

Land Information Memorandum

APPLICATION NUMBER: LIM0403/21

PROPERTY ADDRESS

9 Ashford Avenue
ASHBURTON

REQUESTED BY
Calder Stewart Industries Limited

27 May 2021

Land Information Memorandum

Application No.: LIM0403/21

Client Reference:

Applicant:

Calder Stewart Industries Limited	Application Date:	18/05/2021
PO Box 8356	Issue Date:	27/05/2021
Riccarton	Telephone:	03 3614 013203 552 0621
CHRISTCHURCH 8440	Fax:	

Property:

Valuation No.:	2443034858
Location:	9 Ashford Avenue ASHBURTON
Legal Description:	LOT 17 DP 427688
Owner:	New Zealand Dairy Collaborative Limited
Area (hectares):	1.116000

Latest valuation (as at 01 July 2018)

Capital Value	\$7,000,000.00
Improvements Value	\$5,930,000.00
Land Value	\$1,070,000.00

Rates for 2020/2021 rating year to 30 June 2021 (based on 01 July 2018 Valuation)

Rating Year	2020/2021
Annual Rates	\$17,754.61
Balance to Clear to 30/06/2021	\$0.00

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
Ashburton Business Amenity	Animal & Plant Pest Management Land Area
Ashburton Urban Amenity	Animal & Plant Pest Management Land Value
Ashburton Waste Collection	Catchment Works and Services
Ashburton Wastewater Connected	Civil Defence Emergency Management
Ashburton Water Supply Connected	Regional General Rate
General Rate	Regional Uniform Annual General Charge
Roading Rate	
Uniform Annual General Charge	

Planning/Resource Management:

District Plan Zone: Business E 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 U38.

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
LUC16/0093	Land use consent at 9 Ashford Avenue, Ashburton to erect a vertical blending processing tower which exceeds 15m in height zoned Business E	07/11/16	Granted
SUB09/0039	Proposed subdivision of Lot 2 DP 352761 Lot 2 DP 401621 RS 38927 Lot 97 DP 258 Lots 7 and 8 DP 33505 and Lot 3 DP 35702 being Stage One of the Ashburton Business Park Northpark Road Company Road Works Road	27/08/09	S224 Granted

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

Building Consents

Consent No.	Description	Date Issued	Final CCC
BC0817/16	Stage 3 - Alteration to factory warehouse to increase height of tower	02/12/16	23/02/21
BC0429/16	Stage 2 - NZDCG blending plant office	30/06/16	23/02/21
BC0037/16	Stage 1 - New infant formula blending plant - factory warehouse	25/02/16	23/02/21

* 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
CS0780	Building Warrant of Fitness	07/10/20	Issued

Other Consents

Consent No.	Description	Date Issued	Status
SC16/0065	1 x 100mm ID fire fighting water connection - meter to be installed	18/05/17	Current
VC16/0042	Ashburton Vehicle Crossing	02/03/17	Current
VC16/0043	Ashburton Vehicle Crossing	02/03/17	Current

Sewer and Water

Sewer: Ashburton Wastewater Connected
 Water: Ashburton Water Supply Connected

Sewer/Water Notes: Connected to Ashburton water supply and Ashburton wastewater scheme - please refer to attached plans of approximate service connection locations.

The council's water supply bylaw defines this property as Extraordinary and as such, it has a metered connections to the Ashburton water supply and additional charges for water used may apply. Under the current billing regime, an allowance of 1,000 litres per day is included as part of the relevant fixed annual charge (where rated) and the volume used over this allocation is charged for on a quarterly basis at the current m3 rate. Any leakage problems beyond the property boundary are the property owner's responsibility and water going to waste is charged as water consumed.

Please contact the Water Services department to arrange a final water meter reading.

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

Special Land Features/Information on Property

Feature Type	Description
Transport Note	No known issues.
Property Planning Details	Resource consents LUC16/0093 and SUB09/0039 relates to this property. No Heritage Buildings or Protected Trees associated with this property. Zoned as Business E as per the Operative District Plan, Planning Map U38. This property is located a distance from Residential D and Business F Zones.
Geological and Fault Line Information	Fault Line Awareness Areas in the Canterbury region have been mapped and are hosted on the Canterbury Maps website. Please visit the following link to determine whether this property sits within a Fault Awareness Area. https://mapviewer.canterburymaps.govt.nz/?webmap=f716b840dc434c009e8f74f644a271d6

	<p>Ashburton District Council also has a copy of the report "General Distribution And Characteristics Of Active Faults And Folds In The Ashburton District, Mid-Canterbury" by DJA Barrell and DT Strong (GNS Science Consultancy Report; 2009/227) GNS Science, 2009.</p> <p>This report maps active faults and folds of the Ashburton District at a regional level. The level of precision is not adequate for site-specific hazard assessments. This report can be viewed or a copy obtained from Ashburton District Council.</p>
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Licences/Environmental Health

Licence No.	Description	Date	Decision
ASH000224	NZ Food Act 2014 National Programme Level 3		Registered
ASH000224.01	NZ Food Act 2014 Food Act Site	10/02/20	Active

Swimming Pool Information

Date:	Description
No Information known.	

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. Natural Hazards – Please also refer to Environment Canterbury for specific Natural Hazards Information for this site, such as flooding and soil stability.
 7. 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, 5 Baring Square West, Ashburton.

<http://www.ashburtondc.govt.nz/our-services/planning-guidance-and-resource-consents/district-plan/Pages/default.aspx>

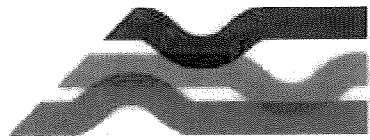
You should carefully consider the rules in the District Plan and how it affects the property subject to this Land Information Memorandum including any use, development or subdivision of the property.

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: 27 May 2021



Ashburton
DISTRICT COUNCIL

Welcome to the Ashburton District



Ashburton District Council

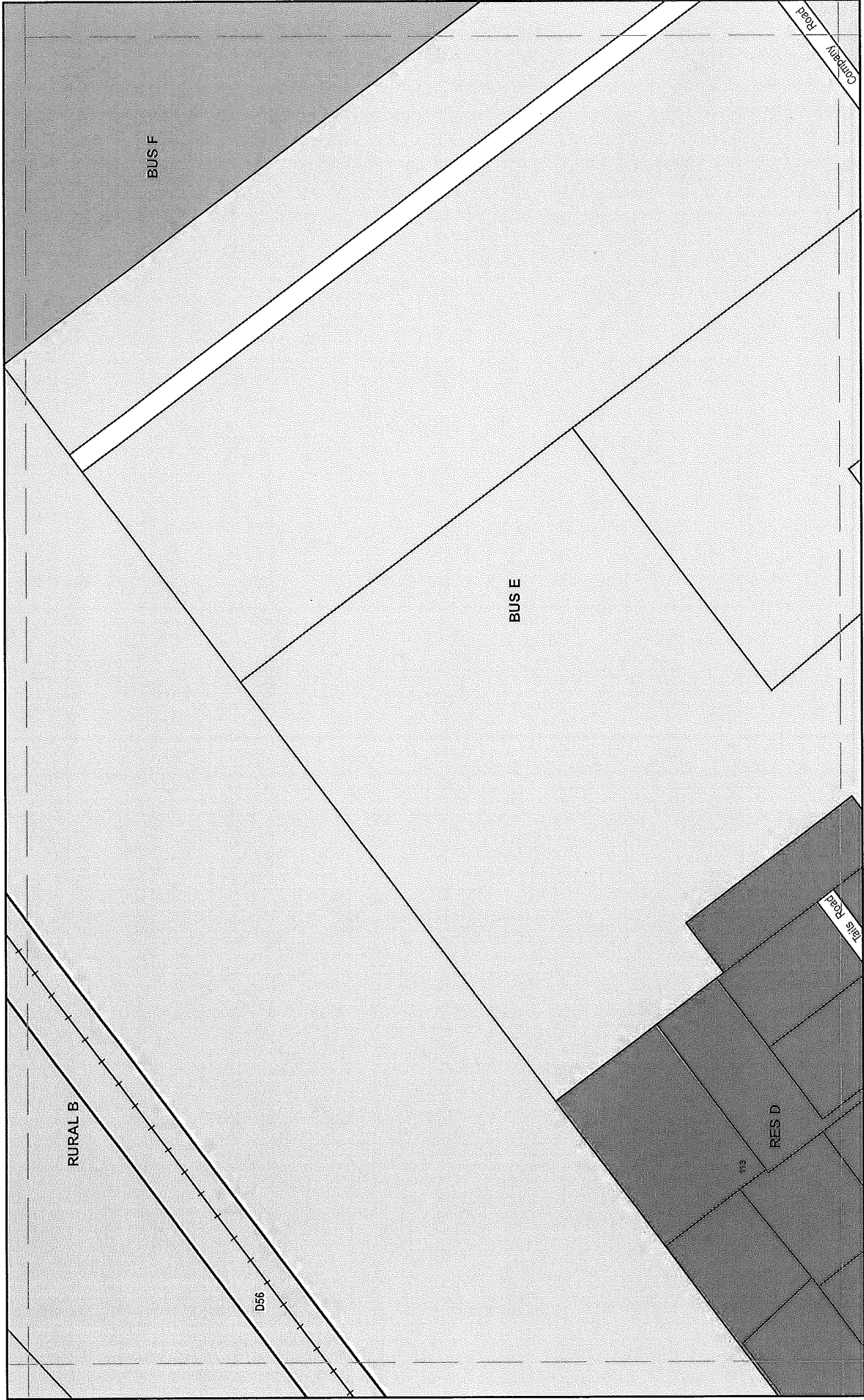
PO Box 94, 5 Baring Square West, Ashburton 7740, New Zealand

Telephone: +64 3 307 7700 or **Fax:** +64 3 308 1836

E-mail: 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



Scale 1: 5,000 (A4)

Ashburton District Plan Ashburton

- Street Index
- Rural Index
- Urban Index
- Legend

R65

U37	U38	U39
U43	U44	U45



Map U38
25-Aug-14

Zones	
Aquatic Park	Transmission Line
Business A	Railway
Business B	District Council Boundary
Business C	Heritage Site (Refer to Appendix 12-1)
Business D	Protected Tree or Group of Trees (Refer to Appendix 12-4)
Business E	Designation (Refer to Appendix 14-1)
Business F	Irrigation Designation (Refer to Appendix 14-1)
Open Space A	D84 Valetta Irrigation Co-Operative Society Ltd
Open Space B	D85 Ashburton Lyndhurst Irrigation Limited
Residential A	D86 Mayfield Hinds Irrigation Limited
Residential B	Scheduled Activity (Refer to Appendix 8-1)
Residential C	Shelter Belt Areas
Residential D	Outstanding Natural Landscape (ONL) Boundary
Rural A	ONL A - Front Ranges
Rural B	ONL B - Hakatere Basin
Rural C	ONL C - Inland Mountain
	ONL D - Major Rivers
	Altitudinal Land Use
	Geoconservation Site (Refer to Appendix 3-3)
	Geoconservation Fault Line (Refer to Appendix 3-3)
	Geoconservation Area (Refer to Appendix 3-3)
	Area of Significant Nature Conservation Value (ASCV)
	ASCV Group 1 (Refer to Appendix 3-2)
	ASCV Group 2 (Refer to Appendix 3-2)
	Waterway
	Lake
	Mean High Water Springs (MHWS)
	Stopbank Locations

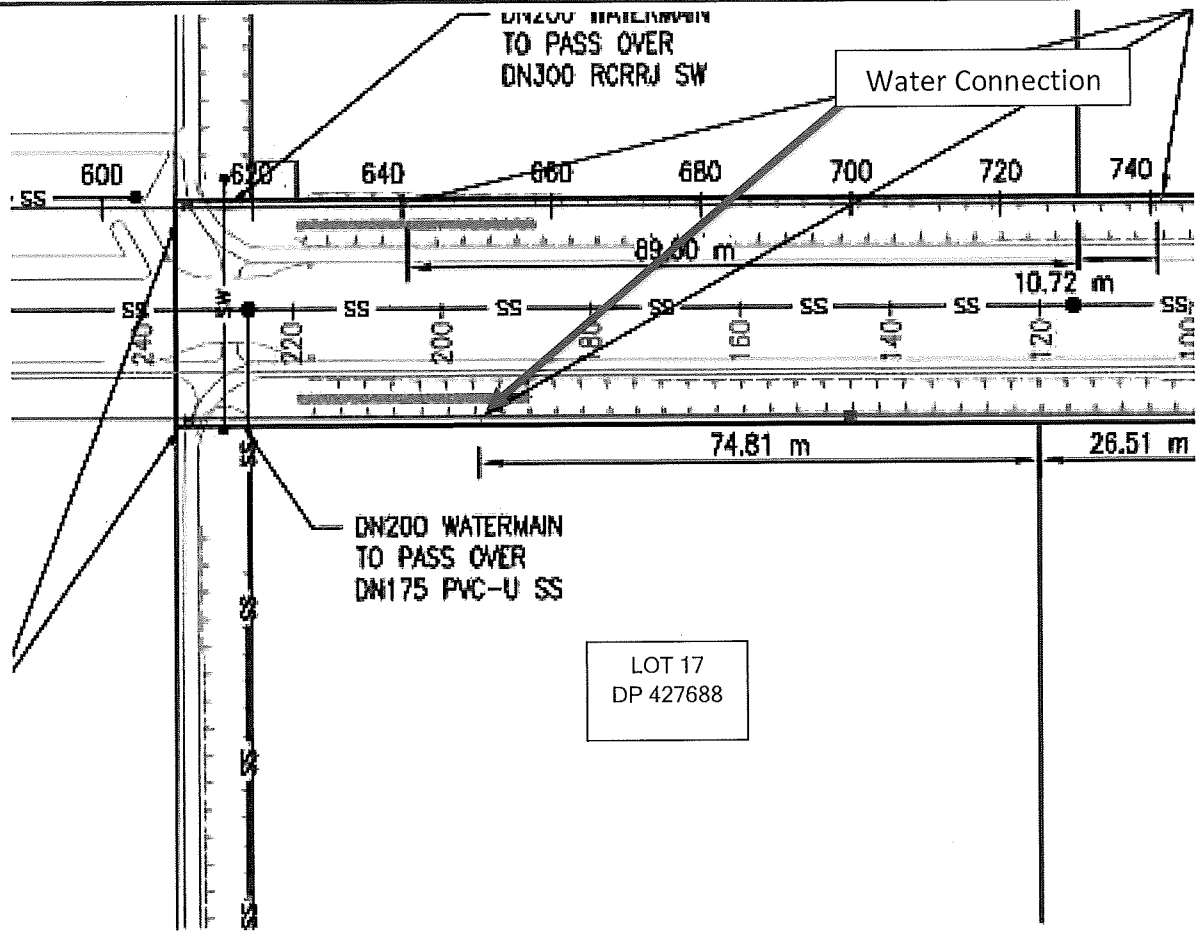
Ashburton District Council should be consulted before undertaking any activity in the vicinity of Mean High Water to establish the actual line of Mean High Water Springs

4-Sep-2012

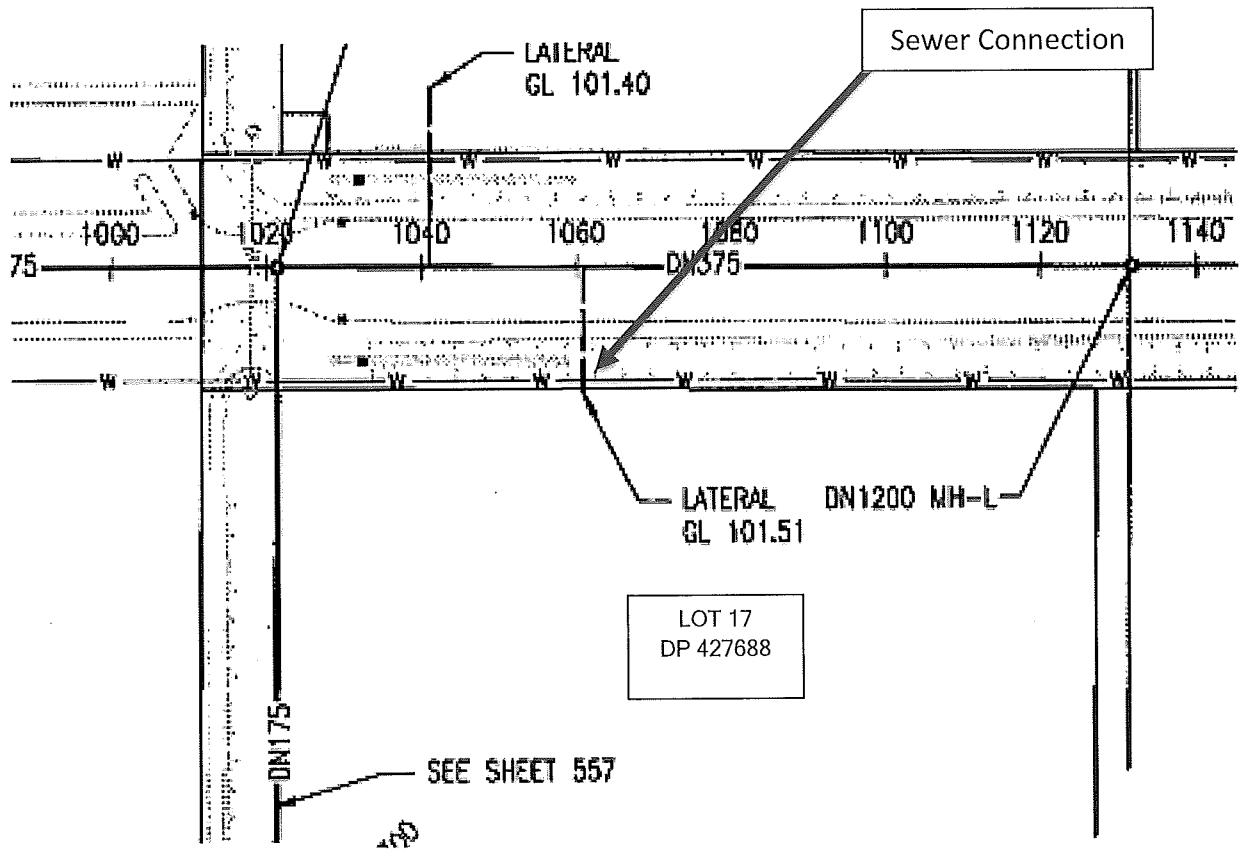
COPYRIGHT. Topographic and cadastre data sourced from Land Information New Zealand data. Crown Copyright Reserved

Ashburton District Plan - Planning Map Legend





ADC2639.1



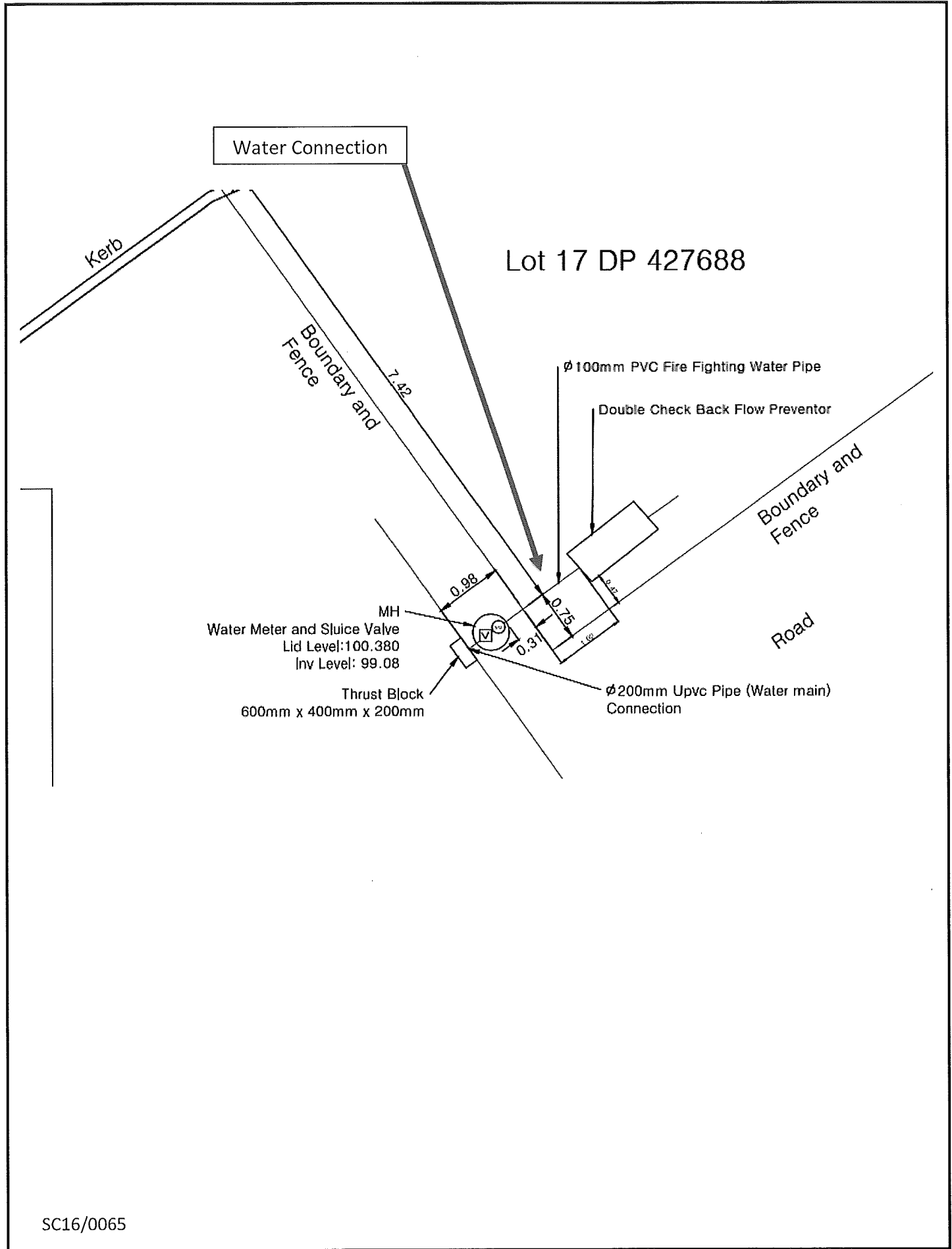
ADC2655



9 Ashford Avenue
Approximate position of water
and sewer connections

NOT TO SCALE

Disclaimer Note
This plan should be considered as indicative only and MUST not be used for legal purposes. The Information supplied in this image is sourced from information held by the Ashburton District Council. It is supplied in good faith but its accuracy and completeness is not guaranteed.



SC16/0065



9 Ashford Avenue
Approximate Position of Additional Fire
Fighting Water Connection

NOT TO SCALE

Disclaimer Note

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Property Information for Property No: 21629

Legals from PNR Info

Land Id	P&R Legal Description	Certificate Of Ownership	Parcel Included
44337	LOT 17 DP 427688	509462	7294499

Owner Name(s)

Property No	Assessment No	Ownername
21629	2443034858	New Zealand Dairy Collaborative Limited

Building Consents

Consent Number	Consent Type	Lodgement Date	Decision	Bc Granted	Bc Issued	Ccc Issued	Proposed Use	Activity Description
BC0037/16	BLDGCON	26/01/2016	CCCIssued	25/02/2016	25/02/2016	23/02/2021	Stage1 infant formula plant - factory warehouse	Stage 1- new infant formula blending plant - factory warehouse
BC0429/16	BLDGCON	19/05/2016	CCCIssued	30/06/2016	30/06/2016	23/02/2021	Stage 2 - Offices	Stage 2 - NZDCG Blending Plant Office
BC0817/16	BLDGCON	18/10/2016	CCCIssued	02/12/2016	02/12/2016	23/02/2021	Infant formula plant - factory warehouse	Stage 3 - Alteration to Factory Warehouse to increase height of tower

Resource Consents

Consent Number	Consent Type	Lodgement Date	Decision	Site Location	Activity Description Class
LUC16/0093	ResCon	10/10/2016	07/11/2016 Monitor6	9 Ashford Avenue ASHBURTON DISTRICT	Land use consent at 9 Ashford Avenue, Ashburton to erect a

About this Document

This map has been created for the purpose of showing basic locality information of the Ashburton District Council area. Property boundary line network data is supplied by Linz. Any error should be reported to the GIS Section, Ashburton District Council.

Disclaimer

This map is representative of the information currently held by Ashburton District Council. While every effort has been made to ensure the accuracy of the information, Council accepts no responsibility for any errors or omissions. Any feedback on omissions or errors would be appreciated.

Date: 27/05/2021



					vertical blending processing tower which exceeds 15m in height zoned Business E:
SUB09/0039	ResCon	01/07/2009	27/08/2009 S224 Grant	9 Ashford Avenue ASHBURTON DISTRICT	proposed subdivision of Lot 2 DP 352761 Lot 2 DP 401621 RS 38927 Lot 97 DP 258 Lots 7 and 8 DP 33505 and Lot 3 DP 35702 being Stage One of the Ashburton Business Park Northpark Road Company Road Works Road:

Resource Consent within 100 meters

Property No Within 100M	Consent Number	Location
21629	ResCon:SUB09/0039: 27/08/2009 S224 Grant	9 Ashford Avenue ASHBURTON DISTRICT proposed subdivision of Lot 2 DP 352761 Lot 2 DP 401621 RS 38927 Lot 97 DP 258 Lots 7 and 8 DP 33505 and Lot 3 DP 35702 being Stage One of the Ashburton Business Park Northpark Road Company Road Works Road

About this Document This map has been created for the purpose of showing basic locality information of the Ashburton District Council area. Property boundary line network data is supplied by Linz. Any error should be reported to the GIS Section, Ashburton District Council.	Disclaimer This map is representative of the information currently held by Ashburton District Council. While every effort has been made to ensure the accuracy of the information, Council accepts no responsibility for any errors or omissions. Any feedback on omissions or errors would be appreciated.	Date: 27/05/2021
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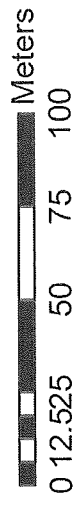
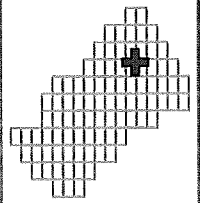
Report for Property No: 21629



27-May-21

R58	R59	R60
R64	R65	R66
R71	R72	R73
R78	R79	R80

Scale: 1:2,041 (Printed at A4)



RESOURCE CONSENTS



Ashburton
DISTRICT COUNCIL

LUC16/0093

*LAND USE CONSENT AT 9 ASHFORD AVENUE, ASHBURTON TO ERECT A
VERTICAL BLENDING PROCESSING TOWER WHICH EXCEEDS 15M IN HEIGHT
ZONED BUSINESS E*

7 November 2016



Thompson Construction & Engineering Ltd
PO Box 2081
Washdyke
TIMARU 7941

Dear Sir/Madam

RESOURCE CONSENT DECISION

Applicant:	New Zealand Dairy Collaborative Group
Reference:	LUC16/0093
Site location:	9 Ashford Avenue ASHBURTON DISTRICT
Legal description:	LOT 17 DP 427688
Description of application:	Land use consent at 9 Ashford Avenue, Ashburton to erect a vertical blending processing tower which exceeds 15m in height zoned Business E
Zoning:	Business E
Status of activity:	Land Use Discretionary

This application was lodged and formally received with the Ashburton District Council on 10 October 2016.

I wish to advise that consent for the above application was granted on 7 November 2016 under delegated authority and pursuant to Sections 104 and 104B of the Resource Management Act 1991 subject to the following conditions being completed at no cost to Council, with the following advice notes, and for the following reasons:

General

1. That the activity shall be undertaken in full accordance with the plans and information submitted with the application, being:
 - Application form and Assessment of Environment Effects prepared by Thomas Construction and Engineering dated October 2016 ; and

- Plans and drawings submitted with the application titled and referenced by Council as LUC16/0093 sheets 1-4.
2. Prior to the first proposed use of the building, the consent holder shall install a suitable non-return valve to ensure that no back flow water enters the Council water scheme.

Review condition

3. Pursuant to section 128 of the RMA the conditions of this consent may be reviewed by the Council at the consent holder's cost at any time to
 - a. To deal with any adverse effect on the environment which may arise or potentially arise from the exercise of the consent and which it is appropriate to deal with at a later stage, in particular adverse noise and/or odour effects on the surrounding environment.
 - b. At any time, if it is found that the information made available to council in the application contained inaccuracies which materially influenced the decision and the effects of the exercise of the consent are such that it is necessary to apply more appropriate conditions.

REASONS FOR THE DECISION

Pursuant to 104 and 104B of the Resource Management Act 1991, this non-notified discretionary activity application is granted for the following reasons:

- The application merits granting of a resource consent pursuant to section 104 104C and 108 of the Resource Management Act 1991.
- The proposed development would be compatible with the surrounding environment.
- The overall adverse effects of the environments will be less than minor and not persons beyond the subject site are considered to be adversely affected.

ADVICE NOTES

- 1) Pursuant to section 125 of the Resource Management Act 1991, if not given effect to, this resource consent shall lapse five years after the date of this decision unless a longer period is specified by the Council upon application under Section 125 of the Act.
- 2) Please read the conditions of this resource consent carefully and make sure that you understand all the conditions that have been imposed before commencing the development.
- 3) This consent does not constitute authority to build or undertake private drainage works and it may be necessary for you to apply for a Project Information Memorandum and Building Consent if you have not already done so.
- 4) A copy of this consent and the associated approved drawings should accompany your application for a Project Information Memorandum and Building Consent. If not supplied unnecessary delay may occur in the processing of your application.
- 5) If you disagree with any of the above conditions, or disagree with the additional charges relating to the processing of the application you have the right of objection under sections 357A or 357B of the Resource Management Act 1991. Any objection must be made in writing to Council within 15 working days of notification of the decision.

- 6) The consent holder is requested to notify Council, in writing, of their intention to begin works, a minimum of seven days prior to commencement. Such notification should be sent to info@adc.govt.nz and include the following details:
 - i. Name and telephone number of the project manager and the site owner;
 - ii. Site address to which the consent relates;
 - iii. Activity to which the consent relates; and
 - iv. Expected duration of works
- 7) The consent holder is requested to notify Council, in writing, once they have completed the works authorised by this resource consent. Such notification should be sent to info@adc.govt.nz including the following details:
 - i. Resource consent number
 - ii. Site address to which the consent relates
 - iii. Statement outlining how the applicant has complied with each of the conditions

Yours faithfully



Laura Lowe
Consents Planner
Planning Department

ADVICE NOTES

A Lapsing of Consents

Your attention is drawn to section 125 of the Resource Management Act 1991, which states 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.

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 Review of Decision on non-notified application

Your attention is drawn to section 357 of the Resource Management Act 1991. This section provides for a right of objection to Council in respect of this decision and in relation to additional charges the Council may have required you to pay.

Please note the procedure for making an objection under section 357C of the Resource Management Act 1991, which states that any such objection shall be made by notice in writing to the Council, setting out the reasons for the objection, within 15 working days of receiving the decision or of being notified of the requirement for the payment of additional charges, or within such further time as may in any case be allowed by the consent of the Council.

E Right of Appeal

Your attention is drawn to Sections 120 and 121 of the Resource Management Act 1991 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

District Court Building
Armagh Street

P O Box 2069
Armagh Street
CHRISTCHURCH

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. 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.

F Development Contributions

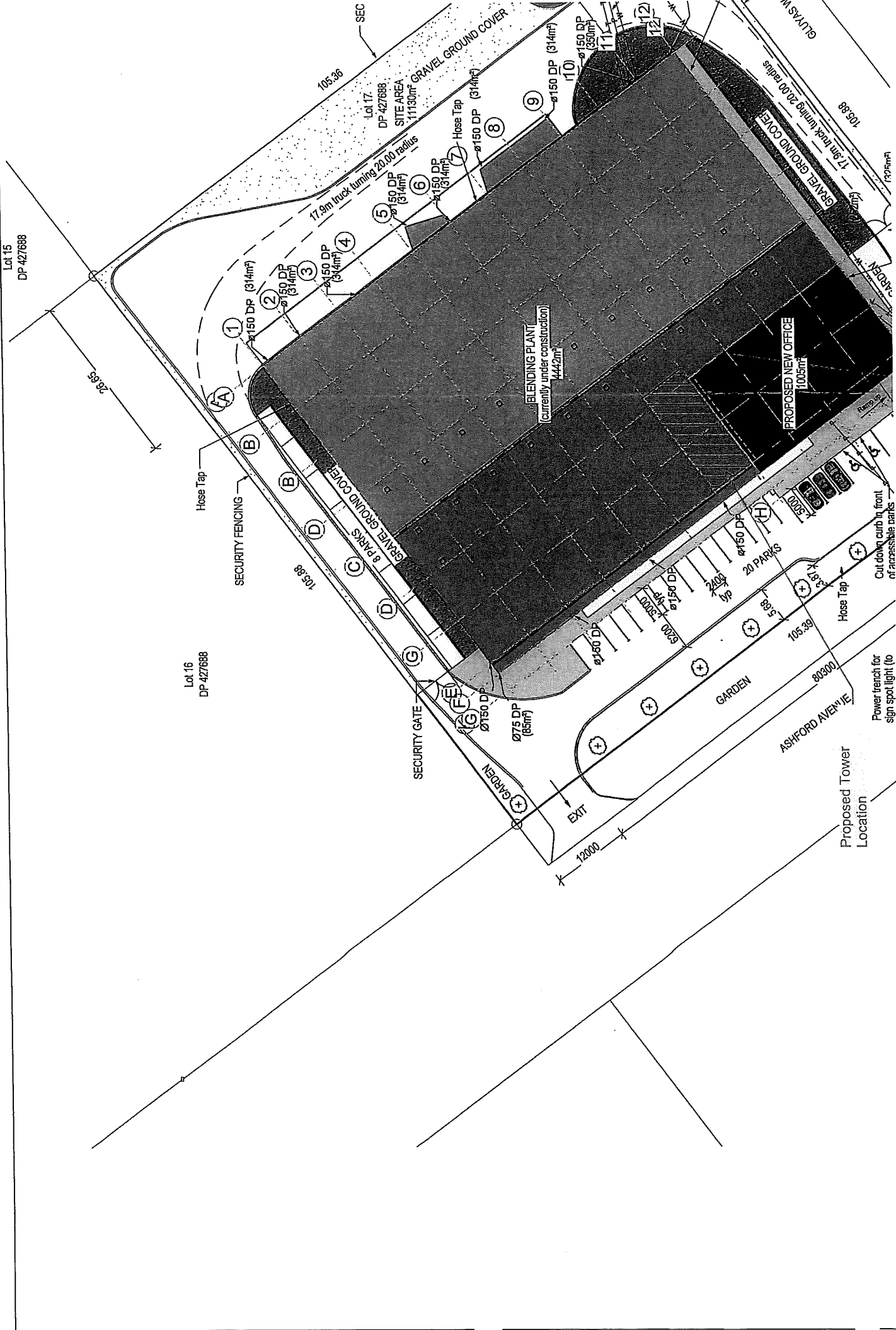
Development Contributions may be payable in accordance with policy set out in the current Long Term Council Community Plan and may become payable to council when any of the following instances occurs;-

- Application for a Building Consent for new build / additions – alterations / change of use
- Application to connect to council infrastructure
- Any situation where the council reasonably believes that there is an increase in demand on service capacity.

Development Contributions relate to development that creates an increased demand for infrastructural services provided by the council and how that added demand / capacity is paid for. Please refer to the current Long Term Council Community Plan for full detail and official policy - Vol II Finance & Policies. The council's current Fees & Charges Schedule sets out the charging structure in this matter. The Local Government Act 2002 sections 197 to 211 empowers council to act in this matter.

G Other Consent requirements

A Resource Consent may also be required from the Regional Council for the discharge of contaminants to land/ water. Please refer to requirements in the Natural Resources Regional Plan.



Lot 15
DP 427688

Lot 16
DP 427688

Lot 17
DP 427688
SITE AREA
11130m²

BLENDING PLANT
(currently under construction)
1442m²

PROPOSED NEW OFFICE
1005m²

Proposed Tower
Location

ASHFORD AVENUE

GARDEN

SECURITY GATE

SECURITY FENCING

Hose Tap

Cut down curb in front
of accessible parks

Power trench for
sign spot light (to

Ramp

Ø150 DP

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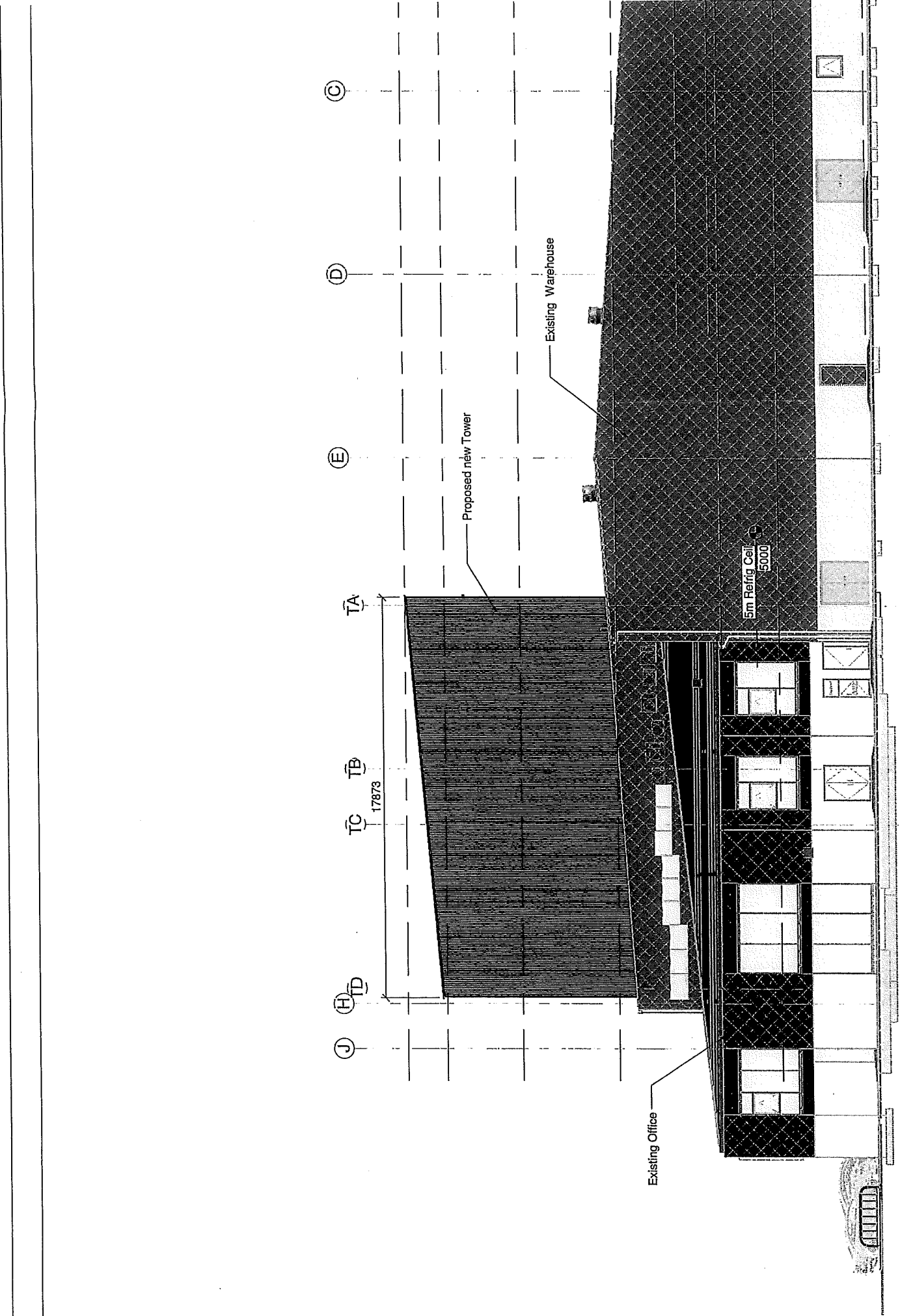
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17873

Proposed new Tower
Existing Warehouse

Existing Office

5m Refrig Cell
5000



80300

7222

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Tower Apex
20750

Tower Knee
18990

Level T4
15600

Proposed Tower

⑥

Existing Warehouse

⑤

43830

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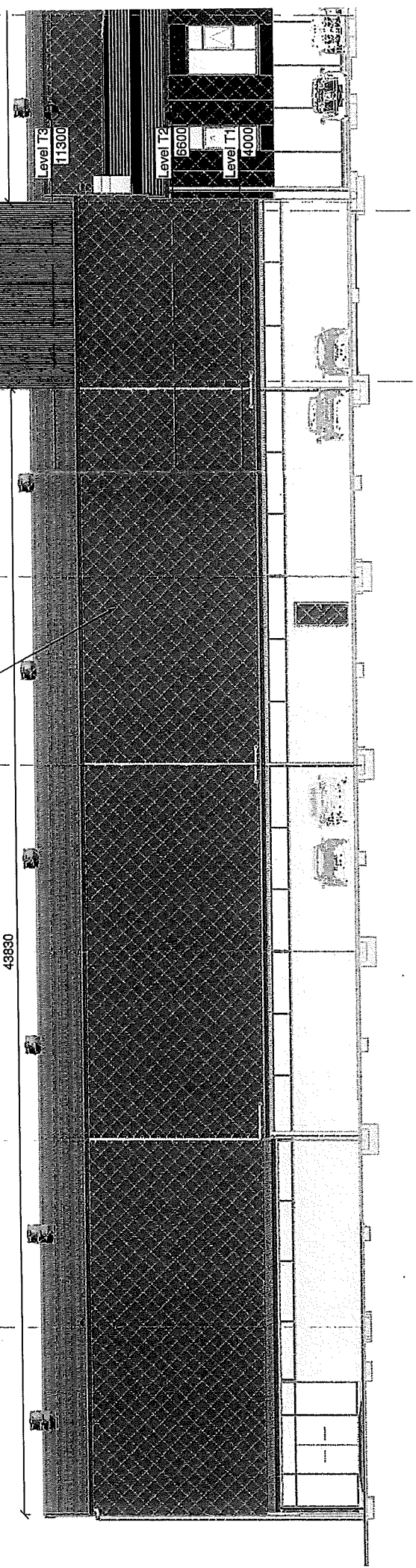
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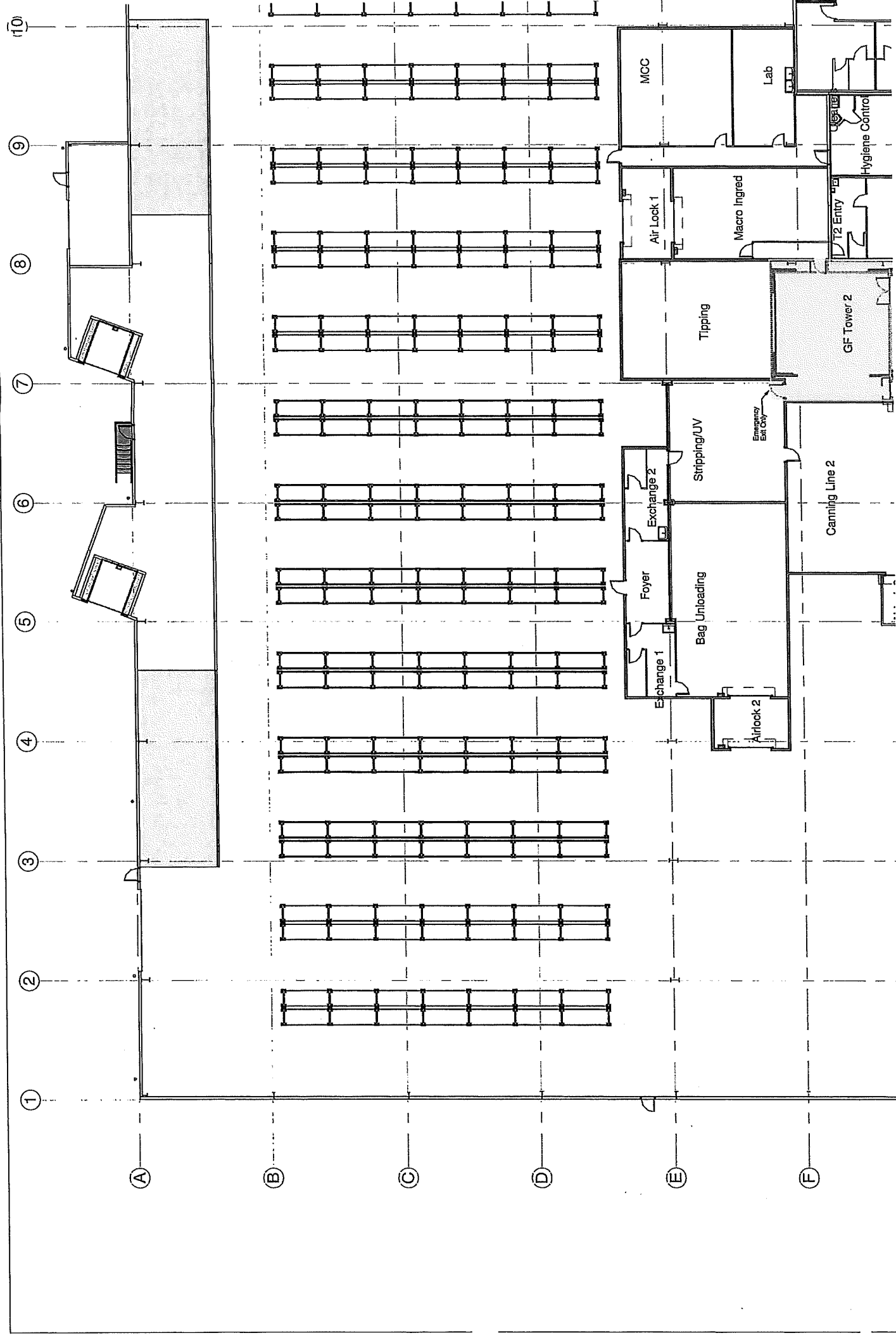
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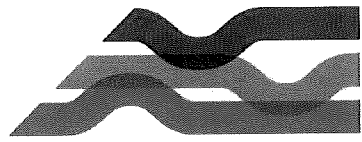
Level T3
11300

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8600

Level T1
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Ashburton
DISTRICT COUNCIL

SUB09/0039

*PROPOSED SUBDIVISION OF LOT 2 DP 352761 LOT 2 DP 401621 RS 38927
LOT 97 DP 258 LOTS 7 AND 8 DP 33505 AND LOT 3 DP 35702 BEING STAGE
ONE OF THE ASHBURTON BUSINESS PARK NORTHPARK ROAD COMPANY
ROAD WORKS ROAD*

ASHBURTON DISTRICT COUNCIL
RESOURCE MANAGEMENT ACT 1991
Resource Consent Application (Subdivision)

Consent Number:	SUB09/0039
Applicant:	Ashburton District Council
Description of Activity:	<p>A subdivision consent application to subdivide the existing site into:</p> <ul style="list-style-type: none">• 1 lot for future a water treatment building• 31 industrial / business lots ranging in size between 0.5ha and 10ha• 1 balance lot• 1 lot to vest as road reserve• 6 lots to vest as Local Purpose Reserve• 12 easements for electricity• 1 easement for telecommunications <p>This application forms Stage 1 of the overall development of the site.</p>
Street Address:	The Ashburton Business Estate (located between the Main South Railway line, Northpark Road, Works Road and Company Road), Ashburton.
Legal Description of Site:	Lot 2 DP352761, Lot 2 DP 401621, RS 38927, Lot 97 DP 258, Lot 7 DP 33505, Lot 8 DP 33505, Lot 3 DP 45702.
Zoning:	Business 9
Status:	Controlled

Planning Framework

The proposal seeks a controlled activity consent within the Business 9 zone.

The Business 9 zone anticipates a range of business activities from office, storage and warehousing activities through to service activities, processing and manufacturing. The proposal is in accordance with this zoning.

The proposal meets all the site and zone standards thus falling to be considered as a controlled activity. The provision of a Structure Plan that meets the requirements of the District Plan ensures compliance with rule 6.6.5.1.9 which is specific to this development.

The application proposes an amended shape and extent of the rail operations area from that shown on the Outline Development Plan. The area on the ODP was assessed for impacts of noise and the amended area has been assessed as having no greater noise effects. On this basis, although the area defined is slightly different it is considered that this area does comply with the ODP and thus does not trigger non-complying status under rule 6.6.2.4(d).

As both developer and owner of the services, Ashburton District Council seeks not to have to pay financial contributions on this subdivision consent. Any requirement for a contribution would in effect be the applicant paying themselves and therefore would be illogical. There are no reserve contributions required in the District Plan for Business zoned land.

Proposal

The proposal is described in detail in the application. In summary:

It is proposed to undertake subdivision of the existing site into 1 lot for future a water treatment building, 31 industrial / business lots ranging in size between 0.5ha and 10ha, 1 balance lot, 1 lot to vest as road reserve, 6 lots to vest as Local Purpose Reserve, 12 easements for electricity, 1 easement for telecommunications. This application forms Stage 1 of the overall development of the site. Future stage/s of subdivision will develop the remainder of the Business 9 zoned land to the southeast.

Main access to the site will be from State Highway 1 via new connections to Northpark and Works Roads. Future road access from Company Road will also be established as part of future development of the site. An internal roading network will be established with all lots having access from this. All roads will be vested with Ashburton District Council.

Stormwater will be managed through a communal stormwater system for the whole subdivision, including a series of rain gardens and swales in the road reserves and an infiltration basin and swales in the buffer area. This system will be managed under the resource consent granted by Environment Canterbury on 11 March 2009.

Potable water will be supplied from a reticulated system connected to existing ADC bores, to all allotments within the subdivision. Land has been identified as part of this subdivision for a future bore and treatment site should this prove necessary.

Sewerage will be disposed of to the main ADC sewerage network via extensions to connect to the existing reticulated system. This includes a main sewer extension and pump station which have been provided for as part of this subdivision. This includes provision for connections to all allotments.

Electricity and communications connections will be provided to all allotments within the proposed subdivision. Land has been identified for electricity transformers and a fibre optic cabinet as necessary.

The subdivision includes large areas of open, landscape space which will form reserves. This includes the buffer which is a minimum width of 75m and extends along the full south/southwest boundary of the site. In total some 17 hectares of reserve land will be provided as part of this application.

Site and Locality

The application site is known as the Ashburton Business Estate and forms approximately 126 hectares of land on the northern boundary of Ashburton Town. The site is generally flat and open and has been previously used for a range of farming activities. All farming activities have now ceased on the land and all buildings have been removed. Surrounding land generally to the north, east and southeast is open farming land. Silver Fern Farms (meat works) is located to the northeast and a range of rural-residential allotments are located to the west/southwest.

The site was subject to a Plan Change (Plan Change 2) which became operative in November 2007, establishing a new Business 9 Industrial zone. This zone requires the development of the land in accordance with an Outline Development Plan and a set of specific provisions within the District Plan (applying both at the time of subdivision and development). A key requirement of the District Plan is that there be the development of a Structure Plan to be lodged at the time of the first subdivision consent application. This Structure Plan is then to guide all subsequent development.

Assessment of Environmental Effects

As a controlled activity subdivision, discretion is restricted in the District Plan to the matters set out in Appendix One to this report. I consider the following matters are relevant in the consideration of effects:

Allotment sizes and dimensions

The allotment sizes and dimensions proposed are appropriate to an industrial subdivision and will effectively fulfil their intended purpose. As a purpose built industrial subdivision, the range of allotment sizes is specific to the likely users and will therefore be appropriate.

The subdivision plans provide for appropriately located and sized allotments for utilities necessary to service the subdivision, along with appropriate roading/access and reserve areas. These sizes and locations are consistent with the intentions for the zone as set out in the District Plan, Outline Development Plan and Structure Plan.

Subdivision Design

The allotments are orientated for efficient access within the development and to the wider roading network. The location of walkways and cycleways provide safe and efficient access through the development and link the precincts and the buffer area.

The development provides appropriate management of stormwater. This incorporates rain gardens, swales, and an extensive area of infiltration basin within the buffer area. The provision for public open spaces and landscaped areas is also extensive, especially with the large area provided within the buffer.

Overall the proposed subdivision has been designed in accordance with the District Plan, Outline Development Plan and Structure Plan, which set the appropriate layout for this zone.

Roading and Access

The subdivision is proposed to provide a primary road linking Northpark Road to Works Road. In future another primary road will extend down to link with Company Road. From the first primary road other secondary roads extend towards the rail operations area and toward the southeast and the balance lot. The pattern of roading proposed is consistent with that set out in the Outline Development Plan and the Structure Plan and will provide an appropriate framework for the development.

The subdivision proposes walkways/cycleways throughout the development. These link through the buffer and open space breaks throughout the development area. Footpaths are also provided as part of all the roads. Individual site access points are not determined at this stage but the layouts proposed all enable appropriate access locations to be provided that will not cause road network safety or efficiency concerns.

Extension of the road network into the balance lot, as part of future subdivision stages, has been provided for. The road reserve areas and locations will provide for further development of the zone. Street lighting will be provided to appropriate standards and has been shown on the Structure Plan. As developer and eventual owner of the roads, the Council will ensure that the appropriate levels of construction are provided for all roads within the development.

The Structure Plan provides the detail of the layout within the road reserves – including swales, footpaths, tree planting etc. This is in accordance with the expectations of the District Plan and is consistent with the intent of these spaces to include street planting, walk and cycle ways. Where some differences occur between the proposal and the road reserve cross section set out in the plan, the overall detail proposed as part of this application will achieve the same principles. I consider that the proposal will ensure that all roads provide a clear visual break across the site and will give an appropriate standard of street amenity.

Esplanade Reserves

There are no rivers or waterways within or adjoining the application site, thus no esplanade reserves are required to be provided as part of this development.

Natural Hazards

The land is not shown on the planning maps to be at risk from any potential natural hazards. As a generally flat area, away from any rivers or steep slopes, it is not anticipated that the land would be at risk from erosion, flooding/inundation, landslips, rockfalls, alluvion, avulsion, or subsidence. The site is not known to be the subject of any unconsolidated fill or contamination.

Water supply

The site will be supplied with water from extensions to the Council reticulated system initially. Should further supply be necessary as the development proceeds, adequate space has been set aside for an additional bore (within the buffer area) and treatment facility. This will ensure an adequate supply of water for the development. This water will be connected to all proposed allotments and will include provision for fire fighting purposes.

Stormwater Collection and Disposal

It is proposed to provide a purpose built stormwater collection, treatment and disposal system. This will consist of rain gardens and swales throughout the roadways and swales and an infiltration basin within the buffer area. This system will be self contained and not connected to any other system thus not placing any pressure on surrounding areas. This system has been approved by Environment Canterbury through resource consent. This system therefore would appear to adequately provide for stormwater generated by the subdivision without causing any impacts on the surrounding environment.

Wastewater and Trade waste

Sewerage disposal will be through the Council's reticulated system, through extensions to the existing network. Any necessary trade waste will be also included in this system were appropriate. The application confirms that there is sufficient capacity in the existing system to provide for this connection. This will ensure that there are no impacts on the site or surrounding environment from the disposal of wastewater.

Energy supply and Telecommunications

Each lot will be connected to electricity supply and telecommunications networks; these will be extended from the current networks. These connections will be underground and therefore no adverse effects on the environment are anticipated. Where necessary, land has been allocated to provide for associated facilities eg transformers.

Open Space Provision and Reserves

The development incorporates substantial areas of open, landscaped space. This is primarily located on the south/southwestern boundary of the site in the buffer area. A total of around 17 hectares of reserve land will be provided which will be of benefit to the community and enhance the visual amenity of the site and area.

Vegetation and Landscape

The site originally contained some substantial shelter belts which were identified on the Outline Development Plan to be retained where possible. Many of these shelter belts through the interior of the site have now been removed however those around the periphery have been retained and will be incorporated into the reserve areas. These substantial trees will therefore be preserved.

In addition there will be large areas of landscaping and tree planting provided through the buffer area and along each of the new roads.

Easements

The application proposes easements for the purposes of electricity kiosks and a fibre optic cabinet. These will ensure electricity and telecommunications supply through the development.

Building Location

There are no buildings now remaining on the site. New buildings will be provided for by way of appropriate consent processes in the future.

Takata Whenua

There are no known sites of cultural significance on the site, nor is there any known cultural significance attached to this area of land. The applicant has committed to stop work immediately should any archaeological material, artefacts or cultural material be discovered during site works. They would then notify the NZHPT and takata whenua to determine an appropriate course of action. This should ensure the preservation of any unknown material within the site.

Financial Contributions

Financial contributions would generally be required for a development of this nature, to ensure appropriate servicing connections. However in this situation the developer is the Council who would normally be the recipient of any contributions. The Council will undertake the works necessary to establish the services and will also ultimately own and manage the services themselves. In this situation it would not appear appropriate or necessary for the Council to pay financial contributions to themselves.

Noise

The Outline Development Plan delineates an area for further Rail Operations and this area was identified to ensure that adverse effects from noise of operations can be appropriately managed. The layout of this area has altered during discussions with OnTrack and in the current Structure Plan and subdivision consent application a revised layout has been proposed.

This revision has been reviewed by Malcolm Hunt Associates to determine any difference in noise effects between the two different layouts. This assessment has concluded that, with the required acoustic barrier in place, there would be no greater noise impacts and indeed any noise levels are likely to be lower. This assessment has been reviewed by Marshall Day Acoustics which confirms agreement with the assessment. It is also noted that at the time of rail operations establishing on the site a more detailed consideration of noise will be required by the District Plan.

Therefore I consider that any noise effects of the altered layout for the Rail Operations area will be insignificant.

Structure Plan

A requirement of the District Plan is that the first subdivision consent for this zone shall be accompanied by a Structure Plan for the whole zone. The District Plan sets out the requirements for this Structure Plan, with specific provisions relating to the buffer area.

The application includes a comprehensive Structure Plan developed to be consistent with the range of requirements set out in the District Plan. The Structure Plan has been reviewed and is considered to appropriately meet the provisions required. Any minor variations from the provisions set are considered to be well within the intent of the Plan.

Mr William Field has reviewed the Structure Plan and considered it against the provisions in the District Plan. Mr Field has confirmed that, subject to the clarification provided in the letter dated 7 August (and considered to form part of the application), the Structure Plan provides the appropriate level of information necessary to guide the development of the land.

Conclusion

The proposed subdivision will be suitably serviced with an efficient road network that interconnects with the existing local network. Stormwater management is being provided and the waste water

system is being connected to the reticulated system to provide for the proposed subdivision. The proposed allotments are considered sufficient in size/dimension to contain the range of potential industrial activities.

Substantial areas of reserve land will be provided which will improve the amenity of the area and provide a public resource. The subdivision will also enable a new area of industrial development to meet the current and future demands for the area. The development is in accordance with the specific zoning of the land which was intended to provide for such activity.

Overall, therefore I consider that any actual or potential effects on the environment of this subdivision will be less than minor.

Notification

Given the nature of this proposal, it is not considered necessary to publicly notify this application as it is a controlled activity and will have less than minor effects on the environment.

Notwithstanding the above, no special circumstances exist in relation to this application which would lead to the conclusion that the application should be notified.

Recommendation: That, for the reasons outlined above, the application **need not be publicly notified** in accordance with Section 93 of the Resource Management Act 1991.

Affected Parties

It is considered that no other persons or parties, including adjoining property owners, may be adversely affected by the granting of this application. This is because the proposal is in accordance with the Outline Development Plan and zoning of the land, is a controlled activity and provides a Structure Plan to guide development which is consistent with the requirements of the District Plan. No adverse effects are anticipated on any other parties.

Recommendation: That the application be processed on a **non-notified** basis in accordance with Section 94 of the Resource Management Act 1991.

Objectives and Policies

As a controlled activity it is considered that the proposal is consistent with the objectives and policies of the District Plan. The proposal will enable business activity within a zone specifically created for that purpose.

Any other relevant matters

The proposal is considered to be consistent with Part II matters in that the proposal will maintain the amenity of the surrounding environment, in accordance with Section 7(c) and 7(f) of the Resource Management Act 1991.

Recommendation: That, for the above reasons, the application be **granted** pursuant to Sections 104, 104C, 108, 220, 405 and 407 of the Resource Management Act 1991, subject to the following conditions:

1. The subdivision shall proceed in general accordance with the application as lodged, and as updated by additional information provided on 7 August 2009, and the attached approved subdivision plans (Ref Opus, Scheme Plan and Scheme Plan – Boundary Dimensions, dated May 2009) including any utility allotments where required, except where varied by the following conditions of consent.
2. All subdivision shall be in accordance with the Structure Plan lodged with this application.
3. That all required easements shall be duly granted and reserved.
4. That a consent notice shall be imposed on any utility lot created stating that it is to be used as a utility lot only.

Engineering

5. The applicant shall submit two copies of full engineering plans and a specification in accordance with NZS4404: 2004 for separate engineering approval to the satisfaction of the Operations Manager or his agent. Council approval of complying documents shall be given in writing prior to any physical work being undertaken on the site. Any subsequent amendments to the plans and specifications shall be submitted to Council for approval.
6. The applicant shall ensure that a suitably qualified design professional shall issue to Council a Design Certificate in accordance with Schedule 1A of NZS4404:2004. Failure to provide the certificate may delay engineering approval.
7. That, unless specific provision is made otherwise, the services to all lots shall extend from the road boundary to a point a minimum of 0.6 metres inside the net area of the lot.
8. The applicant shall ensure that on completion of engineering works:
 - the contractor shall provide certification in accordance with Schedule 1B of NZS4404:2004, and
 - a suitably qualified professional shall provide certification in accordance with Schedule 1C of NZS 4404:2004.
9. The applicant shall ensure that As-Built information shall be prepared in accordance with Schedule 1D of NZS4404:2004 and submitted to Council within 20 working days of completion of the engineering works. As built plans shall be submitted to Council in the following formats:
 - Hard copy (2 sets)
 - Soft copy (provided on CD in MapInfo TAB or DXF (volume 12) file format)
10. Where the subdivision results in any assets being vested in Council, a comprehensive electronic schedule of these shall be provided to Council's Operations Manager. The schedule shall include, but not be limited to, installed material unit costs, type, diameter, class, quantity etc and shall include summary detail.
11. Where the subdivision results in any Council assets being decommissioned, then a comprehensive electronic schedule of these shall be provided to the Council's Operations Manager. The schedule shall include, but not be limited to, the material type, diameter, class length and position (x, y, z co-ordinates) and shall be identified against the asset ID already provided in the Council's Asset Register.

Roading

12. That all roads shall be vested in the Council as roads.
13. That all roads shall be constructed in accordance with the approved engineering plans.

14. That street lighting shall be provided to the subdivision in accordance with the approved engineering plans and specifications.
15. The roading connections to the development from Northpark Road and Works Road shall be formed and constructed prior to the title being issued for any allotments. The intersection shall be in accordance with the Outline Development Plan for the Business 9 Zone (clause 7.7.12), and in respect of Northpark Road, shall discourage or prevent heavy traffic from traveling south along Northpark Road, both when exiting from the Business 9 Zone and also when traveling south from State Highway 1.
16. No allotment shall be created which has direct access to, or provides vehicular access to, Company Road.
17. No title shall be issued for the proposed parcel/s affected by the proposed road stopping, as shown on the scheme plan, until the road has been formally stopped pursuant to section 116 of the Public Works Act 1981.

Water

18. That each lot of the subdivision shall be provided with an individual potable high pressure water supply in accordance with New Zealand Fire Service Code of Practice for fire fighting water supplied, SNZPAS 4509:2003 and any subsequent amendments.
19. Individual and independent connections for water shall be provided for each lot.
20. Any new watermain, ridermain or service connection to an existing Council main or ridermain shall only be undertaken by the Council's utility maintenance contractor, Ashburton Contracting Limited. This requirement pertains only to the point of connection.

Sewer

21. That each allotment of the subdivision shall be provided with an individual sewer lateral laid to the boundary of the net area of that lot in accordance with the approved Engineering Plans. All laterals shall be installed ensuring grade and capacity are provided for and in accordance with Council engineering standards, giving regard to maximum upstream development density.
22. Individual and independent connections for wastewater shall be provided for each lot.

Stormwater

23. That the consent holder shall install stormwater reticulation, treatment and disposal systems to service the subdivision in accordance with the approved engineering plans and the requirements of Environment Canterbury.

Power and Telephone

24. That electricity supply and telecommunications shall be supplied to the net lot area of each lot of the subdivision by way of underground reticulation in accordance with the standards of the relevant network utility operator.

Landscaping and Irrigation

25. That landscaping and tree planting shall be established in accordance with the structure plan provided with the application, and generally in accordance with the indicative landscape plan provided with the application (Indicative Landscape Detail – Buffer, feature identifier 6/619/84, code 6605, dated 23/03/09).
26. All landscaping shall be maintained. Any dead, diseased, or damaged landscaping shall be replaced immediately with plants of a similar species.
27. The applicant shall provide full design plans for an irrigation system showing all engineering details and submit this to the Operations Manager or his agent for approval no later than 15 working days prior to commencement of the landscape planting. The irrigation system shall be installed in accordance with the approved engineering plans, prior to the issue of s224 certificate.

28. That 'as built' plans of the irrigation system shall be supplied to Council's Operations Manager and submitted to Council within 20 working days of completion of the installation of the irrigation system. As built plans shall be submitted to Council in the following formats:
- Hard copy (2 sets)
 - Soft copy (provided on CD in MapInfo TAB or DXF (volume 12) file format)
29. The consent holder shall ensure the irrigation system performs as designed and installed by them, making good all defects to the engineer's requirements.

Site Works

30. All development activities on the site shall proceed in accordance with the erosion and sediment control plan provided as part of the application.
31. That the consent holder shall ensure, on a continuing basis (until Certificates of Title are available for each allotment) and on a continuous basis for any balance stages, that dust is not generated from consolidated material that is the subject of any earthworks activities by keeping the surface of the consolidated material damp or by using another appropriate method of dust suppression.
32. That the consent holder shall ensure on a continuing basis (until Certificates of Title are available for each allotment) that dust created by the disturbance or transportation of materials is mitigated in accordance with best practices established in accordance with Environment Canterbury document 'Erosion and Sediment Control Guideline 2007'.
33. That the consent holder shall identify and report any hazardous waste sites within the subdivision prior to any engineering work commencing. Where a hazardous site is found at any stage of the subdivision development works, the consent holder shall undertake all necessary work to rehabilitate the site. This may include treatment and off-site disposal. All works shall be undertaken at the consent holder's expense.
34. That the hours of all construction activities shall be restricted to:
- a) During construction of the landscape bund (including construction activities to the west of the landscape bund between the bund and rural-residential properties):
 - 0700 – 1800 Monday to Friday (inclusive)
 - 0900 – 1700 Saturdays
 - No work shall be undertaken on Sundays and Public Holidays.
 - b) Once the landscape bund has been constructed (excluding landscaping):
 - 0700 – 1900 Monday to Friday (inclusive)
 - 0900 – 1700 Saturday and Sunday
 - No work shall be undertaken on Public Holidays

General

35. The applicant shall ensure that any new fences erected on boundaries of allotments adjoining any road, precinct break, or cycleway/walkway, shall be visually transparent.
36. If any archaeological material, artefacts or cultural material is discovered at any time during site development, work on the site shall stop immediately. The applicant shall ensure that the Council, the New Zealand Historic Places Trust and the Takata Whenua are notified immediately and no work shall recommence until appropriate measures have been taken in consultation with these parties.

Advice Notes

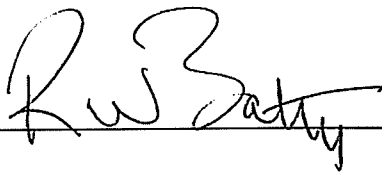
- a) Pursuant to section 125 of the Resource Management Act 1991, if not given effect to, this resource consent will lapse five years after the date of this decision unless a longer period is specified by the Council on application under section 125 of the Act.
- b) That the cost of approving plans and on site inspections of the works associated with the above conditions shall be at the consent holder's cost.

- c) Please note that this resource consent is not an authority to build. A building consent will also be required prior to any construction commencing. Additional resource consents may also be necessary.
- d) That prior to engineering approval, the consent holder is requested to provide to the Council either a certificate of compliance or resource consent from Environment Canterbury for stormwater discharge.
- e) The consent holder is invited to suggest three street names per street for the approval of the Council and shall provide and install the street name signs and poles at each intersection to the Council's standard.
- f) That the consent holder is requested to provide to the Council, a Property Numbering Plan that shall comply with Australian New Zealand Standard 4819:2003.
- g) All vehicle crossings from sealed roads to vehicular accesses shall be sealed for the full berm width of the adjoining road.

By: Stephanie Styles (Consultant Planner)

Date: 27 August 2009

Decision: That, for the reasons outlined above, the above recommendations be adopted.

Commissioner:  _____

Date: 27th August 2009

This decision was made by Commissioner Batty pursuant to an authority delegated by the Council, in accordance with Section 34 of the Resource Management Act 1991.

Please note that pursuant to Section 357 of the Resource Management Act 1991, you may, within 15 working days of being notified of this decision, object by notice in writing to the Council in respect of any aspect of this decision. The Council is required by the Act to consider any objection and to decide whether to dismiss or uphold the objection wholly or partly. There is a right of appeal, pursuant to Section 358 of the Resource Management Act 1991, to the Environment Court against Council's decision on any such objection.

In addition to or as an alternative to your right of objection pursuant to Section 357 of the Resource Management Act 1991, please note that pursuant to Section 120 of the Resource Management Act 1991, you may, within 15 working days of receiving notification of this decision, appeal to the Environment Court against the whole or any part of Council's decision. However, please also note that you may not exercise your right of appeal pursuant to Section 358 of the Act at the same time as exercising a right of appeal in respect of the same matter under Section 120.

Your attention is drawn to Section 116 of the Resource Management Act 1991, which provides that any non-notified resource consent, which has been granted shall, commence on the date on which the decision on the application is notified (when you receive this letter), or the date when which a decision has been notified on any subsequent appeal or objection.

Your attention is also drawn to Section 125 of the Resource Management Act 1991 which provides that a resource consent that is not given effect to shall lapse on the expiry of 5 years after the commencement of the consent or such shorter or longer period provided for in the consent, unless the Council agrees to a longer period upon an application made up to 3 months after the expiry date. To give effect to a subdivision consent requires the survey plan be submitted to the Council under Section 223 of the Resource Management Act 1991.

Appendix One: Matters to which Council's Discretion is Restricted

Allotment Size and Dimensions

- *allotment size and dimensions of subdivisions in the Business and Open Space Zones and in the Commercial Area of the Aquatic Park Zone;*
- *size and dimensions of allotments for access, utilities, reserves and roads;*
- *size and dimensions of allotments in any Rural Zone for allotments containing recreational, community, industrial and service activities, mineral extraction and visitor accommodation, for which resource consent has been granted;*
- *size and dimensions of allotments for areas of significant nature conservation value, and heritage items.*

Subdivision Design

- *relationship and orientation of allotments;*
- *the location of walkways and cycleways;*
- *the provision and/or use of open stormwater channels and wetland areas;*
- *the provision for public open space and landscape treatment.*

Roading, Access and Vehicle Crossings

- *the location, alignment and pattern of roading or service lanes;*
- *the location and provision of access and vehicle crossings to allotments for vehicles, and provision for cycles and pedestrians;*
- *any financial contributions required in terms of Rule 6.6.4 below, in respect of property access, other than those required by Rule 6.6.5.2.2;*
- *road reserves and provision for future subdivision on adjoining land;*
- *the standard of construction required for roads, vehicle access and vehicle crossings, other than as required by Rule 6.6.5.2;*
- *street lighting;*
- *naming of private vehicular access.*
- *In respect of the Business 9 Zone regard shall also be had to the assessment matters under 6.6.6.2.17.*

(6.6.6.2.17:

- *The extent to which the proposed road reserve will provide sufficient area for street planting, walk and cycle ways consistent with the road reserve cross section for the Business 9 Zone.*
- *The extent to which the proposed street planting will be consistent with the road reserve cross section, including the precinct or quadrant break within the Business 9 Zone. Where the proposed planting is inconsistent, the extent to which the planting proposed will achieve the same principles of providing a visual break across the site and an enhanced street amenity.)*

Esplanade Provision

- *in the case of the subdivision of land adjoining the rivers specified in Site Standard 6.6.5.2.3d), whether an esplanade reserve or strip should be provided and the matters to be included in the esplanade strip instrument;*
- *provision of Esplanade Reserves or Strips along Mill Creek (Wakanui Creek) and Carters Creek, Ashburton Town (Kapuka).*

Natural Hazards

- *provision of works, the location and type of services, building location and floor levels, and location and quantity of filling and earthworks that could be affected by the following natural hazards or which could affect the impact of those natural hazards on the site or other land in the vicinity;*
- *erosion;*

- *flooding and inundation;*
- *landslip;*
- *rockfall;*
- *alluvion;*
- *avulsion;*
- *unconsolidated fill;*
- *soil contamination;*
- *subsidence;*

Water Supply

- *the means of supply of water, where it is other than from a Council reticulated system;*
- *water supplies for fire fighting purposes;*
- *the standard of water supply infrastructure installed in subdivisions, and the adequacy of existing supply systems outside the subdivision;*
- *any financial contributions required in terms of Rule 6.6.4 below, in respect of water supply;*
- *in the Rural-Residential Zones at Ashburton Town (Kapuka), the means of supply of water to the subdivision.*

Stormwater Disposal

- *the capacity of existing and proposed stormwater infrastructure and disposal systems;*
- *the effectiveness and environmental impacts of any measures proposed for mitigating the effects of stormwater run-off, including the control of water-borne contaminants, litter and sediments;*
- *the location, scale and construction of stormwater infrastructure;*
- *any financial contributions required in terms of Rule 6.4.4 below, in respect of stormwater collection and disposal.*

Sanitary Sewage Disposal

- *the method of sewage disposal where a public reticulation and treatment system is not available;*
- *the capacity of, and impacts on, the existing reticulated sewage disposal system;*
- *the location and environmental effects of the proposed sanitary sewage system;*
- *any financial contributions required in terms of Rule 6.6.4 below, in respect of sanitary sewage collection, treatment and disposal.*

Trade Waste Disposal

- *disposal of trade waste within Business Zones;*
- *any financial contributions required in terms of Rule 6.6.4 below, in respect of trade waste collection, treatment and disposal.*

Energy Supply and Telecommunications

- *the adequacy and standard of electrical utility installation;*
- *the adequacy and standard of telecommunications installation;*
- *any financial contributions required in terms of Rule 6.6.4 below, in respect of energy supply and telecommunications.*

Land and/or Facilities for Open Space and Recreation

- *any financial contribution required in terms of Rule 6.6.4 below, in respect of the provision of land and/or facilities for open space and recreation either within, or to serve, the subdivision.*

Vegetation and Landscape

- *the preservation of vegetation and landscape;*

- *provision for planting and other landscape treatments on roads and public open spaces to be vested as reserves.*

Easements

- *the need to create easements for any purpose.*

Building Location

- *the location of buildings.*

Takata Whenua

- *the preservation of waahi tapu and waahi taoka.*

Land Registration District

CANTERBURY

Plan Number

DP 427688

Territorial Authority

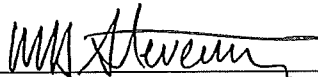
Ashburton District Council

Certifications under the Resource Management Act 1991 (*options that do not apply must be deleted*)

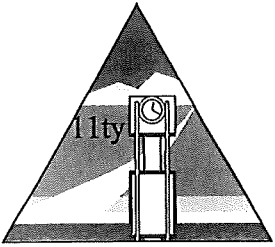
Pursuant to the Resource Management Act 1991 I hereby certify that:

- the above plan was approved by the Council pursuant to section 223 of the Resource Management Act 1991 on the 13th day of October 2010
- the approval of the Council under section 223 of the Resource Management Act 1991 is subject to the creation of the easements set out in the Memorandum of Easements on the attached Annexure Schedule

Dated this 13th day of October 2010



Principal Administrative Officer/Authorised Officer



ASHBURTON DISTRICT COUNCIL

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

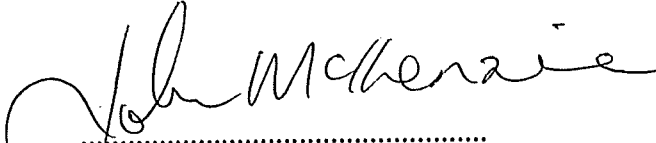
In reply, please quote:

If calling, please ask for:

ASHBURTON DISTRICT COUNCIL

"In the matter of Plan 427688 pursuant to Section 224(c) of the Resource Management Act 1991 I certify that some of the conditions of the subdivision consent have been complied with to the satisfaction of the Ashburton District Council, and that a consent notice has been issued in respect of those conditions which have not been complied with.

Dated this 11th day of November 2010.


.....
Authorised Officer

IN THE MATTER of the Resource
Management Act 1991

AND

IN THE MATTER of

**CONSENT NOTICE PURSUANT TO SECTION 221 OF THE RESOURCE
MANAGEMENT ACT 1991**

To The District Land Registrar
 Canterbury Land Registration District

Take notice that the land hereinafter described in subject in relation to a subdivision consent as follows:

"That any utility Lot created is to be used as a utility 7 lot only".

And that you are hereby directed to register the same pursuant to Section 221 of the Resource Management Act 1991

The description of the land affected by consent notice is all that piece of land containing **Lots 300, 301, 302, 303, 304 and 305 DP427688.**

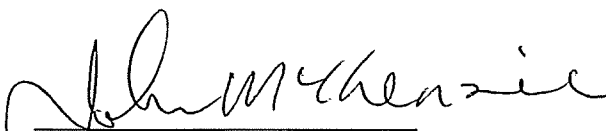
"Any new fences erected on boundaries of allotments adjoining any road, precinct break, or cycleway/walkway, shall be visually transparent.

And that you are hereby directed to register the same pursuant to Section 221 of the Resource Management Act 1991

The description of the land affected by consent notice is all that piece of land containing **Lots 1-33 DP427688**

Dated this 11th day of November 2010

Signed for and on behalf of the Ashburton District Council pursuant to Section 252 of the Local Government Act 1974.


Principal Officer

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: BC0817/16

The Building

Street Address of Building: 9 Ashford Avenue ASHBURTON DISTRICT

Legal Description of Land where Building is Located: LOT 17 DP 427688

Property No: 21629

Valuation Roll No: 2443034858

Building Name: Tower

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

Level/Unit number: N/A

Current, Lawfully Established, Use: Commercial

No Occupants per Level: N/A

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

Year First Constructed: 2016

The Owner

New Zealand Dairy Collaborative Limited
PO Box 130
ASHBURTON 7740

Phone Numbers

Daytime: 03 552 0621
Home: 0210332210
Mobile: 021 069 2404
After Hours:
Fax:
E-Mail: accounts@nzdcl.com

First Point of Contact for Communications:

Thompson Engineering 2002 Limited
PO Box 2081
Washdyke
TIMARU 7941

Phone Numbers

Daytime: 0800 688 7164
Home:
Mobile: 0800 688 7164
After Hours:
Fax: 03 688 71684
E-Mail: Emily@thompsonltd.co.nz

Building Work

Project: Stage 3 - Alteration to Factory Warehouse to increase height of tower

Intended Use(s): Infant formula plant - factory warehouse

Intended Life: Indefinite

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
- (b) The specified systems in the building are capable of performing to the performance standards set out in the building consent.

Compliance Schedule

This building consent requires the following specified systems:

- SS01 Automatic systems for fire suppression/Sprinklers
- SS02 Automatic or manual emergency warning systems for fire or other dangers...
- SS04 Emergency lighting systems
- SS09 Mechanical ventilation or air conditioning systems
- SS13 Smoke Control Systems
- SS15/a Communication
- SS15/b Final Exit Doors
- SS15/c Fire Separations
- SS15/d Signs for communication
- SS15/e Smoke Separations

pp

A handwritten signature in black ink, appearing to read "L.M. Wong".

Signature

Name Michael Wong

Position Building Official

On behalf of Ashburton District Council 23 February 2021



Project Information Memorandum/Building Consent Application

Section 33 or Section 45, Building Act 2004

BAM 002 PIM BC
VER. 8
Updated: Nov 2013
Review: Nov 2014
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

Application (Only complete items that are applicable to your project)			
I request that you issue a:			
Project Information Memorandum (PIM) <input type="checkbox"/>	Building Consent <input checked="" type="checkbox"/>	Building Consent and PIM <input type="checkbox"/>	
*Your project may also require a PIM, you will be advised when you submit your application if this is required			
Has a PIM been issued previously in respect of this project? If yes , please provide a copy if applicable.	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	
Is this project related to earthquake damage?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	
Is this consent for a relocated or transportable building?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	
Building Information			
Building Name (if any): NZ Dairy Collaborative Infant Formula Blending Plant			
Street Address (or Rapid Number): 9 Ashford Avenue, Ashburton			
Legal Description: Lot 17 DP 427688		Valuation Number: 2443034858	
Number of levels: Blending Plant: 1, Office: 2		Level\Unit no:	
Approx. Year building first constructed? N/A			
Currently lawfully established use: N/A			
Fencing of Swimming Pool Act 1987 Is there a swimming pool/spa pool on this site or associated with this project		Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Total Floor Area (all floors)	Existing(m2): 5447 m ²	Want to add(m2): 460 m ² (4 levels @115 ea)	
The Owner			
Owner's Name NZ Dairy Collaborative Group			
Contact Person (if different from owner): Tim Ross, Architype (on behalf of Solomon Ling)			

Mail/ Billing Address:			
Street Address/Registered Office: 7 Bath Street, Dunedin 9016			
Daytime Phone Number: 03 552 0621		Cellphone: 021 069 2404	
Email Address: tim@architype.co.nz		After Hours Number:	
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 Thompson Construction and Engineering			
Contact Person (if Agent is not an individual): Annelies Cloake			
Mailing/Billing Address: PO Box 2081, Washdyke			
Street Address/Registered Office: 9b Meadows Road, Washdyke, Timaru			
Daytime Phone Number: 03 688 7164		Cellphone:	
Email Address: design@thompsonltd.co.nz		After Hours Number:	
The Project			
Description of building work (E.g. dwelling, commercial, farm shed, garage etc.) Construction of a 4442m ² infant formula blending plant and a 1005m ² Office. Proposed development will be a steel portal and precast panel structure. Stage 1 is civil and the Factory Warehouse Structure, Stage 2 is Office construction, Stage 3 will cover Plant fit out if required. This is an amendment to Stage 1			
Will the building work result in a change of use of the building?		Yes	<input type="checkbox"/>
		No	<input checked="" type="checkbox"/>
If yes , please provide details on intended use.			
Intended life of the building			
Indefinite but not less than 50 years		<input checked="" type="checkbox"/>	OR Specified as _____ years
Is this project being completed in Phases/Stages?		Yes	<input checked="" type="checkbox"/>
		No	<input type="checkbox"/>
What stage is this application?	1	of	3
Related BC Numbers: N/A			
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:

Approximately \$900,000.00

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: 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 www.ashburtondc.govt.nz

Name	Licence Class	LBP No.	Mailing Address	Phone Number	Work carried out or supervised

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 (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 (state nature of waiver or modification of building code required)
B1	Structure	<input type="checkbox"/> NZS3604 <input checked="" type="checkbox"/> NZS1170 NZS4229 <input type="checkbox"/> Other..... (specify)	
B2	Durability	<input type="checkbox"/> B2/AS1 NZS3101 NZS3602 <input type="checkbox"/> NZS3604 Other (specify)	Designed to last greater than 50 years

C1	Objective	<input checked="" type="checkbox"/> C/AS1 – C/AS7 <input type="checkbox"/> C/VM1 <input type="checkbox"/> C/VM2 <input type="checkbox"/> Other..... (specify)		
C2	Prevention of Fire Occurring	<input checked="" type="checkbox"/> C/AS1 – C/AS7 <input type="checkbox"/> C/VM1 <input type="checkbox"/> C/VM2 <input type="checkbox"/> Other..... (specify)		
C3	Fire Affecting Areas Beyond Fire Source	<input checked="" type="checkbox"/> C/AS1 – C/AS7 <input type="checkbox"/> C/VM1 <input type="checkbox"/> C/VM2 <input type="checkbox"/> Other..... (specify))		
C4	Movement to a Safe Place	<input checked="" type="checkbox"/> C/AS1 – C/AS7 <input type="checkbox"/> C/VM1 <input type="checkbox"/> C/VM2 <input type="checkbox"/> Other..... (specify)		
C5	Access and Safety for Fire-Fighting Operations	<input checked="" type="checkbox"/> C/AS1 – C/AS7 <input type="checkbox"/> C/VM1 <input type="checkbox"/> C/VM2 <input type="checkbox"/> Other..... (specify)		
C6	Structural Stability	<input checked="" type="checkbox"/> C/AS1 – C/AS7 <input type="checkbox"/> C/VM1 <input type="checkbox"/> C/VM2 <input type="checkbox"/> Other..... (specify)		
D1	Access Routes	<input checked="" type="checkbox"/> D1/AS1 NZS4121 Other..... (specify)		
D2	Mechanical installations for access	<input type="checkbox"/> D2/AS1 NZS4332 EN81 <input type="checkbox"/> EN115 Other..... (specify)	not applicable	
E1	Surface water	<input checked="" type="checkbox"/> E1/AS1 AS/NZS3500.3 <input type="checkbox"/> Other(specify)		
E2	External moisture	<input checked="" type="checkbox"/> E2/AS1 <input type="checkbox"/> Specific design and testing	E2/AS3 for precast	
E3	Internal moisture	<input checked="" type="checkbox"/> E3/AS1 Other..... (specify)		
F1	Hazardous agents on site	<input type="checkbox"/> F1/AS1 Other..... (specify)	not applicable	
F2	Hazardous building materials	<input checked="" type="checkbox"/> F2/AS1 NZS4223 <input type="checkbox"/> Other(specify)		
F3	Hazardous substances and processes	<input checked="" type="checkbox"/> F3/AS1 Other..... (specify)		

F4	Safety from falling	<input checked="" type="checkbox"/> F4/AS1 FSP Act <input type="checkbox"/> Other(specify)		
F5	Construction and demolition hazards	<input checked="" type="checkbox"/> F5/AS1 Other(specify)		
F6	Lighting for emergency	<input checked="" type="checkbox"/> F6/AS1 Other(specify)		
F7	Warning systems	<input checked="" type="checkbox"/> F7/AS1 NZS4512 <input type="checkbox"/> Other(specify)		
F8	Signs	<input checked="" type="checkbox"/> F8/AS1 Other(specify)		
G1	Personal hygiene	<input checked="" type="checkbox"/> G1/AS1 Other(specify)		
G2	Laundering	<input type="checkbox"/> G2/AS1 Other.....(specify)	not applicable	
G3	Food prep. And prevention of contamination	<input checked="" type="checkbox"/> G3/AS1 Other(specify)		
G4	Ventilation	<input checked="" type="checkbox"/> G4/AS1 AS1668.2 <input type="checkbox"/> Other(specify)		
G5	Interior environment	<input checked="" type="checkbox"/> G5/AS1 Other(specify)		
G6	Airborne and impact sound	<input type="checkbox"/> G6/AS1 Other(specify)	not applicable	
G7	Natural light	<input checked="" type="checkbox"/> G7/AS1 Other(specify)		
G8	Artificial light	<input checked="" type="checkbox"/> G8/AS1 NZS6703 <input type="checkbox"/> Other(specify)		
G9	Electricity	<input checked="" type="checkbox"/> G9/AS1 Other.....(specify)		
G10	Piped services	<input type="checkbox"/> G10/AS1 NZS5261 <input type="checkbox"/> Other..... (specify)	not applicable	
G11	Gas as an energy source	<input type="checkbox"/> G11/AS1 Other(specify)	not applicable	

G12	Water supplies	<input checked="" type="checkbox"/> G12/AS1 AS/NZS3500.1 <input type="checkbox"/> AS/NZS3500.4 Other(specify)		
G13	Foul water	<input type="checkbox"/> G13/AS1 AS/NZS3500.2 <input checked="" type="checkbox"/> BS5572 Other ...G13/AS3		
G14	Industrial liquid waste	<input type="checkbox"/> G14/AS1 Other(specify)	not applicable	
G15	Solid waste	<input type="checkbox"/> G15/AS1 Other(specify)	not applicable	
H1	Energy efficiency provisions	<input checked="" type="checkbox"/> H1/AS1 NZS4218 NZS4243 <input type="checkbox"/> ALF Design Manual NZS4214 <input type="checkbox"/> Other(specify)		

COMPLIANCE SCHEDULE			
(Not applicable if applying for a Project Information Memorandum (PIM) only)			
Are there any specified systems associated with this project?			
There are no Specified Systems associated with this project			N
The following Specified Systems are being altered, added to or removed in the course of the building work: (specified systems are defined in regulations) Refer to fire report Appendix 2 for further clarification			Y
SS Code	Specified Systems (tick which systems apply to your project)	Applicable Systems	Specified System Information Template Completed?
	Note: A Specified System Information Template must be completed for each Specified System. This form can be downloaded from www.ashburtondc.govt.nz		
1	Automatic systems for fire suppression (<i>for example, sprinkler systems</i>)	✓	
2	Automatic emergency warning systems for fire or other dangers (<i>other than a warning system for fire that is entirely within a household unit and serves only that unit</i>)	✓	
3	Electromagnetic or automatic doors or windows (<i>for example, ones that close on fire alarm activation</i>)	✓	
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 to 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 to 6, 9, and 13:		
15a	Systems for communicating spoken information intended to facilitate evacuation; and		
15b	Final exits (<i>as defined by clause A2 of the building code</i>); and	✓	
15c	Fire separations (<i>as so defined</i>); and	✓	
15d	Signs for communicating information intended to facilitate evacuation; and	✓	
15e	Smoke separations (<i>as so defined</i>)	✓	
16	Cable Cars		
Purpose Group: WL/WH		Fire Hazard Category: 4	Maximum Occupant Load: Refer to fire report Section 5

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 Notice
- 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 www.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 | <input type="checkbox"/> | Cheque | <input type="checkbox"/> | Eftpos | <input type="checkbox"/> |
| Credit Card | <input type="checkbox"/> | Direct Credit | <input checked="" type="checkbox"/> | | |

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

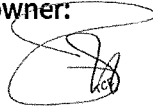
Applicants for Building Consents are advised that the details provided on the Building Consent Application form are required to be held in a public register and on file where they may be perused by any interested individual. A summary of information compiled from these forms is also provided to the Councils 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:

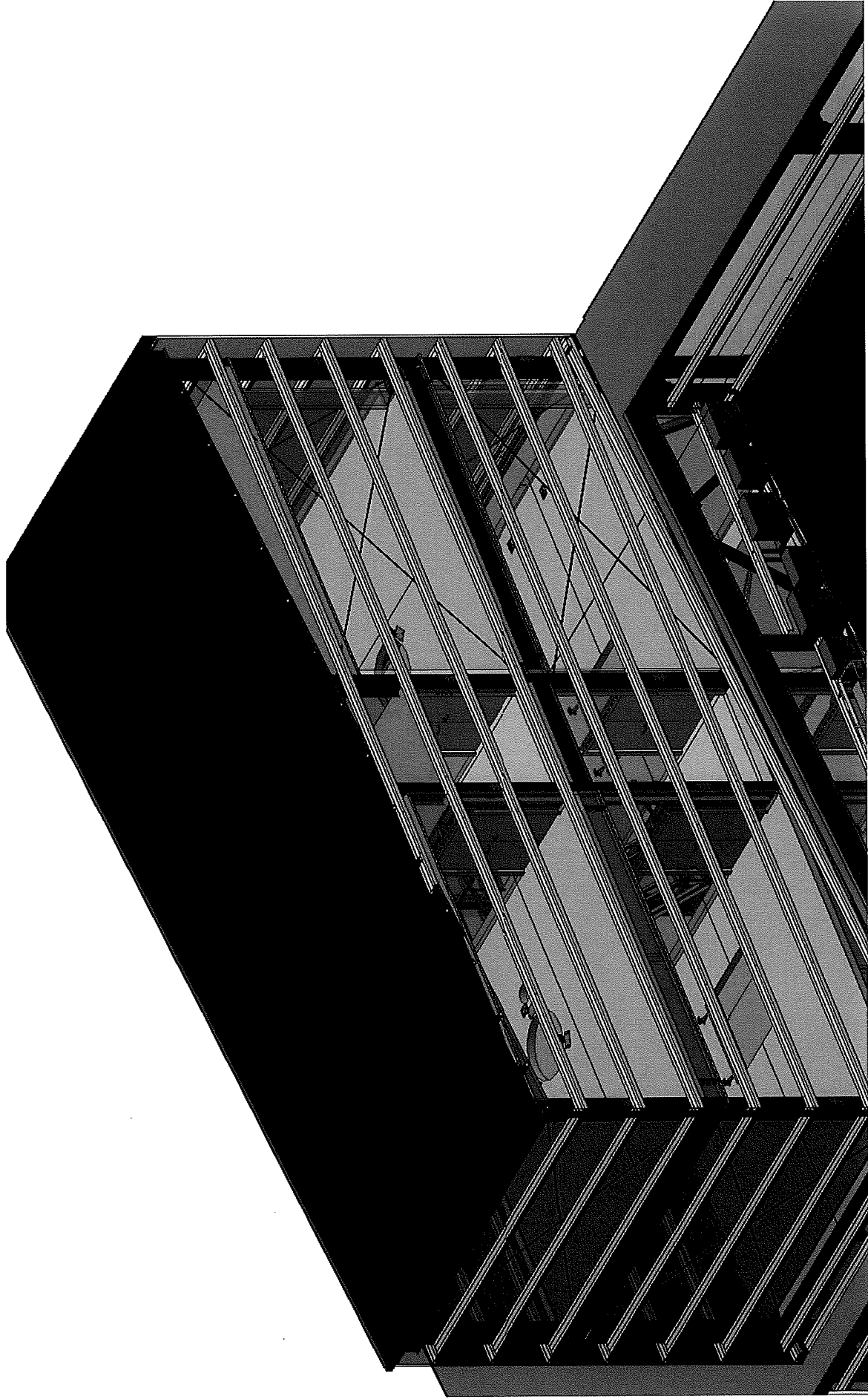


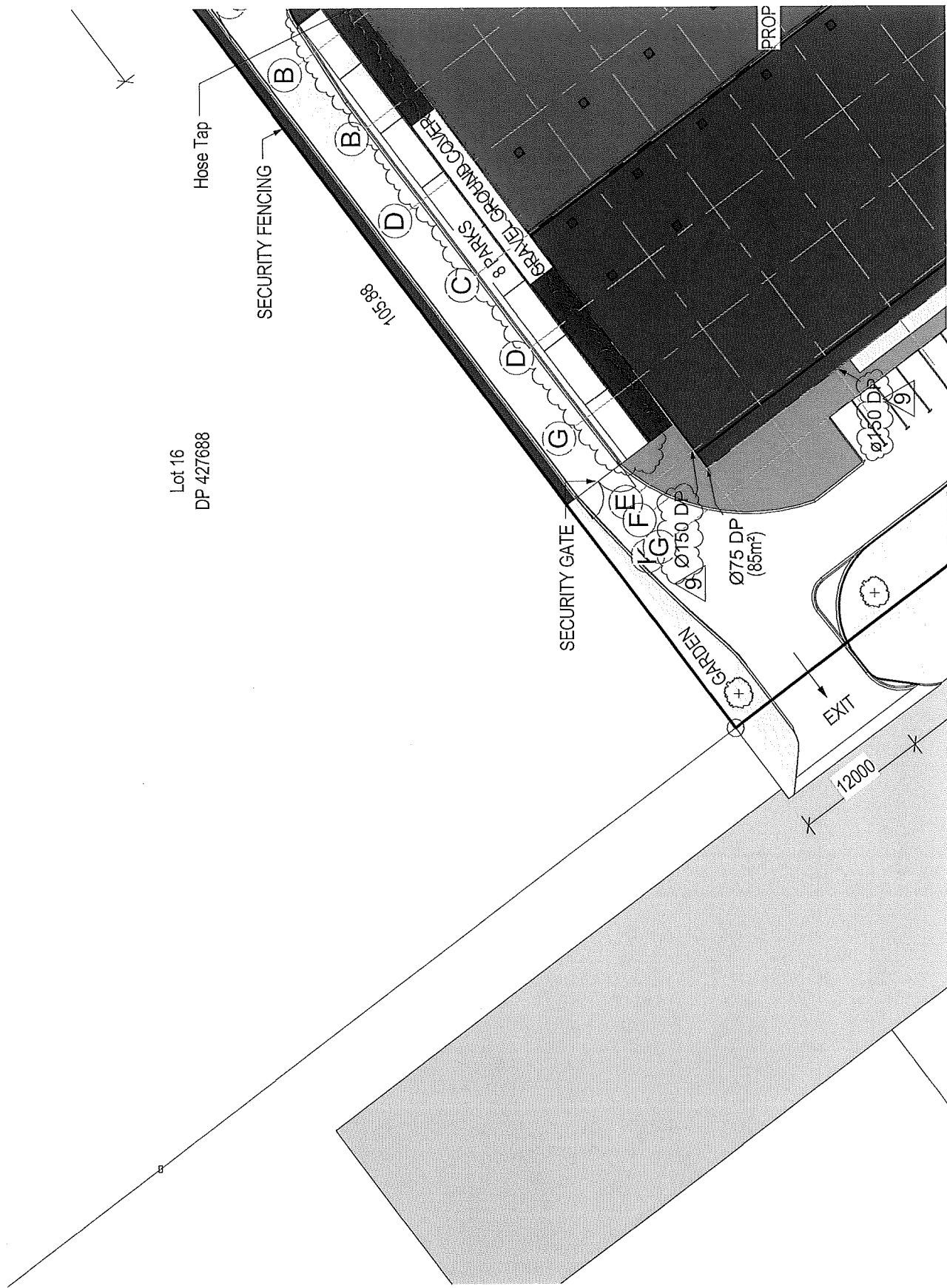
Date: 11/10/16

Name: Bryce Holloway

THOMPSON

CONSTRUCTION & ENGINEERING





Lot 16
DP 427688

Hose Tap

SECURITY FENCING

105.88

8 PARKS
GRAVEL GRASS COVER

SECURITY GATE

GARDEN

Ø75 DP
(85m²)

Ø150 DP

EXIT

12000

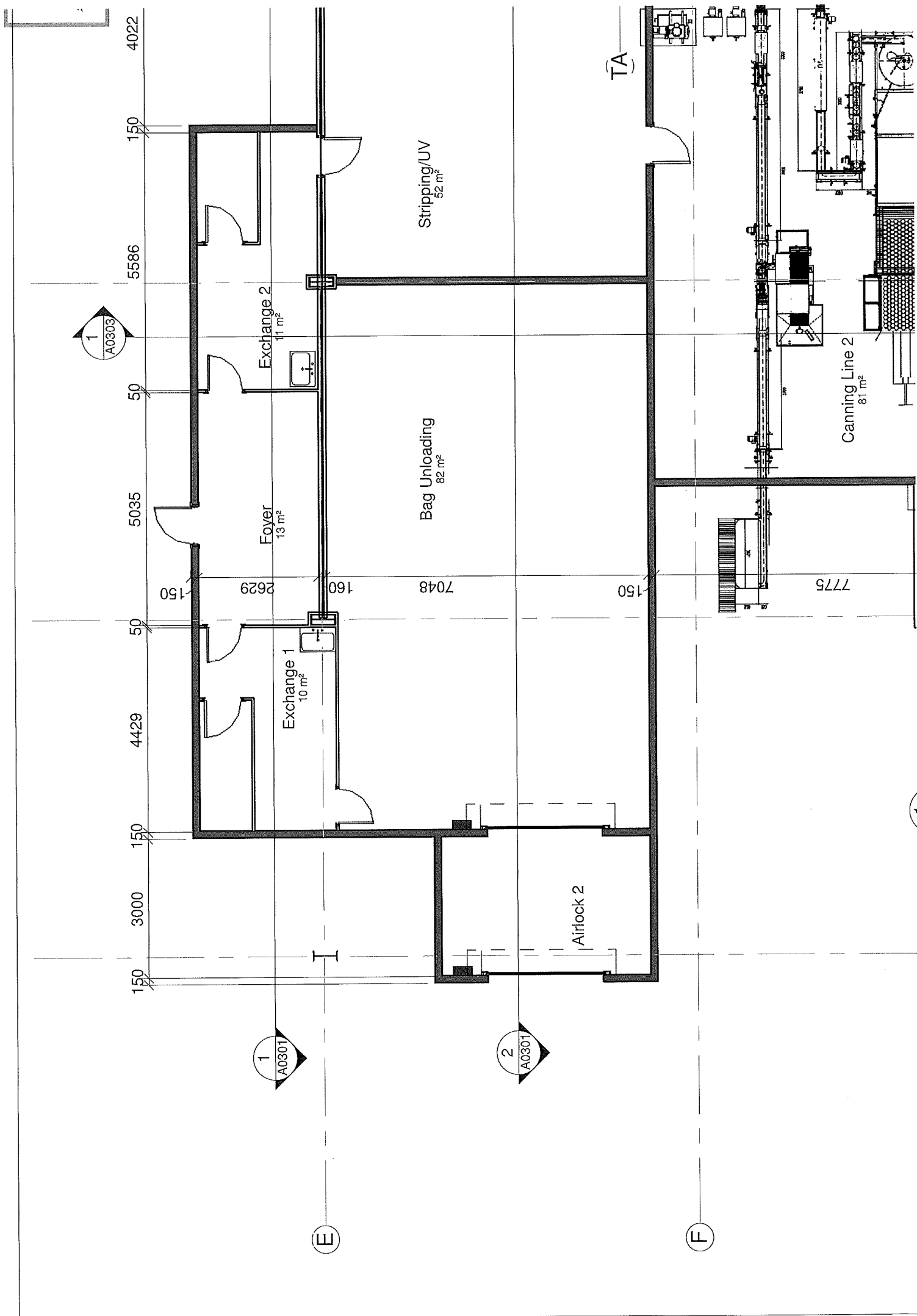
PROP

Ø150 DP

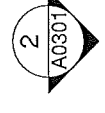
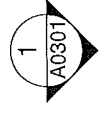
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150 3000 150 4429 50 5035 50 5586 150 4022



E

F

Exchange 2
11 m²

Exchange 1
10 m²

Foyer
13 m²

Bag Unloading
82 m²

Stripping/UV
52 m²

Airlock 2

Canning Line 2
81 m²

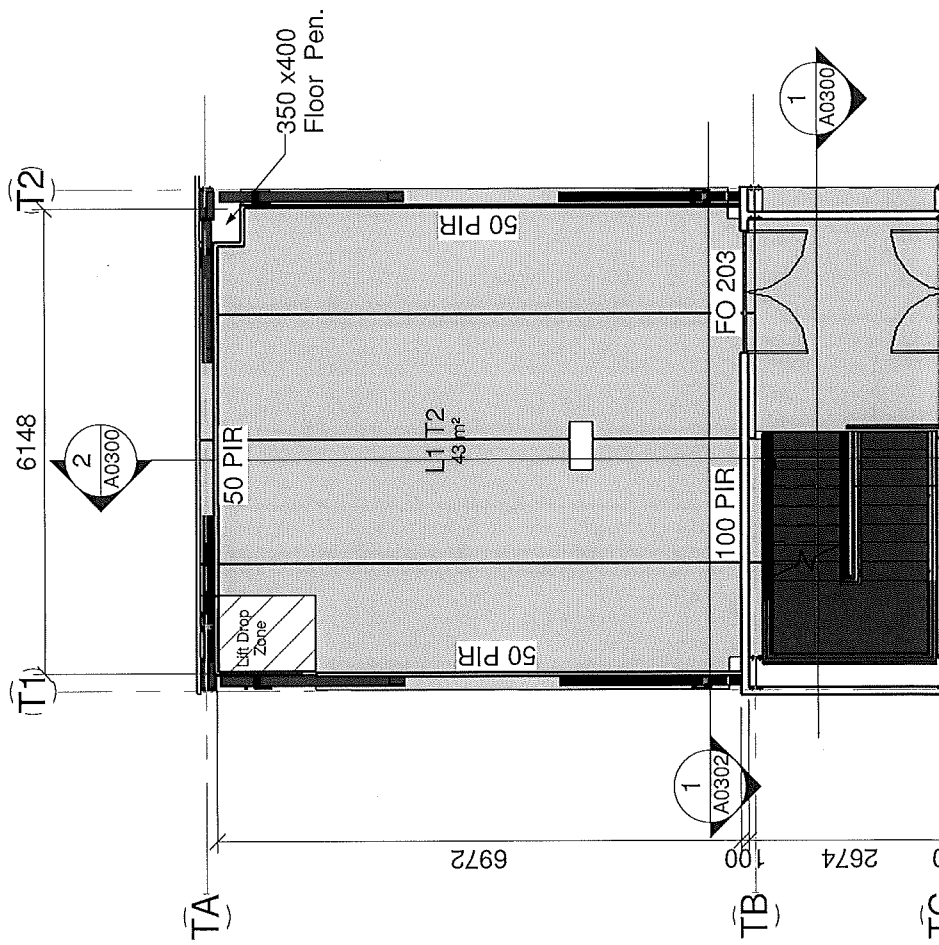
TA

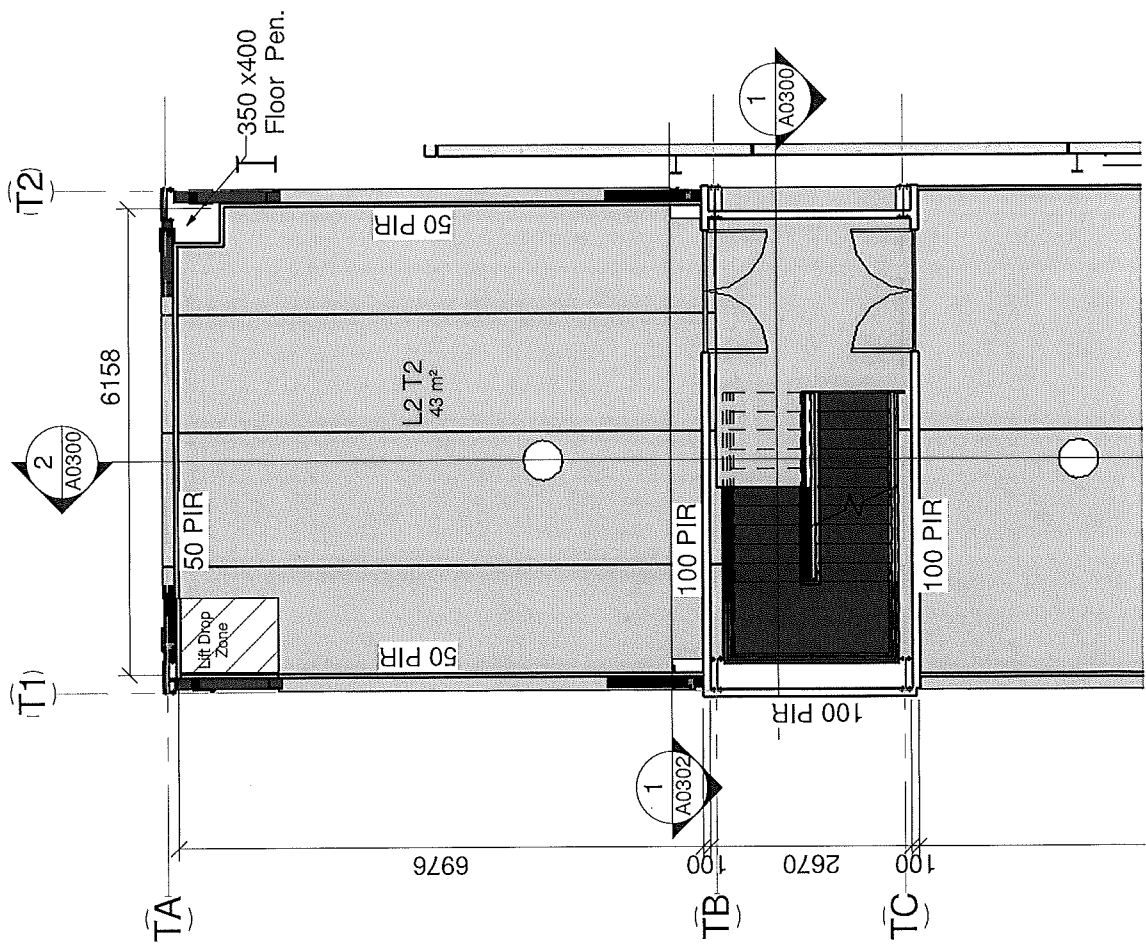
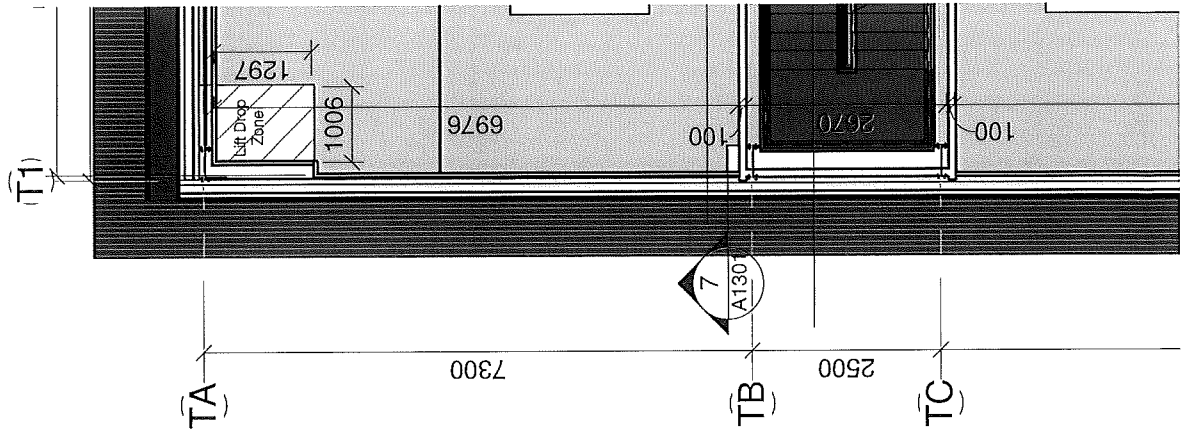
2629

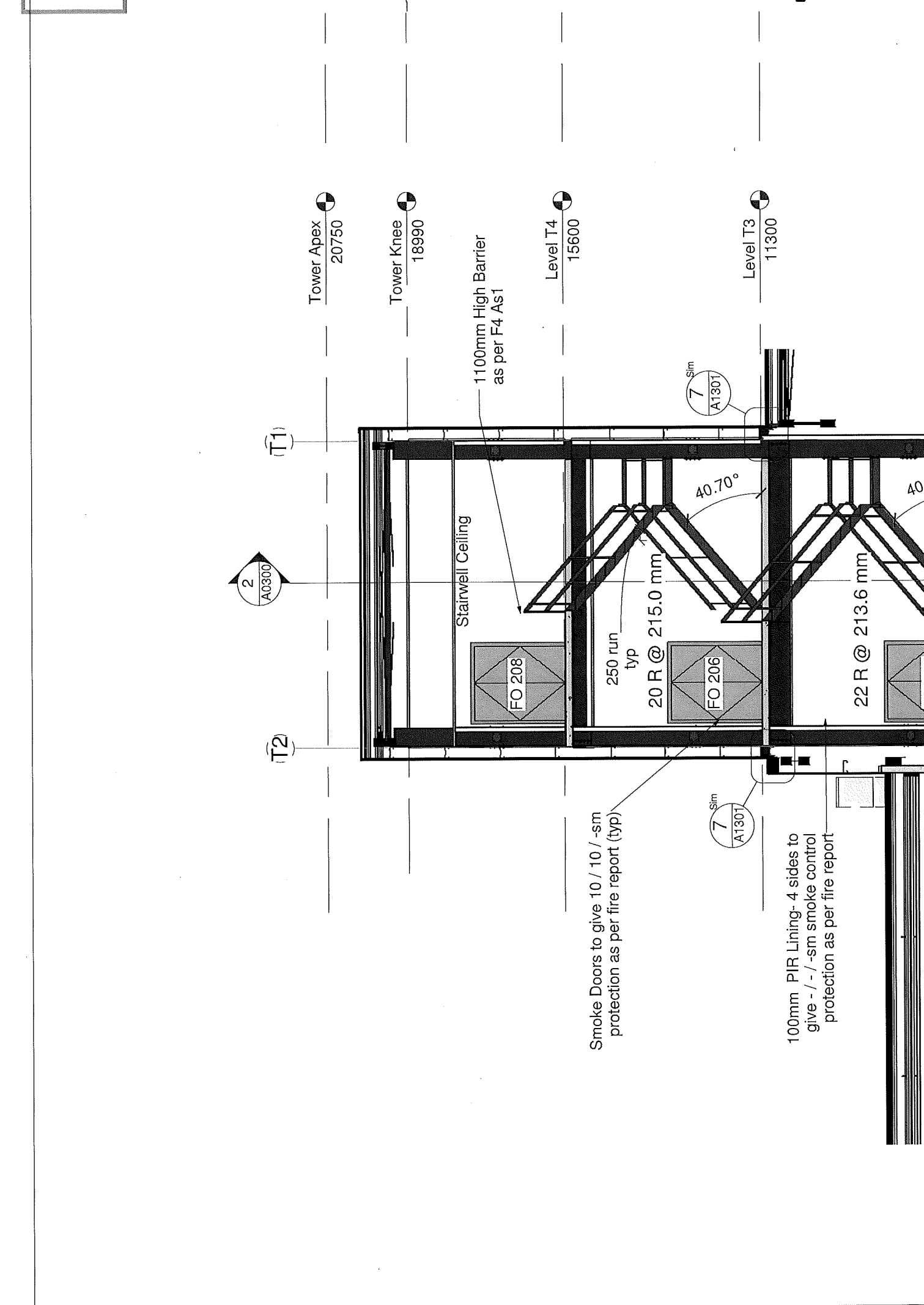
7048

150

7775







(T2)

(T1)

2
A0300

Tower Apex
20750

Tower Knee
18990

Level T4
15600

Level T3
11300

Stairwell Ceiling

FO 208

250 run
typ

20 R @ 215.0 mm

FO 206

22 R @ 213.6 mm

FO 204

7 Sim
A1307

7 Sim
A1307

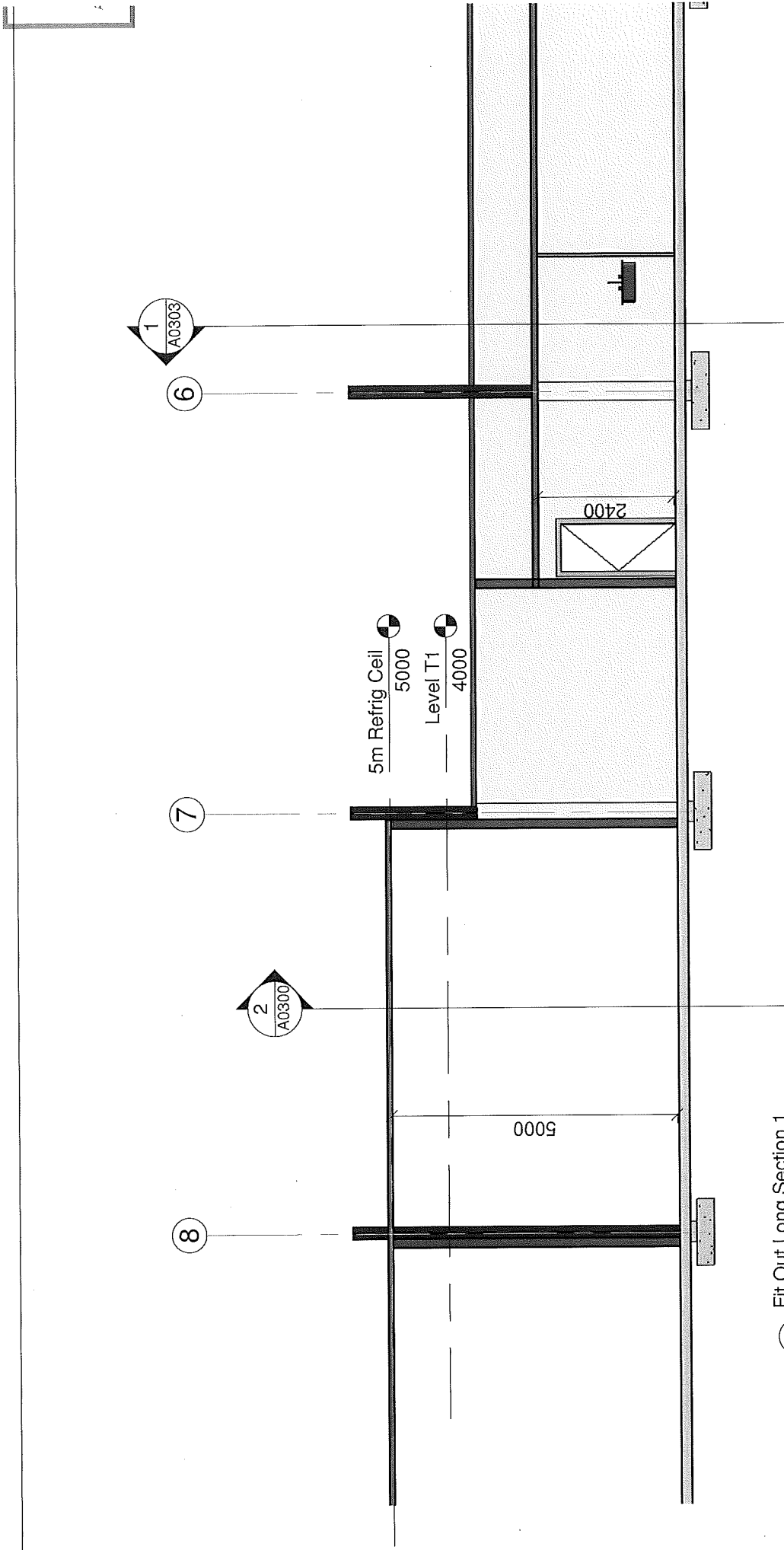
Smoke Doors to give 10 / 10 / -sm
protection as per fire report (typ)

100mm PIR Lining- 4 sides to
give - / - / -sm smoke control
protection as per fire report

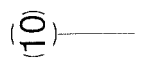
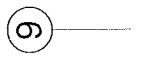
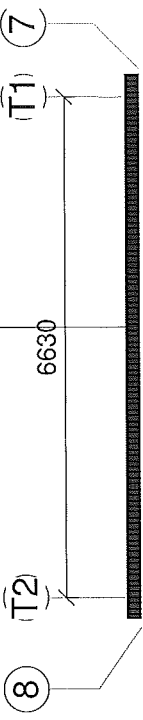
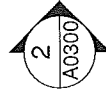
40.70°

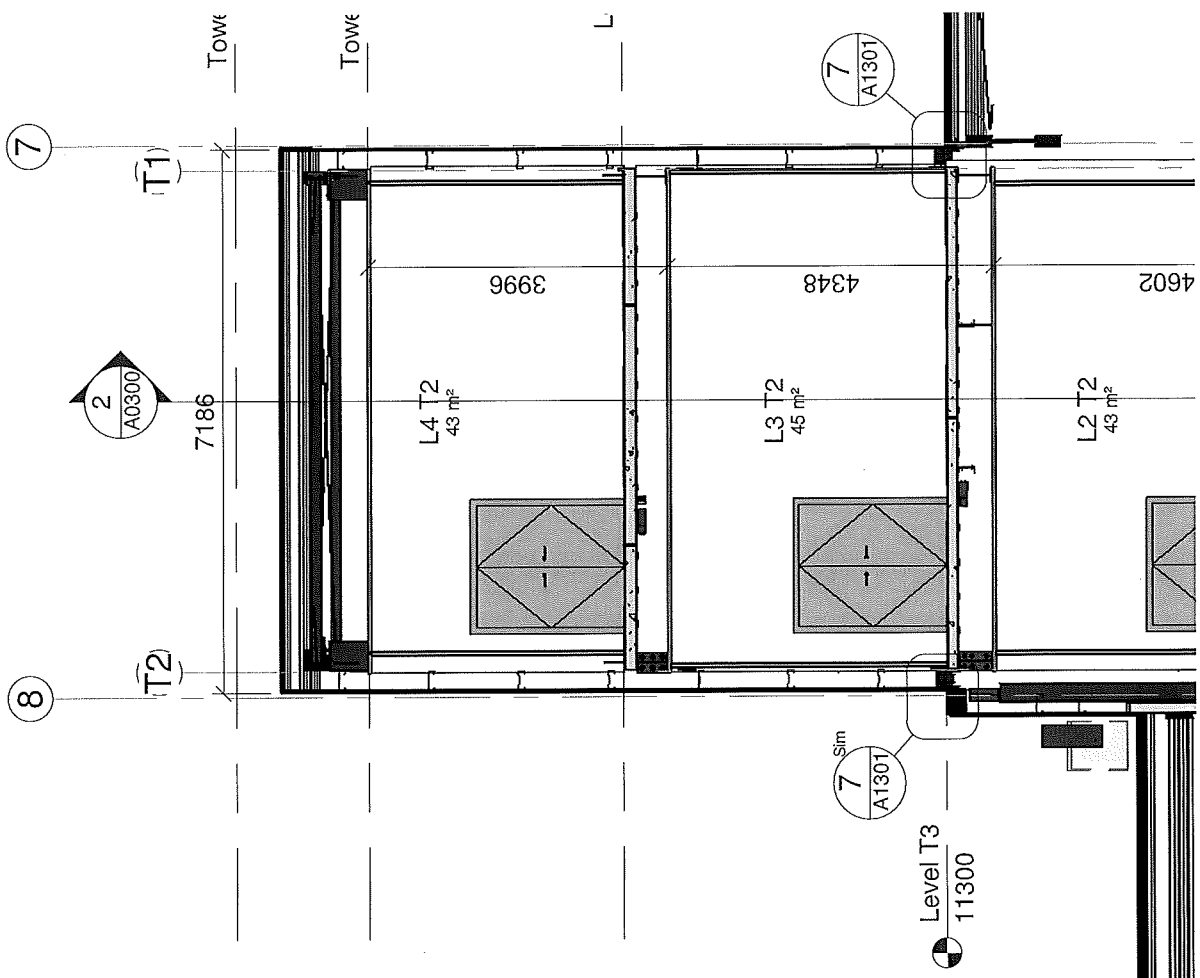
40.5°

U



1 Fit Out Long Section 1
1 : 100





9

TA

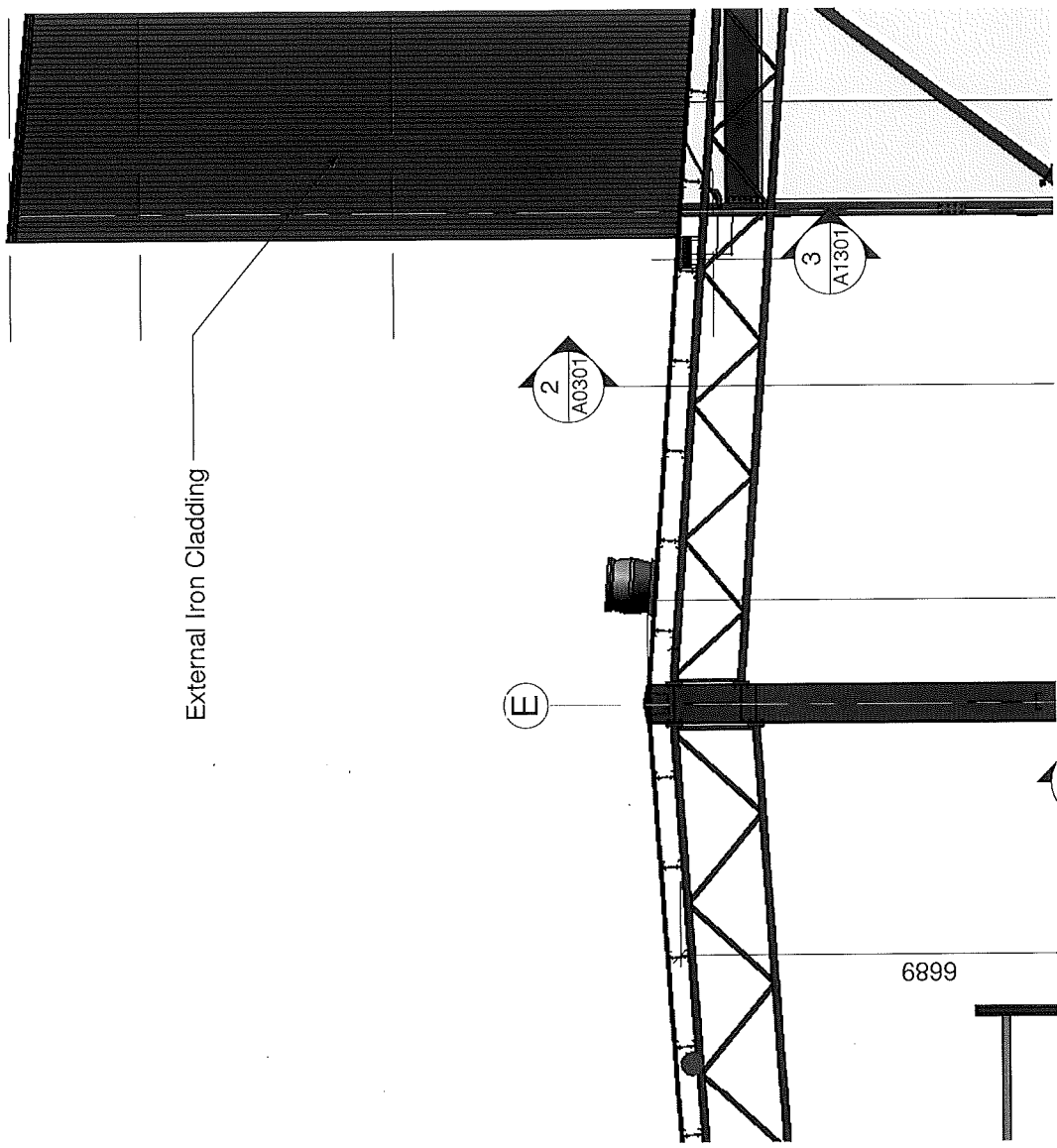
External Iron Cladding

2
A030T

3
A130T

E

6899



Proposed Tower

⑥

⑤

④

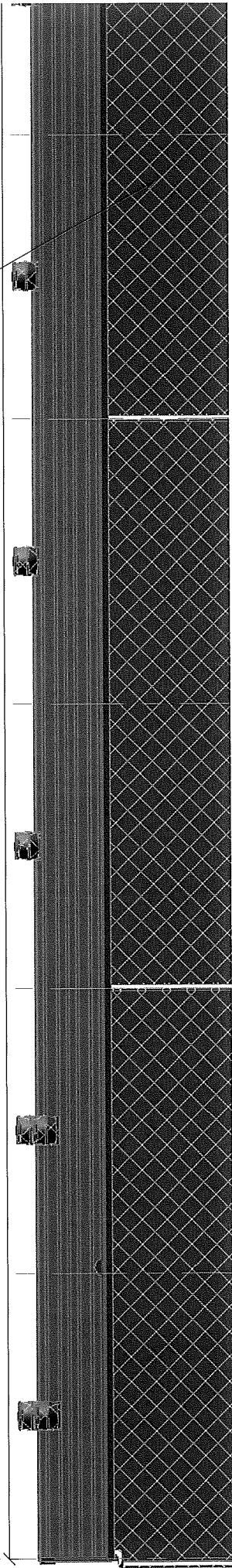
③

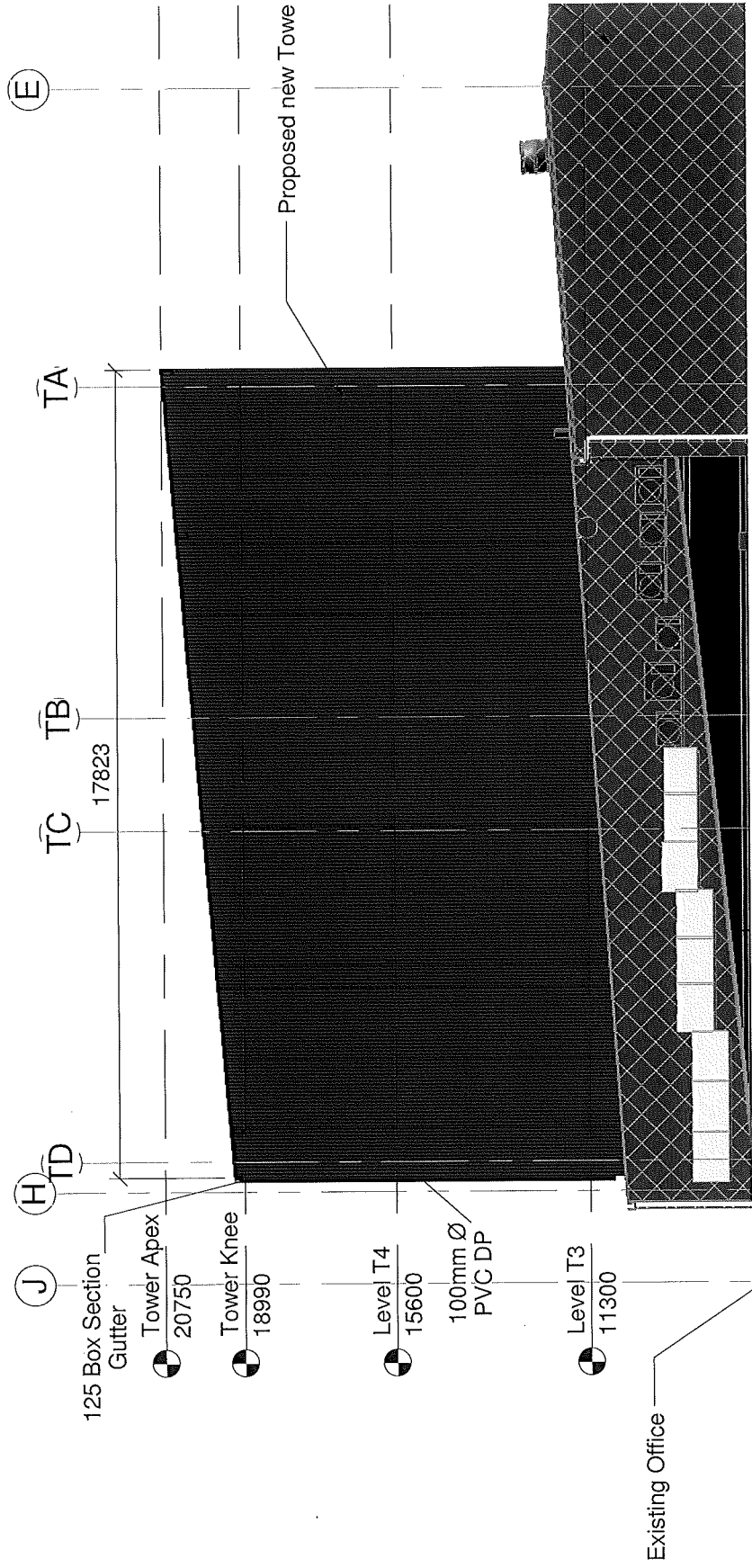
②

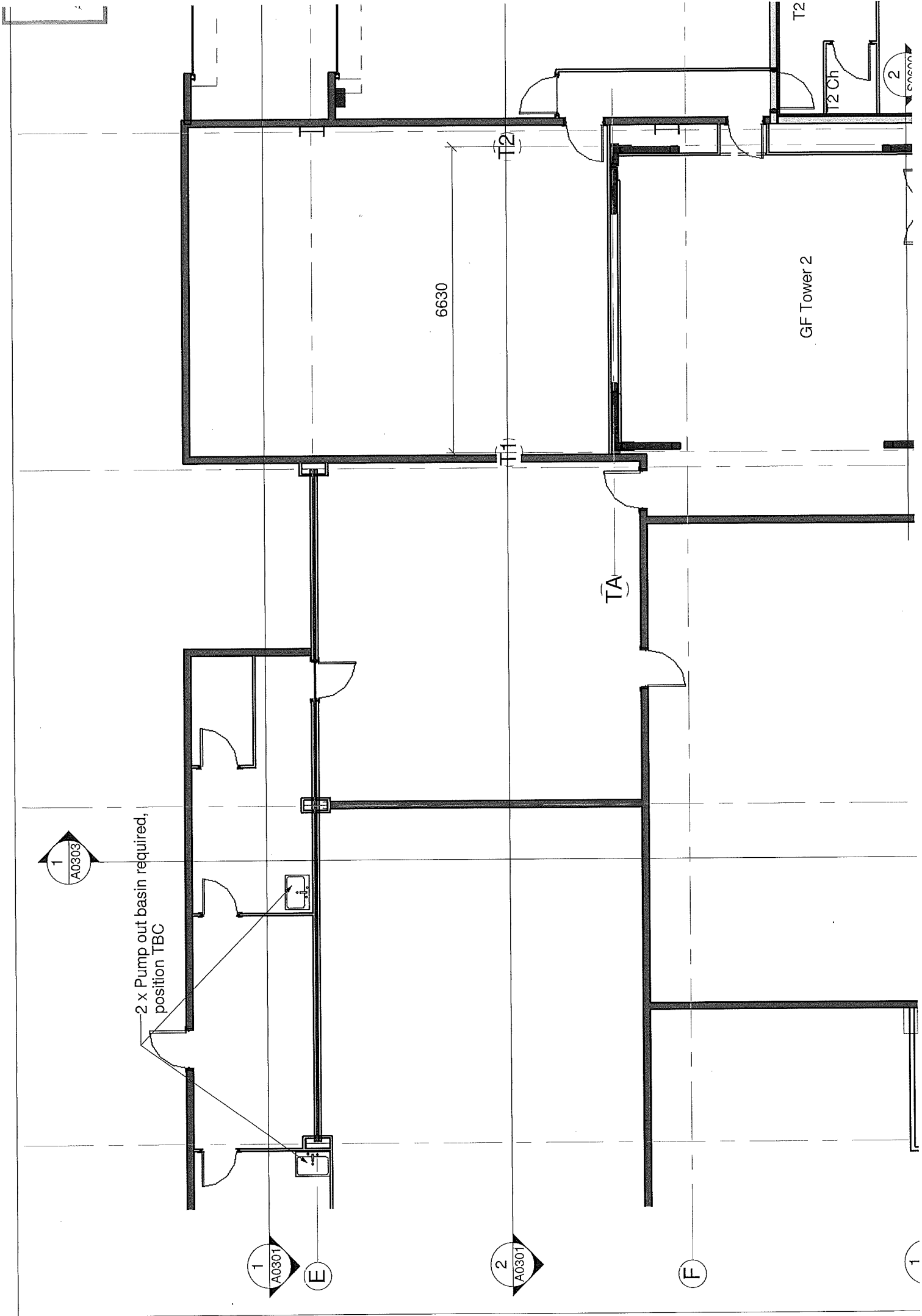
①

Existing Warehouse

43830







GF Tower 2

6630

2 x Pump out basin required,
position TBC

1
A0303

1
A0301

E

2
A0301

F

T(A)

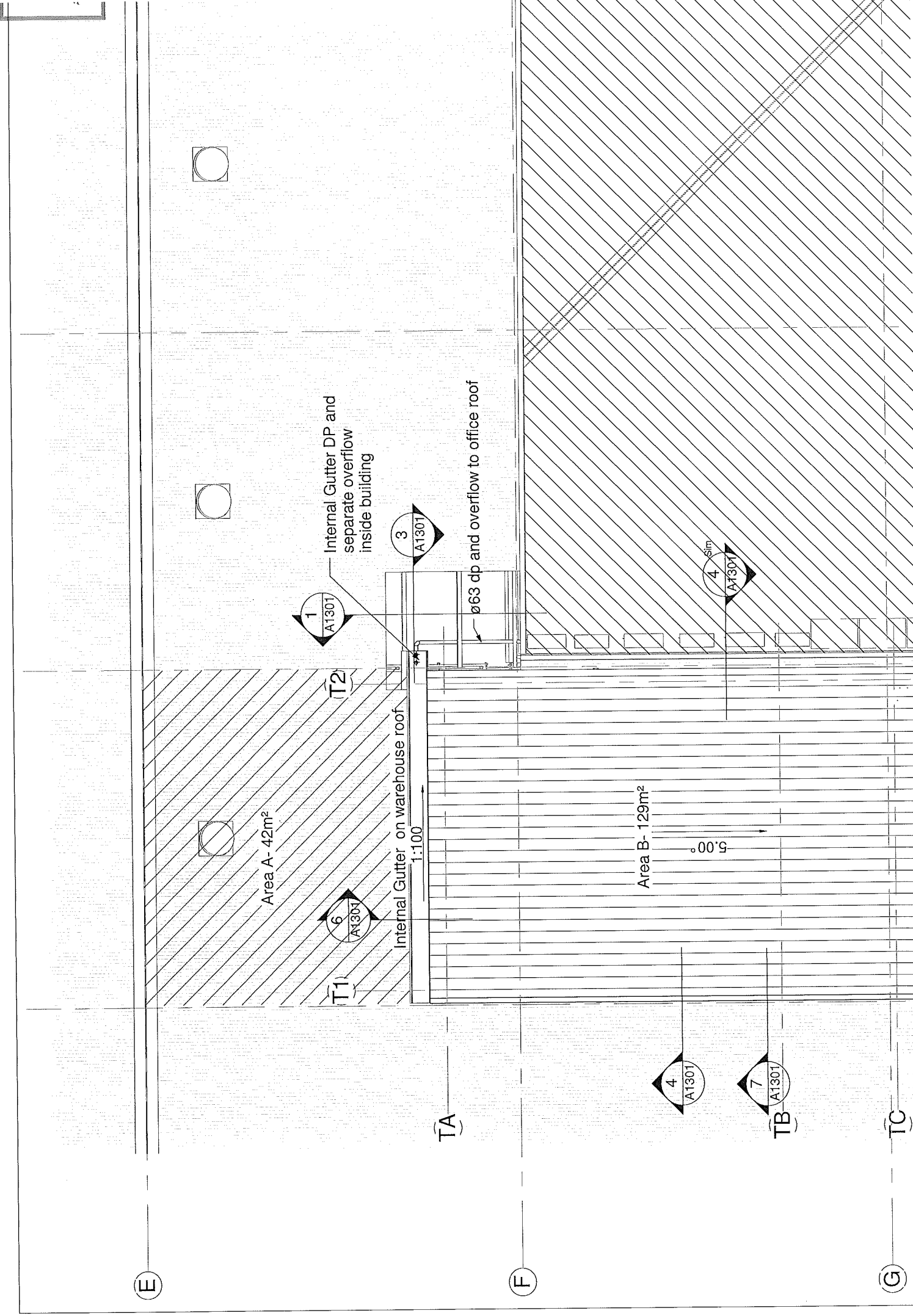
T2

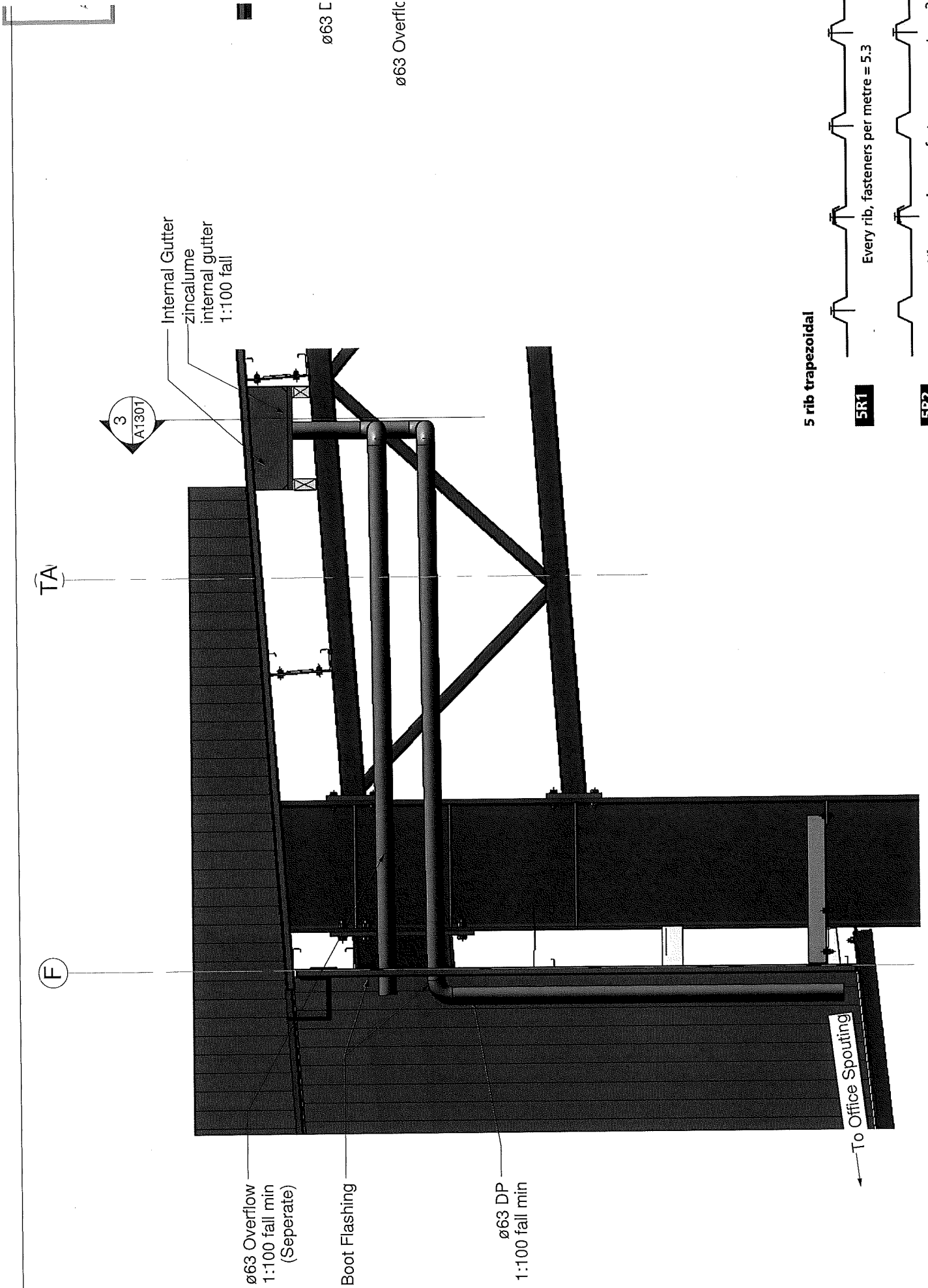
T2

T2 Ch

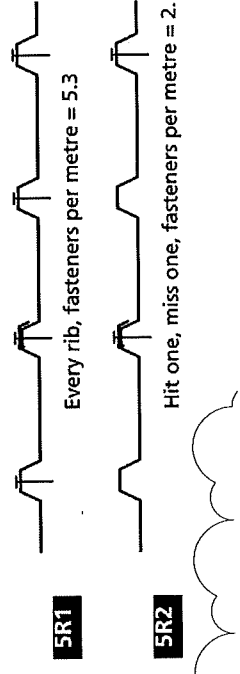
2

1





5 rib trapezoidal



ø63 C

ø63 Overflw

ø63 Overflw
1:100 fall min
(Seperate)

Boot Flashing

ø63 DP
1:100 fall min

→ To Office Spouting

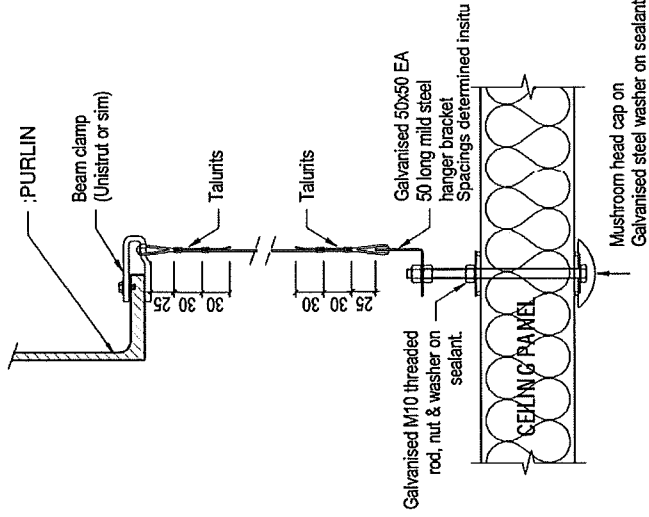
Internal Gutter
zincalume
internal gutter
1:100 fall

3
A1301

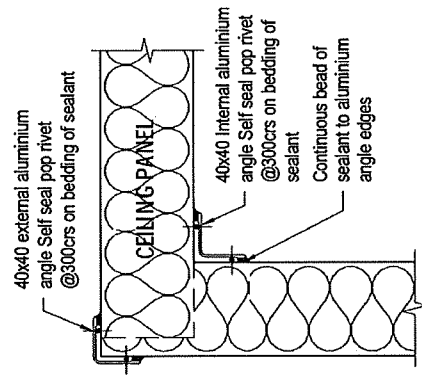
TA

F

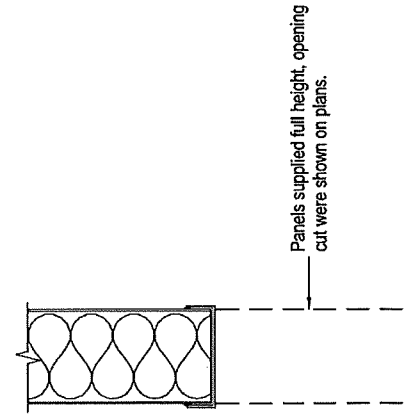
TYPICAL CONNECTION DETAILS FOR INSULATED PANEL FIT OUT



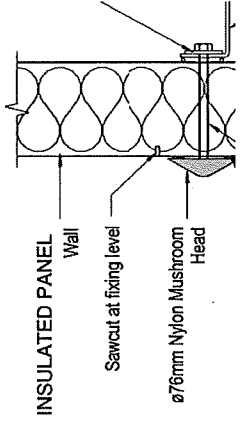
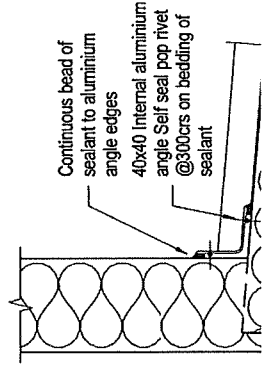
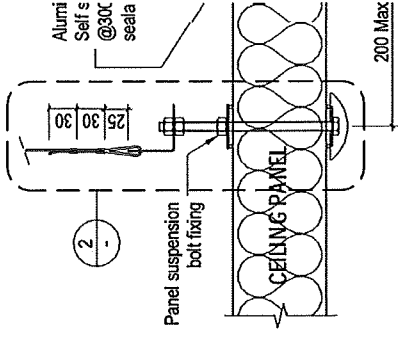
2
1:5
CEILING FIXING



1
1:5
Section Detail



3
1:5
Ceiling P





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 2 of AS/NZS 3000 are safe to be connected to the specified system of electrical supply.

Location Details:

NZ Dairy Colabrative Group

Contact Details:
(Name and address)

9 Ashford place

Name of Electrical worker:

Lawrence

Registration/Practising licence number:

E250566

Phone & email:

getwiredelectrical@hotmail.com

Name and registration number of person(s) supervised:

Certificate of Compliance

Type of work:

Addition

Alteration

New work

The prescribed electrical work is:

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:

1/2/17 - 3-9-18

Contains fittings that are safe to connect to a power supply?

Yes

No

Specify type of supply system:

415v men 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:

Install lighting and emergency lighting in tower and two single phase sockets to each level as requested. this COC does not include work done by other contractors on the plant in the tower

Test Results (provide values)

Polarity (Independent earth):	
Insulation resistance:	>999
Earth Continuity:	0.2
Bonding:	.5
Fault Loop Impedance	
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:

3/9/2018

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:

3/9/18

Connection Date:

3/9/18

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

Code Compliance Certificate

Sections 95, Building Act 2004



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

Building Consent No: BC0429/16

The Building

Street Address of Building: 9 Ashford Avenue ASHBURTON DISTRICT

Legal Description of Land where Building is Located: LOT 17 DP 427688

Property No: 21629

Valuation Roll No: 2443034858

Building Name: Offices

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

Level/Unit number: N/A

Current, Lawfully Established, Use: Commercial

No Occupants per Level: N/A

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

Year First Constructed: 2016

The Owner

New Zealand Dairy Collaborative Limited
PO Box 130
ASHBURTON 7740

Phone Numbers

Daytime: 03 552 0621
Home: 0210332210
Mobile: 021 069 2404
After Hours:
Fax:
E-Mail: accounts@nzdcl.com

First Point of Contact for Communications:

Thompson Engineering 2002 Limited
PO Box 2081
Washdyke
TIMARU 7941

Phone Numbers

Daytime: 0800 688 7164
Home:
Mobile: 0800 688 7164
After Hours:
Fax: 03 688 71684
E-Mail: Emily@thompsonltd.co.nz

Building Work

Project: Stage 2 - NZDCG Blending Plant Office

Intended Use(s): Stage 2 - Offices

Intended Life: Indefinite

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
- (b) The specified systems in the building are capable of performing to the performance standards set out in the building consent.
- (c) As the building work was completed circa February 1997, as provided by the owner, the provisions for NZ Building Code Clause B2 Durability are considered to have taken effect on 28 February 1997.

Compliance Schedule

This building consent requires the following specified systems:

- SS01 Automatic systems for fire suppression/Sprinklers
- SS02 Automatic or manual emergency warning systems for fire or other dangers...
- SS03 Automatic doors (Auto sliders & fail safe doors)
- SS04 Emergency lighting systems
- SS07 Automatic back-flow preventer connected to a potable water supply
- SS09 Mechanical ventilation or air conditioning systems
- SS13 Smoke Control Systems
- SS14 Emergency power systems for or signs to relating to a system or feature in any of clauses 1 to 3
- SS15/b Final Exit Doors
- SS15/c Fire Separations
- SS15/d Signs for communication
- SS15/e Smoke Separations

Related Building Amendment Applications

This Code Compliance Certificate includes work related to the following building amendments:

BC0429/16.01 - Variation - office layout

pp

A handwritten signature in black ink, appearing to read "L.M. Wong".

Signature

Name Michael Wong

Position Building Official

On behalf of Ashburton District Council 23 February 2021