



CDL LAND NEW ZEALAND LIMITED



Prestons South Stage 1 Show Home Village and Sales Office

Living G (Prestons) Zone

Resource Consent Application to the
Christchurch City Council

March 2015



CDL Land New Zealand Limited

Prestons South Stage 1

Show Home Village and Sales Office

Living G (Prestons) Zone

Christchurch

Prepared by:

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Reviewed by:

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RMG Ltd

March 2015

Approved for Release by

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CDL Land New Zealand Limited

Status: FINAL



Resource Management Group Ltd

Resource and Environmental Management Consultants

**APPLICATION FOR RESOURCE CONSENT UNDER SECTION 9
OF THE RESOURCE MANAGEMENT ACT 1991**

TO: CHRISTCHURCH CITY COUNCIL

1. CDL Land New Zealand Limited apply for the land use consent described below.

2. A description of the activity to which the application relates is:

The construction of up to nine residential dwellings, complying with bulk and location standards, for use as show homes as part of the Prestons South Stage 1 development for a period of up to ten years, with one of these residential dwellings to be used as a sales office. The proposal includes associated show home signage.

The application is more fully described in the "Assessment of Effects" and plans attached to and forming part of this resource consent application.

3. The legal descriptions and names of the owners of land to which the application relates are as follows:

Owner: CDL Land New Zealand Limited

Address: 432 Prestons Road, Christchurch

Legal description: Proposed allotments 1 through 9 (being a subdivision of CB9K/366)

Total site area: 4,305m² more or less

The Composite Computer Register forms **Appendix One**.

4. The location of the proposed activity is as follows:

Proposed allotments 1 through 9 of approved subdivision **RMA92023244**. The extent of the application site is shown on the plans in **Appendix Two**.

5. No other RMA consents are required in relation to the activity.

6. In accordance with the Fourth Schedule of the Resource Management Act 1991, please find attached an assessment of environmental effects in the detail that corresponds with the scale and significance of the effects that the proposed activity may have on the environment.

7. The lodgement fee should be invoiced directly to the applicant at the below address for billing.



RMA92029102

Approved Resource Consent
Document

11/05/2015

Rhedyn Law
Consultant Planner
Resource Management Group Limited
On behalf of **CDL Land New Zealand Limited**
March 2015

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Attention: Jason Adams

COUNCIL CHARGES: Resource Management Group accepts no liability for any Council costs or charges. All such invoices are to be sent to the Applicant's address for billing.



11/05/2015

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ANNEXURE: ASSESSMENT OF EFFECTS ON THE ENVIRONMENT (CONTAINING THE FOLLOWING APPENDICES)

Appendix One: Composite computer register

Appendix Two: Application Site Plans

Appendix Three: Compliance Table

1 INTRODUCTION

- 1.1. This assessment is provided in accordance with the requirements of Section 9 and the fourth schedule of the Resource Management Act 1991 ("the RMA"). It is in support of an application for the construction of up to nine residential dwellings that will be used as show homes for a period of up to ten years. One of the show homes is likely to serve as a sales office. The proposal also includes signage associated with the operation of the show homes and sales office.
- 1.2. On October 2011, the Council adopted the recommendation of the PC30 Hearings Commissioners to approve Plan Change 30 (PC30) to the operative Christchurch City Plan (the City Plan). The Canterbury Earthquake Recovery Authority (CERA) then incorporated PC30 into the City Plan pursuant to s27 CER Act on 1 November 2011.
- 1.3. Subsequently CDL Land New Zealand Limited (CDL) has obtained various subdivision, land use and regional consents as part of the wider Prestons Development (in conjunction with other parties). Prestons South, Stage 1 (south of Prestons Road) is consented via the subdivision consent RMA92023244 (granted 28 August 2013). The subdivision incorporates 200 residential allotments with associated reserves/parks/recreational facilities and an urban centre/neighbourhood village.
- 1.4. The earthworks for Prestons South Stage 1 (Stage 1) are near completion and titles will be sought over the following months. As part of the overall marketing of the subdivision, as well as for housing companies, it is proposed to enable the construction of up to nine residential dwellings that will be used as show homes and an associated sales office for a limited period. The presence of show homes associated with subdivision of the scale of Prestons is not uncommon.
- 1.5. This report concludes that consent is able to be granted to this project under the Christchurch City Plan ("the City Plan").

2 THE EXISTING SITE AND ENVIRONMENT

- 2.1 The Prestons development is located in the north eastern corner of Christchurch. The total Living G (Prestons) Zone comprises approximately 205ha, bound by Mairehau Road to the south and Lower Styx Road to the north.
- 2.2 Rural land adjoins the site to the west with Marshland Road being located further west. The Waitikiri Golf Course and existing residential development adjoins the Prestons Living G zone in general to the east.
- 2.3 The Prestons South Stage 1 subdivision, for which resource consent was granted in August 2013 is currently being developed by CDL. This application applies to lots created as a part of this subdivision, and is a component of the ongoing development of the overall site.
- 2.4 The application site is located at 432 Prestons Road, Christchurch, with the application applying to proposed allotment 1 through 9 (being a subdivision of CB9K/366) of the Prestons South Stage 1 development. The area of land subject to this application is zoned *Living G (Prestons)* under the Christchurch City Plan. The composite computer register forms **Appendix One**.
- 2.5 The 9 allotments range in size from 470m² to 495m² and are identified as residential density B. The parent site has a land area of 4,305m².
- 2.6 These allotments are located approximately 120 metres south of Prestons Road along the new road connections associated with the Stage 1 subdivision, as illustrated in **Appendix Two**.

3 DESCRIPTION OF PROPOSED ACTIVITY

General

- 3.1 The application proposes to erect 9 residential units which are compliant with the bulk and location requirements of the Christchurch City Plan in the Living G (Prestons) Zone. Consent is sought to utilise the units as show homes to assist with the marketing of the Stage 1 subdivision, with the potential for one show home to act as a sales office for the subdivision.
- 3.2 The marketing of the development will be for a limited period and consent is sought up to a maximum of 10 years from the establishment of the show home activity. Following this period, the show homes will be retained on each site and sold as residential units.
- 3.3 It is proposed to erect an identification sign for each of the allotments. The proposed signs will be no greater than 1m².
- 3.4 The allotments subject to this global consent are illustrated in **Appendix Two**.

Operational Characteristics

- 3.5 The show homes and sales office will be available for viewing by prospective purchasers between the hours of 9:00am until 5:00pm, seven days a week.
- 3.6 Typically show homes of this nature attract between 5-10 visitors a day over the weekends, with considerably fewer visits during the week. Weekend visits are predominantly between 12 noon and 4pm and are undertaken on a mix of appointment and casual drop in basis. A sales office associated with the show homes is anticipated to attract a similar number of visitors over the same hours, being between 5-10 visitors a day between the hours of 9:00am and 5:00pm, with considerably fewer visits during the week.
- 3.7 The anticipated maximum of 10 visitors per day would result in a total of 20 vehicle trips per day. Even if demand was such that at the initial stage there more visitors than typically anticipated at approximately 10-20 visitors per day, a maximum of 40 vehicle trips per day would result.
- 3.8 No staff or persons will live in the show homes, and no more than 2 full time staff will be employed on each site at any one time, including the sales office.
- 3.9 It is common for the garage to be used as an office (or another room of the house). However, this will be at the discretion of the individual builders who may choose to have their office off-site. All visitors will be required to park off-site on the street, with on-site spaces being reserved for staff.

Note on Extent of Operations

- 3.10 It should also be noted that the operational characteristics of the show homes (as outlined above) represent absolute maximums and a worst case scenario/envelope. For example:
- a) the number of houses used for show homes that is being applied for is an absolute maximum, as it is dependent on the developer being able to occupy them. It is hoped that a number of different builders will each build at least one home to be used as a show home
 - b) the use of one of the show homes as a sales office is a precautionary measure, and there is no guarantee that this will occur
 - c) the number of days and the hours that the show homes operate may vary from company to company. Therefore, and to provide a degree of flexibility that avoids subsequent alterations to this application / eventual consent, the application will be for a 7 day a week operation between 9am and 5pm.
- 3.11 The above points underpin the assessment of effects that is provided in Section 6 of this application.

4 DISTRICT PLAN COMPLIANCE ASSESSMENT

- 4.1 The Christchurch City Plan ('the City Plan') was made operative on 21 November 2005. Plan Change 30, which rezoned this land to Living G (Prestons) was adopted in October 2011. There are no outstanding variations or appeals to the City Plan that are relevant to the application. There is no other district, national or regional plans applicable to the application. For that reason, the application need only be assessed under the provisions of the City Plan.

Compliance assessment

- 4.2 The proposal complies with all the relevant standards of the City Plan with the exception of the following rules:

Rule 2-10.3.1: Scale of Activity – other activities

(a) *The maximum gross floor area of buildings plus the area of any outdoor storage, used for activities other than residential activities, shall be 40m²*

(b) *No more than one full-time equivalent person, who permanently resides elsewhere than on the site may be employed in undertaking any activity on the site*

- 4.3 As the show homes are intended to become residential dwellings after a maximum of 10 years of operation, all have been designed to comply with residential activity standards. Given the nature of the show homes it is not possible to comply with the maximum gross floor area of 40m². Each show home will vary in size, but will be somewhere in the range of 100m²-250m² in area. This is a Discretionary Activity.

Rule 2-10.3.4: Traffic generation – other activities

- *Maximum number of vehicle trips for sites with access to a non-local road per site shall be:*
 - *4 heavy vehicles per week; and*
 - *50 other vehicles per day.*

- 4.4 Each show home, including the sales office, is anticipated to generate approximately 5-10 visitors per day. As prospective purchasers are likely to come to the area to look at more than one show home, the number of vehicle movements would be less than the number of visitors. It is expected that averaged over the show home area, each show home would generate in the order of 20 vehicle movements per day, which equates to 180 vehicle movements for the whole show home village. However, assessed individually, each show home complies.

Rule 2-10.3.7: Residential coherence – other activities

- *At least one person engaged in the activity shall reside permanently on the site*

4.5 All show home staff will reside off the site. This is a Discretionary Activity.

Rule 2-10.4.7: Retailing

- *Retail activities shall be limited to the sale of goods grown or produced on site*

4.6 The show home activity will not be for this purpose. This is a Non-Complying Activity.

Rule 10-3.4.1 Area and Number

- *The maximum total area of outdoor advertisements on any site shall be 0.50²*

4.7 Each show home will require signage to advertise the activity. It is proposed that each show home will erect a sign of not more than 1m² in area. This is a Discretionary Activity.

Rule 13- 2.2.1, 2.2.2, 2.2.4 and 2.2.5 Parking and Loading

- *For any activity the owner, occupier or developer shall make provision for vehicle parking, for use by staff and visitors, in accordance with:*
 - *Residential activity - Requires 2 spaces per residential unit, including 1 garageable space for residential activities.*
 - *Retail activity - Requires 4 spaces per 100m² for visitors and 0.5 spaces per 100m² for staff.*
- *Any space required for off-street parking or loading other than for residential activity shall be available for staff and visitors during the hours of operation*
- *All required staff car parking spaces shall be permanently marked and signed for the exclusive use of staff employed on the site.*
- *All required parking areas shall include spaces for people with disabilities provided at the rate of 1 for up to 10 spaces provided*

4.8 The proposal will not comply with these various aspects of the parking and loading rules, because the sites are being designed with the intention of use for residential purposes after the show home activity ceases. It is therefore not practical or appropriate to provide the required number of car parks for each show home activity. This is a Discretionary Activity.

Overall compliance assessment

4.9 Overall the proposal has been assessed as a **Non-Complying** activity due to the show home and sales office activity being classed as a retailing activity, which is not selling goods produced or grown on the site (refer to Compliance table in Appendix Three).

5 STATUTORY CONSIDERATIONS

Duties and Restrictions under the RMA

- 5.1 Sections 9 to 23 of the RMA set out the duties and restrictions relating to activities in terms of consenting authorities. These sections provide the basis for which consent in this application is sought. Of relevance to this proposal is Section 9 (restrictions on use of land).
- 5.2 Section 9 of the RMA sets out that any use of land may not proceed in a manner that contravenes a:
- *national environmental standard;*
 - *regional rule; or*
 - *district rule.*

unless expressly allowed by a resource consent or by Sections 10, 10A or 20A of the RMA.

- 5.3 The proposed activity is not allowed by any national environmental standard or other regulations and, as outlined above, it does not meet a number of standards in the City Plan. The proposal requires resource consent and shall be assessed in accordance with the following provisions of the RMA.

Consideration of Application

- 5.4 Section 104(1) of the RMA sets out the matters which must be considered by a consent authority in considering applications for resource consent. It is considered that in this instance, regard shall be had to:
- *any actual and potential effects of allowing the activity (section 104(1)(a));*
 - *any relevant objectives, policies, rules, or other provisions of a national environmental standard, other regulations, a national policy statement, a New Zealand coastal policy statement, a regional policy statement or proposed regional policy statement, a plan or proposed plan (section 104(1)(b)); and*
 - *any other relevant matters reasonably necessary to determine the application (section 104(1)(c)).*

- 5.5 Section 104D is the relevant statute for a consent authority when assessing a non-complying activity. In respect to the current application, Section 104D states:

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 objective and policies of the relevant plan.*

- 5.6 Should consent be granted, the Consent Authority may impose conditions under Section 108.
- 5.7 The assessment of the actual and potential effects is set out below in section 6, and an assessment of relevant Objectives and Policies follows in section 7.

6 ASSESSMENT OF ENVIRONMENTAL EFFECTS

Overview

- 6.1 The proposal is a non-complying activity and therefore it is necessary to take into account all actual and potential effects of the activity. It is considered that the actual and potential effects of the activity requiring assessment relate to the following:
- Visual Impacts/ Noise / Residential Amenity
 - Traffic Generation and Parking
- 6.2 In summary, it is considered that any actual or potential effects on the environment will not be any more than minor. The following assessment provides the rationale for this conclusion.

Visual Impacts/Noise/Residential Amenity

Visual Impact

- 6.3 The purpose of the show home village is to market the residential sites for Stage 1 of the Prestons South development. It is therefore in the interests of the developer to ensure that all sites will contain high amenity values. All sites will be landscaped in accordance with City Plan requirements to a high standard.
- 6.4 It is intended that the proposed dwellings will comply with all bulk and location requirements under the Christchurch City Plan. If this is not the case resource consent will be applied for as a separate application for each non-complying allotment.
- 6.5 The only distinctive visual difference between the proposed development and a complying development is the inclusion of signage. The signage does not represent a significant departure from the development standards, and complies in all aspects except for size. As the proposal is for a cluster of show homes, the area will have its own unique amenity values for the period the show homes are operational, and the signs will not compromise this amenity. The signage is also temporary, and the visual effects of the signage will be immediately reversed when the show home activities cease.

Noise

- 6.6 Given the nature of the proposed activity it is assumed the show homes will comply with the relevant noise standards in the City Plan - Notwithstanding that compliance, the following is noted:
- The noise levels generated by the proposed show home village are considered to be in general accordance with the noise generated by a 'typical' residential activity.
 - The show homes and sales office will only be open for viewing by prospective purchasers between the hours of 9:00am until 5:00pm, seven days a week. This coincides with the less stringent daytime noise standards as opposed to the more restrictive night-time standards.

- 6.7 Furthermore, each show home (including the sales office) is likely to only attract 5-10 visitors per day. As such, it is anticipated that the proposal will easily comply with the noise standards for the Living G (Prestons) Zone.
- 6.8 For these reasons, it is considered that any adverse noise effects will be negligible

Residential Amenity

- 6.9 The show homes and sales office will be utilised for a limited period of up to a maximum of 10 years and following marketing of Stage 1 the units will be disposed of as residential dwellings. For all intents and purposes the character of the area will be a residential one – not only in terms of built form but also in terms of the perceived activity. In other words the show homes will look like domestic dwellings and the low level of activity associated with the show homes will not be of a scale, intensity or character that would explicitly distinguish them from regular residential comings and goings associated with domestic use of dwellings.
- 6.10 Further to the above, and given the temporary duration of the consent sought, the proposal will not result in any long term effects on the residential amenity or character of the area.

Summary

- 6.11 The development will be in keeping with the density of development anticipated within the Living G (Prestons) Zone and a high level of landscaping will ensure that a high level of amenity will be maintained.
- 6.12 Overall, any visual, noise and/or amenity effects of the proposal will be no more than minor.

Traffic Generation and Parking

Traffic Generation

- 6.13 Access to the properties will be from newly constructed roads as part of the Stage 1 Prestons subdivision. These roads extend off Prestons Road and the road which serves the show home area is classified as “primary” in the Master Plan for the development, which is the equivalent of a collector road under the City Plan.
- 6.14 The maximum number of traffic movements permitted for non-residential activities on collector roads is 100 movements per day. The number of vehicle movements each show home will generate will vary from very few on weekdays to approximately 20 per weekend day per show home when the show home village is busiest. Each individual show home will therefore comply with the vehicle movements for a collector road site.
- 6.15 Access is gained off Prestons Road via the new subdivision roading network. This road network will be appropriately designed and will easily accommodate any additional traffic movements that may result from the show home village.
- 6.16 While vehicle movements will exceed those anticipated for a residential activity, these will not be to a level that would cause disturbance to adjoining properties, as outlined above, the roads servicing the show homes are internal to the subdivision.
- 6.17 For those reasons, any actual or potential adverse environmental effects associated with residential density will be insignificant.

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Parking

- 6.18 For commercial (retail) activities the following parking requirements apply:
- 4 parking spaces are required per 100m² of gross floor area for visitors; plus
 - 0.5 parking space per 100m² for staff.
- 6.19 Compliance with parking provisions for a 'commercial' activity will not be achieved. However, the show homes and associated sales office activity are not a true 'commercial activity' in the sense anticipated by the Plan rules, and it is unlikely that more than one visitor vehicle will be at the site at any one site at a time, or more than one staff member showing them around. As such it is considered that the on-site staff parking and available on-street spaces for visitors will provide adequate parking.
- 6.20 While the proposal is likely to result in some roadside parking, it should be noted that the newly constructed roads are internal to the subdivision and there will be no demand for road side parking other than for use by visitors to the show homes. As such, the proposal will not result in adverse effects as a result of this temporary increase in roadside parking.
- 6.21 The proposal will also not comply with a number of parking layout requirements, such as not marking staff car parks for staff use and not providing clearly marked disability parks. These parking layout requirements, if adhered to, would detract from the residential amenity of the area and would therefore generate more adverse effects than they would serve to negate. It is considered that the car parking layout requirements are not appropriate for the nature of the development, and the parking needs of the show homes and sales office will be met by on street parking in the vicinity.
- 6.22 Overall, any effects associated with a small number of vehicles parking on the street, and minor non-compliances with parking layout standards are considered to be negligible.

Summary of Transportation Effects

- 6.23 For the above reasons, it is considered that sufficient parking will be provided to service both visitors and employees. Each individual site will generate only a fifth of the permitted vehicle movements, and therefore any effects resulting from this non-compliance will be less than minor.

Overall conclusion on effects

- 6.24 On the basis of the above assessment, the effects of the proposal on the environment are considered to be no more than minor in terms of the RMA.

7 POLICY ASSESSMENT

- 7.1 In the following section the proposal is assessed in relation to the relevant policy framework of the Christchurch City Plan ('the City Plan').

Section 7- Transport

Objective 7.6 Off street parking and loading- Sufficient and accessible off-street parking and loading facilities meeting the normal anticipated demands for each activity, while minimising the adverse effects of such facilities on the safety and efficiency of the transport system.

Policy 7.6.1 Parking requirements- To set minimum parking requirements for each activity and location based on parking demand for each land use, while not necessarily accommodating peak requirements.

- 7.2 The above objectives and policies seek to ensure that development does not result in adverse effects on the functioning of the road network. The above assessment concludes that the proposal will not result in adverse effects on the functioning of the road network. The proposal will not generate a high volume of traffic, and the on street parking available in the area will be sufficient to accommodate anticipated traffic to the show home village. Any effects of the proposal on the efficient and safe operation of the City's transport network will be less than minor and in general accordance with those anticipated in this location.

Section 11 – Living

Objective 11.3 Non-residential activities- Non-residential activities located within living areas which meet community needs, and are consistent with maintaining a high standard of amenity in living areas.

- 7.3 While show homes and associated sales office are not specifically provided for in a Living Zone, the Plan does provide for activities to locate in a zone where it can be demonstrated that they are compatible with the character, quality of the environment and amenity values of that zone. The assessment of effects above has demonstrated that the proposal achieves this.
- 7.4 There are no policies which particularly relate to the above objective in relation to the proposal, however the show home village will serve an important community function by setting a high standard of residential buildings in the new subdivision. The presence of show homes in new subdivision areas is not unexpected and provides an important function, by ensuring that uptake of sections is quick, therefore minimising the period of time that the residential area is subject to construction effects.

Conclusion on Objectives and Policies

- 7.5 For the reasons outlined above the proposal will not be contrary to the relevant objectives and policies under the Christchurch City Plan. Overall it is considered that the proposal is consistent with the City Plan policy framework.

8 104D THRESHOLD TEST

- 8.1 A consent authority may only grant an application for a non-complying activity if it is satisfied that:
- the adverse effects of the activity on the environment will be minor; **OR**
 - the application is for an activity that will not be contrary to the objectives and policies of the relevant plan.
- 8.2 Based on the above assessment of environmental effects (section 6) and the relevant objectives and policies (section 7):
- any environmental effects will be no more than minor; and
 - the proposal will not be contrary to the relevant objectives and policies.
- 8.3 It is considered that the proposal satisfies both legs of the s.104D test and the consent authority may consider granting the application.

9 PART 2 MATTERS

- 9.1 The purpose of the RMA under Section 5 is to promote the sustainable management of natural and physical resources. Sustainable management involves managing the use, development and protection of these resources in order to enable people and communities to provide for their social, economic and cultural well-being and for their health and safety, while –
- sustaining the potential of natural and physical resources to meet the reasonably foreseeable needs of future generations;
 - safeguarding the life supporting capacity of air, water, soil and ecosystems; and
 - avoiding, remedying, or mitigating any adverse effects of activities on the environment.
- 9.2 No matters of national importance in Section 6 of the RMA are applicable to the application.
- 9.3 In terms of Section 7, the following matters are relevant:
- the efficient use and development of natural and physical resources;
 - the maintenance and enhancement of amenity values; and
 - maintenance and enhancement of the quality of the environment.
- 9.4 Show homes are an efficient use and development of the site and are in scale with the level of development anticipated. Based on the design features of the proposal, the existing amenity values will be retained while maintaining the quality of the environment.
- 9.5 On balance, it is considered that the proposal is consistent with the purpose and principles of the RMA and the application is in order for approval.

10 CONCLUSION

- 10.1 CDL is proposing to develop 9 residential sites as part of the Stage 1 subdivision, being Lots 1-9
- 10.2 Although the proposal is a non-complying activity, any effects on the environment (either individually or collectively) will be no more than minor, especially in context of the residential character of the receiving environment.
- 10.3 An assessment under Part 2 of the RMA considering its purpose and principles has found that the proposal is consistent with the enabling provisions of the RMA while ensuring that sustainable management is upheld.
- 10.4 Based on the above, the application is able to be granted.

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APPENDIX ONE



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APPENDIX TWO

NATURE	INSTRUMENT	DOMINANT TENEMENT
RIGHT OF WAY IN GROSS	DP 3030	TELECOM NZ LTD
RIGHT TO DRAIN WATER	3030	CCC
RIGHT OF WAY IN GROSS	3030	X

ADDITIONAL EASEMENTS MAY BE REQUIRED TO PROTECT SERVICES.

LEGEND

- PROPOSED STAGING BOUNDARIES
- PROPOSED GREEN ROADS
- PROPOSED RECREATION & WALKWAY RESERVES
- PROPOSED RESERVES FOR STORMWATER PURPOSES
- PROPOSED ALLOTMENTS FOR COMMERCIAL PURPOSES
- PROPOSED ALLOTMENTS FOR FURTHER INTENSIVE RESIDENTIAL DEVELOPMENT
- PROPOSED RESIDENTIAL ALLOTMENTS 450-500m²
- PROPOSED RESIDENTIAL ALLOTMENTS 600-650m²
- PROPOSED RESIDENTIAL ALLOTMENTS 800m² & OVER

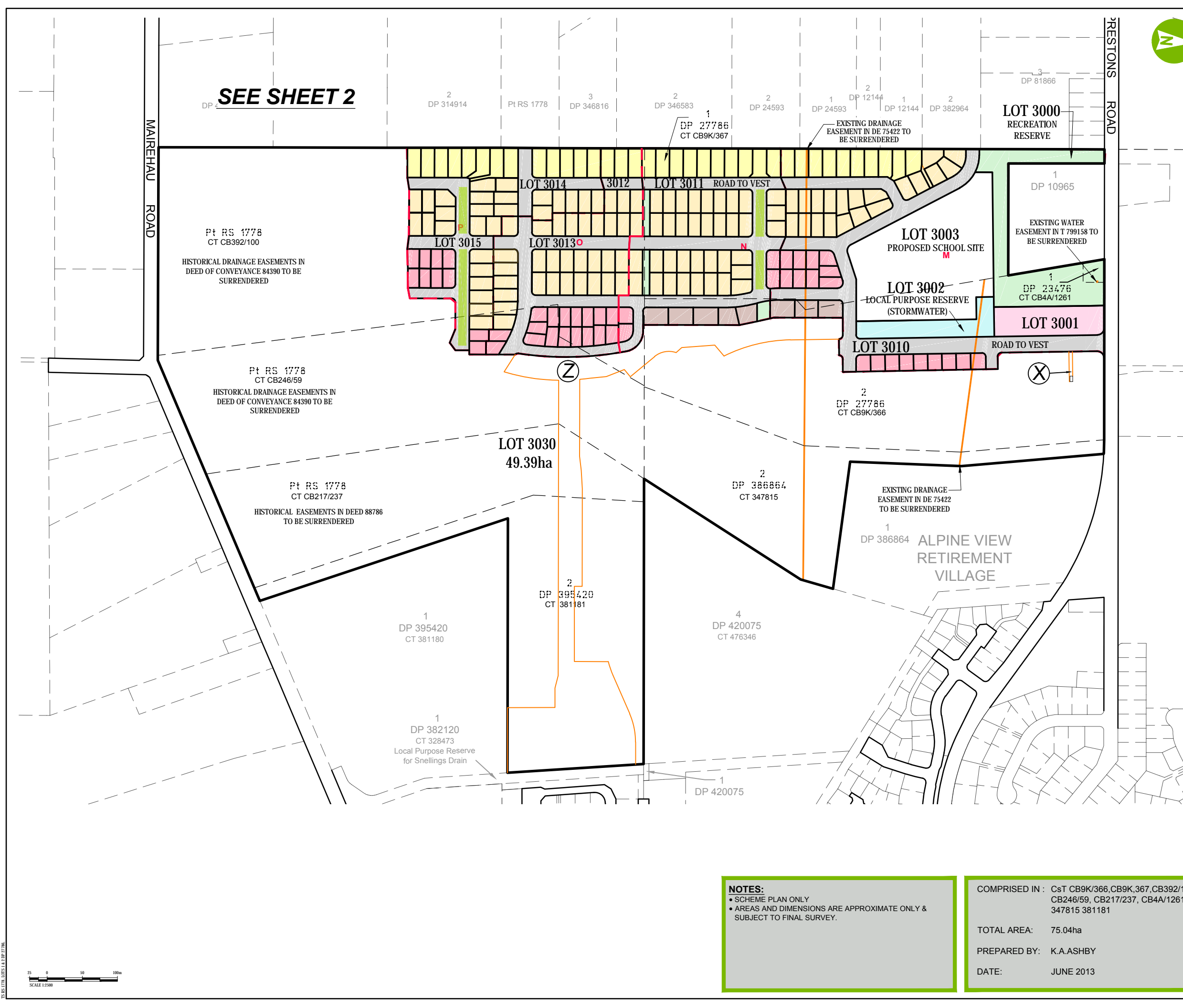


REV	DATE	REVISION DETAILS	APPROVED
A	07/06/13	ISSUE FOR CONSENT VARIATION	KA

PROJECT
PRESTONS SOUTH

TITLE
PROPOSED SUBDIVISION OF
PTS RS 1778, LOTS 1 & 2 DP 27786,
LOT 2 DP 395420, LOT 2 DP 386864,
& LOT 1 DP 23476

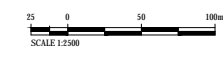
DRAWN R DAWSON	DESIGNED K ASHBY	FOR CONSENT
CHECKED A GREIG	APPROVED	PROJECT No. 223488
APPROVED K.A.Ashby	DATE 06/06/13	SCALE 1:2500
K ASHBY		DRAWING No. SU-MP-S1-SP-01.1
		SIZE A1
		REV A



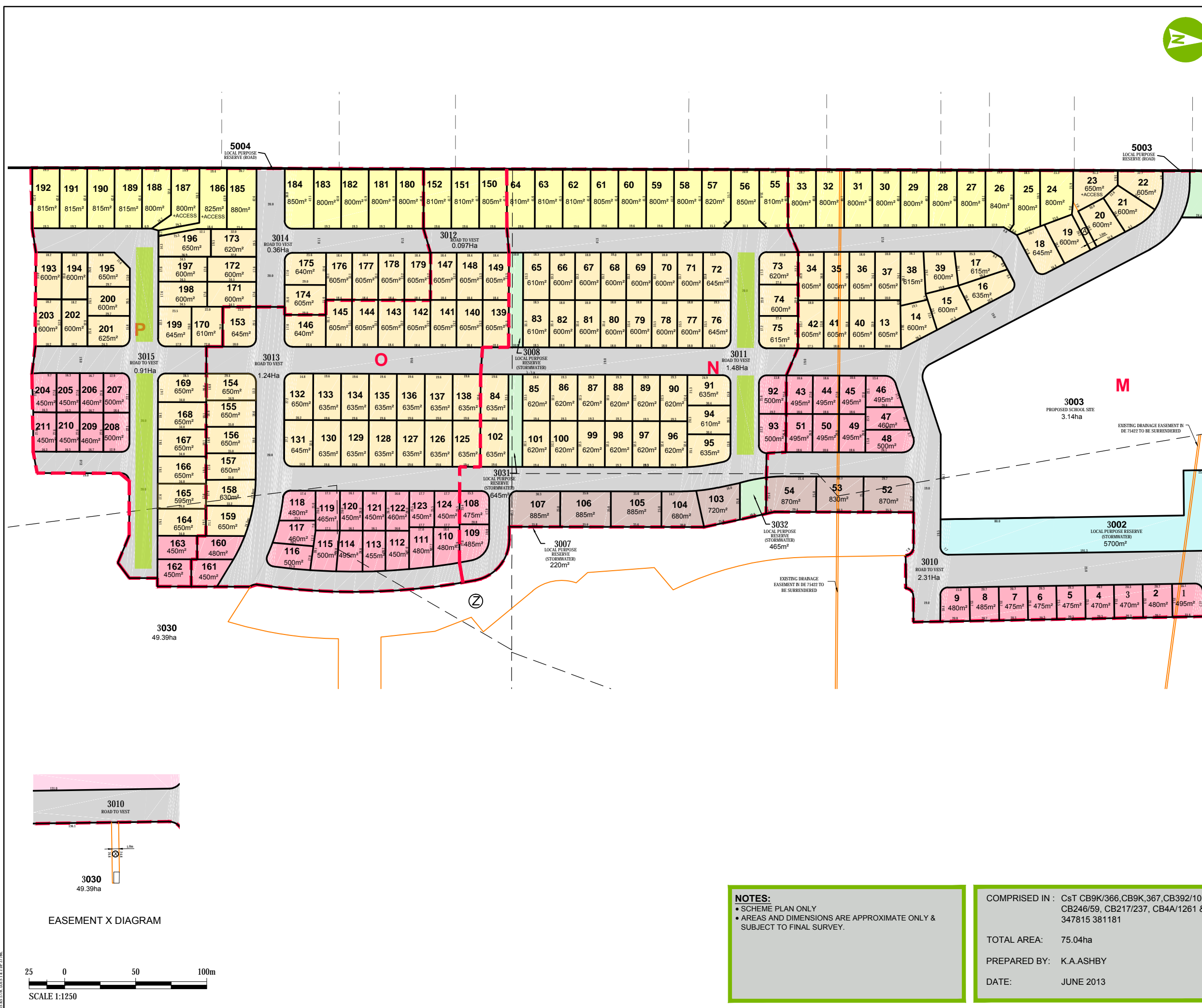
SEE SHEET 2

NOTES:
 • SCHEME PLAN ONLY
 • AREAS AND DIMENSIONS ARE APPROXIMATE ONLY & SUBJECT TO FINAL SURVEY.

COMPRISED IN : CsT CB9K/366, CB9K,367, CB392/100, CB246/59, CB217/237, CB4A/1261 & 347815 381181
 TOTAL AREA: 75.04ha
 PREPARED BY: K.A.ASHBY
 DATE: JUNE 2013



DATE PUBLISHED: 14/06/2013



- LEGEND**
- PROPOSED STAGING BOUNDARIES
 - PROPOSED GREEN ROADS
 - PROPOSED RECREATION & WALKWAY RESERVES
 - PROPOSED RESERVES FOR STORMWATER PURPOSES
 - PROPOSED ALLOTMENTS FOR COMMERCIAL PURPOSES
 - PROPOSED ALLOTMENTS FOR FURTHER INTENSIVE RESIDENTIAL DEVELOPMENT
 - PROPOSED RESIDENTIAL ALLOTMENTS 450-500m²
 - PROPOSED RESIDENTIAL ALLOTMENTS 600-650m²
 - PROPOSED RESIDENTIAL ALLOTMENTS 800m² & OVER

SHEET 2



REV	DATE	REVISION DETAILS	APPROVED
A	07/06/13	ISSUE FOR CONSENT VARIATION	KA

PROJECT
PRESTONS SOUTH

TITLE
**PROPOSED SUBDIVISION OF
PTS RS 1778, LOTS 1 & 2 DP 27786,
LOT 2 DP 395420, LOT 2 DP 386864,
& LOT 1 DP 23476**

DRAWN R DAWSON	DESIGNED K ASHBY	FOR CONSENT NOT FOR CONSTRUCTION
CHECKED A GREIG	APPROVED	PROJECT No. 223488
K.A.Ashby	DATE 06/06/13	SCALE 1:1250
K ASHBY		DRAWING No. SU-MP-S1-SP-01.2
		SIZE A1
		REV A

NOTES:

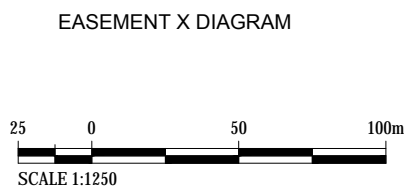
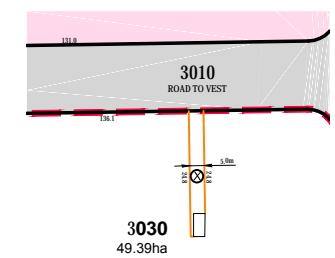
- SCHEME PLAN ONLY
- AREAS AND DIMENSIONS ARE APPROXIMATE ONLY & SUBJECT TO FINAL SURVEY.

COMPRISED IN : CsT CB9K/366, CB9K, 367, CB392/100, CB246/59, CB217/237, CB4A/1261 & 347815 381181

TOTAL AREA: 75.04ha

PREPARED BY: K.A.ASHBY

DATE: JUNE 2013



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RMA92029102

Approved Resource Consent
Document

11/05/2015

APPENDIX THREE

CITY PLAN COMPLIANCE ASSESSMENT TABLE

PRESTONS ROAD LIMITED – SHOW HOMES

Christchurch City Plan – Living G (Prestons)	
Volume 3 – Part 2 – Living G (Prestons)	
Rule	Compliance
Development Standards	
10.2.1 Residential site density	Complies – Show homes will be designed so that they comply with this standard
10.2.1A Development Plan - residential activities	Complies – Subdivision has been designed to comply with the Living G (Prestons) Layer diagrams
10.2.2 Open space - residential and other activities	Complies - Show homes will be designed so that they comply with this standard
10.2.3 Building height - residential and other activities	Complies - Show homes will be designed so that they comply with this standard
10.2.4 Sunlight and outlook for neighbours - residential and other activities	Complies - Show homes will be designed so that they comply with this standard
10.2.5 Street scene - residential and other activities	Complies - Show homes will be designed so that they comply with this standard
10.2.6 Separation from neighbours - residential and other activities	Complies - Show homes will be designed so that they comply with this standard
10.2.7 Continuous building length - ridgelines and parapets - residential and other activities	Complies - Show homes will be designed so that they comply with this standard
10.2.8 Continuous building length - exterior walls - residential and other activities	Complies - Show homes will be designed so that they comply with this standard
10.2.9 Outdoor living space - residential activities	Complies - Show homes will be designed so that they comply with this standard
10.2.10 Family flats - residential activities	N/A – Show homes will not have family flats.
10.2.11 Screening from neighbours - other activities Requires either a fence or landscaping at least 1.8m in height to screen outdoor storage and parking areas from adjoining sites	Complies – Show homes will be designed so that they comply with this standard
10.2.12 Restrictions on outdoor activities - other activities	N/A – there will not be any manufacturing, altering, repairing, dismantling or processing of any materials, goods or articles on any of the sites.

CITY PLAN COMPLIANCE ASSESSMENT TABLE

PRESTONS ROAD LIMITED – SHOW HOMES

10.2.13 Other activities - Noise from pre-schools	N/A – Activity does not involve preschools
10.2.14 Retailing - other activities	N/A – This is a retail activity, but involves sale of goods which are not grown or produced on site.
10.2.15 Urban design and amenity for Density A Residential Areas, Commercial Areas and the Urban Village - residential and other activities	N/A – this is not occurring in these areas.
10.2.16 Fencing on site adjoining the Green Network - residential and other activities	Complies – Show homes will be designed so that they comply with this standard
Community Standards	
10.3.1 Scale of activity - other activities	Doesn't Comply – Each show home will comply with the bulk and location standards, but will exceed the 40m ² maximum gross floor area, and there will be more than 1 full time equivalent person employed who resides elsewhere than on the site.
10.3.2 Site size - other activity	Complies – All sites are under 1100m ²
10.3.3 Hours of operation - other activities	Complies – The hours of operation for the show homes will not exceed the following: Monday – Sunday 8:30am-5:30pm
10.3.4 Traffic generation - other activities On sites which are accessed by collector roads, 100 vehicle movements per day are permitted.	Complies – Traffic generation per show home site is expected to be approximately 20 per day per show home. Each individual site will comply.
10.3.5 Storage of Heavy Vehicles - residential and other activities	Complies – No more than 1 heavy vehicle (if any) will be stored on each site.
10.3.6 Building size and separation - residential and other activities	Complies - Show homes will be designed so that they comply with this standard
10.3.7 Residential coherence - other activities	Doesn't Comply – Show home staff will not reside on site.
10.3.8 Setbacks and screening from neighbours - residential and other activities	Complies - Show homes will be designed so that they comply with this standard
10.3.9 Staged Development - residential and other activities	Complies – the show homes will only be constructed after the completion of the

CITY PLAN COMPLIANCE ASSESSMENT TABLE

PRESTONS ROAD LIMITED – SHOW HOMES

17/05/2015

	subdivision, part of which will involve the upgrade of these intersections.
Critical Standards	
10.4.1 Residential Site Density	Complies - Show homes will be designed so that they comply with this standard
10.4.2 Location of Density A sites and residential activities in the Urban Village	N/A
10.4.2 Location of Density A sites and residential activities in the Urban Village	N/A
10.4.3 Open space - residential activities	Complies - Show homes will be designed so that they comply with this standard
10.4.4 Building height - residential and other activities	Complies - Show homes will be designed so that they comply with this standard
10.4.5 Boarding of animals - other activity	N/A – Activity will not involve the boarding of animals
10.4.6 Dismantling or repair of motor vehicles - other activities	N/A – Activity will not involve the dismantling or repair of motor vehicles
10.4.7 Retailing	Doesn't Comply – the show home activity will involve the sale of goods which are not produced or grown on the site.
10.4.8 Staged Development	Complies – subdivision will involve the construction of a wastewater system for the area.
10.4.9 Access to Mairehau Road from Residential Allotments	N/A – none of the sites front Mairehau Road.
10.4.10 Heritage and Archaeological Matters	Complies – If an archaeological site is discovered the procedures will be followed.
Volume 3 – Part 9 – Health and Safety	
1.0 Noise	Complies – Noise limits will not be breached by the proposed activity
2.0 Glare	Complies - Show homes will be designed so that they comply with this standard
3.0 Hazardous Substances	Complies – Any hazardous substances on site will not exceed permitted levels
Volume 3 – Part 10 – Heritage and Amenities	
Development Standards – Display of Outdoor Advertisements	

CITY PLAN COMPLIANCE ASSESSMENT TABLE

PRESTONS ROAD LIMITED – SHOW HOMES

11/05/2013

<p>3.4.1 Area and number Signs permitted to a maximum of 0.5m² in area</p>	<p>Doesn't Comply – Consent is sought for one sign for each allotment not exceeding 1m² in area.</p>
<p>3.4.2 Building identification outdoor advertisements</p>	<p>N/A – signs for identifying buildings are not required</p>
<p>3.4.3 Height Signs permitted up to 4m and must comply with recession planes</p>	<p>Complies – signs will comply with height requirements</p>
<p>3.4.4 Illumination</p>	<p>Complies – signs will not be illuminated</p>
<p>3.4.5 Street scene</p>	<p>Complies – street scene standards will not be breached by the erection of signs</p>
<p>3.4.6 Support structure visibility</p>	<p>Complies – signs will be designed to comply with this standard</p>
<p>3.4.7 Verandah related displays</p>	<p>N/A – there will not be any verandah related displays</p>
<p>3.4.8 Projecting displays</p>	<p>Complies – signs will be designed to comply with this standard</p>
<p>3.4.9 Architectural features</p>	<p>Complies – signs will be designed to comply with this standard</p>
<p>3.4.10 Traffic safety</p>	<p>Complies – signs will be designed to comply with this standard</p>
<p>3.4.11 Landscaping</p>	<p>Complies – signs will not require the removal of any landscaping</p>
<p>Critical Standards – Display of Outdoor Advertisements</p>	
<p>3.5.1 Relationship to the site</p>	<p>Complies – Signs will be advertising the activity on the site, and will be removed when the show home activity ceases.</p>
<p>3.5.2 Illumination</p>	<p>N/A – does not apply to living zones</p>
<p>3.5.3 Moving, flashing or retro-reflective displays</p>	<p>N/A – signs will not involve moving, flashing or retro-reflective displays</p>
<p>3.5.4 Captive balloons</p>	<p>N/A – there will be no captive balloons.</p>
<p>Volume 3 – Part 13 – Transport</p>	
<p>Development Standards – Parking and Loading</p>	
<p>2.2.1 Parking space numbers</p>	<p>Doesn't Comply – Show homes will be designed</p>

CITY PLAN COMPLIANCE ASSESSMENT TABLE

PRESTONS ROAD LIMITED – SHOW HOMES

11/05/2015

<p>Residential activity: Requires 2 spaces per residential unit, including 1 garageable space for residential activities. Retail activity: Requires 4 spaces per 100m² for visitors and 0.5 spaces per 100m² for staff.</p>	<p>so that they comply with the residential activity requirements. The exact layout of the show homes will be determined at a later date, however there will be a maximum of 4 spaces per show home site, and the buildings will exceed 100m² in area. Therefore the show homes will not be able to comply with the retail activity parking space requirements.</p>
<p>2.2.2 Availability of parking spaces</p>	<p>Doesn't Comply - Off street parking will be reserved for staff only. All visitors will be required to park on the street.</p>
<p>2.2.3 Parking area location</p>	<p>Complies – all parking provided will be provided on the site to which it relates.</p>
<p>2.2.4 Staff car parking</p>	<p>Doesn't Comply – staff car parking will not be marked, as the show homes are temporary, and the site will subsequently be used for residential activities.</p>
<p>2.2.5 Parking spaces for people with disabilities</p>	<p>Doesn't Comply – car parking for people with disabilities will not be provided on site unless required for a staff member with a disability.</p>
<p>2.2.6 Cycle parking</p>	<p>Complies</p>
<p>2.2.7 Loading areas</p>	<p>N/A – a loading area is not required.</p>
<p>2.2.8 Manoeuvre areas</p>	<p>Complies – if a manoeuvre area is provided, it will be designed to accommodate a 90 percentile motor car.</p>
<p>2.2.9 Parking spaces for residential activities</p>	<p>Complies – Show homes will be designed so that they comply with this standard</p>
<p>2.2.10 Parking area and access design</p>	<p>Complies – Show homes will be designed so that they comply with this standard</p>
<p>2.2.11 Gradient of parking areas</p>	<p>Complies – Show homes will be designed so that they comply with this standard</p>
<p>2.2.12 Maximum gradients for access</p>	<p>Complies – Show homes will be designed so that they comply with this standard</p>
<p>2.2.13 On-site manoeuvring</p>	<p>Complies – Show homes will be designed so that they comply with this standard</p>

CITY PLAN COMPLIANCE ASSESSMENT TABLE

PRESTONS ROAD LIMITED – SHOW HOMES

2.2.14 Queuing spaces	Complies – Show homes will be designed so that they comply with this standard
2.2.15 Illumination	N/A – show homes will not operate at night.
2.2.16 Surface of parking and loading areas	Complies – Show homes will be designed so that they comply with this standard
Development Standards - Site Access	
2.3.1 Vehicle crossing design	Complies – show homes will be designed so that they comply with this standard
2.3.2 Standards of vehicle crossings	Complies – show homes will be designed so that they comply with this standard
2.3.3 Length of vehicle crossings	Complies – show homes will be designed so that they comply with this standard
2.3.4 Minimum distance between vehicle crossings	N/A - Speed limit is not 100kph
2.3.5 Maximum number of vehicle crossings	Complies – show homes will be designed so that they comply with this standard
2.3.6 Distances of vehicle crossings from intersections	Complies – show homes will be designed so that they comply with this standard
2.3.7 Access for rural selling places	N/A – The activity is not a rural selling place
2.3.8 High traffic generators	Complies – each show home will not generate more than 250 vehicle movements per day, and there are not more than 25 parking spaces provided for each show home.

11/05/2015

**RMA92029102**Approved Resource Consent
Document

11/05/2015

Spencer, Lizzie

From: Rhedyn Law <rhedyn@rmgroup.co.nz>
Sent: Tuesday, 21 April 2015 8:34 a.m.
To: Spencer, Lizzie
Subject: RMA92029102 - Show home development, Prestons South Stage 1- Response to RFI

Hi Lizzie,

See below response to your further information enquiry for RM92029102 below. Answers are shown in red under each question.

Please don't hesitate to contact me if there is anything further. Provided that this response is considered sufficient, could you also indicate the day count you have this on at the moment. We had not received any correspondence to indicate that the application had been accepted post payment.

We would also appreciate an opportunity to review any conditions on a without prejudice basis prior to the finalisation of the Council's decision.

Kind regards

Rhedyn



Rhedyn Law
Consultant Planner
Resource Management Group Ltd

Level 13
45 Johnston Street
WELLINGTON 6011

PO Box 10170
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WELLINGTON 6143

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From: Spencer, Lizzie [<mailto:Lizzie.Spencer@ccc.govt.nz>]
Sent: Monday, 20 April 2015 3:49 p.m.
To: Rhedyn Law
Subject: RMA92029102 - Show home development, Prestons South Stage 1
Importance: High

Dear Rhedyn

**APPLICATION FOR RESOURCE CONSENT RMA92029102
ADDRESS 432 PRESTONS ROAD**

I am processing the above resource consent which you have lodged with Council for the development of a show home village and sales office to service the Prestons South Subdivision.

I have undertaken an initial review of the application and have found that further information is required:

1. **Opening hours** - The AEE specifies different opening hours for the proposed development in two sections of the report. Section 3.6 specifies 9-5pm 7 days a week, whereas the City Plan Compliance Table specifies 8.30am-5.30pm 7 days a week. Please confirm which of these timeframes it is for which you wish to proceed.

Please also note that these opening hours create a new non-compliance in accordance with Community Standard 2/10.3.3 by exceeding a maximum of 50 hours per week.

As specified in the AEE, the operational hours will be between 9-5pm, 7 days a week. Whilst technically this will result in an exceedance of the 50 hours per week maximum, as referenced in the AEE, each show home is likely to operate variable days and hours. Given this, it is unlikely that any individual show home will operate in exceedance of the 50 hours.

As visitor rates during the week are very low, with some days likely to experience no visitors to the show homes, the effects associated with exceeding the maximum hours will be less than minor. These hours are also within business hours during the week, when impacts on the residential amenity of the surrounding area will be minimal.

This additional non-compliance will not result in a change of the overall activity status of the application.

2. **Traffic Generation** - With regard to Development Standard 13/2.2.4 (staff parking) and Community Standard 2/10.3.4 (traffic generation), please confirm:
 - a) Whether two staff are proposed across the whole site, or 2 staff per showroom;

2 staff are proposed per show home.

- b) Whether the anticipated traffic generation figures (20 vmpd per showroom) includes staff.

Yes

Your application will be placed on hold until I receive confirmation of the above from you.

Further to my receipt of the above information I will confirm whether any parties are deemed to be affected and accordingly, any written approvals that are required.

Regards

Lizzie Spencer
Planner
03 941 6286

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