

# Land Information Memorandum

**APPLICATION NUMBER: LIM0344/26**

## PROPERTY ADDRESS

**118 Johnston Road  
RAKAIA**

**REQUESTED BY  
Arizto Limited**

**23 April 2026**

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### **ASHBURTON DISTRICT COUNCIL**

2 Baring Square East  
Ashburton

PO Box 94  
Ashburton 7740

**P** (03) 307 7700  
**E** [info@adc.govt.nz](mailto:info@adc.govt.nz)

[www.ashburtondc.govt.nz](http://www.ashburtondc.govt.nz)

# Land Information Memorandum

Application No.: LIM0344/26

Client Reference:

**Applicant:**

|                      |                   |            |
|----------------------|-------------------|------------|
| Arizto Limited       | Application Date: | 20/04/2026 |
| 2A/109 Dominion Road | Issue Date:       | 23/04/2026 |
| AUCKLAND 1024        | Telephone:        | 0800540550 |
|                      | Fax:              |            |

**Property:**

|                    |                                        |
|--------------------|----------------------------------------|
| Valuation No.:     | 2441040902                             |
| Location:          | 118 Johnston Road RAKAIA               |
| Legal Description: | LOTS 4 6 BLK II SOUTH RAKAIA VILL SETT |
| Owner:             | Mr Anthony Leonard Hart                |
| Area (hectares):   | 4.046800                               |

**Latest valuation (as at 01 July 2024)**

|                    |              |
|--------------------|--------------|
| Capital Value      | \$940,000.00 |
| Improvements Value | \$555,000.00 |
| Land Value         | \$385,000.00 |

**Rates for 2025/2026 rating year to 30 June 2026**

|                                |            |
|--------------------------------|------------|
| Rating Year                    | 2025/2026  |
| Annual Rates                   | \$2,239.31 |
| Balance to Clear to 30/06/2026 | \$559.91   |

*Note Rates are charged in four equal instalments for the period commencing 1 July and ending 30 June each year.*

**The Property Currently Incurs the Following Rates**

| Ashburton District Council Rates | Canterbury Regional Council Rates         |
|----------------------------------|-------------------------------------------|
| General Rate                     | Animal & Plant Pest Management Land Area  |
| Roading Rate                     | Animal & Plant Pest Management Land Value |
| Rural A Amenities                | Catchment Works and Services              |
| Uniform Annual General Charge    | Civil Defence Emergency Management        |
|                                  | Mid Canterbury Vehicle Trust              |
|                                  | Regional General Rate                     |
|                                  | Regional Uniform Annual General Charge    |

**Planning/Resource Management:**

District Plan Zone: Rural A Zone

Full details of the zone requirements are found in the District Plan. Also our website

<http://www.ashburtondc.govt.nz>. Refer to enclosed District Plan Map R53.

The status of the District Plan is discussed later in this report.

**Land Use on Contiguous Properties**

Please see map and documentation showing Resource Consents in the vicinity.

**Resource Consents and Planning Permits**

| Consent/Permit No. | Description                                                              | Decision Date | Decision             |
|--------------------|--------------------------------------------------------------------------|---------------|----------------------|
| SUB10/0087         | Proposed two lot subdivision of Sections 4 & 6 Rakaia Village Settlement | 29/03/11      | S120 Appeal Declined |

**Contact Council's Planning Department on (03) 3077 700 for further information.**

**Building Consents**

| Consent No. | Description                                | Builder-Owner | Date Issued | Final CCC |
|-------------|--------------------------------------------|---------------|-------------|-----------|
| BC0176/20   | Single level dwelling with attached garage | No            | 15/05/20    | 29/10/20  |
| BC050295    | Erect a storage shed                       | No            | 21/04/05    | 24/08/05  |
| BC040566    | Erect 4 bay shed with sleepout one end     | No            | 14/07/04    | 29/03/05  |

**\* Please note that under the Building Act 2004, Building Permits issued prior to 1 January 1993, did not require a Code Compliance Certificate (CCC) to be issued.**

**Contact Council's Building Department on (03) 3077 700 for further information.**

**Building Permits**

| Permit No.                | Description | Date Issued |
|---------------------------|-------------|-------------|
| No Building Permits known |             |             |

**\* Please note that under the Building Act 1991, Building Permits issued prior to 1 January 1993, did not require a Code Compliance Certificate (CCC) to be issued.**

**Contact Council's Building Department on (03) 3077 700 for further information.**

**Certificate of Public Use**

| CPU No.                | Description | Date Issued | Status |
|------------------------|-------------|-------------|--------|
| No Certificates known. |             |             |        |

**Exemptions**

| Exemption No.                | Description | Date Issued | Decision |
|------------------------------|-------------|-------------|----------|
| No Building Exemptions known |             |             |          |

**Building Certificate of Acceptance**

| Certificate No.        | Description | Date Issued |
|------------------------|-------------|-------------|
| No Certificates known. |             |             |

**\* Please note a Certificate of Acceptance cannot be issued for work carried out prior to 1 January 1993.**

**Compliance Schedule & Building Warrant of Fitness**

| CS No.         | Description | Date Issued | Status |
|----------------|-------------|-------------|--------|
| No WOFs known. |             |             |        |

### Other Consents

| Consent No. | Description             | Date Issued | Status  |
|-------------|-------------------------|-------------|---------|
| VC20/0048   | Rakaia Vehicle Crossing | 11/05/21    | Current |

### Sewer and Water

Sewer/Water Notes:

Property may have a septic tank. New or replacement septic tanks in this area must satisfy Canterbury Regional Council requirements - please refer to Environment Canterbury for details.

Property may have a well/s on the property. Please refer to Environment Canterbury for further information on wells.

#### PRIVATE WELLS

If the water supply to your property is from a well/bore it is strongly recommended that you periodically have the water quality checked. For further information please see <https://www.ashburtondc.govt.nz/news/2023-news/private-well-owners-reminded-to-regularly-test-water>

### Land and Building Classifications

| Classification | Description                                                                                | Status |
|----------------|--------------------------------------------------------------------------------------------|--------|
| Land           | Refer to copy of map from the District Plan for classifications in the immediate vicinity. | N/A    |

### Natural Hazards on Property

This Land Information Memorandum includes natural hazard information deemed by Ashburton District Council and Environment Canterbury to be the most up-to-date, useful, and relevant, and is provided in accordance with the Local Government (Natural Hazard Information in Land Information Memoranda) Regulations 2025. All due care has been taken to ensure current information required to be provided under the regulations is presented below.

Environment Canterbury may hold superseded or less reliable natural hazards information relating to the land that has not been included in this Land Information Memorandum. Please contact Environment Canterbury if you would like to enquire about this information.

| Feature Type                                               | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Flooding                                                   | <p>You can find flood modelling results for Ashburton District at: <a href="https://apps.canterburymaps.govt.nz/FloodModelResults/">https://apps.canterburymaps.govt.nz/FloodModelResults/</a></p> <p>Photographs showing the property during or following past flood events may be available. Flood photographs are available on Environment Canterbury's flood imagery register at <a href="https://apps.canterburymaps.govt.nz/FIR">https://apps.canterburymaps.govt.nz/FIR</a></p> <p>You can request a new site-specific flood hazard assessment for the property from Environment Canterbury at: <a href="https://www.ecan.govt.nz/do-it-online/property-information/flood-hazard-assessments">https://www.ecan.govt.nz/do-it-online/property-information/flood-hazard-assessments</a></p> |
| Study area of Ashburton/Tinwald flood hazard investigation | <p>Technical report information:</p> <p>Title: Ashburton/Tinwald flood hazard investigation</p> <p>Date: June 2015</p> <p>Author: M Wild (Environment Canterbury)</p> <p>Commissioned by: Environment Canterbury</p> <p>Purpose of report: To review and update 500 year ARI design flows for the North Branch and South Branch Ashburton Rivers, and to identify 'high hazard areas' in the Ashburton and Tinwald urban areas due to upstream breach flows. For use in land use planning.</p> <p>Study area: Ashburton and Tinwald townships</p> <p>Accessible at: <a href="https://api.ecan.govt.nz/TrimPublicAPI/documents/download/2317667">https://api.ecan.govt.nz/TrimPublicAPI/documents/download/2317667</a></p>                                                                        |

|                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|-------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Tsunami                       | <p>Tsunami modelling commissioned by Environment Canterbury considers a range of tsunami sources and events with an average recurrence interval of up to 2500 years. More information is available on Environment Canterbury's tsunami modelling results webapp at <a href="https://experience.arcgis.com/experience/1f01c50c3df84a9b8cd41a0353d24785">https://experience.arcgis.com/experience/1f01c50c3df84a9b8cd41a0353d24785</a></p> <p>Technical report information:<br/>           Title: Multiple scenario tsunami modelling for Mid- and South Canterbury<br/>           Date: October 2022<br/>           Author: X Wang, A Gusman, B Lukovic, W Power (GNS Science)<br/>           Commissioned by: Environment Canterbury<br/>           Purpose of report: To model inundation from many different local, regional and distant source tsunamis for average recurrence intervals up to 2500 years. For use in emergency management planning, including creating tsunami evacuation zones.<br/>           Study area: Mid and South Canterbury from the Rakaia River mouth to the Waitaki River mouth<br/>           Accessible at: <a href="https://www.ecan.govt.nz/document/download?uri=4675747">https://www.ecan.govt.nz/document/download?uri=4675747</a></p> |
| Earthquake Faults Deformation | <p>Information on fault deformation is available on Environment Canterbury's fault deformation map at <a href="https://mapviewer.canterburymaps.govt.nz/?webmap=b5f859bd18ee4912828cb092bef6c449">https://mapviewer.canterburymaps.govt.nz/?webmap=b5f859bd18ee4912828cb092bef6c449</a></p> <p>Technical report information:<br/>           Title: General distribution and characteristics of active faults and folds in the Ashburton District, mid-Canterbury<br/>           Date: September 2009<br/>           Author: D Barrell and D Strong (GNS Science)<br/>           Commissioned by: Environment Canterbury<br/>           Purpose of report: To map and describe known and suspected faults within Ashburton District to indicate where fault deformation may occur in future. For use in land use policy and planning, infrastructure planning, emergency management planning and community education.<br/>           Study area: Ashburton District<br/>           Accessible at: <a href="https://www.ecan.govt.nz/document/download?uri=1242237">https://www.ecan.govt.nz/document/download?uri=1242237</a></p>                                                                                                                                              |
| Landslides                    | <p>An earthquake hazard assessment for infrastructure commissioned by Environment Canterbury in 2002 included a regional-scale map of earthquake-induced landslide susceptibility and locations of known rock avalanches. This report can be downloaded from the Environment Canterbury website at <a href="https://www.ecan.govt.nz/document/download?uri=465747">https://www.ecan.govt.nz/document/download?uri=465747</a></p> <p>Technical report information:<br/>           Title: Ashburton District Engineering Lifelines Project: Earthquake Hazard Assessment<br/>           Date: September 2002<br/>           Author: M Yetton and I McCahon (Geotech Consulting Ltd)<br/>           Commissioned by: Environment Canterbury<br/>           Purpose of report: To define and characterise earthquake hazards in Ashburton District, specifically in regard to engineering lifelines (infrastructure). For use in infrastructure planning and emergency management planning.<br/>           Study area: Ashburton District<br/>           Accessible at: <a href="https://www.ecan.govt.nz/document/download?uri=465747">https://www.ecan.govt.nz/document/download?uri=465747</a></p>                                                                             |
| Liquefaction                  | <p>Information on liquefaction is available on Environment Canterbury's liquefaction map at <a href="https://storymaps.arcgis.com/stories/aa738ffd2e6d42c4b94eb183e218ed97">https://storymaps.arcgis.com/stories/aa738ffd2e6d42c4b94eb183e218ed97</a></p> <p>Technical report information:<br/>           Title: Revised liquefaction information for Ashburton District<br/>           Date: August 2024<br/>           Author: H Jack (Environment Canterbury)</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | <p>Commissioned by: Environment Canterbury</p> <p>Purpose of report: To revise the liquefaction susceptibility mapping for Ashburton District using the most up-to-date geological, geomorphological, geotechnical, groundwater, and seismicity information. For use in land use policy and planning and building consenting.</p> <p>Study area: Ashburton District</p> <p>Accessible at: <a href="https://www.ecan.govt.nz/document/download?uri=4622124">https://www.ecan.govt.nz/document/download?uri=4622124</a></p> |
| Coastal Erosion                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | <p>Future shoreline modelling has not been completed, however Environment Canterbury carries out regular surveying to monitor coastal change. Information on historic coastal change in this area may be available on Environment Canterbury's coastal hazard monitoring webapp at <a href="https://mapviewer.canterburymaps.govt.nz/?webmap=117b9d3b75cb422da15b9d1b6698c8c3">https://mapviewer.canterburymaps.govt.nz/?webmap=117b9d3b75cb422da15b9d1b6698c8c3</a></p>                                                  |
| <p>There are national datasets that could hold relevant information for the property that are not part of Council information. These include:</p> <p>Natural Hazard Commission (formerly Earthquake Commission) claims at <a href="https://www.naturalhazardsportal.govt.nz/s/claims-map">https://www.naturalhazardsportal.govt.nz/s/claims-map</a></p> <p>The New Zealand National Seismic Hazard Model (earthquake shaking) at <a href="https://nshm.gns.cri.nz/HazardMaps">https://nshm.gns.cri.nz/HazardMaps</a></p> <p>Earth Science New Zealand's Landslide Database at <a href="https://data.gns.cri.nz/landslides/">https://data.gns.cri.nz/landslides/</a></p> <p>Earth Science New Zealand's National Flood Tool at <a href="https://niwa.maps.arcgis.com/apps/dashboards/8c1db2b8e37841f29a57a38675388897">https://niwa.maps.arcgis.com/apps/dashboards/8c1db2b8e37841f29a57a38675388897</a></p> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |

### Special Land Features/Information on Property

| Feature Type              | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|---------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Transport Note            | <p>It appears one of the existing vehicle crossings is unsealed and does not meet Council's current standards, it may be required to be upgraded in the future. While Council does not intend to take immediate action, any future development or change in land use may trigger the requirement to upgrade the crossing to comply with the District Plan and relevant bylaws. This would involve applying for a vehicle crossing permit, paying applicable fees, and ensuring the design and construction meet Council vehicle crossing standards. All costs associated with this are the responsibility of the property owner.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Property Planning Details | <p>Zoned Rural A Zone as per the Operative District Plan, Planning Map R53.</p> <p>There are no Heritage Buildings or Protected Trees listed in the Operative District Plan associated with this property.</p> <p>Resource consent SUB10/0087 is associated with the property.</p> <p>A Rural B Zone and Designated Activity D152 (Ashburton District Council Disposal of Clean Fill) are located nearby but not adjacent to the property.</p> <p>Johnston Road is a local road under the District Plan's roading hierarchy.</p> <p>The National Policy Statement for Highly Productive Land (<a href="https://environment.govt.nz/publications/national-policy-statement-for-highly-productive-land-2022-amended-august-2024/">https://environment.govt.nz/publications/national-policy-statement-for-highly-productive-land-2022-amended-august-2024/</a>) came into effect in October 2022 (amended in August 2024) and seeks to protect productive agricultural farm land.</p> <p>Maps showing areas of land identified as "Highly Productive" can be viewed at <a href="https://opendata.canterburymaps.govt.nz/maps/ecan::highly-productive-land-nzlr-luc-classes-1-3/explore">https://opendata.canterburymaps.govt.nz/maps/ecan::highly-productive-land-nzlr-luc-classes-1-3/explore</a></p> |

### Licences/Environmental Health

| Licence No.        | Description | Date | Decision |
|--------------------|-------------|------|----------|
| No Licences known. |             |      |          |

## Swimming Pool Information

Date:

Description

|                                                          |  |
|----------------------------------------------------------|--|
| There are no swimming pools registered to this property. |  |
|----------------------------------------------------------|--|

## Network Utility Operators

Information related to the availability of supply, authorisations etc (eg, electricity or gas) can be obtained from the relevant Network Utility Operator.

## Other Information

It is recommended that the Certificate of Title, which is not held by Council, be searched by the Applicant.

No title search has been done on this property.

## Notes

1. The information set out in this summary is made available in good faith pursuant to the Local Government Official Information and Meetings Act 1987.
2. The information has been prepared from records held by the Ashburton District Council. The information is made available in reliance on Council's records. However, Council does not warrant that the information is correct and will not accept any liability for errors or omissions in its records or for errors or omissions in the presentation of information from those records, or if any cost damages or expenses incurred in consequence of errors or omissions or reliance on the information.
  - a) Some categories of information are based on records supplied to Council by property owners or developers or tradesmen.
  - b) In preparing the information, no inspections of the property have been undertaken.
  - c) Where the information indicates the existence of some requisition or Council interest in the land, it is the responsibility of the person seeking the information to follow up.
3. For further explanation of any of the information please contact the Council.

## Environment Canterbury

Please be aware that information relevant to this property may be held by Environment Canterbury. This Land Information Memorandum **does not** include property information relating to compliance issues controlled by the Regional Council. This may include but is not limited to:

- 1. Resource Consents** granted by Environment Canterbury.
- 2. Information on Solid Fuel Fires.** Fires installed on the property may require a Regional Resource Consent and/or certain types of new fires may be restricted or prohibited. We recommend that you refer to Environment Canterbury's website for any potential implications.

Possible implications may include:

- a. Solid Fuel Heaters that must be replaced after a certain date or age.
- b. The need for a property to comply with the Canterbury Air Regional Plan at the time a property changes ownership.
- c. A ban on the use of open fires for home heating in most cases.
- d. Controls or bans on outdoor burning in certain areas.

**3. Effluent Treatment** – compliance of any on-site effluent treatment system (septic tank or aerated systems).

**4. Contamination of Ground Water** – for properties that are not serviced by a Council reticulated water supply, we advise that you check the quality of ground water to ensure that it is potable. Contamination by nitrates and at times, bacteria can occur. Council's Environmental Health Officer or Environment Canterbury can assist you with further information.

**5. Rural Issues** – such as discharges to land of effluent, discharges of odour and substances to air, water abstractions, vegetation clearance, tracking and earthworks.

**6. Environment Canterbury Listed Land Use Register** – Contamination information for properties in Ashburton District are held within the Environment Canterbury Listed Land Use Register. Information relating to specific properties can be viewed and requested at <https://www.ecan.govt.nz/your-region/your-environment/hazardous-land-use/listed-land-use-register/>

### Development Planning

The District Plan contains rules with which any subdivision, new building, addition to an existing building or change in land use is required to comply. Every property is within a zone, with a different set of rules for each zone that seeks to achieve outcomes sought for that area. You may need resource consent if you are proposing one of the activities specified above on this property and you are therefore advised to check the rules for the relevant zone. To view a copy of the District Plan, go to the following webpage or visit the front counter of the Council offices, 2 Baring Square East, Ashburton.

<https://www.ashburtondc.govt.nz/home-and-property/planning-guidance-and-resource-consents/district-plan>

**You should carefully consider the rules in the District Plan and how it affects the property subject to this Land Information Memorandum including any use, development or subdivision of the property.**

**The Council's Long Term Council Community Plan includes a Development Contributions Policy and schedule of charges that are payable at Resource Consent and / or Building Consent stages; we recommend that you refer to this policy to assess any Council charges that may be payable on future development that you are considering.**



Name: Sheree Dougherty

Date: 23 April 2026

## Welcome to the Ashburton District

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**Ashburton District Council**

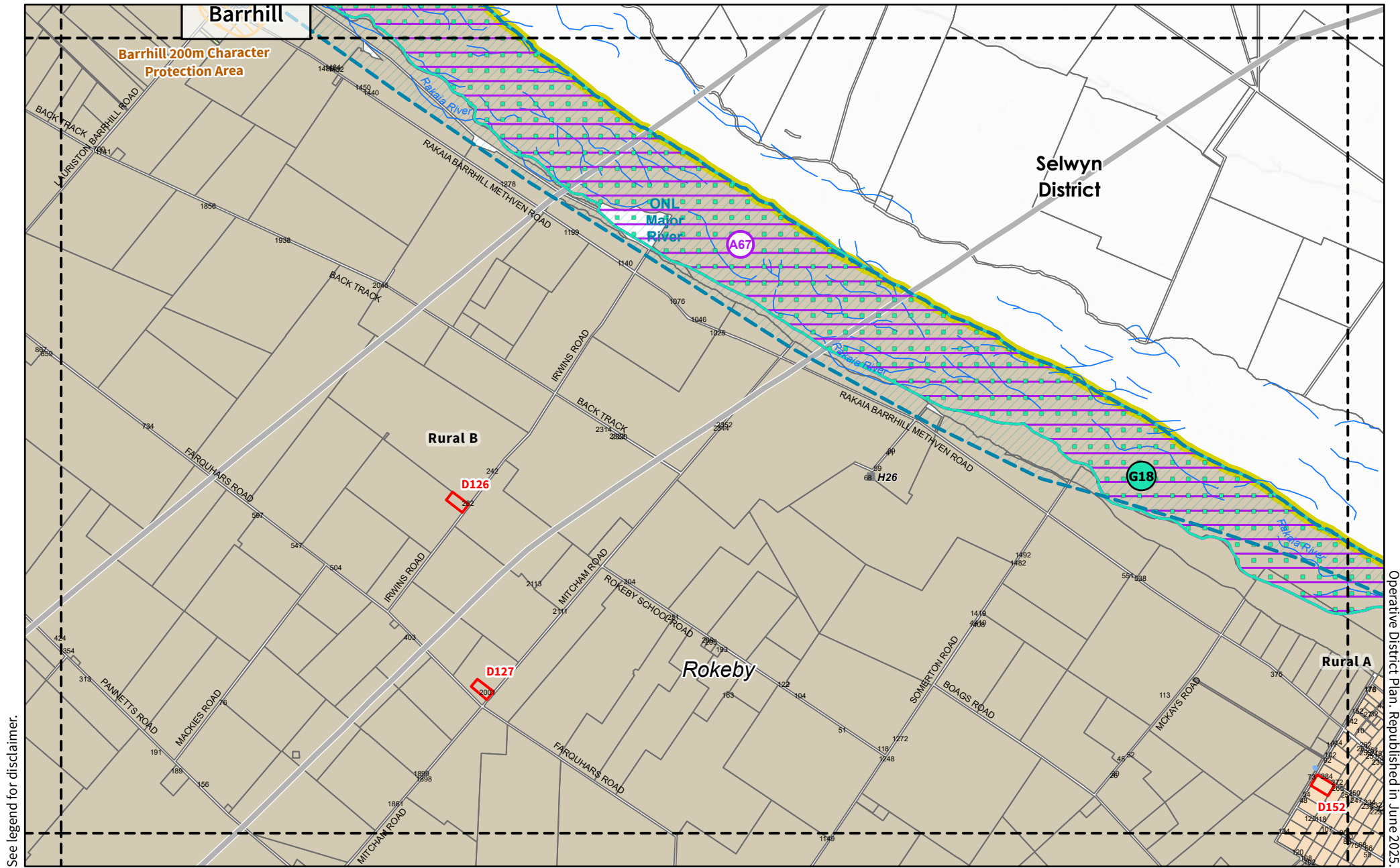
PO Box 94, 2 Baring Square East, Ashburton 7700, New Zealand

**Telephone:** +64 3 307 7700

**E-mail:** [info@adc.govt.nz](mailto:info@adc.govt.nz)

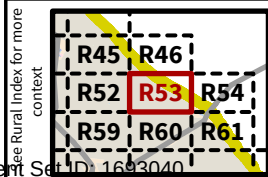
**Please note: - Up to date information current to the Ashburton District Council can be found on our website:**

[www.ashburtondc.govt.nz](http://www.ashburtondc.govt.nz)



See legend for disclaimer.

Operative District Plan, Republished in June 2025.



**Map**  
**R53**

# Operative District Plan

## Rural Map Series

Scale @ A4:  
1:50,000  
0 1,000  
Metres



## Zones

|                                                                                     |               |                                                                                     |                                                            |
|-------------------------------------------------------------------------------------|---------------|-------------------------------------------------------------------------------------|------------------------------------------------------------|
|    | Aquatic Park  |    | Transmission Line                                          |
|    | Business A    |    | Railway                                                    |
|    | Business B    |    | Private Roads, Carparks and Roads within Open Spaces       |
|    | Business C    |    | State Highway (Inset Maps Only)                            |
|    | Business D    |    | Rural Grids                                                |
|    | Business E    |    | Urban Grids                                                |
|    | Business F    |    | LINZ Primary Parcels (excluding roads)                     |
|    | Open Space A  |    | Road Parcels                                               |
|    | Open Space B  |    | District Boundaries                                        |
|    | Residential A |    | Heritage Sites (Refer to Appendix 12-1)                    |
|    | Residential B |    | Protected Trees or Group of Trees (Refer to Appendix 12-4) |
|    | Residential C |    | Heritage Areas                                             |
|    | Residential D |    | Mt Hutt Ski-Field Policy Area                              |
|   | Rural A       |    | Designation (Refer to Appendix 14-1)                       |
|  | Rural B       |   | Irrigation Designation (Refer to Appendix 14-1)            |
|  | Rural C       |  | Scheduled Activities (Refer to Appendix 8-1)               |
|                                                                                     |               |  | Shelter Belt Areas                                         |

|                                                                                       |                                                                           |
|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------|
|    | Outstanding Natural Landscape (ONL) Boundaries<br>(Refer to Appendix 3-4) |
|    | Altitudinal Land Use                                                      |
|    | Geoconservation Sites (Refer to Appendix 3-3)                             |
|    | Geoconservation Fault Lines (Refer to Appendix 3-3)                       |
|    | Geoconservation Areas (Refer to Appendix 3-3)                             |
|    | Area of Significant Nature Conservation Value (ASCV)                      |
|    | Hilltops                                                                  |
|    | Waterways                                                                 |
|    | Water Bodies                                                              |
|    | Ashburton Aerodrome Flight Path                                           |
|    | Mean High Water Springs (MHWS)                                            |
|  | Stopbank Locations                                                        |

The Ashburton District Council should be consulted before undertaking any activity in the vicinity of Mean High Water to establish the actual line of Mean High Water Springs.

### Disclaimer Note:

This map may contain information derived in part or wholly from sources other than Ashburton District Council. It is supplied in good faith but its accuracy or completeness is not guaranteed and must not be used for legal or operational purposes.

Contains information sourced from the LINZ Data Service licensed for reuse under CC BY 4.0.

Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community. Sources: Esri, HERE, Garmin, FAO, NOAA, USGS, © OpenStreetMap

## Operative District Plan Planning Map Legend



## Property Information for Property No: 1786

### Address Property Postal

| Property Address         | Alternative Address                 |
|--------------------------|-------------------------------------|
| 118 Johnston Road RAKAIA | 118 Johnston Road RD 14 RAKAIA 7784 |

### Legals from PNR Info

| Land ID | P&R Legal Description                  | Certificate Of Ownership | Parcel Included |
|---------|----------------------------------------|--------------------------|-----------------|
| 19988   | LOTS 4 6 BLK II SOUTH RAKAIA VILL SETT | CB23K/993                | 3488575         |
| 19989   | LOTS 4 6 BLK II SOUTH RAKAIA VILL SETT | CB23K/993                | 3459956         |

### Owner Name(s)

| Property No | Assessment No | Ownername            |
|-------------|---------------|----------------------|
| 1786        | 2441040902    | Anthony Leonard Hart |

### Building Consents

| Consent Number | Consent Type | Lodgement Date | Decision  | BC Issued  | CCC Issued | Proposed Use                  | Activity Description                       |
|----------------|--------------|----------------|-----------|------------|------------|-------------------------------|--------------------------------------------|
| BC0176/20      | BLDGCON      | 01/05/2020     | CCCIssued | 15/05/2020 | 29/10/2020 | Dwelling with Attached Garage | Single Level Dwelling with Attached Garage |
| BC050295       | BLDGCON      | 05/04/2005     | CCCIssued | 21/04/2005 | 24/08/2005 | Storage.                      | Erect a storage shed.                      |
| BC040566       | BLDGCON      | 02/07/2004     | CCCIssued | 14/07/2004 | 29/03/2005 | Storage shed & sleepout.      | Erect 4 bay shed with sleepout one end.    |

### Resource Consents

| Consent Number | Consent Type | Lodgement Date | Decision                 | Site Location               | Activity Description Class                                                |
|----------------|--------------|----------------|--------------------------|-----------------------------|---------------------------------------------------------------------------|
| SUB10/0087     | ResCon       | 29/10/2010     | 29/03/2011<br>S120Declin | 118 Johnston Road<br>RAKAIA | proposed two lot subdivision of Sections 4 & 6 Rakaia Village Settlement: |

#### Disclaimer

Date: 23/04/2026

While every effort has been made to ensure the accuracy of this information, Ashburton District Council accepts no responsibility for any errors or omissions. Any feedback on omissions or errors would be appreciated; please contact the Ashburton District Council, [info@adc.govt.nz](mailto:info@adc.govt.nz).

## Resource Consents within 100 metres

| Property No Within 100m | Consent number                              | Location                                                                                                                                                                                                 |
|-------------------------|---------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1786                    | ResCon:SUB10/0087: 29/03/2011<br>S120Declin | 118 Johnston Road RAKAIA: proposed two lot subdivision of Sections 4 & 6 Rakaia Village Settlement                                                                                                       |
| 1789                    | LandUse:RC820024: 21/05/1982 GRANTED        | 125 Johnston Road RAKAIA: To Establish an Economic Farm (Racing Stables)/Erect Dwell.                                                                                                                    |
| 16010                   | ResCon:LUC25/0082: 03/10/2025<br>Monitor24  | 48 Wolseley Road RAKAIA: Land use consent at 48 Wolseley Road to address the non-compliance associated with the relocation of an existing house onto the site. Zoned Rural A * 15.7.1 Relocated Building |
| 16719                   | ResCon:LCA12/0019: 15/08/2012 GRANTED       | 251 Hardys Road RAKAIA: Certificate of Compliance to erect a dwelling on Section 7 Block II Rakaia Village Settlement being CB20B/524 Hardys Road and zoned Rural A                                      |

## Disclaimer

Date: 23/04/2026

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0.0 55.0 110.0 220.0 Meters 1 cm equals 29 meter (Printed at A3)  
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# **RESOURCE CONSENTS**

# **Application for Subdivision Consent**

**Mr AL Hart**

**118 Johnston Road, Rakaia**

**October 2010**

**Ashburton District Council**

Reference: 300901  
Revision 2

## **TABLE OF CONTENTS:**

|                                                                |           |
|----------------------------------------------------------------|-----------|
| <b>FORM 9: APPLICATION FOR RESOURCE CONSENT</b>                | <b>3</b>  |
| <b>ANNEXURE A: ASSESSMENT OF EFFECTS ON THE ENVIRONMENT</b>    | <b>5</b>  |
| Introduction                                                   | 5         |
| The Site & Surrounding Area                                    | 5         |
| The Proposal                                                   | 6         |
| District Plan Assessment                                       | 7         |
| Assessment Of Actual Or Potential Effects On The Environment   | 8         |
| Positive Effects                                               | 8         |
| Rural Amenity                                                  | 8         |
| Allotment Size and Location                                    | 9         |
| Reverse Sensitivity                                            | 10        |
| Rooding, Access and Vehicle Crossings                          | 10        |
| Site Servicing                                                 | 12        |
| Natural Hazards                                                | 13        |
| Precedent and Cumulative Effects                               | 13        |
| Precedent Effects                                              | 13        |
| Cumulative Effects                                             | 15        |
| Objectives and Policies                                        | 15        |
| Consultation                                                   | 18        |
| Consideration of Alternatives                                  | 18        |
| <b>PART II OF THE RESOURCE MANAGEMENT ACT</b>                  | <b>18</b> |
| Section 5                                                      | 18        |
| Section 7                                                      | 19        |
| <b>SECTIONS 104 &amp; 104D - CONSIDERATION OF APPLICATIONS</b> | <b>19</b> |
| <b>NOTIFICATION –SECTIONS 95 AND 95A-F</b>                     | <b>20</b> |
| <b>CONCLUSION 20</b>                                           |           |
| <b>ANNEXURE B: CERTIFICATE OF TITLE</b>                        |           |
| <b>ANNEXURE C: LOCATION PLAN</b>                               |           |
| <b>ANNEXURE D: SUBDIVISION PLANS</b>                           |           |
| <b>ANNEXURE E: WRITTEN APPROVALS</b>                           |           |

**Application Prepared By**  
David Harford, Planning Associate

**URBIS ASHBURTON LIMITED,**  
PO Box 603, Ashburton,  
Phone 03 3077 164, Fax 03 3077 165,  
Email: [david@urbisgroup.co.nz](mailto:david@urbisgroup.co.nz)

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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

**Mr AL Hart**, applies for the resource consent described below.

1. **The names and addresses** 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:

118 Johnston Road – Rakaia, legally described as Section 4 and Section 6 Rakaia Village Settlement and contained in Certificate of Title CB 23K/993. This certificate of title is included as Annexure B.

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

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

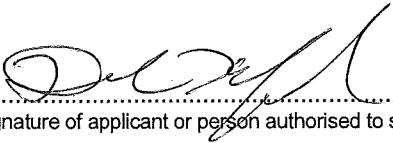
The application site has a total site area of 4.0468ha. The proposal is to create two freehold allotments being proposed Lot 1 and proposed Lot 2 with both having a minimum area of 2 hectares. The site plan showing the lot layout and access is included as Annexure C.

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 as Annexure A and 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. **Additional resource consents** in relation to effluent discharge for proposed Lots 1 and 2 and water supply to proposed Lot 2 may be required from Environment Canterbury.

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

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

**DATED**<sup>30</sup>October 2010

**Address for service:**

Urbis Ashburton Limited  
P O Box 603  
**ASHBURTON 7740**  
Attention: David Harford

Telephone: (03) 3077 164  
Facsimile: (03) 3077 165  
Email: [david@urbisgroup.co.nz](mailto:david@urbisgroup.co.nz)

**Address for Applicant and for all Council fees:**

Mr AL Hart  
118 Johnston Road  
RD 14  
**RAKAIA 7784**  
Attention: Mr A Hart  
Telephone: 03 3027 604  
Facsimile:  
Email:

## **ANNEXURE A: ASSESSMENT OF EFFECTS ON THE ENVIRONMENT**

### **INTRODUCTION**

1. 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) 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. This assessment is made in accordance with those requirements.

### **THE SITE & SURROUNDING AREA**

2. The application site is located near the western end of Johnston Road. The location of the site is shown in Figure 1 below.

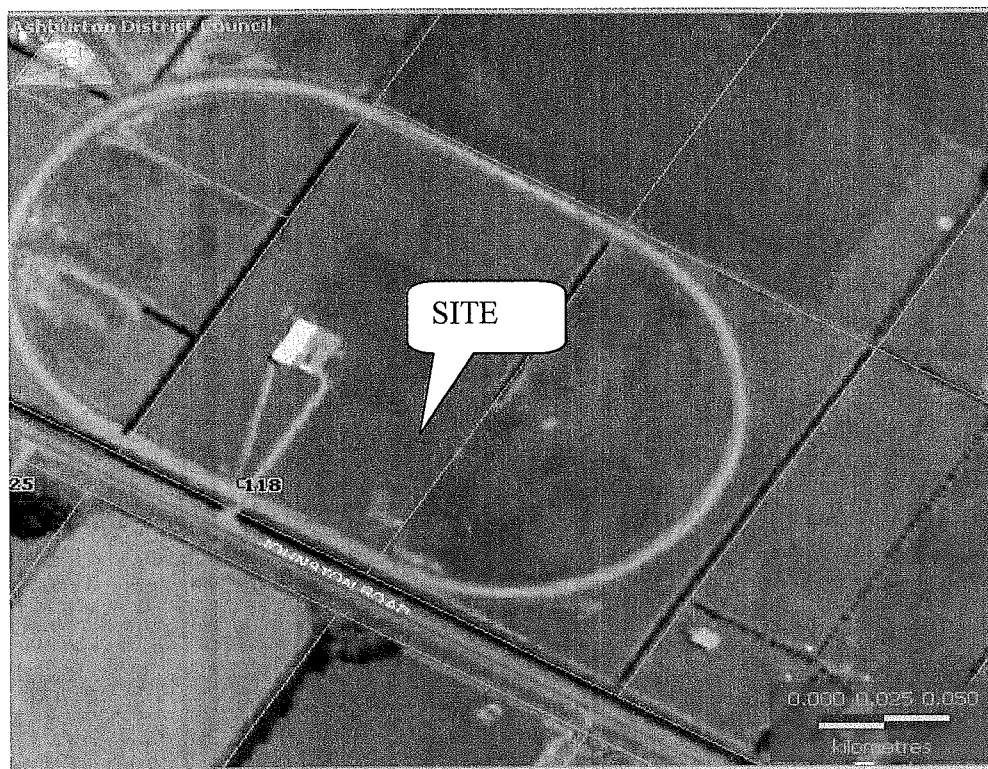


Figure 1: Aerial Photo Showing the Location of the Site

3. The site is currently held in one certificate of title being Lots 4 and 6 South Rakaia Village Settlement. A copy of the Certificate of Title for the site forms Annexure B to this application.
4. The application site is zoned *Rural A* as shown on planning map 28. A copy of the planning maps showing the location of the site is included in Annexure C to this application.
5. The site consists of an existing hayshed/sleepout and a building utilised as dog kennels. Both buildings are located toward the north-west of the site.

6. Both sites front to Johnston Road and can obtain individual access to each allotment. As shown in Figure 1 above the site is in pasture with established shelter belt plantings with a horse training track existing on this property and over the adjoining properties to the west. The site is fenced typical of rural zoned properties in the area.
7. The site adjoins and is surrounded by parcels of land that range in size from 2.0 hectares through to 4 hectares in area. A number of these parcels are all held within their own individual title of 2.0ha. It can be noted that some of these sites have existing dwellings upon them and operate as rural lifestyle blocks typical of this setting.
8. Johnston Road is administered by the Ashburton District Council and is a local road. This road would carry no more than 200 vehicles per day so its classification as a local road is appropriate and this proposal will not add a significant volume of traffic to this road.

## **THE PROPOSAL**

9. It is proposed to subdivide Lots 4 and 6 into two freehold allotments. The subdivision proposes to simply raise separate titles for the two parcels that form Certificate of Title CB 23K/993 now. That is create Lots 1 and 2 and follow the cadastral boundaries to create the two separate titles. Each new title is proposed to be approximately 2.0236ha in area.
10. This subdivision proposal will create the ability for a new access to proposed Lot 2 into the site as the applicant will retain the existing access to proposed Lot 1 as it exists on site now.
11. Proposed Lots 1 and 2 are proposed to be serviced by on site effluent disposal in accordance with the rule WQL 8 of the Proposed Natural Resources Regional Plan and the General Authorisation of the Transitional Regional Plan by Environment Canterbury for the discharge of contaminants to land. There is no reticulated wastewater network for the Rakaia Settlement area. What information is known about this site is that the site lies over an unconfined or semi-confined aquifer however the depth to groundwater exceeds 6 metres. Each site could meet the required separation distances for groundwater flow gradients such that effluent disposed from the septic tank does not contaminate a water supply or creates a cross boundary effect by entering a site not owned by the applicant.
12. The site can be serviced for water by the requirement of wells on site for the provision of a potable water supply. Proposed Lot 1 contains an existing bore which was installed following approval of CRC 102285 and the subsequent resource consent L36/2372 which was approved to take water for domestic and stockwater purposes. The existing bore or well was drilled to a depth of 66 metres. It is proposed that Lot 2 will apply for resource consents to install and take water following approval of the subdivision.
13. There is no existing water supply for high pressure water from the existing Rakaia water system at this location.
14. Stormwater disposal is proposed to be to ground via soakage pits for both proposed Lots 1 and 2. Due to the depth to groundwater it is not envisaged there are any specific issues with this type of disposal.

## DISTRICT PLAN ASSESSMENT

15. The Ashburton District Plan was deemed operative on the 1st October 2001. The proposed Ashburton District Plan was publicly notified on 21<sup>st</sup> April 2010 however rules relating to subdivision will not take legal effect until decisions on submissions are released. Therefore the Operative Ashburton District Plan is the only relevant plan to be considered in this application.
16. As noted earlier, the site is zoned *Rural A* under the District Plan. The only notation of any significance for the site is that it is within Class I, II and III soils.
17. The proposal has been assessed against the relevant District Plan requirements for the Rural A zone and the non-compliances detailed in Table 1 below have been identified. The consent sought is for a **Non-Complying Activity** under the District Plan due to non-compliance with the standards and rules detailed in Table 1.

| Rule                                 | Requirement                                                                                                                                                                                                                                                                                                                                                                                   | Comment                                                                                                                       |
|--------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------|
| <b>Chapter 6.6 SUBDIVISION RULES</b> |                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                               |
| 6.6.5.1.1                            | <b>Allotment Size</b><br>No allotments created by subdivision, including balance titles, shall have a net area or average net area less than the minimum specified for each zone below, except as provided for in a, b, c, d, e and f below. The averaging provisions shall only apply to subdivisions of more than three resultant allotments.<br><br>Rural A                      8 ha<br>- | The proposal is to create two allotments each a minimum of 2.034ha Non-compliance with this rule is a non-complying activity. |

Table 1: Council District Plan Compliance Assessment

18. Based on the compliance assessment undertaken in Table 1 above the subdivision of the allotments as proposed and the subsequent future erection of dwellings on proposed Lots 1 and 2 are to be considered as **non-complying activities**.

## **ASSESSMENT OF ACTUAL OR POTENTIAL EFFECTS ON THE ENVIRONMENT**

19. An assessment of effects on the environment relevant to this proposal follows and addresses the assessment matters relevant to the proposal.
20. It is considered that the following matters are relevant to be assessed for their effects on the environment;
  - Positive Effects
  - Rural Amenity
  - Heritage Site
  - Allotment Size and location
  - Reverse Sensitivity
  - Roothing, Access and Vehicle Crossings
  - Site Servicing
  - Precedent and Cumulative Effects

### **Positive Effects**

21. The proposed development is in keeping with the character of adjacent properties and is within the Rakaia Settlement where a number of properties are titles between 2.0 – 2.5ha in area.
22. All proposed allotments will be accessed from individual access points to each allotment. As such only one new crossing is required.
23. The proposal ultimately contributes to an existing surrounding allotment size which exists in this area now. The creation of individual 2ha titles over this site is not creating a significant allotment size which is out of keeping with the surrounding environment. Therefore this area does possess an unusual quality in terms of its allotment size.

### **Rural Amenity**

24. The site is located within the Rakaia Settlement boundary. It is appreciated that rural fringe areas between the higher density urban area and the Rural B zone can come under pressure for urban expansion and lifestyle opportunities. It is also recognised that this fringe area between urban and rural can play an important part in preventing urban sprawl. The application site is located some distance from the Rakaia township but as it is within the originally surveyed area for smaller rural allotments there is considered little impact on reducing the rural buffer between the township and the greater rural area.
25. The proposed subdivision and rural-residential development is considered to be consistent with the existing character of the area, with very limited views of the site from Johnston Road due to the existing large hedge located on the Johnston Road frontage as shown in photo 1 below.
26. The boundaries of the proposed new lots utilise existing features within the landscape - and in particular the shelterbelts and fence lines that can be seen in the aerial photo of the site on page 5 of this assessment. Hence physically the actual subdivision, i.e. the creation of new boundaries, will not appear out of character with the existing landscape.

As discussed above the potential effects of the future built element associated with the subdivision will be minimal.

27. It is considered that the proposed rural residential development and subdivision will have a less than minor affect on the rural character and amenity of the area due its proximity to the urban boundary of the township and existing reduced lot sizes in close proximity to the site.
28. In a recent decision of the Ashburton District Council LUC 10/0038 the Council approved the erection a dwelling on a site within the Rural A zone of 1.2ha. This was a discretionary activity however there were some key findings in Council's assessment of this application that are applicable to this proposed subdivision. In particular to the extent that the end result of this subdivision is the creation of two allotments that will comply with the District Plan minimum site density for the erection of a dwelling.
29. The area is zoned Rural A which is generally characterised by smaller farming lots. However, the surveyed allotments of the Settlement are unique for the Rural A zone in terms of allotment size compared with other areas zoned Rural A across the District.
30. The size of the allotments and density of dwellings is reflected in the character of the area, with over 60 dwellings in the Rakaia Settlement. The area in the immediate surrounds of the proposed house has a number of dwellings, to the south west fronting Hardys Road and Baker Road, and to the north east across Rakaia Barrhill Methven Road with some dwellings on both Johnston and Ulundi Road, all of which are on similar sized lots. The proposed dwelling would therefore not be inconsistent with the character and amenity of the surrounding area.

#### **Allotment Size and Location**

31. The proposed allotment sizes do not meet the minimum area requirements for subdivision within the Rural A zone of the District Plan. This part of the Rural A zone is identified as increasingly taking on urban characteristics but being valued as higher density sites in a rural setting.
32. The location of the site is such that the addition of the two allotments proposed would not be out of character at this location considering the existence of several minimum 2.0ha allotments in proximity to the site, some with existing dwellings, and the proximity of the site to the Rakaia township urban boundary. It is noted that there are other smaller allotments in proximity to this site that are less than the minimum 2.0ha allotment size for building density within the Rural zone. The proposed size and alignment of allotments will be consistent with a number of allotments that are within the vicinity of this site. On this basis the creation of another two 2.0ha allotments will not be out of character for this existing environment.
33. Given the existence of the smaller allotments, and the short distance to the Rakaia township residential zone (Residential), it can be said that the residential density in this locality is higher than what is anticipated for the Rural A zone. Indeed, this locality could be considered more appropriate for rural-residential of lifestyle sized sections where site sizes such as that proposed are appropriate.
34. The subject site does have circumstances that warrant subdivision to raise separate titles. The location of this site is adjacent to and surrounded by ten allotments of which the majority are 2.02ha in area with their own individual Certificates of Title. Some of these sites contain dwellings however the significant point here is that whether they contain dwellings or not these sites have the ability to erect dwellings under the current rural site density rules of the Operative Ashburton District Plan.

35. Considering this factor this site can be rendered different to other Rural A zoned sites where it is unusual to contain this many sites a minimum of 2ha in area. On that basis the simple creation of two new titles over the existing 4.0468ha site does not jeopardise the integrity of the District Plan given the surrounding environmental factors that exist. Further the applicant has sought and obtained the written approval of all adjoining neighbours to this proposal. These are included as Annexure E to this application.

### **Reverse Sensitivity**

36. The notion of reverse sensitivity can be summarised as; '*Reverse sensitivity arises where a new incompatible activity is introduced into an environment which has the potential to limit the operation of existing activities*' ([www.qualityplanning.co.nz](http://www.qualityplanning.co.nz))
37. In this instance the adjacent activities are rural/pastoral and lifestyle blocks. It is anticipated that once this subdivision is approved the two new land parcels will continue to be used a pastoral blocks as exists within the vicinity of this site now.
38. Given the size of the adjacent rural land parcels it is not considered that there is any major potential for reverse sensitivity issues from associated rural activities. The site is therefore a significant distance from large scale farming activities in the Rural B zone, with the Settlement continuing to provide a buffer between urban and rural activities.

### **Roading, Access and Vehicle Crossings**

39. Johnston Road a rural local road carries no more than 200 vehicles per day outside the site. This traffic volume is relatively low for a local road and is within its design criteria. Johnston Road is a two land sealed local road with a carriageway width of approximately 6 metres.
40. The access way to proposed lot 1 will utilise the existing crossing to the accessory buildings on site and likewise proposed Lot 2 in time will form its own crossing to access the site.
41. Johnston Road is straight in alignment with good visibility in either direction from the vehicle crossing points to allow good sight visibility for vehicles.



Figure 1: Looking west outside 118 Johnston Road Driveway



Figure 2: Looking east outside 118 Johnston Road driveway

42. A statement made in Council decision LUC 10/0038 is true and we can concur that the site of the proposed subdivision is within an area defined on the Planning Maps of the

Operative District Plan as Class I, II and III in the New Zealand Land Resource Inventory. In particular *"Given the historical subdivision of land in the Rakaia Settlement and the majority of lots being in individual ownership, the land generally does not currently provide for productive rural activities, and is unlikely to in the future"*.

43. We agree that whilst activities will and can occur on the land our opinion is subdivision of the site into two separate titles therefore allowing individual dwellings to be erected on each does not create a situation where the site density is inconsistent or out of character with the surrounding environment.

#### **Site Servicing**

44. Both sites will be required to be serviced for on site sewage disposal, on site water supply, access, power and telephone. Proposed Lot 1 has a formed crossing and access, on site domestic water supply, power and the ability to connect to telephone services from the existing service on Johnston Road.

#### **Water Supply**

45. Proposed Lot 1 is provided water from the existing on site well L36/2372. This water permit is approved for both stockwater and domestic water and can therefore service this site. Proposed Lot 2 will be required to apply to install a bore for the extraction of groundwater for domestic water supply in accordance with WQN 13 or WQN 14 of the Proposed NRRP.
46. A suitable on site water supply to satisfy the New Zealand Fire Service who would normally seek to ensure that appropriate fire fighting water supplies and access are available in accordance with SNZ PAS4509:2008 (referred to as a Code of Practice). This Code allows for the provision of alternative fire fighting sources where reticulated water supplies are unavailable or inadequate.
47. It is the norm for the New Zealand Fire Service to require a condition (and possibly an advice note) that reflects the Code of Practice. The applicant is happy to accept a condition that states;

*"Each of proposed Lots 1 and 2 which will site a proposed dwelling shall be provided with an individual water supply in accordance with the New Zealand Fire Service Code of Practice for fire fighting water supplied, SNZ PAS4509:2008"*

48. This is considered to be reasonable in ensuring an adequate water supply for fire fighting purposes.

#### **Wastewater**

49. The sites will be required to be serviced for effluent through on-site effluent treatment and disposal systems. There is no reticulated wastewater in this section of Rakaia.
50. The potential effects of effluent disposal is the potential for it to affect groundwater supplies. A study of the Environment Canterbury GIS shows that the site is over a semi confined or unconfined aquifer however the depth to groundwater at this site is greater than 6 metres. Therefore under variation 14 to the proposed NRRP this condition of WQL 8 is met. Another key condition that must be met is that individual wastewater treatment systems are designed such that the separation between the discharge and the property boundary is not less than 50m to the down gradient boundary in the direction of the groundwater flow and 30m to any other property boundary. Exceptions to this are made if the effluent disposal is via a drip line irrigation system. Either way it is anticipated on site

effluent disposal can be achieved on both of these sites with minimal risk of groundwater contamination.

51. The wastewater treatment and land application shall be treated in an aerated wastewater treatment system or a system that provides a high level of effluent treatment.
52. Therefore effects from effluent disposal via either method are considered to be no more than minor.

#### Stormwater

53. Stormwater disposal from buildings and hardstand areas from proposed Lots 1 and 2 is to ground as occurs now with the existing buildings on proposed Lot 1.
54. Based on the creation of two new 2ha allotments (with potential dwellings, accessory buildings and hardstand areas, driveways, courtyards etc) it is possible that an additional 3000m<sup>2</sup> of hardstand area is created and contribute to stormwater run off volume. This is only a relatively minor addition of stormwater run off volume to the existing run off that occurs now. Further it is not anticipated that additional run off will potentially threaten groundwater due to its level being below 6 metre ground level and that the water supply for the two new allotments via the existing and proposed new bore are taken at a depth greater than 6 metres. Therefore essentially eliminating any issues with regard to contamination of drinking water.

#### Electricity and Telephone

55. It is noted that both telephone and electric power connections to both Lots 1 and 2 are available via existing services on Johnston Road now. It is noted that there is existing power to the buildings on proposed Lot 1 now.
56. On the basis of one additional allotment being created and subsequently future dwellings being erected on each allotment it is anticipated suitable connections of both essential services can be provided.

#### Natural Hazards

57. With regards to natural hazards the site is not located within any low risk flood area. This site in Rakaia is well elevated above the Rakaia riverbed to the north.
58. Pursuant to section 106 of the Resource Management Act 1991 there are no known issues with regard to effects of natural hazards from flood risk or erosion and inundation that make this site unsuitable for subdivision.

### **PRECEDENT AND CUMULATIVE EFFECTS**

59. The proposal is for a non-complying activity due to the minimum lot sizes to be created for subdivision within the Rural A zone. It is therefore appropriate for consideration to be given to whether it may give rise to precedent effects and cumulative effects.

#### Precedent Effects

60. While not an effect on the environment, the potential for a precedent may, in theory, be taken into account as "any other matter" under section 104(a)(c). The concept of precedent effect has been considered in the leading case of *Dye v Auckland Regional*

Council (2001) NZRMA513. The Court of Appeal considered issues of precedent effect and held:

*The granting of resource consent has no precedent effect in the strict sense. It is obviously necessary to have consistency in the application of legal principles, because all resource consent applications must be decided in accordance with a correct understanding of those principles but a consent authority is not formally bound by a previous decision of the same or another authority. Indeed in factual terms no two applications are ever likely to be the same; albeit one may be similar to another. The most that can be said is that the granting of one consent may well have an influence on how another application should be dealt with. The extent of that influence will obviously depend on the extent of the similarities.*

61. Non-compliance with a plan cannot of itself create a precedent effect: *Kukumara v Marlborough District Council W25/02*. The integrity of the plan is not always at odds simply because an activity is classified as non-complying. Precedent only ever arises for consideration if the proposal runs up against the District Plan objectives and policies.
62. Furthermore, as a matter of law, it does not have to be shown that the proposal is a “true exception” to the requirements of the zone. It is understood that the law as it currently stands expresses a preference for the words “unusual quality”, rather than it having to be shown that the proposal is unique or exceptional. Therefore it does not automatically follow that the grant of consent will threaten the integrity of the plan or confidence in its administration. What needs to be considered is the likelihood of this application to be easily replicated elsewhere in a particular district.
63. It is considered that the issue of precedent simply does not arise as a serious concern:
  - First, this is because the application does not create a serious conflict with the objectives and policies of the District Plan, as has been considered further in this application when viewed in the round. Confidence will only be affected if a decision-maker ignores a District Plan’s objectives and policies and allows an activity with major effects and which would be contrary to those objectives and policies to be undertaken.
  - Second, there are unusual qualities to this particular application. The site is located within an area where several minimum 2ha allotments exist some with dwellings upon them. This is an unusual situation in that a cluster of allotments exist surrounding this site are of a very similar density created within what was originally surveyed as settlement nearly 130 years ago.
64. The potential effect of approving a subdivision for allotments with a minimum area of two hectares, whilst under the minimum allotment size for subdivision, meets the rural zone site standard for dwelling density. The precedent that may be set is for the development of other undersized allotments in the Rakaia settlement. It has been assessed under the decision LUC 10/0038 that of the 68 undersized allotments in the Rakaia Settlement, approximately 18 have existing dwellings, leaving 50 vacant allotments.
65. The effects of additional dwellings on these allotments are considered to be unique in the sense that there are few if any other Rural A zones with several 2ha allotments in existence and the circumstances of this situation are considered to be unique and will therefore not undermine the integrity of the District Plan.
66. Accordingly, there should be no concern that the integrity of the District Plan will be placed in jeopardy should consent be granted to this proposal. Having regard to the circumstances of this case, the Council can therefore have confidence that the granting of

consent will not create an undesirable precedent as the proposal will not detract from the character or amenity value of either the site or the surrounding rural zone in general.

67. We note the Environment Court decision *Crouchley vs Ashburton District Council* C 061/2008. This was for a two lot subdivision within the Rural B zone off Longbeach Road in the Ashburton District. The minimum subdivision within the Rural B zone is 50ha. This was a proposal to create a small 3.9ha allotment from the parent 16.99ha title. The decision was specific to the Rural B zone and to quote section 11 of that decision;

*We are mindful of ADC's concern over precedent and record that in our view the particular background and related circumstances of this case are of a singular nature, and that the Court's willingness to uphold the proposed outcome sought by agreement between the parties is not to be viewed as lending any encouragement for other would be subdividers within the Rural B zone, whether in this area or further afield, to believe that non-complying subdivision consent will be granted in their case by reference to the instant case. In short, this case is sufficiently exceptional to warrant endorsement as the parties propose. We repeat, on the information before the Court, there is no other site in the zone abutted on two boundaries by a notable commercial development as here, plus another business operation, albeit agriculturally related, adjacent to a further boundary.*

68. The Court decision is quite clear as it relates to other Rural B zoned sites. However it is put to the Council that this site equally has unusual circumstances to warrant subdivision approval. It is notable that this area of the Rakaia Settlement was surveyed in 1879 for residential development. The area of the Rakaia Settlement, bordered by Normanby Road, Wolseley Road, Ulundi Road, Baker Road, Hardys Road and West Town Belt generally comprises lots of between 1 and 3 ha, with approximately 68 lots less than 2 ha.
69. This area, generally known as the Rakaia Settlement, has the same or similar allotment sizes existing in the same zone therefore any precedent is already long established i.e. the subdivision to create these lots creates no physical effect out of character or scale with what is present now.

### **Cumulative Effects**

70. The Applicant does not consider that granting consent will create a significant adverse cumulative effect. The finding of a cumulative effect requires evidence of a particular effect that would add to an effect of the same kind arising from other activities: *Dye v Auckland Regional Council* [2001] NZRMA 513 (CA). The immediate environment has the capacity to absorb this particular extension of an already existing activity. It is an efficient and sensible proposal for this location. There is no relevant threshold in place that will be reached, or exceeded, should consent be granted. Therefore the issue of cumulative effect does not arise in this case.

## **OBJECTIVES AND POLICIES**

71. The proposal is a non-complying activity and as such consideration of the relevant objectives and policies is required.

### **3.8.3.1 Objective 1 Subdivision Servicing states;**

1. *The provision of necessary services to subdivided allotments, in anticipation of the likely effects of land use activities on those allotments.*

### ***Policies***

2. *To achieve safe and effective accessibility for properties in subdivisional developments.*
  5. *To ensure that water supplies to subdivided allotments are of a sufficient capacity and of a potable standard.*
  10. *To ensure, upon subdivision, that anticipated development is provided with a means of disposing of sanitary sewage in a manner which is consistent with maintaining public health and avoids, remedies and mitigates adverse effects on the environment.*
  13. *To ensure that adequate provision is made for the supply of reticulated energy and communication facilities and that the method of reticulation is appropriate for the amenities of the area.*
72. The proposed allotments are of a suitable size and shape for the intended rural lifestyle use. There will be adequate area to locate and site a residential unit on each of proposed Lots 1 and 2 to comply with the required bulk and location standards.
73. Safe and effective sight visibility is obtained through there being excellent visibility in both directions on Johnston Road from both the existing vehicle crossing and a new vehicle crossing to be created.
74. Both proposed lots 1 and 2 will be required to provide suitable on-site wastewater treatment and will require consent to install a bore for proposed Lot 2.
75. There is existing power available on Johnston Road. Proposed Lot 1 has connection to existing power via a connection through underground line into the building on site. It is proposed that Lot 2 will seek the appropriate permission to connect to power in the future. Likewise telephone connections will be provided to each allotment via services existing on Johnston Road.

#### 3.8.3.8 *Objective 3 Amenity protection*

3. *The avoidance, remedying or mitigation of adverse effects on the amenities of the built environment through the subdivision process.*

#### *Policies*

2. *To ensure that works associated with the land subdivision process avoid, remedy or mitigate adverse impacts on the natural qualities of the environment.*
3. With the proposed allotments being within the Rakaia Settlement area it does not provide an appearance of separation or fragmentation of allotments from the existing built rural lifestyle allotment area and therefore it can be said that there is still a level of open space maintained around the rural zoned periphery.

#### **Rural Areas**

##### **Objective 5.1.3.1 Productive Potential of Soils**

1. Retention of the productive potential of the highly productive and/or versatile soils located in the Plains area.

*Policy 1*

1. *To enable the continued productive use of highly productive and/or versatile soils, and their associated irrigation resources, by ensuring that such land is not developed for intensive residential activity, or subdivided into such small lots that its use for productive purposes is effectively prevented or severely constrained.*

*Objective 5.1.3.17 Amenity Values of Rural Areas adjacent to Settlement*

5. *A level of amenity values in rural areas adjacent to settlements, which protects the residential amenity of people living and working in the adjoining settlements and retains the quality of the rural environment.*

*Objective 5.1.3.18*

*Policy 1*

1. *To enable the creation of smaller lots on highly productive and/or versatile soils surrounding the urban centres, in order to provide for intensive rural development, but with limits retained on subdivision, in order to retain the amenity values of openness and privacy, to reduce the conflicts between residential living and neighbouring farming activities, and to protect water quality and availability.*
76. The proposal is to develop two allotments consistent with what exists in the immediate environment now. This can not happen without raising individual titles for both allotments. The matter of versatile soil loss with regards to this site, based on its location being within an established settlement area, given the historical subdivision of land in the Rakaia Settlement, the majority of lots being in individual ownership, that the land does not currently provide for productive rural activities and is unlikely to in the future and therefore makes the use of this site more appropriate for a rural lifestyle or residentially based activity. This is not to say some productive use may not be undertaken on the site.
77. The location of this site can be considered to be within the Rakaia Settlement. This is only a small settlement and with the creation of two more similar sized parcels of land it does still provide for intensive rural development to occur. The matter of the subdivision does not preclude this at all. Likewise, there is the possibility that additional dwellings could be erected or other buildings on the land that would fit within the amenity of the existing environment and not create any detrimental effects. Proposed Lot 1 contains an existing sleepout unit which is serviced and likewise proposed Lot 2 could seek any necessary approvals for both effluent disposal and water supply when required.
78. Of particular note is that any intensive dwelling and other building development associated with subdivision can cause a loss of openness. This in turn can cause a loss of privacy, rural outlook and spaciousness which is valued by many people within the rural area. On the basis of this proposal the proposal is to essentially create a larger more useable allotment than the current title which has very limited capacity for any rural land use.
79. The proposed activities as part of this proposal are being located within an urban/rural fringe area. As was described in sections 36-38 above there are few concerns with regard to reverse sensitivity. Further, the future landowners of this site will be aware they are purchasing within an established surrounding rural area and therefore appreciate that there will be permitted rural activities that occur within this zone.

80. In summary the proposal is not contrary to the objectives and policies of the District Plan. It appears that some of the policies listed above are in accord with development of land at a higher density consistent with what exists within the immediate environment now.

### **CONSULTATION**

81. The applicant sought written approvals from all surrounding landowners. These are included as Annexure E to this application. For completeness these landowners who have provided approval are;

|                  |                                                   |
|------------------|---------------------------------------------------|
| BR McNabb        | Sections 5 and 7 BLK II Rakaia Village Settlement |
| JJ & HA McKimmie | Sections 5 and 7 BLK I Rakaia Village Settlement  |
| MT & FH Williams | 715 Johnstone Road Rakaia                         |
| NM Wallace       | 247 Hardys Road Rakaia                            |
| PM & JM Melville | 48 Wolseley Road Rakaia                           |
| HE White         | 54 Wolseley Road Rakaia                           |
| R Dickinson      | 125 Johnston Road, Rakaia                         |
| GB Chapman       | 90 Johnston Road, Rakaia                          |

82. Given the preceding assessment of effects no other parties are considered to be adversely affected by the proposal and hence at this time no other consultation has been undertaken.

### **CONSIDERATION OF ALTERNATIVES**

83. An assessment of effects has been completed and as stated above, the effects of the proposal are considered to be no more than minor.
84. Accordingly, under Schedule 4 clause 1(b) of the Resource Management Act, there is no need for alternatives to be considered.

### **Part II of the Resource Management Act**

85. 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.

#### **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.

86. 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.

#### **Section 7**

87. 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;*

88. 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 subdivision consent application in the rural 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.

89. The proposal is also considered to be consistent with these Part II matters in that the proposal will maintain the amenity 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.

#### **Sections 104 & 104D - Consideration of Applications**

90. 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.”
91. This section 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.
92. The threshold 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.*
93. The Council must be satisfied to require a positive finding that, in the authority’s view and on the evidence, the balance is tipped in favour of one or both of the specified conclusions.
94. 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.
95. In conclusion, we consider that the proposal passes the first leg of Section 104D(1) and the second leg as well.
96. We note that even where one (or both) “gateway” test is satisfied, the consent authority retains discretion to decline consent if it considers the proposal will not achieve the purpose of the act.
97. This application provides an assessment of environmental effects and an assessment of the relevant objectives and policies of the Ashburton District Plan with respect to this proposal. It is considered that this proposal meets both limbs of the Section 104D threshold test and can be granted.

### **Notification –Sections 95 and 95A-F**

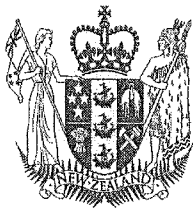
98. Under Section 95A(2), a consent authority must publicly notify the application if it decides (under Section 95D) that the activity will have or is likely to have adverse effects on the environment that are more than minor.
99. The effects arising from the proposal have been considered in this application and have been found to be no more than minor.
100. There are no additional affected persons under Section 95E. Additionally, there are no special circumstances which exist that would require notification under Section 95A(4).

### **Conclusion**

101. This application seeks consent to develop the site at 118 Johnston Road Rakaia into two minimum 2.0ha allotments. The application is for a non-complying activity.

102. Section 104 of the Act sets out the matters to be considered when assessing an application for subdivision or 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 District Plan.
103. It has been demonstrated by the preceding assessment that the effects on the environment as a result of this proposal will be no more than minor. 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 B: CERTIFICATE OF TITLE**



# COMPUTER FREEHOLD REGISTER UNDER LAND TRANSFER ACT 1952



Search Copy

  
R. W. Muir  
Registrar-General  
of Land

Identifier **CB23K/993**  
Land Registration District **Canterbury**  
Date Issued 14 July 1982

**Prior References**  
CB142/273

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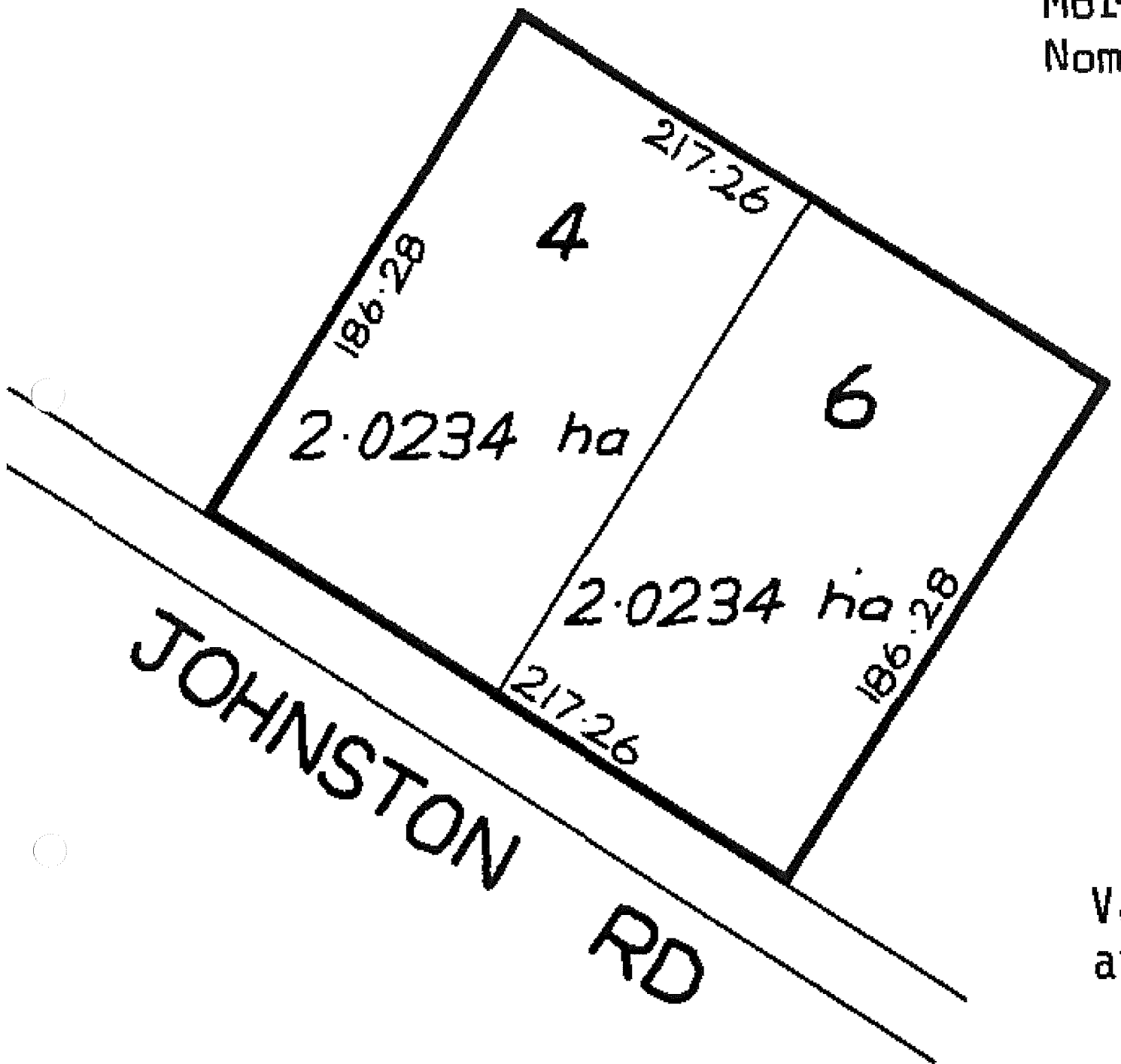
|                          |                                                      |
|--------------------------|------------------------------------------------------|
| <b>Estate</b>            | Fee Simple                                           |
| <b>Area</b>              | 4.0468 hectares more or less                         |
| <b>Legal Description</b> | Section 4 and Section 6 Rakaia Village<br>Settlement |

**Proprietors**  
Anthony Leonard Hart

---

**Interests**  
7282918.1 Mortgage to Kiwibank Limited - 20.3.2007 at 9:00 am

Plot  
Nom



Va  
a

## **ANNEXURE C: SUBDIVISION SCHEME PLAN**



CT CB23K/993  
 OWNER A L Hart  
 ENCUMBRANCES M 7282918.1  
 AREA 4.0468 ha

Areas and Dimensions are subject to survey

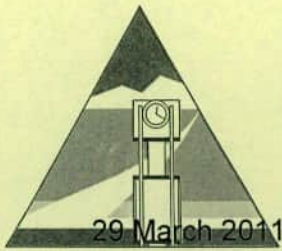
**N.K.SALTER SURVEYING LTD**  
 REGISTERED SURVEYOR  
 200 Somerton Road  
 P.O. Box 453  
 ASHBURTON  
 Phone 03-308 8825  
 Fax 03-302 2665

Lots 1 and 2 Being Proposed Subdivision of Lots 4 & 6  
 BLK II South Rakaia Village Settlement.

|                      |                    |
|----------------------|--------------------|
| Local Authority      | Ashburton District |
| Survey Block & Dist. |                    |
| Land District        | Canterbury         |
| Map Ref NZMS         | 261 Sheet No       |

DATE Sep 2010  
 SCALE 1:1250

FILE 1798  
 Drawing 1 of 1



# ASHBURTON DISTRICT COUNCIL

5 Baring Square West, Ashburton, New Zealand.  
e-mail info@ashburton.govt.nz Website www.ashburton.govt.nz

SUB10/0087

Gillian Brockie

29 March 2011

In reply, please quote:

If calling, please ask for:

Urbis Ashburton Limited  
PO Box 603  
ASHBURTON 7740

To Whom It May Concern,  
**RESOURCE CONSENT DECISION**

---

|                                    |                                                                          |
|------------------------------------|--------------------------------------------------------------------------|
| <b>Applicant:</b>                  | Anthony Leonard Hart                                                     |
| <b>Site location:</b>              | 118 Johnston Road RAKAIA                                                 |
| <b>Legal description:</b>          | Sec 4 Blk II RAKAIA VILLAGE SETTLEMENT                                   |
| <b>Description of application:</b> | proposed two lot subdivision of Sections 4 & 6 Rakaia Village Settlement |
| <b>Zoning:</b>                     | Rural A                                                                  |
| <b>Status of activity:</b>         | Subdivision Non Complying                                                |

---

This application was lodged and formally received with the Ashburton District Council on 29/10/2010.

You are advised that at a Hearing held on 8<sup>th</sup> March 2011, it was resolved to decline the proposal.

Please find enclosed the decision.

Please note the information associated with the issue of your resource consent as noted below.

## **A Lapsing of Consents**

Your attention is drawn to section 125 of the Resource Management Act 1991. A summary of that section is that a resource consent lapses on the expiry of five years after the date of commencement of the consent, or after the expiry of such shorter or longer period as is expressly provided for in the consent, unless

- (a) The consent is given effect to, before the end of that period; or
- (b) An application which meets the criteria specified in section 125 is made to the Council.

## **B Compliance with Conditions**

Please note that unless a specific time limit is stated in the conditions imposed by the Council when granting this consent, all conditions must be complied with before the use to which the consent relates is established.

*whatever it takes*  
ASHBURTON DISTRICT

Decision- SUB10/0087- AL Hart, 118 Johnston Road, Rakaia

## C Changes to Conditions

Your attention is drawn to section 127 of the Resource Management Act 1991 which enables an application to be made at any time to Council to change or cancel any condition of this consent.

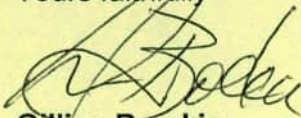
## D Right of Appeal

Your attention is drawn to the Resource Management Act 1991 sections 120 and 121 and also the Resource Management (Forms, Fees, and Procedure) Regulations 2003/153, Regulations 16 – 19. Some key provisions to note are as follows:

- i) You may appeal against the decision of the Council by lodging a Notice of Appeal in the prescribed form with the Registrar of the Environment Court and with the Council within 15 working days of the receipt by you, or the person who filed the application on your behalf, of the Council's decision. The address of the Environment Court is as follows:  
  
The Registrar  
Environment Court  
85 Armagh Street  
PO Box 2069  
CHRISTCHURCH
- ii) The appeal must be in the form prescribed by the Resource Management (Forms, Fees, and Procedure) Regulations 2003/153 or to like effect. The regulations may be purchased from Bennetts Government Bookshop, or they (and the RMA itself) are accessible on-line at [www.legislation.govt.nz](http://www.legislation.govt.nz). The form is identified as Form 34 in the regulations.
- iii) A filing fee of \$500.00 GST inclusive must accompany every document by which appeal proceedings are commenced.
- iv) Section 121 of the Resource Management Act 1991 sets out important information as to the persons upon whom the appeal must be served and the time when service must take place. It is essential that these provisions be adhered to. Failure to do so may result in your appeal being struck out.

If you are in any doubt as to the procedures to be followed it is strongly recommended that you consult a lawyer.

Yours faithfully



**Gillian Brockie**

Resource Management Planner

IN THE MATTER OF the Resource  
Management Act 1991.

AND

IN THE MATTER OF land use consent  
application  
LUC10/0087 by AL  
Hart.

## DECISION OF THE ASHBURTON DISTRICT COUNCIL

**APPLICANT:** ANTHONY LEONARD HART

**LEGAL DESCRIPTION:** Sections 4 and 6 Rakaia Village Settlement

**LOCATION:** 118 Johnston Road, Rakaia

**PROPOSAL:** To subdivide a 4.05ha block of land held in one certificate of title into two allotments with Lots 1 and 2 each being 2.02ha in area.

**DATE OF HEARING:** 8<sup>th</sup> March 2011

**ZONING:** Rural A

**ACTIVITY STATUS:** Non-complying Activity

**SUBMISSIONS:** Two- one in opposition and one in support

**APPEARANCES:** The hearing was attended by:

**Mr D Harford**, a Planner with Urbis (Ashburton) Ltd giving evidence on behalf of the applicant.

**Ms G Brockie**, Council Planner and author of the pre-circulated section 42a report, who assisted the Panel during the course of the hearing.

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## INTRODUCTION

1. This is the Council's decision on the above application for resource consent to subdivide a 4.05ha block of land held in one certificate of title into two allotments with each being 2.02ha in area.
2. The Council appointed Councillors R Kilworth (Chairperson), LJ Leadley and J Sparks to hear and decide this application. The decision:
  - i. Briefly describes the proposal and the hearing;
  - ii. Outlines the matters assessed; and
  - iii. Records the Council decision.

## HEARING

3. The Chair opened the hearing and requested clarification of a map included in the Council Officer's section 42a report, being the notation on the aerial photograph in Appendix 2 of the report that relates to the titles that had the potential to be further subdivided.
4. The Chair invited the applicant's consultant to present their case. Mr David Harford introduced the application and spoke to the Panel outlining the scope of the evidence, description of the proposal, submissions, permitted baseline and assessment of effects.
5. In terms of specific detail regarding the subdivision, Mr Harford referred to the key attributes of the proposed subdivision including the effects on rural character and amenity, cumulative effects, loss of productive soils, and reverse sensitivity.
6. In terms of permitted baseline, Mr Harford referred to the potential effects of building development on the site. He told the Panel that buildings could be established on the site as a Permitted Activity provided that they met the bulk and location requirements. He advised that there were a number of 2ha allotments within the Rakaia Settlement that were presently undeveloped but could have a dwelling erected on each as a Permitted Activity.
7. Mr Harford then turned to his assessment of effects and the Panel noted that he did not support the Reporting Officer's conclusions that the effects would be more than minor. He considered that the locality had an existing settlement pattern and density which have different characteristics than the typical Rural A Zone. He concluded that an additional 2ha allotment within an area of existing smaller allotments will have little or no effect on existing character and amenity. The Panel noted that Mr Harford was of the opinion that a rural-residential zoning was more appropriate for the Rakaia Settlement Area given the existing development pattern on undersized allotments. He further argued that the Plan anticipated the intensification of the rural zone by permitting a residential density of one dwelling per 2ha and stated that "it is not the physical subdivision of land that creates a potential [adverse] effect" but rather the development of the existing allotments through the erection of buildings and the establishment of activities. Mr Harford considered that established hedging, as in the case of the application site, and landscaping offer suitable screening that would mitigate any adverse visual effects. He suggested that the retention of the existing 3-4m high hedge located on the road boundary would screen the proposed allotments from sight from the road. He acknowledged that hedging could be removed but the applicants were agreeable to a condition requiring the retention of the hedge.
8. Mr Harford considered that there would be no noticeable change or direct effect given the existing landscaping and low potential effects of residential living from the site. He was of the

opinion that the character of the area has been rural-residential for a number of decades and consequently that the proposal does not represent a departure from the character of the area but rather a continuation of it.

9. Mr Harford noted that as there was no site coverage rule in the Rural Zone, it was possible for buildings to occupy much of the site. He considered that with a dwelling and accessory buildings on each allotment, the increase in the built environment did not necessarily create an adverse visual effect. Mr Harford conceded that subdivision of substandard sized allotments into smaller allotments can adversely affect rural areas and cause fragmented patterns of ownership and land use but he considered that the general area is already characterised by smaller rural allotments and that it was reasonable to anticipate this type of further development in the locality.
10. Mr Harford stated that there were 60 dwellings within the Rakaia Settlement area and that there were a number of dwellings on similar sized lots in the immediate vicinity of the subject site. He did not consider that an additional dwelling on the site would be inconsistent with the existing character and amenity of the area.
11. Mr Harford then turned to the cumulative effects and concluded that these would be no more than minor given that in the rural zones, the District Plan permits a residential density of one dwelling per 2ha. He also advised that there are existing vacant lots within the Settlement that are 2ha in area that would not require resource consent for the erection of a dwelling.
12. Mr Harford then discussed the matter of the productivity of the soil. He was of the opinion that given the historical size of the allotments in the area and the existing 2ha allotments being in individual ownership, these lots were not being utilised to their best productive potential and are unlikely to be in the future. Mr Harford was of the opinion that a 2ha allotment could be used for some unspecified small scale primary production and concluded that any adverse effects on productive soils from the subdivision of the 4ha land will be no more than minor.
13. He then turned to address reverse sensitivity issues and concluded that due to the residential nature of the area, such matters were significantly reduced. He stated that the applicant's property is one of the larger blocks of land in the vicinity and because the site was not immediately adjoining the Rural B Zone, reverse sensitivity is significantly reduced. He considered that any new activity that may create an adverse effect such as factory farming would require a resource consent.
14. Mr Harford then looked at whether the proposal was consistent with the Subdivision and Rural objectives and policies of the District Plan. He disagreed with the Council's planner and considered that the proposed subdivision was consistent with the objectives and policies.
15. He considered that the Rakaia Settlement Area was unique or unusual because the average lot size was below that permitted in the Rural A Zone.
16. Mr Harford was of the opinion that the granting of the application would uphold the consistent administration of the Rural A Zone rules as the proposal is in keeping with the character and amenity of the area. He considered that the significant number of vacant undersized allotments and 60 dwellings in the Settlement Area has already set a precedent and that as the proposal is unusual and unique, the granting of the proposal would not undermine the integrity of the Plan.
17. Council's Reporting Officer, Ms Brockie, then briefly addressed the Panel regarding the matters raised at the hearing. As her section 42a report was pre-circulated, she requested that it be taken as read, this was accepted by the Hearing Panel. Ms Brockie noted that the zoning of the site

was Rural A under both the Operative and Proposed District Plans and that the minimum lot size for both plans was 8ha. She considered that the existing 2ha allotments were historic and that both plans clearly indicated that subdivision into undersized allotments within the Settlement Area was not anticipated.

18. She considered that the rural urban contrast would not be maintained by this proposal. Furthermore, she did not consider the site to be unique with respect to shelter belts or character or amenity. She also considered that the recent granting of a landuse consent to erect a dwelling on a 1.3ha allotment in the Rakaia Settlement Area could not be used as justification of approving the subdivision application before the Panel as the allotment was already existing and the consent addressed residential density issues and not subdivision. Overall, she maintained her view that the effects on the environment would be more than minor, that precedent and cumulative effects and consistent administration and integrity of the Plan were at issue and that the proposal was not in keeping with the objectives and policies of the Plan. In conclusion, she recommended that the applications be declined.
19. In terms of the objectives and policies, Ms Brockie was clearly of the view that the proposal is contrary to 3.8.3.9 *Amenity Protection* subdivision Objective 3 and supporting policy 1 and 5.1.3.13 *Rural Amenity* rural Objective 4 and supporting policies 1, 2, 3, 4 and 8. She noted that the Rakaia Settlement Area's existing 2ha allotments were created in the late 1800s and that the present zoning, and that of the Proposed Plan, do not support the further subdivision of substandard allotments.
20. Mr Harford then exercised the right of reply on behalf of the applicant. He emphasised that the proposal was unique and that the area was already characterised by the residential development of small 2ha allotments in the area.
21. The Panel then adjourned the hearing for the purpose of a site visit and to deliberate. A site visit was undertaken later on the day of the hearing. The Panel deliberated on 8<sup>th</sup> March 2011 at the completion of which the hearing was closed.

## DISCUSSION

### Introduction

22. As a Non-complying Activity, the Panel noted the statutory requirements of the Resource Management Act 1991 in respect of the application are sections 104, 104B, 104D and Part 2. Section 104(1) of the Act sets out the matters which must be considered by the Panel in considering an application for resource consent. All matters listed in section 104(1) are subject to Part 2 of the Resource Management Act 1991, which contains its purposes and principles. Having heard the evidence, in this case the Panel considered that the relevant matters include:
  - Any actual and potential effects of allowing the activity (s104(1)(a));
  - The objectives, policies and rules of the Operative District Plan (s104(1)(b)); and
  - Any other matters the consent authority considers relevant (s104 (1) (c)).
23. The consent authority has an overall discretion as to whether or not to grant the application. Should the Panel decide to approve consent, they may impose conditions pursuant to section 108.

### Assessment of Environmental Effects

24. The Panel first noted that the NZ Fire Service Commission requested that the letter received did not constitute a submission. However, the Panel considered that any concerns raised by the NZ

Fire Service were not relevant considerations in assessing this application. The Panel also considered the submissions from M Blackman who opposed the proposal and the Cashel Farm Trust who supported the application, neither of whom appeared in support their submission. The Panel noted that the Cashel Farm Trust supported the proposal on the grounds that the proposal was consistent with the allotment sizes already established in the area. The Panel was mindful that the submitter owned land that would benefit from the precedence set should the proposal be approved. The submission in opposition cited loss of productive soils, loss of the rural buffer, urbanisation of a rural area and lack of services as reason for requesting the decline of the proposal.

25. Having heard the evidence of the applicant and the Council Officer, and considered the submissions, the Panel were of the view that the effects of the proposal were largely restricted to rural character and amenity, cumulative and precedent effects.
26. In assessing the proposal, the Panel acknowledged the written approvals of the adjoining property owners submitted with the application. Pursuant to section 104(3)(b) of the Act the Panel had no regard to any actual or potential effects on those persons when considering the application.

#### *Permitted Baseline*

27. At the hearing Mr Harford noted that there were numerous 2ha allotments within the Rakaia Settlement Area which are currently vacant that could have a dwelling erected on them as a permitted activity. The Panel agrees with Mr Harford but they were mindful that the application is for subdivision and therefore, residential density was not at issue.

#### *Rural Character and Amenity*

28. The Reporting Officer and submitter in opposition raised concerns regarding the adverse effects of the proposal on the rural character and amenity of the area. The applicant considered that the area was already characterised by existing 2ha allotments and that the existing development pattern has resulted in a rural environment that is not typical of the Rural A Zone. In the context of the existing character, the applicant considered that any effects would be no more than minor.
29. Whilst the Panel agrees that there is no dispute relating to residential density anticipated for the zone, the proposed *subdivision* is clearly not permitted as of right in the Rural A Zone. The Panel are mindful that the minimum lot size for subdivision in the Rural A Zone is 8ha while the residential density is one dwelling on a minimum of 2ha. Therefore, the Panel disagrees with Mr Harford's evidence that because the erection of a dwelling on a 2ha site meets the residential density rule, the subdivision application should be approved. The Panel then turned to consider the built up area permitted in the rural zones. They acknowledged that there is no maximum site coverage in the rural zone but looked upon the environmental results anticipated which stressed the need for spaciousness and openness as a key factor for the zone. They estimated that the curtilage of a dwelling and associated accessory buildings could potentially cover approximately 3,000m<sup>2</sup> which equates to a site coverage of 15% of the site.
30. The Panel undertook a site inspection and noted that, while there were 2ha allotments within the Settlement Area, they were of the opinion that the character was more open and spacious than that suggested by Mr Harford. The Panel noted that many of the 2ha allotments had not been developed for residential purposes despite the allotments having separate titles.
31. The Panel also noted that only eight building consents for the erection of a dwelling within the Settlement Area have been issued since 2005, indicating that there is no urgency to develop these

smaller allotments. Similarly, both of the subdivisions approved within the Settlement Area in the last five years related to boundary adjustments.

32. The Panel concluded that the existing character of the Settlement Area was open and spacious and appeared to have the character and amenity typical of a farming area anticipated by the Plan for the Rural A Zone. They noted that the Reporting Officer indicated that there were 24 allotments within the Settlement Area that had the potential to be subdivided into 2ha allotments. The Panel considered that the granting of this consent would set a precedent for further subdivision which, in turn, would result in the development of those allotments created and consequently result in irreparable change to the character of the area to something more akin to Rural-Residential in character.

#### *Cumulative and Precedent Effects*

33. While the Panel agrees that an additional allotment will not make a discernible difference to the Settlement Area as a whole, they were mindful of the cumulative and precedent effect that was likely to result should the application be approved.
34. The Panel accepts that zoning is a method of achieving the sustainability of the district where the greater the divergence from the relevant rules, the greater the potential adverse effects. The Panel are mindful that the proposal is for the subdivision of an undersized allotment into two smaller allotments with the resulting lots being 25% of the minimum lot size anticipated for the zone. The Panel acknowledges that the existing smaller allotments had been created over 100 years ago but the threshold for subdivision has clearly been set for the Rural A Zone at 8ha under both the Operative and Proposed Plans.
35. It is noted that the High Court in *Rodney District Council v Gould* (CIV 2003-485-2182) recognised that applications for Non-complying Activities must set themselves apart as an exception to the generality of the standard in the zone. In this case, the zone requires any proposed lot less than 8ha to be assessed as a Non-complying Activity. The Panel is not satisfied that there is any basis for the proposal to be considered a true exception to any other proposal for an undersized subdivision.
36. Finally, the Panel notes that the Courts have recognised that a decision to grant consent for a Non-complying Activity that is contrary to the relevant objectives and policies can raise issues of integrity and public confidence in the consistent administration of the district plan.
37. For the reasons already given, the Panel has concluded that the proposed subdivision is contrary to the objectives and policies and does not have any truly exceptional features. It therefore considers that a decision to grant consent would undermine the integrity of the Plan and public confidence in its consistent administration.

#### *Summary*

38. On that basis, the Panel is of the opinion that the consideration of the proposed subdivision is such that the Council wishes to hold the line having regard to relevant policies and objectives in the Plan directed at maintaining rural open space, amenity and agricultural productivity via quality of soils that exist within the zone. Rural character and amenity is such that overall the effects of the proposal will be more than minor.

#### *Objectives and Policies*

39. The relevant objectives and policies of the District Plan to be assessed in consideration of this application were set out in Ms Brockie's section 42A report and also referred to in the evidence of Mr Harford at the hearing. Both Planners highlighted those objectives and policies relating to maintenance of rural character and amenity values as being particularly relevant to the assessment

of this proposal.

40. Subdivision Objective 3 of *3.8.3.9 Amenity Protection* seeks to avoid, remedy or mitigate adverse effects on the amenities of the built environment through the subdivision process. This is supported by policy 1 which ensures that subdivision avoids, remedies or mitigates any adverse effects on, amongst others, amenity.
41. Rural Zone Objective 1 of *Productive Potential of Soils* seeks the retention of the highly productive and/or versatile soils located on the Plains area. This is supported by policy 1 which enables the continued productive use of highly productive and versatile soils by ensuring that such land is not developed for intensive residential activity or subdivided into such small lots that its use for productive purposes is effectively prevented or severely constrained. Policy 4 seeks to ensure that the extent of coverage of highly productive and/or versatile soils by buildings or hard surfaces is limited. The Panel notes that the proposed allotments are one quarter of the minimum size permitted for the Rural A Zone. With an estimated curtilage of approximately 15% of the site (3,000m<sup>2</sup>), the Panel is of the opinion that the predominance of vegetation cover on the site is potentially severely constrained and consequently is out of scale of that anticipated for the zone.
42. Objective 4 of *5.1.3.13 Rural Amenity* refers to a range of activities that are provided for in the rural area, while maintaining or enhancing the rural character. In terms of rural character, policy 1 seeks to “*retain an open and spacious character to the rural areas of the District, with a dominance of open space and plantings over buildings, and within which the potential for conflict between rural activities is minimised*”. Policy 2 refers to the scale and siting of development with the second bullet point requiring sites to remain open and with a rural character as viewed from roads. Policy 3 seeks to enable the carrying out of a wide range of rural activities while avoiding the dispersal throughout the rural areas of residential activities.
43. Based on the assessment of the effects of the proposal above, the Panel considers that the activity is contrary to Objective 3 of *3.8.3.9 Amenity Protection* and policy 1 and Objective 4 of *5.1.3.10 Rural Amenity* and policies 1, 2, 3 and 4.
44. In summary, the Panel agrees with the view set out in the Reporting Officer’s report that the proposed activity is contrary to the relevant objectives and policies of the Plan.
45. In arriving at this conclusion, the Panel notes that the proposal is in accordance with some policies but is clearly contrary to those which seek to avoid significant adverse effects on rural character and amenity. Exercising a broad overall judgement, the Panel considers the proposal to be contrary to the objectives and policies of the Plan when viewed as a whole.

#### **SECTION 104D THRESHOLD TEST**

46. Based on the findings set out above, the Panel is of the view that the proposal does not meet both limbs of the threshold test as the effects of the proposal are considered to be more than minor. The Panel is clearly of the view that the proposal is contrary to the objectives and policies of the Plan. On that basis, and for the sake of completeness, the Panel went on to consider the proposal pursuant to the matters set out in section 104 and Part 2 of the Act.

#### **PART 2 MATTERS**

47. The purpose of the Resource Management Act 1991 (“the Act”) is to promote the sustainable management of natural and physical resources. To achieve Part 2 of the Act the application must demonstrate that the proposal will not detrimentally affect the existing and future community, or impose on the finite nature of resources.

48. Section 7 of the Act sets out a number of matters to be recognised and provided for in order to achieve sustainable management of resources. These include (b) the efficient use and development of natural and physical resources, and (c) and (f), the maintenance and enhancement of amenity values and the quality of the environment. An assessment of the effects of the proposal has concluded that the proposal will result in adverse effects on the existing rural character and amenity of the locality being more than minor.
49. Based on the above assessment, and exercising a broad overall judgement, it is the Panel's opinion that the proposal is not in accordance with the purpose and principles of the Resource Management Act 1991.

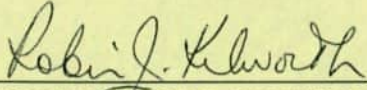
### ***Regional Policy Statement***

50. The Panel noted the relevant provisions of the Regional Policy Statement and considered the matter of rural/urban contrast. In assessing this matter, the Panel considered that the proposal would not maintain the rural character of the area, therefore, to this extent, the proposal could be said to be not in keeping with that provision of the RPS.

### ***DECISION***

51. After considering the applications, the Section 42A report, the evidence presented at the hearing and undertaking a site visit, the Panel determined that the proposal will result in more than minor adverse effects on rural character, will be contrary to the objectives and policies of the Proposed District Plan, will set a precedent for similar applications and has the potential to undermine the integrity of the Plan. The Panel did not consider the proposal to be particularly in keeping with the Regional Policy Statement or the purpose and principles of the Act. As such, the Panel considered that the proposal did not meet the section 104D test.
52. The Panel's decision, based on the above discussion, is that subdivision application SUB10/0087 be **declined**, in accordance with sections 104, 104B, and 104D of the Resource Management Act 1991.

DATED THIS <sup>OK</sup> 29 DAY OF MARCH 2011

  
COUNCILLOR R KILWORTH  
HEARING COMMITTEE CHAIR

**BUILDING CONSENTS**

**BUILDING PERMITS**

# Code Compliance Certificate

Sections 95, Building Act 2004



Form 7  
Version: 4  
Updated: Jan 2020  
Review: Jan 2021

**Building Consent No: BC0176/20**

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## The Building

Street Address of Building: 118 Johnston Road RAKAIA

Legal Description of Land where Building is Located: Sec 4 Blk II RAKAIA VILLAGE SETTLEMENT

Sec 6 Blk II RAKAIA VILLAGE SETTLEMENT

Property No: 1786

Valuation Roll No: 2441040902

Building Name: Dwelling

Location of Building within Site/Block Number: N/A

Level/Unit number: N/A

Current, Lawfully Established, Use: Housing

No Occupants per Level: N/A

No Occupants use (if more than 1): N/A

Year First Constructed: 2020

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## The Owner

Mr A L Hart, Ms K M Taylor  
118 Johnston Road  
RD 14  
RAKAIA 7784

## Phone Numbers

Daytime:  
Home: 03 302 7604  
Mobile: 027 370 1868  
After Hours:  
Fax:  
E-Mail: davidanddylan@xtra.co.nz

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## First Point of Contact for Communications:

Shaun David Hurley  
19 Geoff Geering Drive  
ASHBURTON 7700

## Phone Numbers

Daytime:  
Home:  
Mobile: 0279316570  
After Hours:  
E-Mail: shurley@tridenthomes.nz

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## Building Work

Project: Single Level Dwelling with Attached Garage

Intended Use(s): Dwelling with Attached Garage

Intended Life: Indefinite

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# Code Compliance Certificate

Sections 95, Building Act 2004



Form 7  
Version: 4  
Updated: Jan 2020  
Review: Jan 2021

## Code Compliance

The Building Consent Authority named below is satisfied, on reasonable grounds, that:

- (a) The building work complies with the building consent
- 

A handwritten signature in black ink, appearing to read "Glenn Smith", written over a horizontal line.

**Signature**

**Name** Glenn Smith

**Position** Building Official

**On behalf of Ashburton District Council 29 October 2020**

# Project Information Memorandum/Building Consent Application

BAM 002 PIM BC

Form 2

VER. 10

Updated: Jan 2018

Review: Jan 2019

Section 33 or Section 45, Building Act 2004

**For Office Use Only:**

BC No:

Date Received:

Please return this form to: building@adc.govt.nz or Ashburton District Council, PO Box 94, Ashburton 7740

|                                                                                                                   |                                                                                                                                                   |                            |   |
|-------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------|---|
| <b>Application</b> (Only complete items that are applicable to your project)                                      |                                                                                                                                                   |                            |   |
| I request that you issue a:                                                                                       |                                                                                                                                                   |                            |   |
| Project Information<br>Memorandum (PIM)                                                                           | Building Consent<br><small>*Your project may also require a PIM, you will be advised when you submit your application if this is required</small> | Building Consent and PIM ✓ |   |
| Has a PIM been issued previously in respect of this project? If <b>yes</b> , please provide a copy if applicable. | Yes                                                                                                                                               | No                         | ✓ |
| Is this project related to earthquake damage?                                                                     | Yes                                                                                                                                               | No                         | ✓ |
| Is this consent for a relocated or transportable building?                                                        | Yes                                                                                                                                               | No                         | ✓ |
| <b>Building Information</b>                                                                                       |                                                                                                                                                   |                            |   |
| Building Name (if any): n/a                                                                                       |                                                                                                                                                   |                            |   |
| Street Address (or Rapid No.): 118 Johnston Road                                                                  |                                                                                                                                                   |                            |   |
| Legal Description: Sec 6 Blk II RAKAIA VILLAGE SETTLEMENT                                                         |                                                                                                                                                   | Valuation No: 2441040902   |   |
| No. of levels: 1                                                                                                  | Approx. Year constructed? n/a                                                                                                                     | Level\Unit No: 1           |   |
| Currently lawfully established use: n/a                                                                           |                                                                                                                                                   |                            |   |
| <b>Swimming/Spa Pool:</b> Is there a swimming pool/spa pool on this site or associated with this project?         | Yes                                                                                                                                               | No                         | ✓ |
| Total Floor Area (all floors, m <sup>2</sup> ): 163                                                               | Want to add (m <sup>2</sup> ): 163                                                                                                                |                            |   |
| <b>The Owner</b>                                                                                                  |                                                                                                                                                   |                            |   |
| Owner's Name: Anthony Hart & Kirsty Taylor                                                                        |                                                                                                                                                   |                            |   |
| Contact Person (if different from owner): Shaun Hurley                                                            |                                                                                                                                                   |                            |   |
| Mail/ Billing Address: 118 Johnston Road Rakaia                                                                   |                                                                                                                                                   |                            |   |
| Street Address/Registered Office:                                                                                 |                                                                                                                                                   |                            |   |
| Daytime Phone No:                                                                                                 |                                                                                                                                                   | Cellphone: 0275301179      |   |
| Email Address: davidanddylan@xtra.co.nz                                                                           |                                                                                                                                                   | After Hours No:            |   |

## The Agent

**Note:** The Agent will be the first point of contact for communications with the Council/Building Consent Authority regarding this application/building work and will receive all correspondence including all invoices.

Agent's Name: Hurley building LTD T/A Trident Homes Ashburton

Contact Person (if Agent is not an individual): Shaun Hurley

Mailing/Billing Address: 19 Geoff Geering Drive Ashburton

Street Address/Registered Office:

Daytime Phone No:

Cellphone: 0279316570

Email Address: shurley@tridenthomes.nz

After Hours No:

## The Project

Description of building work (E.g. dwelling, commercial, farm shed, garage etc.):

Construct a new residential dwelling with attached garage.

Will the building work result in a change of use of the building?

Yes

No



If **yes**, please provide details on intended use:

Intended life of the building:

Indefinite but not less than 50 years



OR Specified as ..... years

Is this project being completed in Phases/Stages?

Yes

No



If so, what stage is this application? ..... (of) .....

Related BC Numbers:

List Building Consents previously issued for this building (if any):

n/a

Estimated Value of Building Work on which levy will be calculated (inc. GST) as defined in Section 7 of the Building Act 2004:

\$339,000

## Restricted Building Work

Will the building work include any restricted building work? If **yes**, please provide the following details on all Licenced Building Practitioners involved. If these details are unknown at time of application, they must be supplied before work begins.

Yes



No

**Note 1:** For the table on the following page, enter the Licensed Building Practitioner (LBP) number or registration number if treated as being licensed under Section 291 of Building Act 2004.

**Note 2:** A Memoranda/Certificate of Design Work must be submitted for each LBP involved in the Design work. This form can be downloaded from [ashburtondc.govt.nz](http://ashburtondc.govt.nz)

| Name          | Licence Class | LBP No.  | Mailing Address               | Phone No.  | Work carried out or supervised |
|---------------|---------------|----------|-------------------------------|------------|--------------------------------|
| Justin Hannon | Design D2     | BP113870 | 257 Ravensbourne rd, Dunedin. | 0226073408 | Carried Out.                   |
|               |               |          |                               |            |                                |
|               |               |          |                               |            |                                |
|               |               |          |                               |            |                                |
|               |               |          |                               |            |                                |
|               |               |          |                               |            |                                |
|               |               |          |                               |            |                                |

## Project Information Memorandum

Tick the matters relevant to the project. **Complete this section only if you have applied for a PIM:**

- ☐ Subdivision
- ☒ Alteration to land contours
- ☐ New or altered connections to public utilities
- ☒ New or altered locations and/or external dimensions of the buildings
- ☐ New or altered access for vehicles
- ☐ Building work over or adjacent to any road or public place
- ☒ Disposal of storm water and waste water
- ☐ Building work over any existing drains or sewers or in close proximity to wells or water mains
- ☐ Rapid Numbers
- ☐ Other matters known to the applicant that may require authorisations from the territorial authority.  
Please specify:

**Note:** Development Contributions may be levied in cases where extra demand for services is required. Refer to our 'Customer Guide for Development Contributions' for more information.

## Building Consent

Complete this section only if you have applied for a building consent:

**Note:** All plans and specifications must meet minimum requirements set out in the regulations or required by the Building Consent Authority.

The building work will comply with the Building Code as follows:

| BUILDING CODE CLAUSE |                                                | MEANS OF COMPLIANCE<br>(refer to the relevant compliance document(s) or detail of alternative solution in the plans & specifications; if not applicable, put n/a)                                                                                                           | WAIVER/MODIFICATION REQUIRED<br>(state nature of waiver or modification of building code required) |
|----------------------|------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------|
| <b>B1</b>            | Structure                                      | NZS3604 <input checked="" type="checkbox"/> NZS1170 <input type="checkbox"/> NZS4229 <input type="checkbox"/><br>B1/AS1 <input checked="" type="checkbox"/> B1/AS2 <input type="checkbox"/> B1/AS3 <input type="checkbox"/><br>B1/AS4 <input type="checkbox"/> Other: ..... |                                                                                                    |
| <b>B2</b>            | Durability                                     | B2/AS1 <input checked="" type="checkbox"/> NZS3101 <input type="checkbox"/> NZS3602 <input type="checkbox"/><br>NZS3604 <input type="checkbox"/> Other: .....                                                                                                               |                                                                                                    |
| <b>C1</b>            | Objective                                      | C/AS1 – C/AS7 <input checked="" type="checkbox"/> C/VM1 <input type="checkbox"/> C/VM2 <input type="checkbox"/><br>Other: .....                                                                                                                                             |                                                                                                    |
| <b>C2</b>            | Prevention of Fire Occurring                   | C/AS1 – C/AS7 <input checked="" type="checkbox"/> C/VM1 <input type="checkbox"/> C/VM2 <input type="checkbox"/><br>Other: .....                                                                                                                                             |                                                                                                    |
| <b>C3</b>            | Fire Affecting Areas Beyond Fire Source        | C/AS1 – C/AS7 <input checked="" type="checkbox"/> C/VM1 <input type="checkbox"/> C/VM2 <input type="checkbox"/><br>Other: .....                                                                                                                                             |                                                                                                    |
| <b>C4</b>            | Movement to a Safe Place                       | C/AS1 – C/AS7 <input checked="" type="checkbox"/> C/VM1 <input type="checkbox"/> C/VM2 <input type="checkbox"/><br>Other: .....                                                                                                                                             |                                                                                                    |
| <b>C5</b>            | Access and Safety for Fire-Fighting Operations | C/AS1 – C/AS7 <input checked="" type="checkbox"/> C/VM1 <input type="checkbox"/> C/VM2 <input type="checkbox"/><br>Other: .....                                                                                                                                             |                                                                                                    |
| <b>C6</b>            | Structural Stability                           | C/AS1 – C/AS7 <input checked="" type="checkbox"/> C/VM1 <input type="checkbox"/> C/VM2 <input type="checkbox"/><br>Other: .....                                                                                                                                             |                                                                                                    |
| <b>D1</b>            | Access Routes                                  | D1/AS1 <input checked="" type="checkbox"/> NZS4121 <input type="checkbox"/><br>Other: .....                                                                                                                                                                                 |                                                                                                    |
| <b>D2</b>            | Mechanical installations for access            | D2/AS1 <input type="checkbox"/> NZS4332 <input type="checkbox"/> EN81 <input type="checkbox"/><br>D2/AS2 <input type="checkbox"/> D2/AS3 <input type="checkbox"/> Other: .....                                                                                              |                                                                                                    |
| <b>E1</b>            | Surface water                                  | E1/AS1 <input checked="" type="checkbox"/> AS/NZS3500.3 <input type="checkbox"/><br>Other: .....                                                                                                                                                                            |                                                                                                    |
| <b>E2</b>            | External moisture                              | E2/AS1 <input checked="" type="checkbox"/> E2/AS2 <input type="checkbox"/> E2/AS3 <input type="checkbox"/><br>E2/AS4 <input type="checkbox"/> Specific design & testing <input type="checkbox"/>                                                                            |                                                                                                    |
| <b>E3</b>            | Internal moisture                              | E3/AS1 <input checked="" type="checkbox"/> ES/AS2 <input type="checkbox"/><br>Other: .....                                                                                                                                                                                  |                                                                                                    |
| <b>F1</b>            | Hazardous agents on site                       | F1/AS1 <input type="checkbox"/><br>Other: .....                                                                                                                                                                                                                             |                                                                                                    |
| <b>F2</b>            | Hazardous building materials                   | F2/AS1 <input checked="" type="checkbox"/> NZS4223 <input checked="" type="checkbox"/><br>Other: .....                                                                                                                                                                      |                                                                                                    |
| <b>F3</b>            | Hazardous substances and processes             | F3/VM1 <input type="checkbox"/><br>Other: .....                                                                                                                                                                                                                             |                                                                                                    |

|            |                                            |                                                                       |  |
|------------|--------------------------------------------|-----------------------------------------------------------------------|--|
| <b>F4</b>  | Safety from falling                        | F4/AS1 ✓ FSP Act<br>Other: .....                                      |  |
| <b>F5</b>  | Construction and demolition hazards        | F5/AS1 ✓<br>Other: .....                                              |  |
| <b>F6</b>  | Lighting for emergency                     | F6/AS1<br>Other: .....                                                |  |
| <b>F7</b>  | Warning systems                            | F7/AS1 ✓ NZS4512<br>Other: .....                                      |  |
| <b>F8</b>  | Signs                                      | F8/AS1<br>Other: .....                                                |  |
| <b>G1</b>  | Personal hygiene                           | G1/AS1 ✓<br>Other: .....                                              |  |
| <b>G2</b>  | Laundering                                 | G2/AS1 ✓<br>Other: .....                                              |  |
| <b>G3</b>  | Food prep. And prevention of contamination | G3/AS1 ✓<br>Other: .....                                              |  |
| <b>G4</b>  | Ventilation                                | G4/AS1 ✓ AS1668.2<br>Other: .....                                     |  |
| <b>G5</b>  | Interior environment                       | G5/AS1<br>Other: .....                                                |  |
| <b>G6</b>  | Airborne and impact sound                  | G6/AS1<br>Other: .....                                                |  |
| <b>G7</b>  | Natural light                              | G7/AS1 ✓<br>Other: .....                                              |  |
| <b>G8</b>  | Artificial light                           | G8/AS1 ✓ NZS6703<br>Other: .....                                      |  |
| <b>G9</b>  | Electricity                                | G9/AS1 ✓<br>Other: .....                                              |  |
| <b>G10</b> | Piped services                             | G10/AS1 NZS5601<br>Other: .....                                       |  |
| <b>G11</b> | Gas as an energy source                    | G11/AS1<br>Other: .....                                               |  |
| <b>G12</b> | Water supplies                             | G12/AS1 ✓ G12/AS2 AS/NZS3500.1<br>AS/NZS3500.4 Other: .....           |  |
| <b>G13</b> | Foul water                                 | G13/AS1 G13/AS2 ✓ G13/AS3 ✓<br>BS5572 AS/NZS3500.2 ✓<br>Other: .....  |  |
| <b>G14</b> | Industrial liquid waste                    | G14/AS1<br>Other: .....                                               |  |
| <b>G15</b> | Solid waste                                | G15/AS1<br>Other: .....                                               |  |
| <b>H1</b>  | Energy efficiency provisions               | H1/AS1 ✓ NZS4218 NZS4243<br>ALF Design Manual NZS4214<br>Other: ..... |  |

# Compliance Schedule

Not applicable if applying for a Project Information Memorandum (PIM) only)

| Specified systems associated with this project                                                                                                                                        |                                                                                                                                                                                                                                            |                       |                                                                     |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|---------------------------------------------------------------------|
| Are there any specified systems being altered, added or to be removed in the course of the building work associated with this project? (specified systems are defined in regulations) |                                                                                                                                                                                                                                            |                       | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |
| SS Code                                                                                                                                                                               | Specified Systems<br><b>Note:</b> A Specified System Information Template must be completed for each Specified System. This form can be downloaded from <a href="http://ashburtondc.govt.nz">ashburtondc.govt.nz</a>                       | Applicable Systems    | Specified System Information Template Completed?                    |
| 1                                                                                                                                                                                     | Automatic systems for fire suppression<br>(for example, sprinkler systems)                                                                                                                                                                 |                       |                                                                     |
| 2                                                                                                                                                                                     | Automatic emergency warning systems for fire or other dangers<br>(other than a warning system for fire that is entirely within a household unit and serves only that unit)                                                                 |                       |                                                                     |
| 3                                                                                                                                                                                     | Electromagnetic or automatic doors or windows<br>(for example, ones that close on fire alarm activation)                                                                                                                                   |                       |                                                                     |
| 4                                                                                                                                                                                     | Emergency lighting systems                                                                                                                                                                                                                 |                       |                                                                     |
| 5                                                                                                                                                                                     | Escape route pressurisation systems                                                                                                                                                                                                        |                       |                                                                     |
| 6                                                                                                                                                                                     | Riser mains for use by fire services                                                                                                                                                                                                       |                       |                                                                     |
| 7                                                                                                                                                                                     | Automatic backflow preventers connected to a potable water supply                                                                                                                                                                          |                       |                                                                     |
| 8                                                                                                                                                                                     | Lifts, escalators, travelators, or other systems for moving people or goods within buildings                                                                                                                                               |                       |                                                                     |
| 9                                                                                                                                                                                     | Mechanical ventilation or air conditioning systems                                                                                                                                                                                         |                       |                                                                     |
| 10                                                                                                                                                                                    | Building maintenance units providing access to exterior and interior walls of buildings                                                                                                                                                    |                       |                                                                     |
| 11                                                                                                                                                                                    | Laboratory fumes cupboards                                                                                                                                                                                                                 |                       |                                                                     |
| 12                                                                                                                                                                                    | Audio loops or other assistive listening systems                                                                                                                                                                                           |                       |                                                                     |
| 13                                                                                                                                                                                    | Smoke control systems                                                                                                                                                                                                                      |                       |                                                                     |
| 14                                                                                                                                                                                    | Emergency power systems for, or signs relating to, a system of feature specified in any clauses of 1 - 13                                                                                                                                  |                       |                                                                     |
| 15                                                                                                                                                                                    | Any or all of the following systems and features, so long as they form part of a building's means of escape from fire, and so long as those means also contain any or all of the systems or features specified in clauses 1 - 6, 9, and 13 |                       |                                                                     |
| 15a                                                                                                                                                                                   | Systems for communicating spoken information intended to facilitate evacuation; and                                                                                                                                                        |                       |                                                                     |
| 15b                                                                                                                                                                                   | Final exits (as defined by clause A2 of the building code); and                                                                                                                                                                            |                       |                                                                     |
| 15c                                                                                                                                                                                   | Fire separations (as so defined); and                                                                                                                                                                                                      |                       |                                                                     |
| 15d                                                                                                                                                                                   | Signs for communicating information intended to facilitate evacuation; and                                                                                                                                                                 |                       |                                                                     |
| 15e                                                                                                                                                                                   | Smoke separations (as so defined)                                                                                                                                                                                                          |                       |                                                                     |
| 16                                                                                                                                                                                    | Cable Cars                                                                                                                                                                                                                                 |                       |                                                                     |
| Purpose Groups:                                                                                                                                                                       |                                                                                                                                                                                                                                            | Fire Hazard Category: | Max. Occupant Load:                                                 |

## Required Attachments

Please ensure that you have included these documents to your application. **Tick the documents that you have attached.**

- ☒ Plans and Specifications (2 copies for Residential and Commercial PIM only – 1 copy of Site Plans, Floor Plan and Elevations)
- ☒ Project Information Memorandum
- ☒ Certificate attached to Project Information Memorandum
- ☐ Development Contribution NoticeNew or altered access for vehicles
- ☒ Evidence of Ownership
- ☒ Building Consent Application Checklist (Residential or Commercial)
- ☒ Memoranda (Certificate of Design Work) from each Licensed Building Practitioner who carried out or supervised any design work that is restricted building work
- ☒ Specified System Information Template for each Specified System
- ☒ Application fee (Refer to our current Schedule of Fees and Charges at [ashburtondc.govt.nz](http://ashburtondc.govt.nz))

**Note:** All plans and specifications must meet minimum requirements set out in the regulations or required by the Building Consent Authority.

## Notes by Applicant (Please include any notes or comments you may wish to add)

## Method of Payment

|                                                   |               |                     |
|---------------------------------------------------|---------------|---------------------|
| Cash                                              | Cheque        | Eftpos              |
| Credit Card <input checked="" type="checkbox"/>   | Direct Credit |                     |
| Fee payer for lodgement fees:                     |               | Hurley Building LTD |
| Fee payer for processing fees prior to BC uplift: |               | Hurley Building LTD |
| Fee payer for fees incurred after BC uplift:      |               | Hurley Building LTD |

**Note:** For direct credit, please make payment to account number 03-15920521970-00 include name of applicant and the Building Consent Number (if known). If you don't know the Building Consent number, please enter letters BC in the reference field. This will enable us to match your payment and prevent delays in processing your request.

## Privacy Act

Applicants for Building Consents are advised that the details provided on the Building Consent Application form are required to be held in a public register and on file where they may be perused by any interested individual. A summary of information compiled from these forms is also provided to the Councils Valuation Service Provider, Department of Building and Housing, Building Research Association, the media and on request, to the public. The consequence of not providing information is that a Building Consent will not be issued.

## Signature

**Declaration:** I declare as owner or agent of the owner, that I have provided all the information requested on this form, in relation to the project site, known to the owner and agent. I am aware that withholding any such information may invalidate the Project Information Memorandum and the Building Consent issued by Council.

**Signed by Owner or on behalf of the owner:**

**Date:**

01/05/2020

**Name:** Shaun Hurley

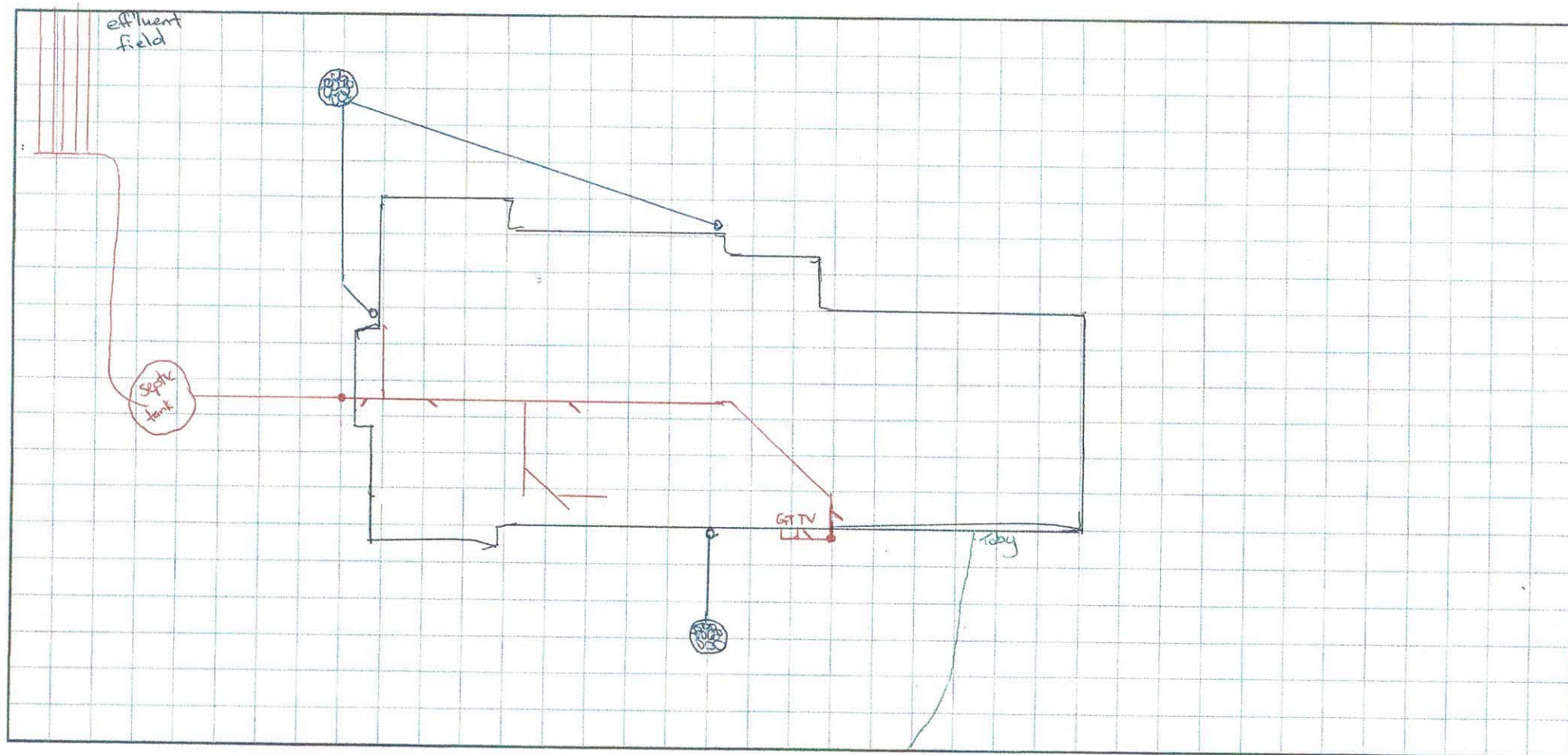
# As Built Drainage Plan Template

BAM 117  
Version: 3  
Updated: Jul 2013  
Review: Jan 2019

BC No: 0176/20 Site Address: 118 Johnstone Rd Rakaia  
Assessment No: Lot No: DP:  
Plumber: Ben Raddick Reg No: 24109 Drainlayer: John Wood Reg No: 4403

Please provide the following items:

- 1 Foot print of the building (Scale 1:100).
- 2 Stormwater drain - including down pipe positions (blue ink).
- 3 Water line (green ink).
- 4 Toby shut-off valve.
- 5 Gully trap positions.
- 6 Terminal vent positions.
- 7 Under slab drainage.
- 8 Foul water drains (red ink).
- 9 Septic tank and effluent lines (red ink).





# ELECTRICAL CERTIFICATE OF COMPLIANCE & ELECTRICAL SAFETY CERTIFICATE

REFERENCE/CERTIFICATE ID No.: Hart  
This form has been designed to be used by licensed electrical workers to certify that installations or Part installations under Part 1 or Part 2 of AS/NZS 3000 are safe to be connected to the specified system of electrical supply.

Location Details:

Contact Details:  
(Name and address)

Anthony Hart

118 Johnston Road Rakaia

Name of Electrical worker:

Lawrence

Registration/Practising licence number:

E250566

Phone & email:

lancetel@gmail.com

Name and registration number of person(s) supervised:

Mike Haylen

## Certificate of Compliance

Type of work:

☐ Addition  
☐ Low risk

☐ Alteration  
☐ General

☒ New work  
☒ High-risk (Specify):

The prescribed electrical work is:

Means of compliance:

☐ Part 1 of AS/NZS 3000 ☒ Part 2 of AS/NZS 3000

Additional Standards or electrical code of practice were required: ☒ No ☐ Yes (specify):

Date or range of dates that prescribed electrical work undertaken:

Contains fittings that are safe to connect to a power supply? ☒ Yes ☐ No

Specify type of supply system:

The installation has an earthing system that is correctly rated (where applicable) ☒ Yes ☐ No

Parts of the installation to which this certificate relates that are safe to connect to a power supply?

☒ All ☐ Parts (specify):

The work relies on manufacturers instructions:

☒ Yes ☐ No

If yes - identify the instruction manual including name, date and version. Also attach a copy of manufacturer's instructions to this certificate.  
(Or provide reference to readily accessible electronic format, eg internet link.)

Identify:  
Link:

The work has been done in accordance with a certified design: ☐ Yes ☒ No

If yes - identify the certified design including name, date and version. Also attach a copy of the certified design to this certificate.  
(Or provide reference to readily accessible electronic format, eg internet link.)

Identify:  
Link:

The work relies on a Supplier Declaration of Conformity (SDoC): ☒ Yes ☐ No

If yes - identify the SDoC including name, date and version OR EESS registration. Also attach a copy of the SDoC to this certificate.  
(Or provide reference to readily accessible electronic format, eg internet link.)

Identify:  
Link:

Ideal-co.NZ

The installation has been satisfactorily tested in accordance with the Electricity (Safety) Regulations 2010 ☐ No ☒ Yes

Description of Work:

Install 25mm 1cNS Mains and 6mm main earth. MEN Switchboard, wire house as per plan.

## Test Results (provide values)

|                               |                                              |
|-------------------------------|----------------------------------------------|
| Polarity (Independent earth): | <u>-</u> <input checked="" type="checkbox"/> |
| Insulation resistance:        | <u>7999m</u> Ohms                            |
| Earth Continuity:             | <u>0.2</u> Ohms                              |
| Bonding:                      | <u>0.2</u> Ohms                              |
| Fault Loop Impedance          | Ohms                                         |
| Other (specify):              |                                              |

By signing this document I certify that the completed prescribed electrical work to which this Certificate of Compliance applies has been done lawfully and safely, and the information in the certificate is correct.

Certifier's signature:

Lawrence

Date:

13-8-20

## Electrical Safety Certificate

By signing this document I certify that the installation, or part of the installation, to which this Electrical Safety Certificate applies is connected to a power supply and is safe to use.

Certifier's name:

Lawrence

Registration/Practising licence number:

E250566

Certifier's signature:

Lawrence

Certificate Issue Date:

13-8-20

Connection Date:

13-8-20

CUSTOMER COPY - THIS IS AN IMPORTANT DOCUMENT AND SHOULD BE RETAINED FOR A MINIMUM OF 7 YEARS

This Electrical Safety Certificate also confirms that the electrical work complies with the building code for the purposes of Section 19(1)(e) of the Building Act 2004.



# ELECTRICAL CERTIFICATE OF COMPLIANCE & ELECTRICAL SAFETY CERTIFICATE

REFERENCE/CERTIFICATE ID No.:

This form has been designed to be used by licensed electrical workers to certify that installations or Part installations under Part 1 or Part 2 of AS/NZS 3000 are safe to be connected to the specified system of electrical supply.

Location Details:

118 Johnston street Rakai

Contact Details:  
(Name and address)

Anothny Hart

Name of Electrical worker:

Lawrence

Registration/Practising licence number:

E250566

Phone & email:

Ldmeltd@gmail.com

Name and registration number of person(s) supervised:

Mike

## Certificate of Compliance

Type of work:

- ☐ Addition ☐ Alteration ☒ New work  
☐ Low risk ☐ General ☒ High-risk (Specify):

Means of compliance:

- ☐ Part 1 of AS/NZS 3000 ☒ Part 2 of AS/NZS 3000

Additional Standards or electrical code of practice were required: ☒ No ☐ Yes (specify):

Date or range of dates that prescribed electrical work undertaken:

Contains fittings that are safe to connect to a power supply? ☒ Yes ☐ No

Specify type of supply system:

The installation has an earthing system that is correctly rated (where applicable) ☒ Yes ☐ No

Parts of the installation to which this certificate relates that are safe to connect to a power supply?

☐ All ☐ Parts (specify):

The work relies on manufacturers instructions: ☒ Yes ☐ No

If yes – identify the instruction manual including name, date and version. Also attach a copy of manufacturer's instructions to this certificate.

(Or provide reference to readily accessible electronic format, eg Internet link.)

Identify:

Link:

The work has been done in accordance with a certified design: ☐ Yes ☒ No

If yes – identify the certified design including name, date and version. Also attach a copy of the certified design to this certificate.

(Or provide reference to readily accessible electronic format, eg Internet link.)

Identify:

Link:

The work relies on a Supplier Declaration of Conformity (SDoC): ☒ Yes ☐ No

If yes - identify the SDoC including name, date and version OR EESS registration. Also attach a copy of the SDoC to this certificate.

(Or provide reference to readily accessible electronic format, eg Internet link.)

Identify:

Link:

The installation has been satisfactorily tested in accordance with the Electricity (Safety) Regulations 2010 ☒ No ☐ Yes

Description of Work:

Wire and install supplied heat pump

### Test Results (provide values)

|                               |               |
|-------------------------------|---------------|
| Polarity (Independent earth): | Y             |
| Insulation resistance:        | >999 meg Ohms |
| Earth Continuity:             | 0.2 Ohms      |
| Bonding:                      | 0.2 Ohms      |
| Fault Loop impedance          | Ohms          |
| Other (specify):              |               |

By signing this document I certify that the completed prescribed electrical work to which this Certificate of Compliance applies has been done lawfully and safely, and the information in the certificate is correct.

Certifier's signature:

Date: 14/10/20

## Electrical Safety Certificate

By signing this document I certify that the installation, or part of the installation, to which this Electrical Safety Certificate applies is connected to a power supply and is safe to use.

Certifier's name:

Lawrence

Registration/Practising licence number:

E250566

Certifier's signature:

Certificate Issue Date:

14/10/20

Connection Date:

14/10/20

CUSTOMER COPY – THIS IS AN IMPORTANT DOCUMENT AND SHOULD BE RETAINED FOR A MINIMUM OF 7 YEARS

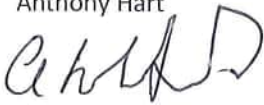
This Electrical Safety Certificate also confirms that the electrical work complies with the building code for the purposes of Section 19(1)(e) of the Building Act 2004.

Trident Homes Ashburton

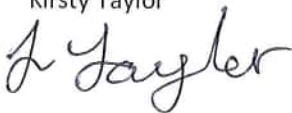
123 Burnett Street Ashburton

We the Owners Anthony Hart & Kirsty Taylor approve the removal of Vent in Laundry area

Anthony Hart

A handwritten signature in black ink, appearing to read 'Anthony Hart', written in a cursive style.

Kirsty Taylor

A handwritten signature in black ink, appearing to read 'Kirsty Taylor', written in a cursive style.

## LABORATORY WATER ANALYSIS REPORT

Rev4.0

PLUMBING WORLD ASHBURTON  
ANTHONY HART

Sample Type Ground Water

Sample No. 20201015C+E01  
Date Received 15/10/2020  
Date Reported 21/10/2020

| Test Parameter             | Units                  | Result | GV <sup>1</sup> | MAV <sup>2</sup> | Comments      |                             |
|----------------------------|------------------------|--------|-----------------|------------------|---------------|-----------------------------|
| pH                         | -                      | 7.5    | 7.0 - 8.5       | -                | Neutral       |                             |
| Alkalinity                 | mg/L CaCO <sub>3</sub> | 50     | -               | -                | Moderate      |                             |
| Total Hardness             | mg/L CaCO <sub>3</sub> | 40     | <200            | -                | Slightly Hard |                             |
| Calcium Hardness           | mg/L CaCO <sub>3</sub> | 35     | -               | -                | Slightly Hard |                             |
| Magnesium Hardness         | mg/L CaCO <sub>3</sub> | 5      | -               | -                | Soft          | Calculated Result           |
| Free Carbon Dioxide        | mg/L CO <sub>2</sub>   | 3      | -               | -                | Low           | Calculated Result           |
| Langelier Saturation Index | -                      | -1.3   | -               | -                | Corrosive     | Calculated Result           |
| Silica                     | mg/L SiO <sub>2</sub>  | 12     | -               | -                | Low           |                             |
| Nitrate                    | mg/L NO <sub>3</sub>   | 25     | -               | 50               | Significant   |                             |
| Total Iron                 | mg/L                   | 0.02   | <0.2            | -                | Low           |                             |
| Total Manganese            | mg/L                   | <0.01  | <0.04           | 0.4              | Not Detected  | <0.04 Staining, <0.10 Taste |
| Total Aluminium            | mg/L                   | 0.04   | <0.10           | -                | Low           |                             |
| Total Copper               | mg/L                   | 0.2    | <1              | 2                | Elevated      |                             |
| Total Dissolved Solids     | mg/L                   | 120    | <1000           | -                | Moderate      | Calculated Result           |
| Chloride                   | mg/L                   | 17     | <250            | -                | Low           |                             |
| Sodium                     | mg/L                   | 5      | <200            | -                | Low           |                             |
| Conductivity               | µS/cm                  | 160    | -               | -                | -             |                             |
| Turbidity                  | NTU                    | 0.1    | <2.5            | -                | Very Low      |                             |
| Colour                     | °H                     | <5     | -               | -                | Very Low      |                             |
| UV254 Transmission         | % T <sub>10</sub>      | 99.3   | -               | -                | Very Good     |                             |
| Total Coliforms (P/A)      | /100mL                 | <1     | -               | -                | Ideal         |                             |
| E. coli (P/A)              | /100mL                 | <1     | -               | <1               | Ideal         |                             |

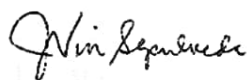
**Comments:** The sample was clear with no significant sediment

Testing did not detect the presence of microorganisms in the sample however a form of treatment is recommended if not already installed.

**GV<sup>1</sup>** Guideline Value - Drinking Water Standards for New Zealand 2005 (Revised 2018)

**MAV<sup>2</sup>** Maximum Acceptable Value - Drinking Water Standards for New Zealand 2005 (Revised 2018)

**mg/L** = ppm, = g/m<sup>3</sup>



Jewella Sepulveda

Water Treatment Specialist

Email: nzlab@dwp.co.nz

Whilst care is taken to ensure the accuracy of this information, Davey Water Products does not accept responsibility for any loss or damage based on it.

### Davey Water Products

7 Rockridge Avenue, Penrose, Auckland 1061, New Zealand | Ph +64 9 570 9135 | Fax +64 9 527 7654 | [daveywater.com](http://daveywater.com)

A trading division of GUD NZ Holdings Limited

# SITE PLAN – 118 JOHNSTON ROAD, RAKAIA

NOT TO SCALE

Approved Building  
Consent Documents

BC0176/20

Ashburton District Council

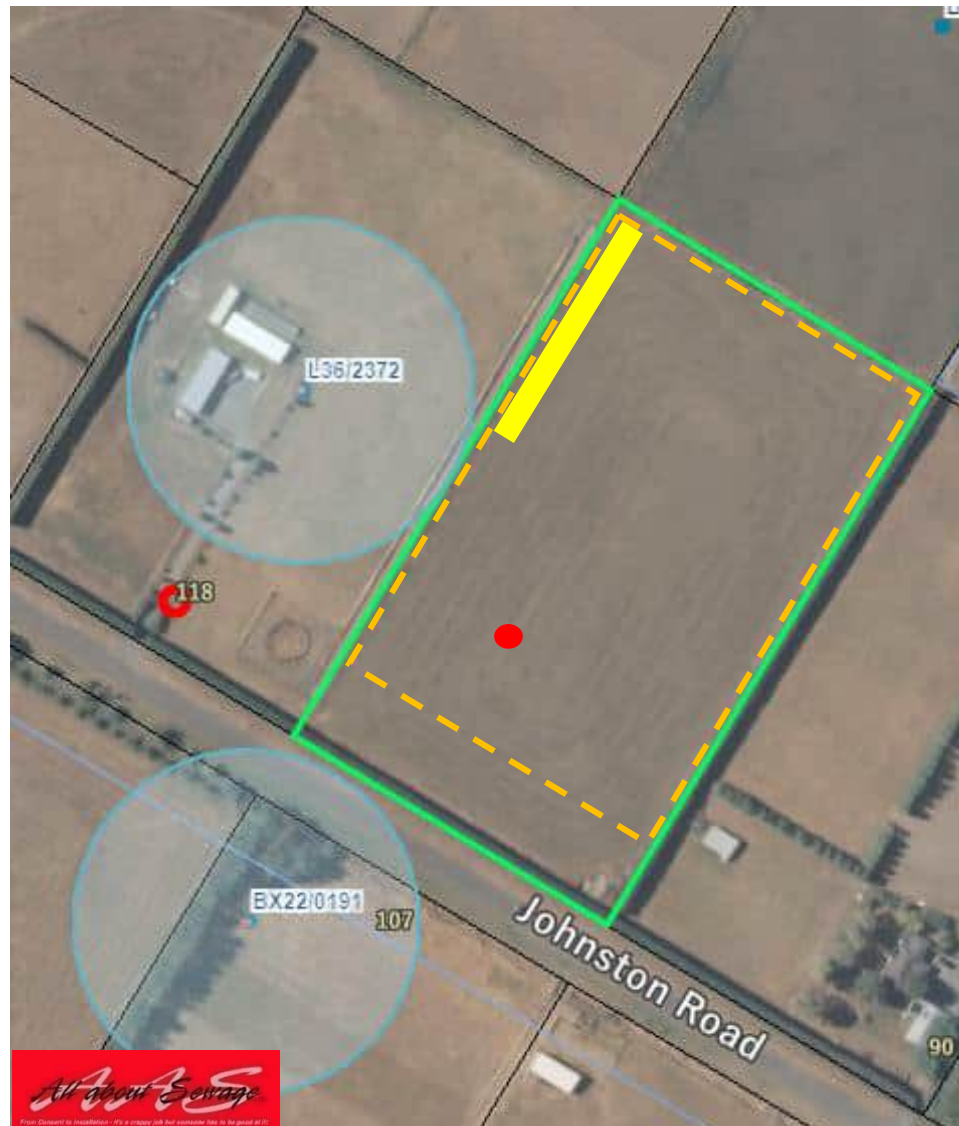


Property Boundary

Land Application Area (LAA) –  
minimum of 500m<sup>2</sup>

Test Hole location

Approx location of drip line  
500m to be moleploughed  
150mm below ground level, 1m  
spacings between lines placed  
within LAA, 2m off boundary,  
20m from waterways, 50m from  
wells. Final location to be  
decided at time of installation.  
This must be fenced to prevent  
vehicle and stock access.



PROPOSED NEW DWELLING  
118 Johnston Road

Approved Building  
Consent Documents

TRIDENT HOMES<sup>®</sup>  
ASHBURTON

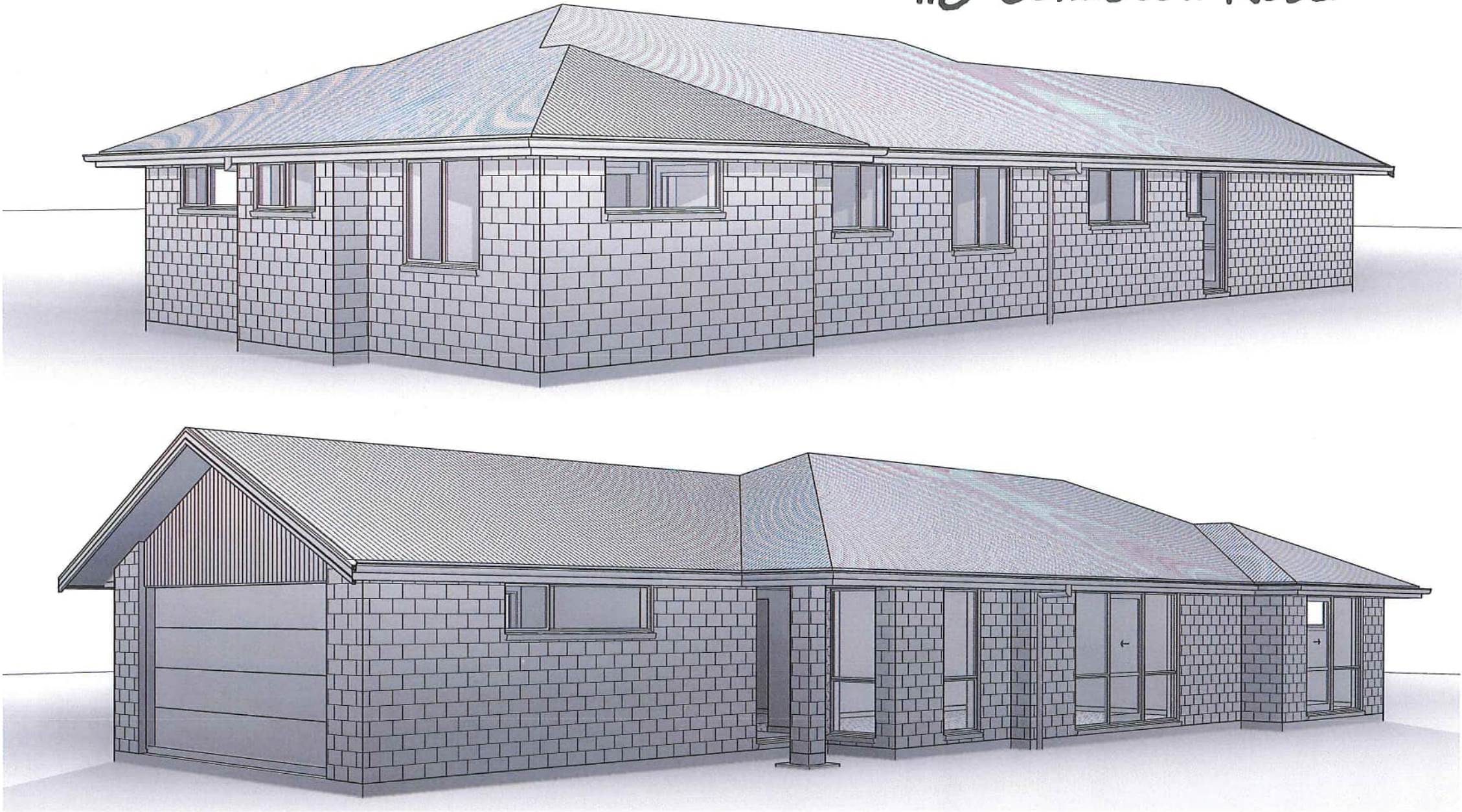
BC0176/20

Licensed Building Practitioner

Ashburton District Council

Building Confidence

Always check the LBP Register to ensure  
you building practitioner is licensed.



| DRAWING LEGEND |                        |
|----------------|------------------------|
| SHT            | SHEET NAME             |
| 01             | SITE & DRAINAGE        |
| 02             | FLOOR PLAN             |
| 03             | ELEVATIONS             |
| 04             | FOUNDATION PLAN        |
| 05             | FOUNDATION DETAILS     |
| 06             | ROOF PLAN              |
| 07             | ROOF FLASHING DETAILS  |
| 08             | BRACING PLAN           |
| 09             | PLUMBING PLAN          |
| 10             | PLUMBING NOTES         |
| 11             | HWC & DRAINS IN GROUND |
| 12             | SECTION                |
| 13             | STRUCTURE DETAILS      |
| 14             | DURABILITY NOTES       |
| 15             | BRICK VENEER NOTES     |
| 16             | CLADDING DETAILS       |
| 17             | WET AREA DETAILS       |
| 18             | FLOOR COVERINGS PLAN   |
| 19             | JOINERY SCHEDULE       |

Wind Zone - High Wind Zone  
Exposure Zone - B  
Earthquake Zone - 1  
Snow Zone - N4  
Snow Loading - 1.5 kPa  
Altitude - 125m - ASL

Legal Description: Sec 6 Blk 11 RAKAIA VILLAGE SETTLEMENT  
Site Address: 118 Johnston Road  
Valuation Number: 2441040902  
Site Area: 20234 m<sup>2</sup>  
Zone: Rural A  
Region: Ashburton

GENERAL NOTES:

No construction work is to commence until the related building Consent has been obtained. All dimensions & service locations to be checked onsite before commencement of all work. Confirm all Site levels, Floor heights and Site Boundaries before commencement of earthworks. Ground bearing to be confirmed onsite after excavation and before building starts.

F5 - WORK SITE BARRIERS.

If the work site is not completely enclosed, and unauthorized entry by children is likely, allow for site fencing when workers are absent from the immediate vicinity. Allow for 2m min high site fence to proposed building perimeter over duration of construction in accordance with Compliance Document Clause F5 of the NZBC. Allow for toeboards to access and storage platforms, toeboards to be 100mm above the platform height (10mm max gap between the platform & toeboard), and no lower than the materials stacked on them unless the materials are restrained from falling.

Proposed NEW DWELLING for  
Anthony Hart,  
Address: 118 Johnston Road

50mm 100mm Original Scale

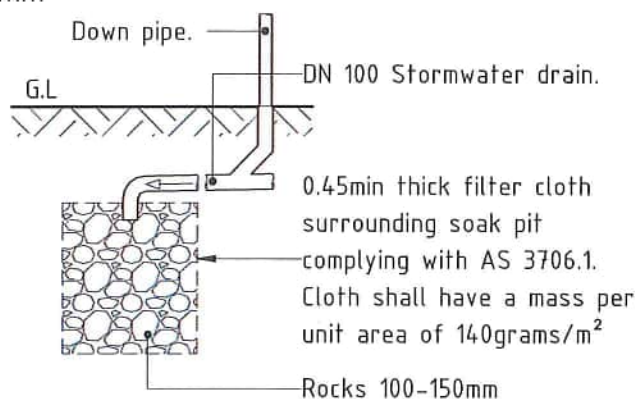
## WIND ZONE CALCULATIONS.

DETERMINATION OF A WIND ZONE - NZS3604:2011

Wind Region - A  
Lee Zone - No  
Ground roughness - Open  
Site exposure - Exposed  
Topography Class - T1 - Undulations <10m.  
Building wind zone - H = Wind speed of 44 m/s

50mm

100mm



## SOAK PIT DETAIL

Scale : N.T.S

## STORMWATER DRAINAGE NOTES:

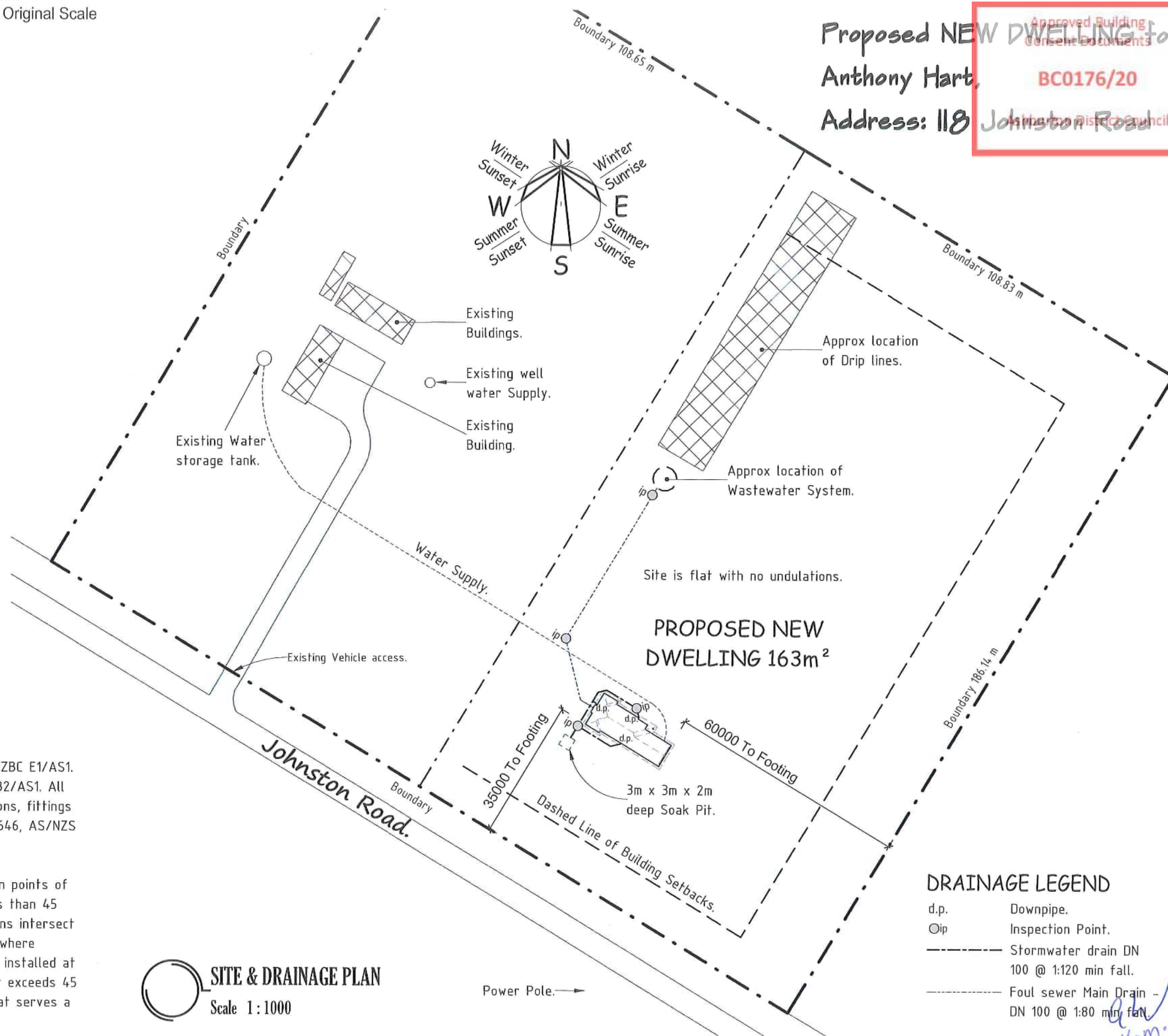
Stormwater Drains - DN 100 uPVC, min 1:120 gradient, to NZBC E1/AS1. Drainage work must meet durability requirements of NZBC B2/AS1. All pipework shall be from approved uPVC Pipes bends, junctions, fittings and joints to AS/NZS 1260, AS/NZS 1254 & joined to AS 1646, AS/NZS 2032 & AS/NZS 1254. Discharge Storm water to Soak Pit.

Drains must be laid on a uniform line and gradient between points of access, where practical change in direction to be kept less than 45 degrees, but shall not exceed 90 degrees. Where two drains intersect the direction of flow shall be at 60 degrees or less, and where practical at less than 45 degrees. Rodding points shall be installed at 50.0m max intervals, change of direction or where gradient exceeds 45 degrees, and for junctions in drains other than a drain that serves a single downpipe that is less than 2.0m long.



## SITE & DRAINAGE PLAN

Scale 1:1000



Proposed NEW DWELLING for  
Anthony Hart,  
Address: 118 Johnston Road

Approved Building  
Consent Documents

BC0176/20

Ashburton District Council

## DRAINAGE LEGEND

d.p. Downpipe.  
ip Inspection Point.  
--- Stormwater drain DN 100 @ 1:120 min fall.  
--- Foul sewer Main Drain - DN 100 @ 1:80 min fall.

Project : PROPOSED NEW DWELLING for  
Client : Anthony Hart  
Address : 118 Johnston Road

JOB # :  
118\_Johnston  
Drawn By :  
LBP 113870

Drw Name : SITE & DRAINAGE  
DATE :  
JAN 2020

NOTE : do not scale  
from this drawing.  
SCALE @ A3 Sht.  
As indicated

Builder.  
Client.  
REV #  
A  
DRW #  
01

50mm 100mm Original Scale

### PLUMBING LEGEND

| Code | Description        | Model           |
|------|--------------------|-----------------|
| BATH | Bath               | Astivita Veneto |
| HWC  | Hot Water Cylinder | Mains Pressure  |
| S    | Kitchen Sink       | Proprietary     |
| SHR  | Acrylic shower     | 1000x1000mm     |
| Tub  | Laundry Tub        | Proprietary     |
| V    | Vanity             | 900x400mm       |
| WC   | Toilet             | S Trap          |
| WM   | Washing Machine    | Proprietary     |

### JOINERY SCHEDULE

| Mark | Width   | Height  | Lintels   |
|------|---------|---------|-----------|
| GD   | 4800 mm | 2150 mm | 2/290x45  |
| W01  | 1300 mm | 2150 mm | 2/140x45  |
| W02  | 2400 mm | 600 mm  | 2/190x45  |
| W03  | 885 mm  | 2150 mm | 2/140x45  |
| W04  | 600 mm  | 800 mm  | Refer W03 |
| W05  | 1800 mm | 900 mm  | 2/190x45  |
| W06  | 1500 mm | 1200 mm | 2/140x45  |
| W07  | 1200 mm | 900 mm  | 2/140x45  |
| W08  | 1800 mm | 600 mm  | 2/140x45  |
| W09  | 1500 mm | 1200 mm | 2/140x45  |
| W10  | 1500 mm | 600 mm  | 2/140x45  |
| W11  | 1800 mm | 600 mm  | 2/140x45  |
| W12  | 2400 mm | 2150 mm | 2/240x45  |
| W13  | 3200 mm | 2150 mm | 2/240x45  |
| W14  | 900 mm  | 2100 mm | 2/90x45   |
| W15  | 900 mm  | 2100 mm | 2/90x45   |

### SMOKE ALARMS:

☉ - Smoke Alarm.  
Purpose Group SH - Escape route Dead ends do not exceed 25m, Open paths do not exceed 60m  
Install Type 1 Smoke alarms with Hush facility in every sleeping space, or within 3m of every sleeping space door. Smoke alarms shall be direct fixed to ceiling in accordance with AS 4514 and the manufacturers specifications.

### DOWNLIGHTS -

Recessed luminaires (a complete lighting unit) to be IC-F, IC, CA-80 or CA-135 rated as specified in AS/NZS 60598.2.2. & Installed to AS/NZS 60598.2.2.

### CONSTRUCTION LEGEND.

- Internal wall.
- External Wall - Brick Veneer Cladding on 50nom cavity.

### PROPOSED FLOOR PLAN

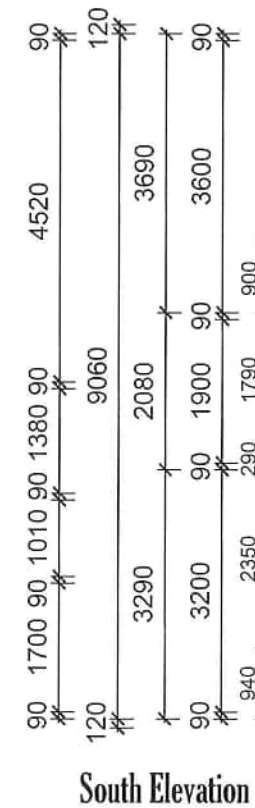
Scale 1:100

### FLOOR AREA SCHEDULE - BV

| AREA (O/F) / FRAME    | PERIMETER (O/F) / FRAME | REBATE WIDTH | AREA OVER FOOT        | SLAB VOLUME          |
|-----------------------|-------------------------|--------------|-----------------------|----------------------|
| 155.76 m <sup>2</sup> | 61.42 m                 | 120 mm       | 163.13 m <sup>2</sup> | 15.58 m <sup>3</sup> |

Approved Building Consent Document  
ELECTRICAL LEGEND  
☉ - Smoke Alarm with test & hush facility.  
MB - Meterbox.  
Ashburton District Council

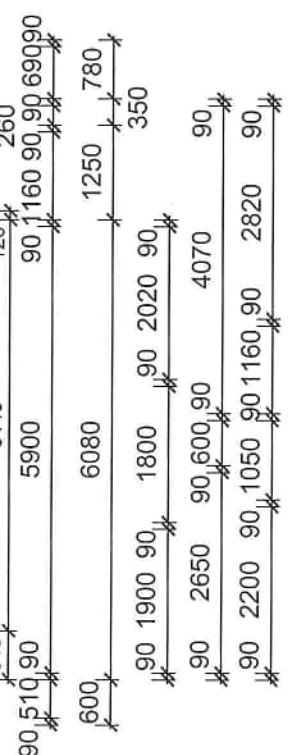
### 03 West Elevation



### South Elevation

03

### 03 North Elevation



### East Elevation

03



Project: PROPOSED NEW DWELLING for  
Client: Anthony Hart  
Address: 118 Johnston Road

JOB #: 118\_Johnston

Drawn By: LBP 113870

Drw Name: FLOOR PLAN

DATE: JAN 2020

NOTE: do not scale from this drawing.

SCALE @ A3 Sht. As indicated

Builder:

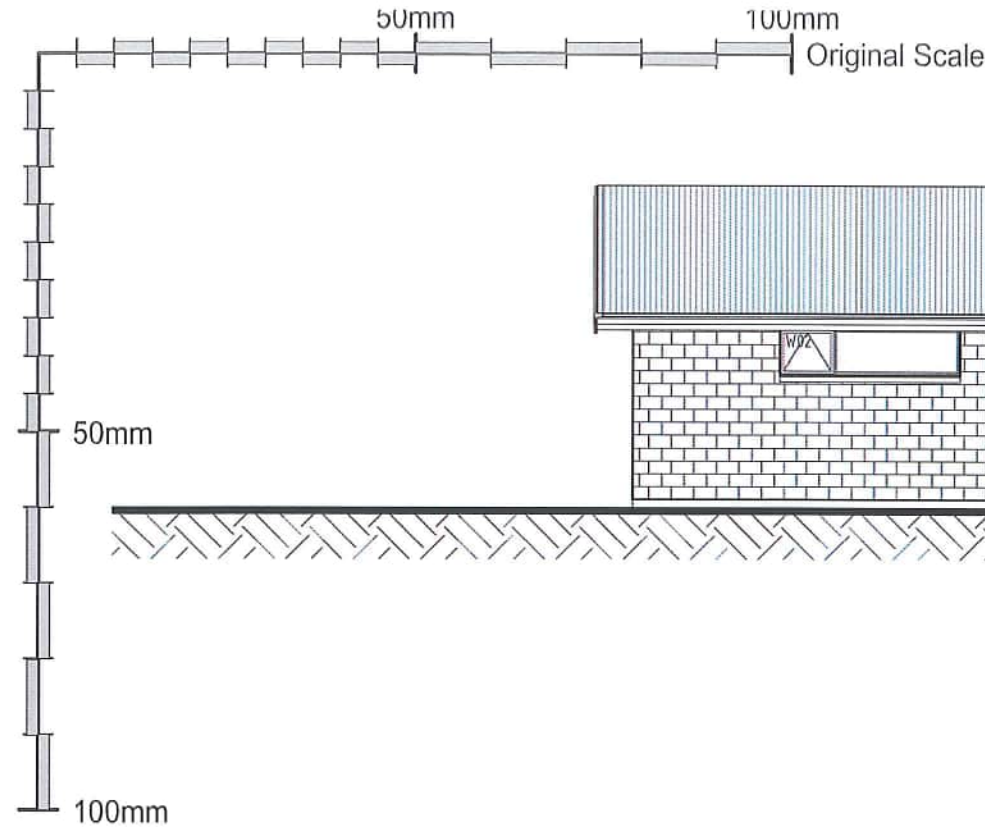
REV # A

Client:

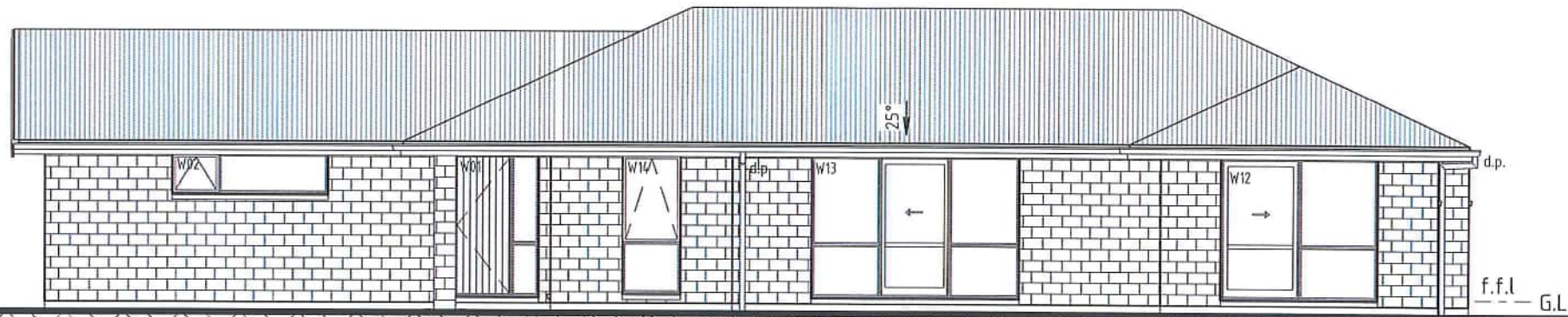
DRW # 02

|            |         |
|------------|---------|
| G.F. f.f.l | 0.000 m |
| G.F. T.P.  | 2.455 m |





 **North Elevation**  
Scale 1:100

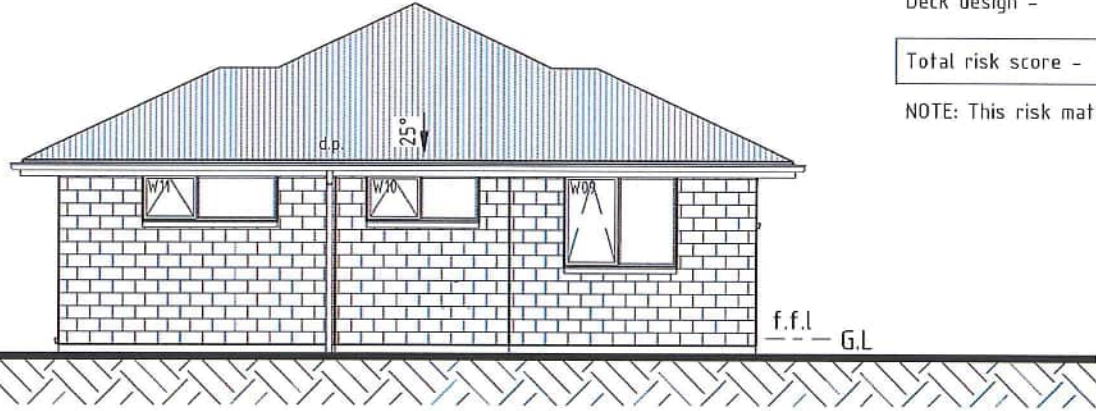


**BUILDING ENVELOPE RISK MATRIX.**

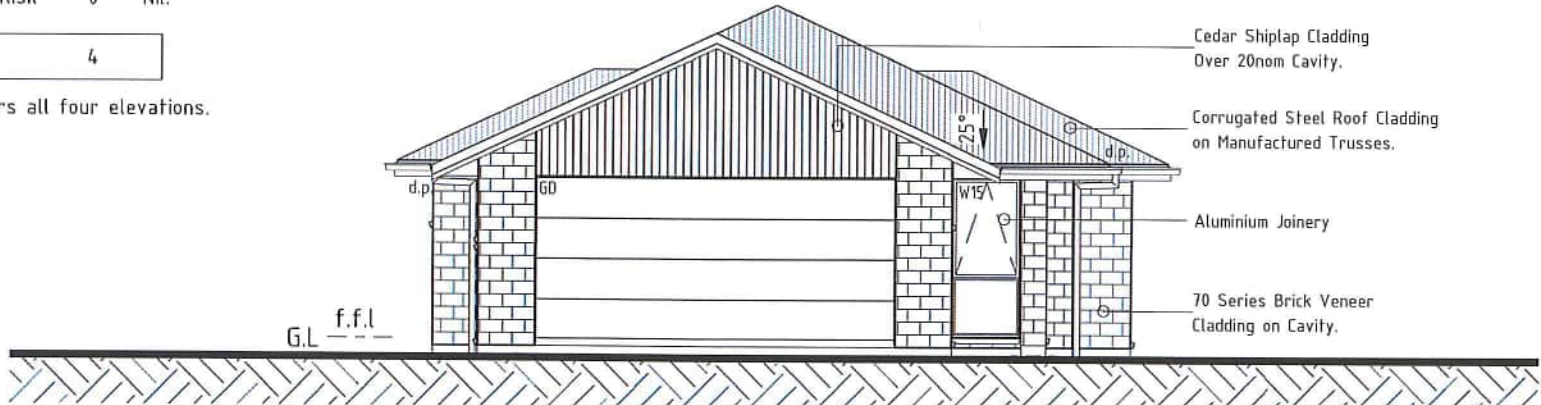
| Risk Factor -         | Risk -      | Score - | Comments -                 |
|-----------------------|-------------|---------|----------------------------|
| Wind Zone -           | High Risk   | 1       | High Wind Zone.            |
| Number of storeys -   | Low Risk    | 0       | One Storey.                |
| Roof/wall design -    | Low Risk    | 0       | Fully Protected.           |
| Eaves width -         | High Risk   | 2       | 100 - 450mm single storey. |
| Envelope complexity - | Medium Risk | 1       | Two claddings.             |
| Deck design -         | Low Risk    | 0       | Nil.                       |

Total risk score - 4

NOTE: This risk matrix covers all four elevations.



 **West Elevation**  
Scale 1:100



 **East Elevation**  
Scale 1:100

**CLAD TO GROUND CLEARANCE NOTES.**

f.f.l shall be 150min above crown of road on at least one cross section through the building and road way, or for sites below the road 150min above the lowest point on the Site Boundary.

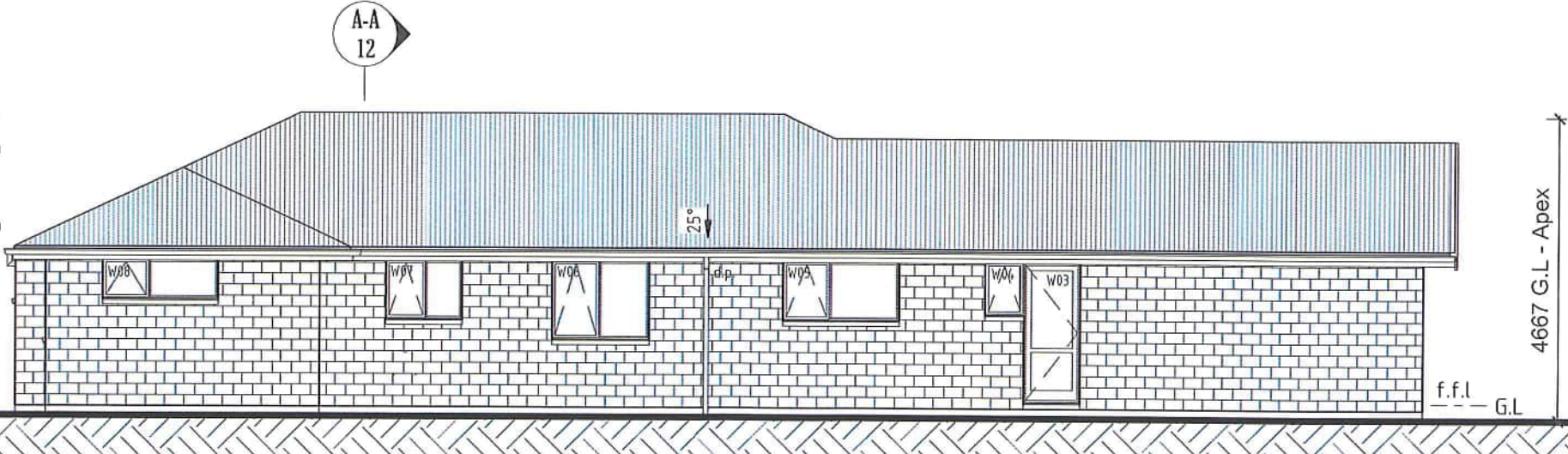
Excavate locally around perimeter of building, ground to fall away from building not less than 1 in 25 for a minimum distance of 1000mm.

Brick veneer adjacent to permanent paving - F.G.L to f.f.l 125min.

F.G.L to Base of footing rebate (Weep holes) 25min.

Brick veneer adjacent to unprotected ground - F.G.L to f.f.l 200min.

F.G.L to Base of footing rebate (Weep holes) 100min.



 **South Elevation**  
Scale 1:100

*Handwritten signature and date: 11/01/20*



|                                                                                             |  |                                                     |                                             |  |                                           |                                 |             |         |
|---------------------------------------------------------------------------------------------|--|-----------------------------------------------------|---------------------------------------------|--|-------------------------------------------|---------------------------------|-------------|---------|
| Project : PROPOSED NEW DWELLING for<br>Client : Anthony Hart<br>Address : 118 Johnston Road |  | JOB # :<br>118_Johnston<br>Drawn By :<br>LBP 113870 | Drw Name : ELEVATIONS<br>DATE :<br>JAN 2020 |  | NOTE : do not scale<br>from this drawing. | SCALE @ A3 Sht.<br>As indicated | Builder.    | Client. |
|                                                                                             |  |                                                     |                                             |  |                                           | REV #<br>A                      | DRW #<br>03 |         |

50mm 100mm Original Scale

## INSITU CONCRETE SLAB NOTES.

Insitu Concrete Slab - Allow for 100mm thick 20MPa Concrete slab with SE62 Grade 500E reinforcing mesh with 30mm top cover on 0.25mm min polyethylene DPC on 10-20mm sand blinding layer on 75min - 600max hardfill to good ground as defined in NZS3604:2011 Sec 3.1.3.

Granular fill material shall be placed and compacted in layers of 150max, compact each layer until the material is tightly bound together and does not visibly deform under the weight of a pressed adult heel, fill material shall be composed of rounded gravel, crushed rock, scoria or approved material, not more than 5 % shall pass through a 2.2mm sieve. 100 % of fill shall pass through a 19mm sieve for any fill thickness or 37.5 mm sieve for a fill thickness exceeding 100mm.

All slab-on-ground reinforcing shall extend to within 75 mm of the outside edge of the slab, be lapped at sheet joints such that the overlap measurement between the outmost cross wires of each fabric sheet is equal to the greater of the spacings of the cross wires plus 50mm, 150mm, or the manufacturer's requirements.

Polyethylene lap joints to have 150min overlap and sealed with pressure sensitive lap tape 50min wide, unless self sealing polythene sheets are used. Penetrations by services, reinforcing or other objects are to be sealed with taping, or by application of wet-applied damp proof membrane material (All damage to DPC to be made good).

Allowances shall be made for all edge rebates as indicated on foundation plan, all in slab plumbing lines to be fully wrapped in Denso tape to allow for thermal movement or sleeved.

Allow for cast in cranked M12 galvanized engineers bolt bottom plate fixings with 50x50x3mm Washers @ 1200crs max, within 150mm of each end of bottom plates and as required for wall bracing elements, anchors shall be set no less than 90mm into concrete maintaining a minimum edge distance of 50mm, Or by alternative Proprietary post fixed anchors fastened & located as specified by manufacturer.

NOTE: Allow for BOWMAC Handibrac blue top bolt or alternative proprietary fixing with 15kN uplift tension strength for Handibrac Bracket fixings on concrete floors.

- Refer to Project spec for alternative Proprietary post fixed anchors.
- Refer to Project spec for additional Bracing fastener requirements.
- All bottom plates to have a DPC separation layer from Concrete slab.

Minimum concrete cover to steel reinforcement shall be :

- 75mm when concrete is placed directly on or against the ground
- 50mm in all other situations where the concrete is placed in form work.
- 30mm from the top of a wall or floor slab which is in a closed area or 50mm from the top of any exposed wall or floor slab.

## FOUNDATION PLAN LEGEND.

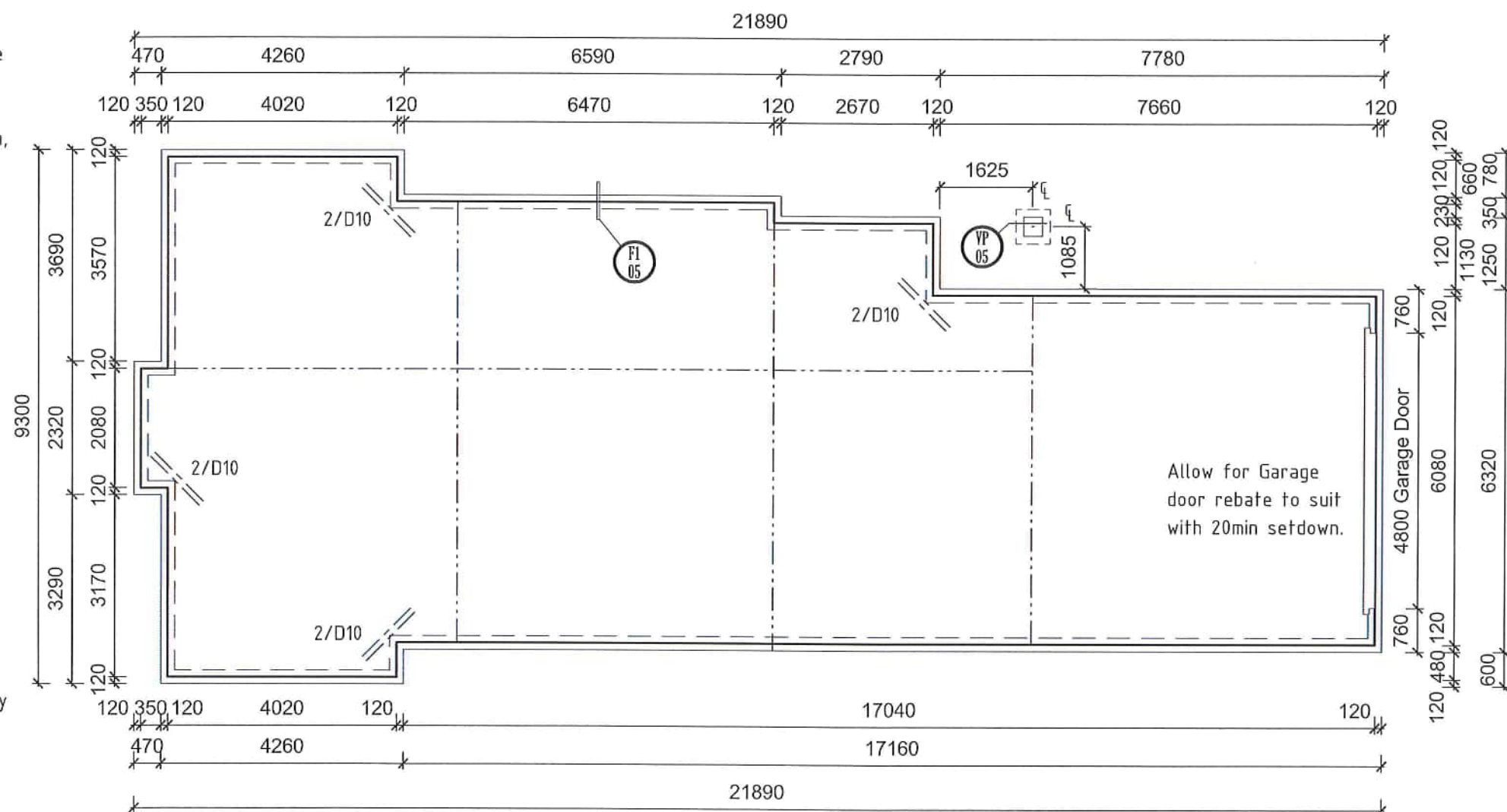
All dimensions over footing face unless noted otherwise.

Shrinkage control joints:

25mm deep x 5mm wide saw cut or other approved technique complying with NZS 3604:2011 7.5.8.6.1.

Dashed line of footings under: - - - - -

2/D10, 1.2m Long @ 200crs tied to mesh with 50mm cover from internal corners not incorporating shrinkage control joints.



FOUNDATION PLAN  
Scale 1:100

## FLOOR AREA SCHEDULE - BV

| AREA<br>(O/F/FRAME) / | PERIMETER<br>(O/F/FRAME) / | REBATE<br>WIDTH / | AREA OVER<br>FOOT /   | SLAB<br>VOLUME       |
|-----------------------|----------------------------|-------------------|-----------------------|----------------------|
| 155.76 m <sup>2</sup> | 61.42 m                    | 120 mm            | 163.13 m <sup>2</sup> | 15.58 m <sup>3</sup> |



Project : PROPOSED NEW DWELLING for  
Client : Anthony Hart  
Address : 118 Johnston Road

JOB # :  
118\_Johnston  
Drawn By :  
LBP 113870

Drw Name : FOUNDATION PLAN

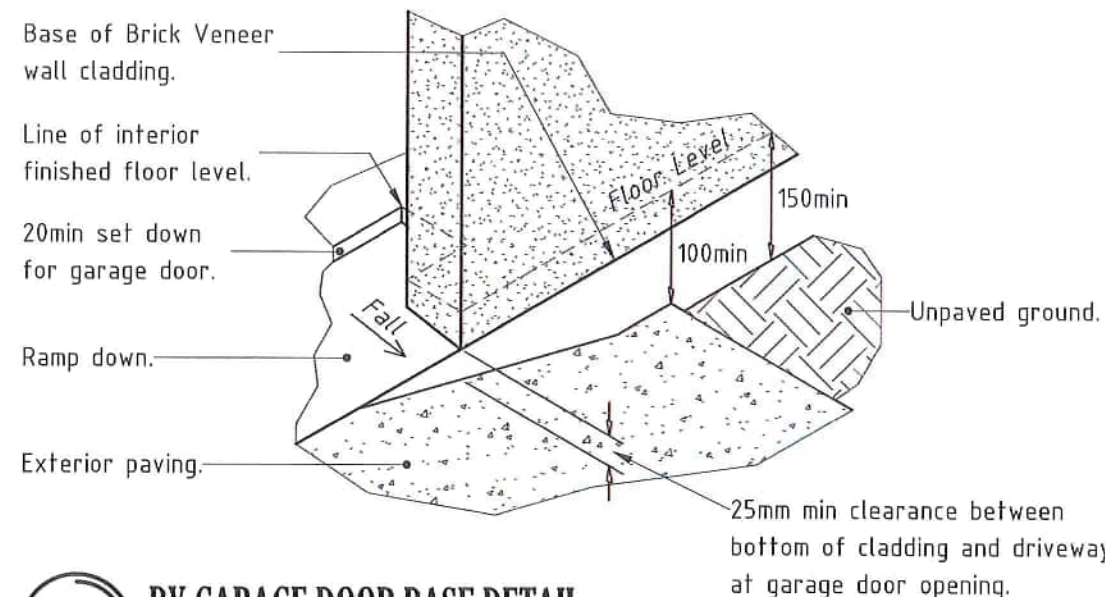
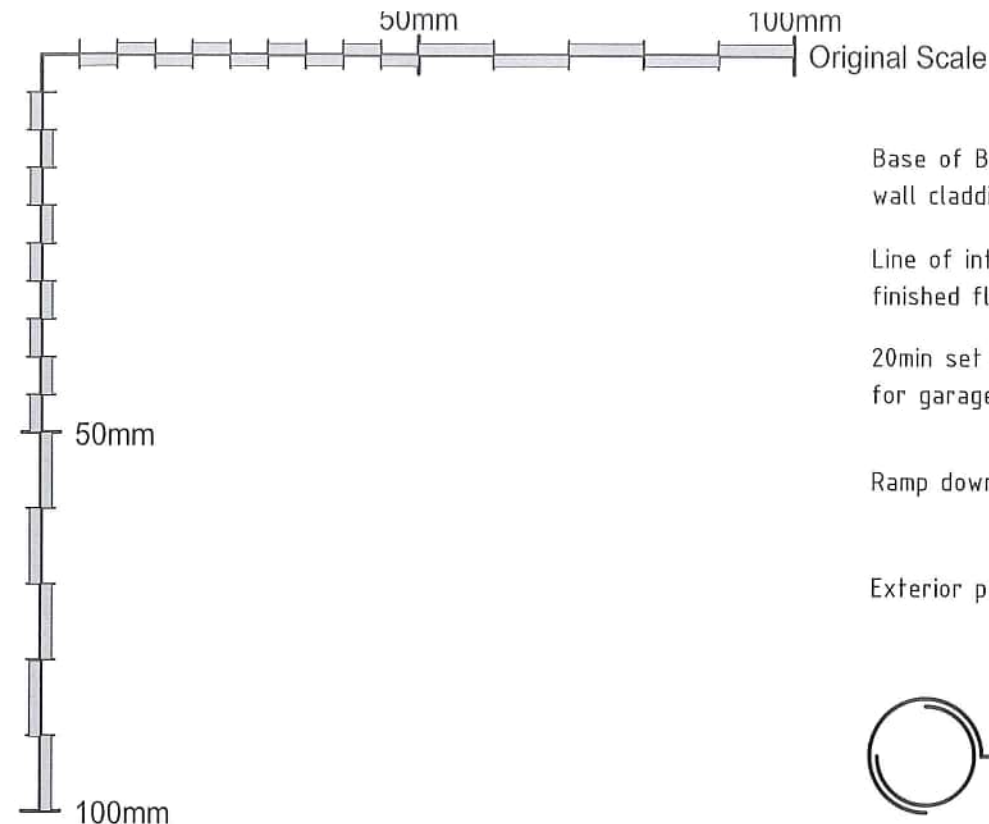
DATE :  
JAN 2020

NOTE : do not scale  
from this drawing.

SCALE @ A3 Sht.  
As indicated

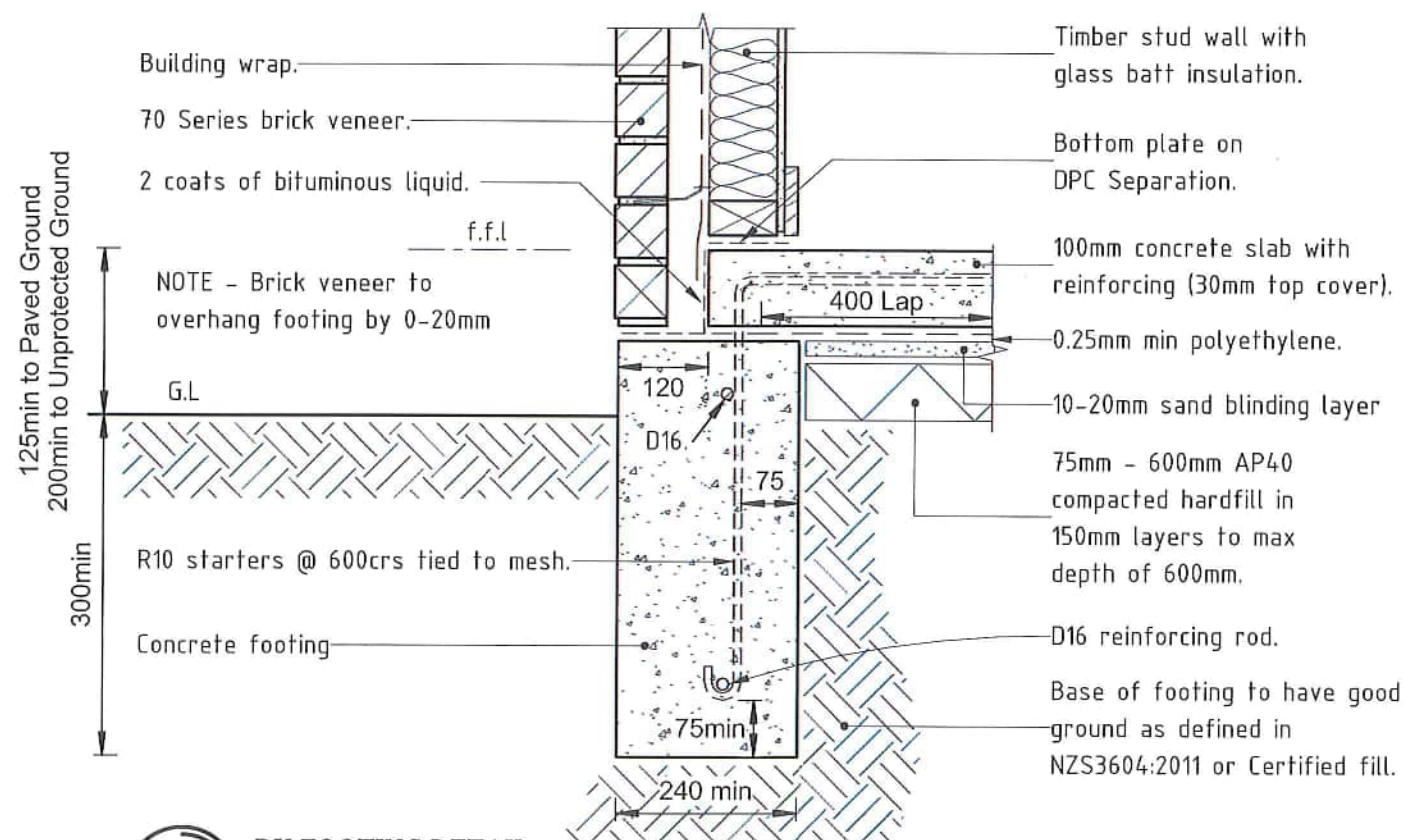
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REV #  
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Client.  
DRW #  
04

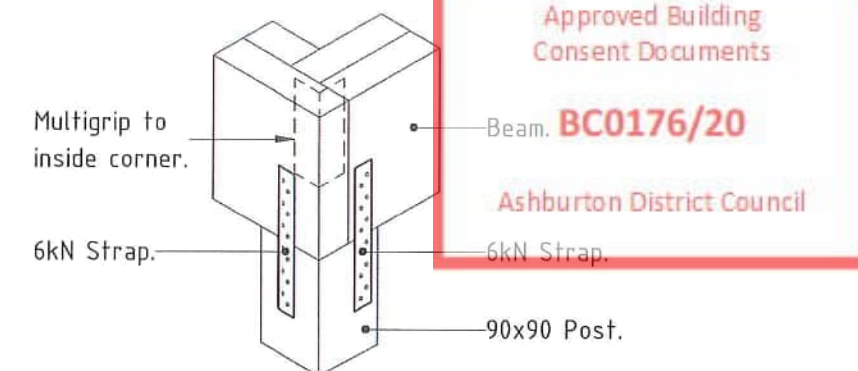


**BV GARAGE DOOR BASE DETAIL**  
Scale : N.T.S

Anchor Note: Slab edge formed with insitu concrete -  
M12 galvanized engineers bolts with 50x50x3mm Washers @ 1200crs max, within 150mm of each end of bottom plate, set no less than 90mm into the concrete maintaining a minimum edge distance of 50mm, Or Proprietary post fixed anchors installed to manufacturers specifications.



**F1 BV FOOTING DETAIL**  
Scale 1:10



**BEAM/POST CONNECTION 12kN**  
Scale : N.T.S

## VERANDA UPLIFT / FIXING NOTES & CALCS.

Provide post connections as specified or, provide alternative proprietary connections of an equal or greater capacity.

Roof type - Light, Wind Zone - High.

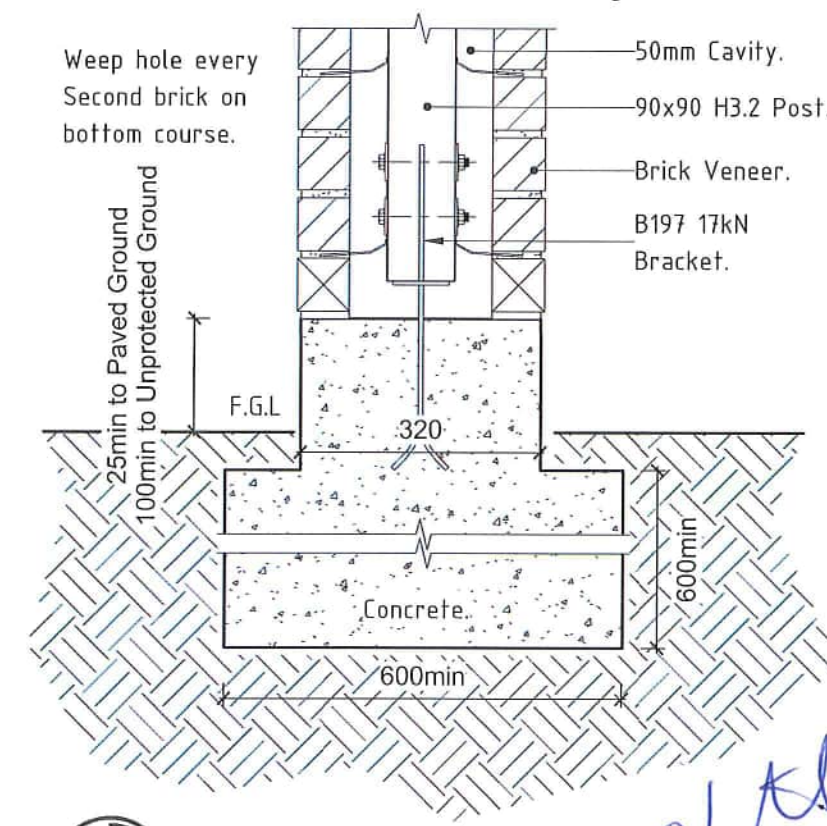
Entry Post = 2.5m<sup>2</sup> Area of Roof Supported.

Required Concrete Volume for Uplift - 0.20m<sup>3</sup>

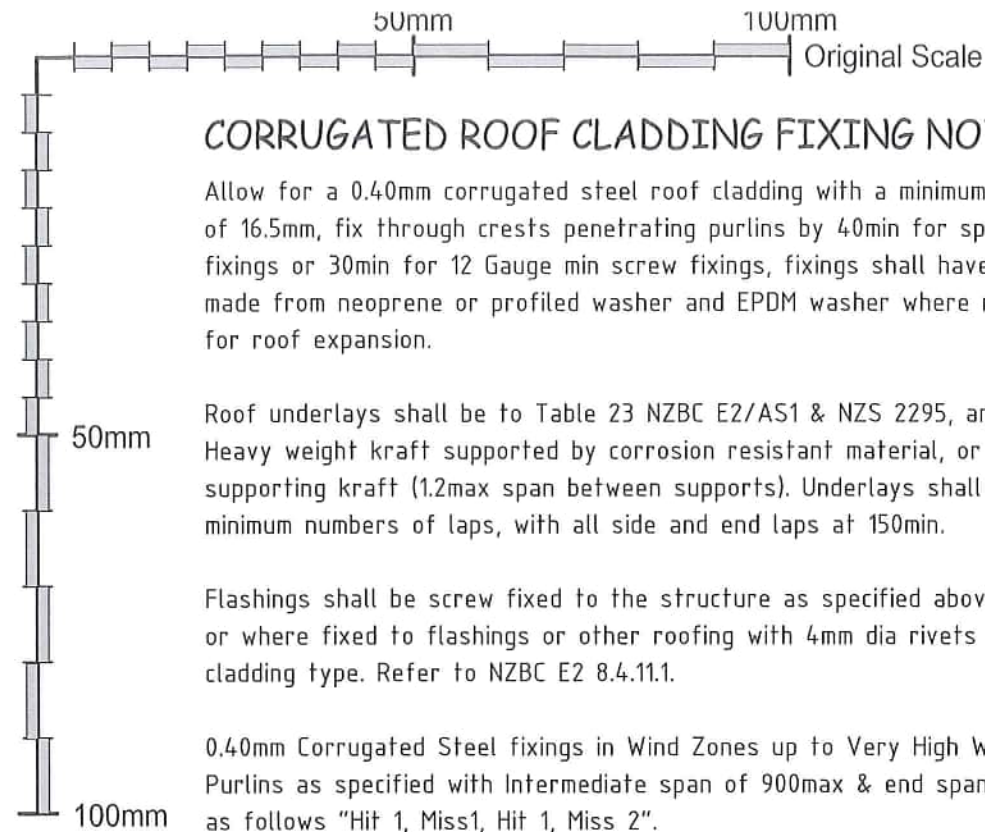
Footing Size = 600x600x600mm (0.216m<sup>3</sup>)

REQUIRED POST & BEAM CONNECTIONS - 5.9kN

NOTES: Bracket to have 150min embedment with 25mm clearance from underside of bracket to footing.



**VP VERANDA POST BASE / FOOTING DETAIL**  
Scale 1:10

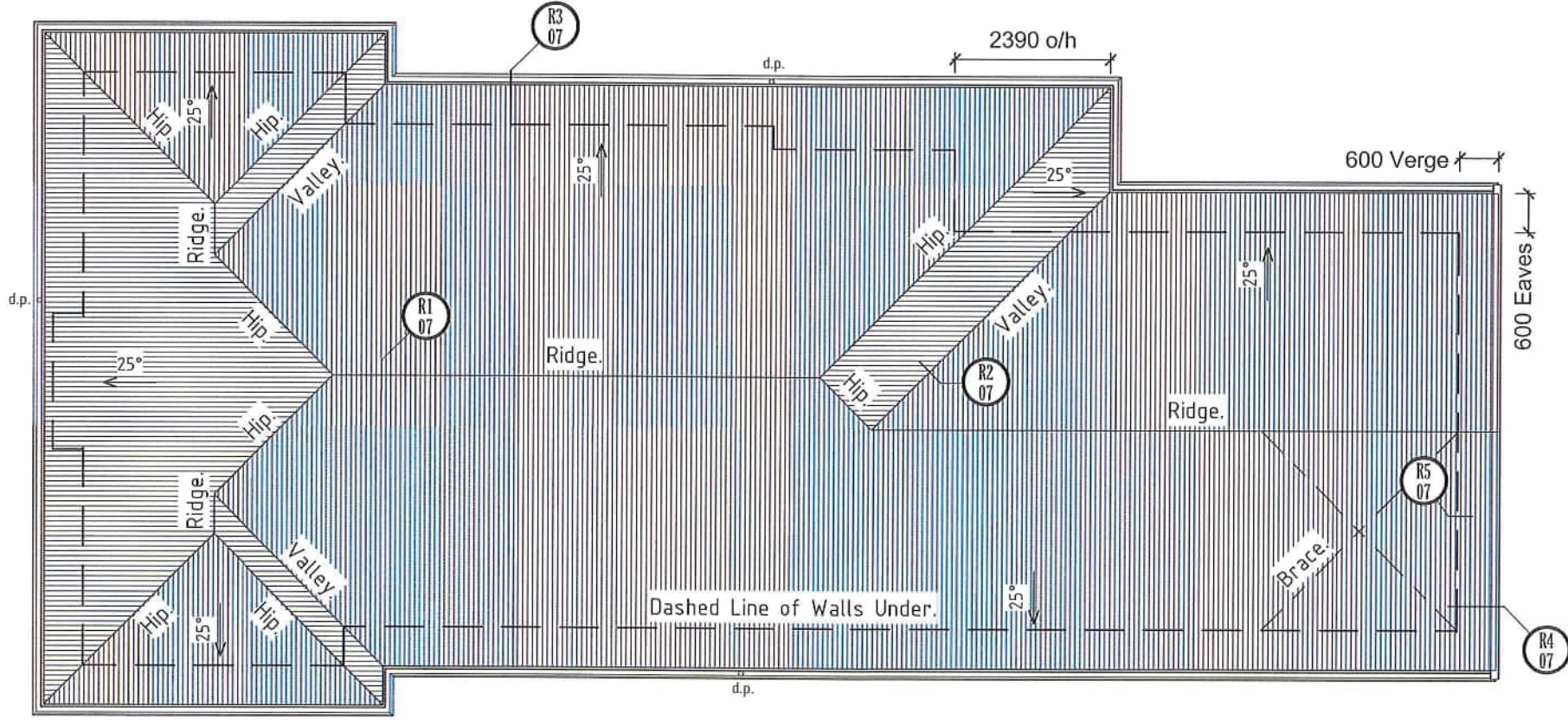
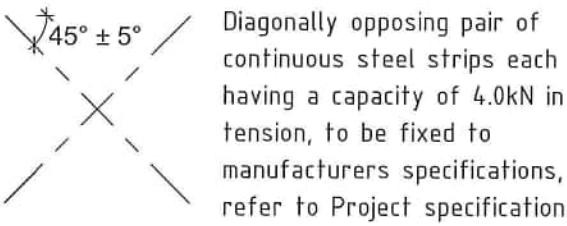


| DOWN PIPE SCHEDULE                                                                     |        |      |                    |
|----------------------------------------------------------------------------------------|--------|------|--------------------|
| PITCH                                                                                  | Prefix | Size | Max Area Served    |
| Allow for OG continuous spouting gutters with 5,800mm <sup>2</sup> cross section area. |        |      |                    |
| 25.00°                                                                                 | d.p.   | 80Ø  | 85 m <sup>2</sup>  |
| 25.00°                                                                                 | d.p.   | 80Ø  | 85 m <sup>2</sup>  |
| 25.00°                                                                                 | d.p.   | 80Ø  | 85 m <sup>2</sup>  |
| Total Roof Area Served                                                                 |        |      | 255 m <sup>2</sup> |

| ROOF AREA & BRACING SCHEDULE - Hip & Gable |                      |                      |            |                 |                |                            |                       |
|--------------------------------------------|----------------------|----------------------|------------|-----------------|----------------|----------------------------|-----------------------|
| PITCH                                      | SURFACE AREA         | PLAN AREA            | Light Roof | Braces Required | Hips & Valleys | Additional Braces Required | ROOF BRACING REQUIRED |
| 25°                                        | 216.7 m <sup>2</sup> | 196.4 m <sup>2</sup> | Yes        | 4               | 8              | 0                          | No                    |

Approved Building Consent Documents  
BC0176/20  
Ashburton District Council

### ROOF BRACING LEGEND.



**ROOF PLAN**  
Scale 1:100



|                                                                                             |  |                                                     |                                            |  |                                           |                                 |             |         |
|---------------------------------------------------------------------------------------------|--|-----------------------------------------------------|--------------------------------------------|--|-------------------------------------------|---------------------------------|-------------|---------|
| Project : PROPOSED NEW DWELLING for<br>Client : Anthony Hart<br>Address : 118 Johnston Road |  | JOB # :<br>118_Johnston<br>Drawn By :<br>LBP 113870 | Drw Name : ROOF PLAN<br>DATE :<br>JAN 2020 |  | NOTE : do not scale<br>from this drawing. | SCALE @ A3 Sht.<br>As indicated | Builder.    | Client. |
|                                                                                             |  |                                                     |                                            |  |                                           | REV #<br>A                      | DRW #<br>06 |         |