  
 ASHBURTON  
 CONSULTANTS

REVISED  
 A. 22/10/2024 RESOURCE CONSENT

- NOTES**
- Contractors are reminded to check all dimensions and detailing on the plan to accommodate any work.
  - All work shall comply with NZS 3910:2014. For New Zealand Building Code and all other relevant standards.
  - All proprietary items and materials shall be fixed, installed or applied in strict accordance with the manufacturer's recommendations and specifications.
  - Do not scale dimensions. All dimensions are site dimensions and shall be confirmed in situ prior to commencing any work.



**LEGEND**

[Symbol]	NON-GLAZED VENTILATOR
[Symbol]	WATER BUX
[Symbol]	DISTRIBUTION BOARD
[Symbol]	SMOKE DETECTOR
[Symbol]	SPIN. SHOWER
[Symbol]	WALL MOUNTED WASHING MACHINE
[Symbol]	TUB
[Symbol]	DRYER
[Symbol]	WC TOILET
[Symbol]	B. BATH
[Symbol]	S. SINK
[Symbol]	FRIG. REFRIGERATOR
[Symbol]	STOV. BURNER
[Symbol]	W.C. PORTABLE TOILET
[Symbol]	C3. COUNTERSINK
[Symbol]	ES. SPRINKLER

UNITS 1 & 2  
 UNITS 3 & 4  
**PROPOSED FLOOR PLAN**  
 SCALE: 1:100

**FLOOR PLAN**  
 SCALE: 1:50 @ A2  
 DATE: 22/10/2024  
 PROJECT No: 23104

**03** **A**



**CHILTON + MAYNE**  
 ARCHITECTURE  
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The design and drawings shown on this set of documents are not to be construed as a contract. It is the client's responsibility to ensure that all documents are read and understood before any work commences.



**2 BEDROOM UNIT**  
 HAYDEN YOUNG STUDIOS  
 10 CAMBRIDGE STREET  
 ASHBURTON  
 CONSULTANTS

RESSES  
 A. 22/10/2024 RESOURCE CONSENT

- NOTES**
- Contractors are reminded to check all dimensions and detailing on site prior to commencing any work.
  - All work shall comply with NZS 3903:2011 Part New Zealand Building Code and all other relevant standards.
  - All proprietary items and materials shall be fixed, installed or applied in strict accordance with the manufacturer's instructions and specifications.
  - Dimensions from drawings to A dimensions and site shall be confirmed in the prior to commencing any work.

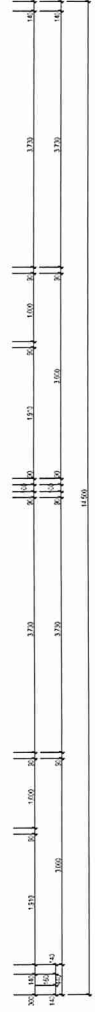
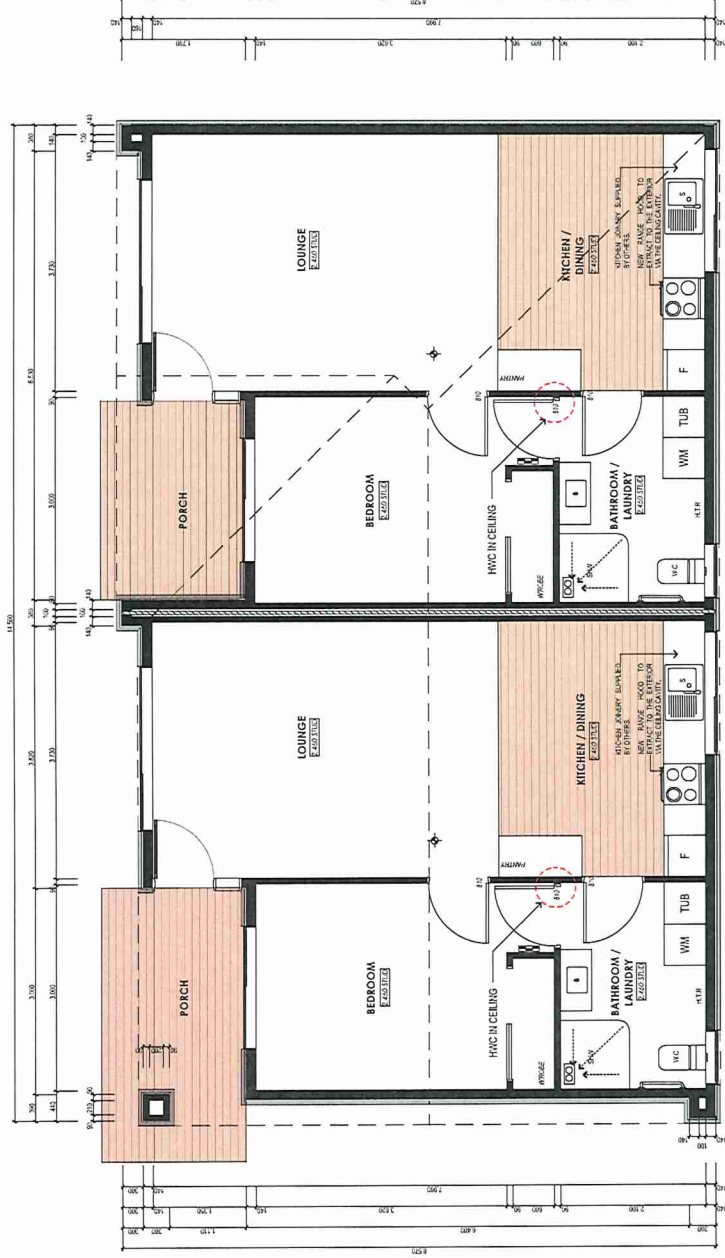
**FLOOR PLAN**

SCALE: 1:50 @ A2  
 DATE: 22/10/2024  
 PROJECT No: 23104

**04** **A**



The design and drawings shown on this set of documents are not to be produced without the written authority of CHILTON + MAYNE ARCHITECTURE.



**LEGEND**

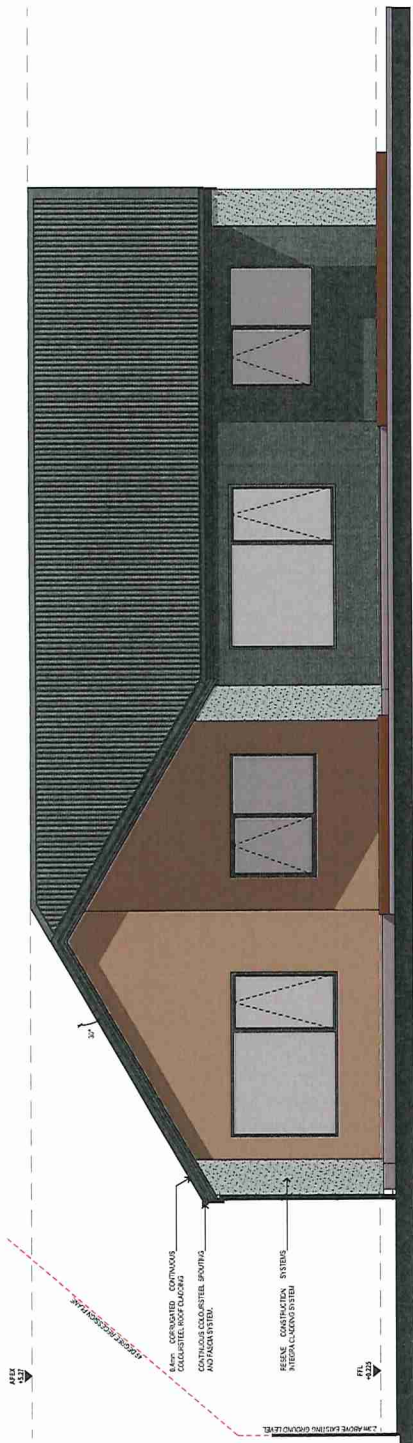
MOHAWK VENTILATOR
WATER BOX
OUTSIDE DOOR
SMOKE DETECTOR
SHOWER
WASH BASIN
TUB
DRYER
WC TOILET
B. BATH
DR. DRESSING
FR. FROST FREEZER
REF. REFRIGERATOR
HEP. HEATED DOUBLE GLAZED
CS. COUNTER TOP
ES. ESCAPE ROUTE

**UNITS 5 & 6**  
**UNITS 7 & 8**  
**UNITS 9 & 10**  
**PROPOSED FLOOR PLAN**  
 SCALE: 1:100

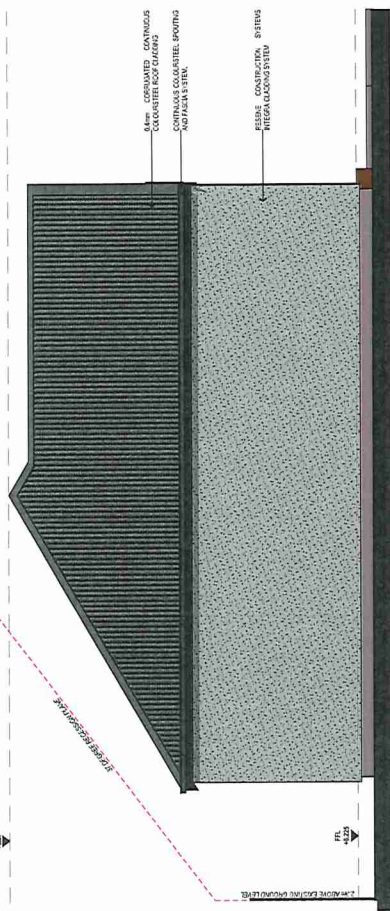
**2 BEDROOM UNIT**  
 HAYLEY HOUSES  
 10 CAMBRIDGE STREET  
 ASHBURTON  
 CANTONMENTS

RESSES  
 A. 22-10-2024 RESOURCE CONSENT

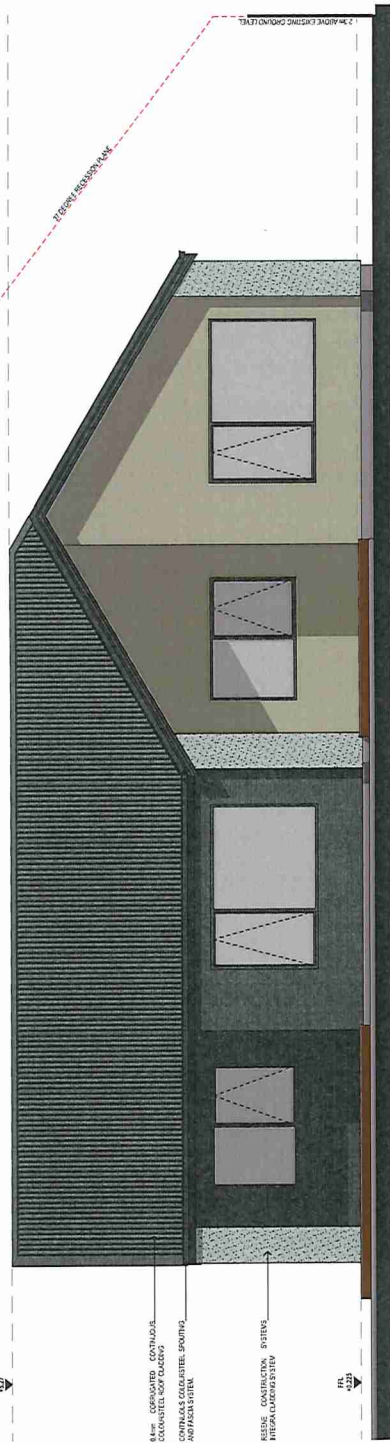
- NOTES**
- Dimensions are provided to show the dimensions and detailing on site prior to commencing any work.
  - All work shall comply with NZS 3909:2011. The New Zealand Building Code and all other relevant standards.
  - All proprietary items and materials shall be fixed, installed or applied in strict accordance with the manufacturer's instructions and specifications.
  - On-siteable formwork, scaffolding, etc. shall be removed prior to commencing any work.



**EAST BOUNDARY ELEVATION**



**SOUTH BOUNDARY ELEVATION**



**WEST BOUNDARY ELEVATION**

**ELEVATIONS**

SCALE: 1:50 @ A2  
 DATE: 22-10-2024  
 PROJECT No: 23104

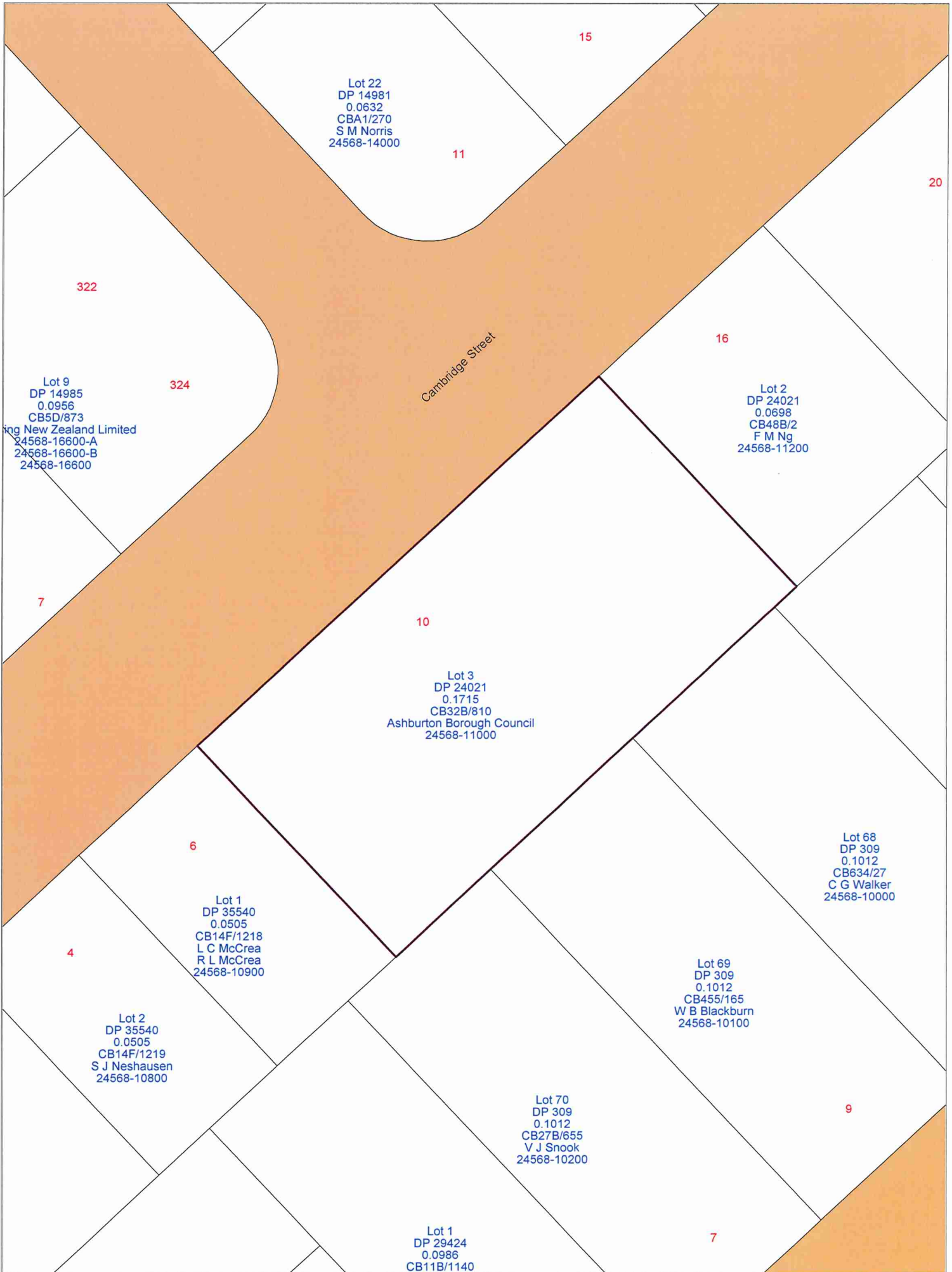
05 A



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The design and drawings shown on this set of documents are intended to be used in accordance with the terms and conditions of the contract for the design and construction of the project.

## ANNEXURE D – LOCATION PLAN



# ANNEXURE E – PLANNING MAP



Scale @ A4:  
1:5,000  
0 100 200  
Metres

# Operative District Plan

## Urban Map Series

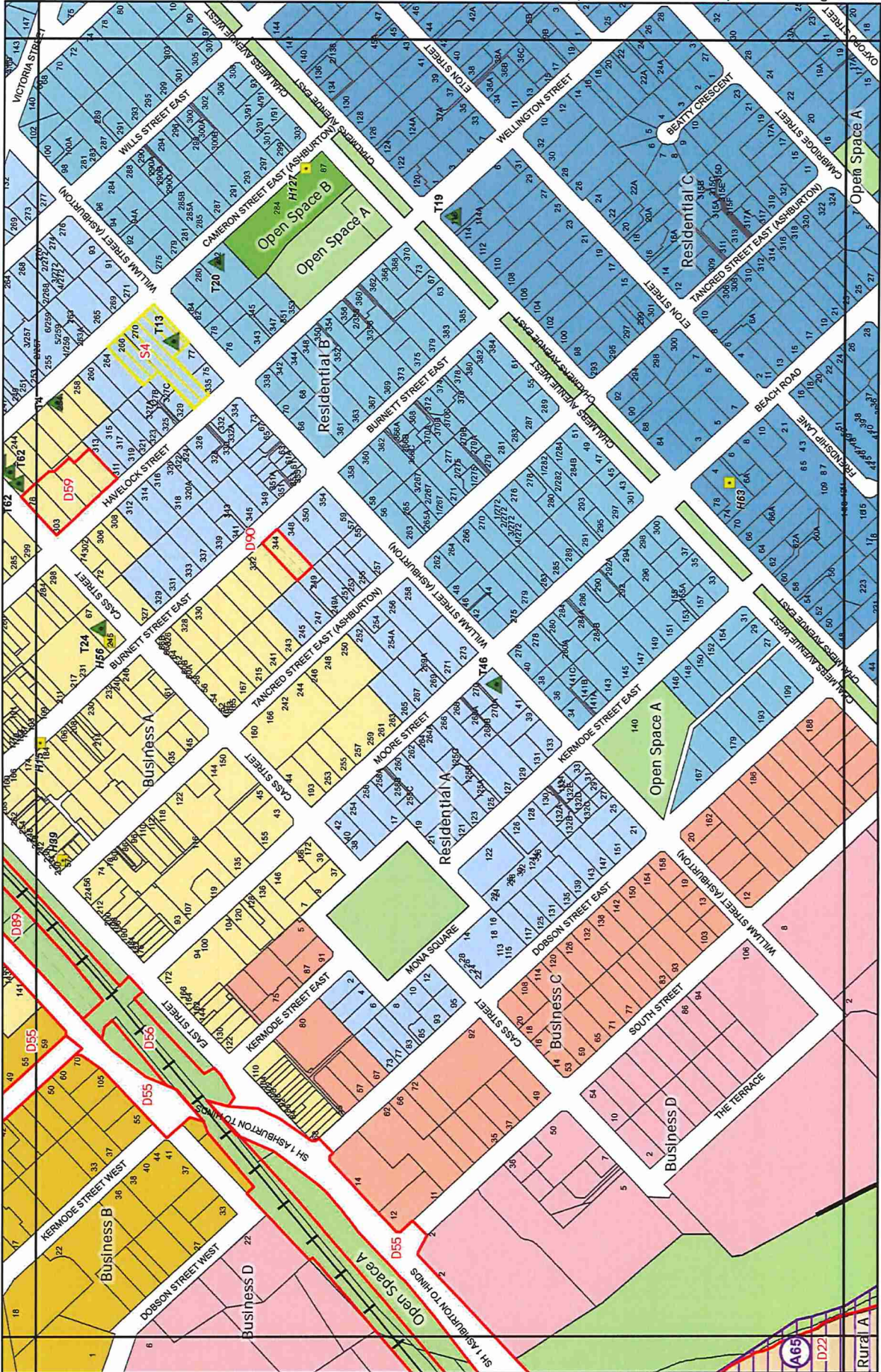
### Ashburton

Map U60



U52	U53	U54
U59	U60	U61
U67	U68	U69

See Urban Index for more context.



See legend for disclaimer.

# ANNEXURE F – DEVELOPMENT CONTRIBUTIONS ASSESSMENT

**Assessment of Development Contributions**

Name of Development:-	Haven Housing	BC / RC:-	
Address:-	10 Cambridge Street	Scheme:-	Ashburton
Applicant:-	David Harford	Assessment for Water:-(Yes/No)	Yes
Assessment Date:-	02 Oct 2024	Assessment for Sewer:-(Yes/No)	Yes
Assessed By:	Zani vd Westhuizen	Assessment for Community Infrastructure:-(Yes/No)	
		Accommodation Unit Equivalent:-(Yes/No)	Yes

Source	Typical Water Consumption (L/p/d)	Standard District House (Persons)	Total (L/d)	Comments
Household	220	2.5	550	Policy Standard

Source	Typical Water Consumption (L/p/d)	Proposed Development (Persons)	Total (L/d)	Comments
<b>Boarding House / Homestays</b>				
Bed	220	0	-	
<b>Camping Grounds (per guest)</b>				
Fully serviced	130	0	-	
Recreation areas	65	0	-	
<b>Community Hall (Per person)</b>				
With banquet facilities	30	0	-	
Meetings	15	0	-	
<b>Hospitals (Per bed + per staff member)</b>				
Per Bed	250	0	-	
Per staff member	60	0	-	
<b>Lunch Bars (Per customer + per staff member)</b>				
with restroom facilities	25	0	-	
Without restroom facilities	15	0	-	
Per staff member	40	0	-	
<b>Motels / Hotels</b>				
Guests, resident staff	220	0	-	
Reception rooms	30	0	-	
Restaurant (per customer)	30	0	-	
Bar (per customer)	20	0	-	
<b>Office or Shop or Dry Industries</b>				
Per staff member	40	0	-	
<b>Public Toilets (inc hand wash)</b>				
Per person	20	0	-	
<b>Restaurant / Bars / Cafes (Per customer)</b>				
Dinner	30	0	-	
Lunch	25	0	-	
Bar	20	0	-	
<b>Rest Home (Per bed + per staff member)</b>				
Per Bed	250	0	-	
Per staff member	60	0	-	
<b>Retirement Homes (Self contained units)</b>				
Resident	220	0	-	
Staff	50	0	-	
<b>School (Per pupil + per staff member)</b>				
No gym, showers or cafeteria	20	0	-	
Gym, showers and cafeteria	100	0	-	
Boarding	250	0	-	
<b>Shopping Centres</b>				
Per customer	25	0	-	
<b>Other (As Specified Below)</b>	220	25	5,500.0	
Community housing (units x 2.5)				
<b>Total Potential (Litres)</b>			<b>5,500.0</b>	
Divided by Std District Household			550.0	
<b>TOTAL HOUSEHOLD EQUIVALENT</b>			<b>10.0</b>	
Say			10.0	Household Equivalents
If applicable			4.0	Accommodation Unit Equivalent

**Additional Comments**

Preliminary draft assesment based on 10 units with an average occupancy of 1 persons per unit and an Accomodation Unit equivalent of 0.4 HUE

**Development Contributions Payable**

Service	Scheme	Qty Assessed	Minus Qty of Capacity Credits	Qty Payable	Development Contribution	Totals
Water		4	1	3 @	\$ 1,941.00	\$ 5,823.00
Wastewater	Ashburton	4	1	3 @	\$ 2,625.00	\$ 7,875.00
Community Infrastructure		Not Assessed	0	0 @	\$ -	\$ -
<b>Total Development Contributions Payable (Inc GST)</b>						<b>\$ 13,698.00</b>