



HURUNUI

District Council

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IF CALLING ASK FOR
Simon Karipa

RC/000052

REF

27 March 2000

J T Robertson
c/- Connell Wagner
PO Box 329
Rangiora

DRAFT #2

for Bruce's
signature

AUTHOR'S COPY

Dear Sir/Madam

NOTICE OF DECISION RESOURCE CONSENT NO.000052

APPLICANT: J T Robertson

LOCATION: 182 Carters Road Amberley

LEGAL DESCRIPTION: Pt Lot 12 & Lot 13 DP 16650

PROPOSAL: Subdivision consent for 3 urban lots and land use consent for breach of the side yard setback with a concrete shed on proposed Lot 2

DECISION

PURSUANT TO SECTIONS 105 AND 108 OF THE RESOURCE MANAGEMENT ACT 1991, THE LAND USE APPLICATION HAS BEEN GRANTED WITH NO CONDITIONS AND THE SUBDIVISION APPLICATION HAS BEEN GRANTED UNDER DELEGATED AUTHORITY BY COUNCIL OFFICERS SUBJECT TO THE FOLLOWING CONDITIONS:

CONDITIONS OF CONSENT

- (1) THAT THE RIGHT-OF-WAY BE FORMED AND SEALED FROM THE CARTERS ROAD BOUNDARY TO THE FOLLOWING REQUIREMENTS:
 - I) THE FORMATION WIDTH SHALL BE A MINIMUM OF 3.5 METRES, TO ALLOW FOR A SEALED CARRIAGEWAY WIDTH OF 3.0 METRES.

REMEMBER TO FILL IN NOTIFICATION SHEET

- II) THE FORMATION SHALL EXTEND DOWN TO A SUITABLE SUBGRADE WHICH SHALL BE FREE OF ORGANIC MATERIAL. AS A MINIMUM REQUIREMENT THE FORMATION SHALL COMPRISE A 100MM COMPACTED LAYER OF SCREENED RIVER RUN SUB BASE (AP65), OVERLAID WITH A 100MM LAYER OF CRUSHED (CLAY STABILISED BASECOURSE) (AP40). WHICH SHALL BE COMPACTED TO A UNIFORMLY DENSE STABLE CONDITION WHICH DOES NOT WAVE OR CREEP UNDER ROLLING.
- III) THE CARRIAGEWAY SHALL BE OVERLAID WITH A COAT OF CHIP SEAL CONSISTING OF HOT BITUMEN SPRAYED AT A RATE OF 1.8 LITRES PER SQUARE METRE AND GRADE 4 STONE CHIP OR ALTERNATIVELY A 25 MILLIMETRE LAYER OF ASPHALTIC CONCRETE.
- IV) CONCRETE KERB AND CHANNEL SHALL BE PROVIDED ALONG ONE SIDE OF THE RIGHT OF WAY AND A TANALISED TIMBER BATTEN ON THE OTHER. STORMWATER SHALL BE PIPED FROM THE RIGHT OF WAY TO THE ROADSIDE KERB AND CHANNEL.

(2) THAT AN INDEPENDENT CONNECTION BE PROVIDED TO EACH NEW LOT ON THE PLAN OF SUBDIVISION BY CONNECTING TO THE AMBERLEY TOWNSHIP WATER SUPPLY

IN ACCORDANCE WITH NZS 4404 :1987 AND THE "HURUNUI DISTRICT COUNCIL WATER SUPPLY BY-LAW 1999". THE WATER LATERALS SHALL FINISH WITHIN TOBY BOXES SUPPLIED BY THE COUNCIL, AT THE CARTERS ROAD BOUNDARY

Notes

1. Water shall be supplied from the existing main located in Carters Road

(3) THAT A CAPITAL CONTRIBUTION OF \$1500 (BEING \$750 FOR EACH NEW LOT) TOWARDS THE UPGRADING OF THE WATER SCHEME HEADWORKS BE PAID TO THE COUNCIL *John. Paid ✓*

(4) THAT AN INDEPENDENT CONNECTION BE PROVIDED TO EACH NEW LOT ON THE PLAN OF SUBDIVISION BY CONNECTING TO THE AMBERLEY AND DISTRICTS SEWERAGE SCHEME, IN ACCORDANCE WITH NZS 4404:1981 AND "CHRISTCHURCH CITY COUNCIL CIVIL ENGINEERING CONSTRUCTION STANDARD SPECIFICATION (CSS) PART 3 1992 DRAINAGE". A SEWERAGE LATERAL SHALL BE LAID 1 METRE INSIDE EACH BOUNDARY OR TO THE HEAD OF THE R.O.W. SERVING LOTS 2 & 3

Notes:

1. The sewer reticulation required to service the subdivision shall gravitate towards the existing main located in Carters Road

The subdivider shall install all sewer reticulation to service each individual lot within the subdivision in accordance with the approved engineering plans and specifications.

paid ✓

(5) THAT A CAPITAL CONTRIBUTION OF \$540.00 TOWARDS THE UPGRADING OF THE SEWERAGE SCHEME HEADWORKS BE PAID FOR EACH NEW CONNECTION TO THE AMBERLEY AND DISTRICT SEWERAGE SCHEME

(6) THAT A RESERVES CONTRIBUTION OF \$1000.00 FOR EACH NEW ALLOTMENT BE PAID TO THE COUNCIL (IE \$1000)

(7) AUDIT INSPECTIONS WILL BE CARRIED OUT TO ENSURE THE WORK IS COMPLETED IN ACCORDANCE WITH THE APPROVED PLANS AND SPECIFICATIONS AND TO THE COUNCIL'S STANDARDS. THESE INSPECTIONS WILL BE UNDERTAKEN BY THE COUNCIL'S ENGINEERING STAFF FOR A FEE AS DEFINED IN THE COUNCIL'S SCHEDULE OF FEES AND CHARGES, PAYABLE BY THE SUBDIVIDER. THE SUBDIVIDER SHALL NOTIFY THE ENGINEERING ADMINISTRATION OFFICER AT LEAST ONE WORKING DAY PRIOR TO COMMENCING VARIOUS STAGES OF THE WORKS TO ENABLE AUDIT INSPECTIONS TO BE CARRIED OUT. THE MINIMUM LEVEL OF INSPECTION SHALL BE AS FOLLOWS;

RIGHT OF WAY

- FOLLOWING METALLING UP, PRIOR TO POURING OF KERB AND CHANNEL.
- FOLLOWING COMPACTION OF BASECOURSE PRIOR TO SEALING. THIS SURFACE MAY BE REQUIRED TO BE TESTED WITH A BENKELMAN BEAM AND THE RESULTS SUBMITTED TO COUNCIL FOR APPROVAL.

REASONS FOR DECISION

District Plan

The subdivision proposal was treated as a discretionary (restricted) activity by virtue of being a multi-lot subdivision under Rule A3.4(a)(ii). The land use proposal was treated as a discretionary (unrestricted) activity by virtue of breaching the side yard setback on proposed Lot 2 thereby contravening Rule B1.2(a).

Effects

With regard to the subdivision, Council Officers considered that there were few adverse effects arising out of the proposal. There were a number of possible building sites available for dwellings though it seems that Lot 2 is to be retained by the owner for a workshop. All allotments have access to the road and it was considered that the subdivision was an efficient use of the land. Amenity values were seen as not being adversely affected as any new dwellings will not be visible from the road.

With regard to the landuse proposal Council Offices considered the effects to be less than minimal as the breach of the setback was minor and that any adverse effects that could be said to be arising out of this breach was mitigated by the fact that it occurs on a rear section.

Objectives and Policies

In assessing the subdivision proposal Council Officers were restricted in their discretion to those specific criteria laid down in Rules C1.2.3(a) & (c) and had particular regard to Policies 12.2, 12.3 and 12.10. Council Officers were satisfied that the proposal satisfied these criteria and that the proposal was in general accordance with these policies.

In assessing the land use proposal, Council Officers had regard to Policy 10.5 and concluded that the breach of the setback was extremely minor and would not frustrate the policies of the Proposed Hurunui District Plan.

Part II

Section 5 requires the promotion of the sustainable management of natural and physical resources. This means ensuring that the use and development of physical resources is managed in such a way as to enable people to provide for their social and economic wellbeing while meeting the reasonable foreseeable needs of future generations and avoiding, remedying or mitigating the adverse effects of the proposal on the environment.

Officers considered that the proposal would continue to promote the sustainable management of natural and physical resources.

NOTIFICATION

Pursuant to section 94(2)(a) and (b) of the Resource Management Act, the application has been processed as a non-notified application on the basis the effects on the environment of allowing the activity are concluded as minor and Council Officers considered that there were no persons adversely affected by the proposal.

INFORMATION

This decision has been made under the authority delegated to staff by Council. You are advised that you have the right of objection to the consent authority pursuant to section 357 of the Resource Management Act 1991, in respect of the above decision, within 15 working days of the receipt of this decision. Should you wish to object to this decision please advise in writing to this office setting out the reasons for the objections and enclosing a fee of \$350.00, within the above time.

The applicant is further advised, pursuant to section 125 of the Resource Management Act 1991, that this consent will lapse on the expiry of two years after the date of commencement of the consent unless the consent is given effect to within that period.

Yours faithfully

Simon Karipa
CONSENTS PLANNER