



7 October 2022

K Blackman
9 Halwyn Drive
Christchurch 8042

Dear Kyle

Land Use Consent No. 101.2021.15.1
Description of proposal: Edward & Hardy Roofing Depot
Address of site: 19-27 Cornwall Street, Timaru

I advise that it was determined on 7 October 2022 that the applications be processed on a publicly notified basis in accordance with Sections 95A of the Resource Management Act 1991.

If you have any queries on this matter please contact me at the details listed below.

Yours faithfully,

A handwritten signature in blue ink, appearing to read 'AW', with a stylized flourish at the end.

Alex Wakefield
Team Leader Consents and Compliance



**OFFICERS REPORT ON A RESOURCE CONSENT APPLICATION
OF THE RESOURCE MANAGEMENT ACT 1991**

Consent No:	101.2021.15.1
Applicant:	Edwards and Hardy Roofing
Application:	Application under section 88 of the Resource Management Act 1991 (RMA) to an Industrial Activity
Location:	19-27 Cornwall Street, Timaru
Zoning:	Commercial 3
Legal Description:	Lot 4 Deposited Plan 19797 held in Record of Title CB35A/568, Lot 3 Deposited Plan 19797 held in Record of Title CB18F/1315, Lot 2 Deposited Plan 19797 & Lot 1 Deposited Plan 19797 held in Record of Title CB23B/756
Activity Status:	Discretionary Activity
Lodgement date	27 January 2021

This report has been prepared under section 42A of the Resource Management Act 1991 to document the assessment of the subject resource consent application. This report also constitutes the decision and reasons for the decision as required under section 113 of the RMA.

Introduction

Edwards & Hardy Roofing seek resource consent to operate a roofing business from 19-27 Cornwall Street, Timaru.

The activities associated with the roofing company include the following:

- Office and storage activities in the existing building located on-site;
- A shipping container used for storage;
- Iron and iron racks;
- Pallets of roof tiles;
- Small volumes of paint / chemicals stored in 20 litre containers; and
- Storage of vehicles and trailers on-site.

The applicant has further described the proposal as follows:

The business will operate Monday to Friday generally between the hours of 8am to 5pm. The current number of staff is nine. However, there will generally be one or two people working in the office daily. Other staff members tend to come on-site in the morning to get materials and then leave for the day.

The proposed storage racks and storage container will be located a minimum of 3m from the internal and road boundaries. The storage areas and racks will be screened by boundary fencing of not less than 2m in height. The fence adjacent to Cornwall Street contains a sliding gate to provide access. This gate is to remain closed at all times, unless a vehicle is entering or leaving the site. The gate will be immediately closed once a vehicle has left/arrived at the property.

There is no panel beating, spray painting, motor vehicle repair or dismantling, fibre glassing, sheet metal work, bottle or scrap storage, motor body building proposed as part of the activity.

The Applicant's do not sell direct to the public from the subject site.

The applicant has provided a description of the proposal, the site and locality in the report entitled "Assessment of Environmental Effects", prepared by Perspective Consulting Ltd, and submitted as part of the application. This description is considered adequate and is adopted for the purpose of this report.

Planning Framework

Operative Timaru District Plan

The subject site is located within the Commercial 3 zone. The following description of the Commercial 3 Zone is give

The Commercial 3 Zone includes the many small commercial areas scattered through the Residential 1 Zone of Timaru and is intended to provide a location for commercial activities within suburban areas while providing sufficient flexibility to enable residential activities to also make use of this land.

Resource Consent is required in accordance with the following rules of the District Plan.

- A **Discretionary activity** pursuant to Part D3, Section 3.5.8, Rule 3.7, for the storage of materials on the subject site.
- A **Non-Complying activity** pursuant to Part D3, Section 3.5.8, Rule 4 as industry is not listed as a permitted, controlled or discretionary activity in the Commercial 3 Zone.
- A **Discretionary activity** pursuant to Part D6, Section 6.7.5, Rule 6.7.5 as the proposal does not comply with Part D6, Section 6.7.2, Rule 4 which requires parking and loading spaces to be formed, sealed and drained. The parking and loading area within the site is of a gravel formation.
- A **Controlled activity** pursuant to Part D6, Section 6.14, Rule 6.14.2.1 (1), for the siting of a shipping container on the site. Councils' discretion is restricted to the environmental effects associated with:
 - visual appearance or screening of the building or container; and
 - the location of the building/container within the site

National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health 2011 (NESCS)

The Canterbury Regional Council's Listed Land Use Register (LLUR) report was provided with the application. This identified no listed Hazardous activities and Industries List (HAIL) on the site. On this basis the proposal meets the permitted activity requirements under the NES.

Activity Status Determination

Overall, the application is being considered and processed as a **Non-Complying** activity.

Notification consideration under Sections 95A of the Resource Management Act

Section 95A – Public Notification

Section 95A of the RMA requires a decision on whether or not to publicly notify an application. The following steps set out in this section, in the order given, are used to determine whether to publicly notify an application for a resource consent.

Step 1 – Mandatory public notification

The applicant has not requested public notification of the application (s95A(3)(a)).

Public Notification is not required as a result of a refusal by the applicant to provide further information or refusal of the commissioning of a report under section 92(2)(b) of the RMA (s95A(3)(b)).

The application does not involve exchange to recreation reserve land under section 15AA of the Reserves Act 1977 (s95A(3)(c)).

Therefore, public notification is not required by Step 1.

Step 2 – Public notification precluded

Public notification is not precluded by any rule or national environmental standard (s95A(5)(a)).

The proposal is not:

- a controlled activity; or
- a boundary activity as defined by section 87AAB that is restricted discretionary, discretionary or non-complying.

Therefore, public notification is not precluded (s95A(5)(b)).

Step 3 – If not precluded by Step 2, public notification is required in certain circumstances

Public notification is not specifically required under a rule or national environmental standard (s95A(8)(a)).

A consent authority must publicly notify an application if notification is not precluded by Step 2 and the consent authority decides, in accordance with s95D, that the proposed activity will have or is likely to have adverse effects on the environment that are more than minor (s95A(8)(b)).

Effects that must / may be disregarded (s95D(a)-(e))

Effects that must be disregarded:

- Effects on the owners or occupiers of land on which the activity will occur and on adjacent land (s95D(a)).
- Trade competition and the effects of trade competition (s95D(d)).

Effects that may be disregarded:

- An adverse effect of the activity if a rule or national environmental standard permits an activity with that effect (s95D(b)) – referred to as the “permitted baseline”. The relevance of a permitted baseline to this application is provided in Section 3.3.2 below.

Effects on the Environment

Permitted Baseline

The permitted baseline allows for a comparison of the potential adverse effects of the proposal against what is permitted as of right under the District Plan. In the application the applicant considers the following permitted activities to be relevant in the consideration of the application:

- Boarding or lodging houses, travellers’ accommodation or hostels, or community care facilities (unrestrained) with up to 10 beds
- Shops up to 300 square metres in retail floor area
- Consulting rooms for health practitioners
- Veterinary clinics
- Banks
- Personal services
- Dressmaking or tailoring
- Offices or studios
- Day care establishments

In respect to the permitted baseline the applicant has specified the following:

As the subject site consists of four individual properties and titles, the site could potentially be developed for a mix of any four of the above activities, without the need for resource consent. Any mix of permitted activities would result in buildings, hours of operation and traffic generation far exceeding those sought by the proposed activity.

While the District Plan does allow for the listed commercial activities to occur it is difficult to envisage a lot of these activities being undertaken on the site given the level of inactivity, the topography of the site and because Cornwall Street is not a main thoroughfare. Nonetheless, if these activities were to be undertaken on the site it is acknowledged that the number of vehicles movements to the site would be similar and that the earthworks undertaken by the applicant could conceivably occur.

Where the proposal differs to activities provide for in Commercial 3 zone is in the industrial elements of the activity which characterise the site. These include activities such as the storage of roofing material, a shipping container, a forklift, a gravel laydown area, service and delivery vehicles, staff parking within the parking bay and black security fencing encapsulating the site. Proposed hedging while proposed for screening of these activities will further enclose the site.

Further, it is clear that non-residential activities provided for in the Commercial 3 Zone are activities which act ancillary to residential activities and provide a service commonly required by people in a residential neighbourhood. The proposed activity while providing a service to the community will rarely be utilised by people in the immediate residential environment.

Overall, the permitted baseline is considered in respect to traffic generation and earthworks undertaken on the site.

Existing Environment

The subject site is located within the centre portion of Cornwall Street and has historically operated as a commercial neighbourhood centre with two small commercial buildings being located on the site along the road boundary. Adjacent to the road boundary of the subject site is a parking bay area within Council's road reserve servicing the site. The remaining area of the site contained unkempt grass and vegetation, covering a significant portion of the site. Although unoccupied for a considerable period of time the appearance of the site was reflective of the commercial zoning of the site.

Unconsented Work

Since the occupation of the site the applicant has removed a building from the site and undertaken earthworks to create a gravel laydown area for vehicle parking and goods storage. To create the laydown area a retaining wall has been constructed along the road boundary creating a raised platform above the ground level of the footpath. Within the front portion of the site adjacent to the road boundary is a shipping container. The remaining building on the site is used as office space and contains signage on the widows associated with the business. Along the road boundary of the site a black colorsteel fence has been constructed with a gated entry/exist. On the eastern and western boundaries a black wooden fence has been constructed.

Receiving Environment

The receiving environment beyond the subject site includes predominantly residential properties ranging in 600m² and 800m². Residential units found on Cornwall Street are generally of brick construction and set within the front portion of the site near the road with a generous amenity area provided at the rear. To the south of the subject site is a Council park and further afield is industrial zoned land on Coonor Road and rural zoned land in the surrounds.

Effects on the Environment

Effects of the proposal on the environment are considered to be on:

- Residential character; and
- Residential amenity.

In assessing the effects of the proposal on the character of the surrounding environment it is noted that the proposed activity will result in a noticeable change when compared activities previously undertaken on the site. As described above the District Plan does allow for non-residential activities to be undertaken on the site. These activities however directly service the residential environment and inherently would be provided in a form that is open and inviting in order to attract people to the site. This is very different to what is being proposed where for security and safety reasons a solid colorsteel fence with a gated access has been constructed along the length of the road boundary. This containment is further extenuated by proposed hedging on the raised platform above the footpath intended to screen industrial elements on the site. For these reasons it is considered that the industrial nature of the proposed activity will be obvious when viewed in the surrounding environment and will detract from the character of the residential environment.

Residential amenity can in general terms be described as the pleasantness and functioning of an area. In this case the subject site is located within the context of a residential environment and acts as a commercial centre providing for a range of commercial activities ancillary to surrounding residential activities while also providing the flexibility for residential development to occur. These activities all add value to a residential area and give a residential environment a sense of place and cohesiveness. It is acknowledged that the subject site has been unoccupied for a considerable period of time, however the proposed activity while providing a service to the community does not directly add value to the surrounding residential neighbourhood or provide value beyond that of the unoccupied use of the site. In addressing this point the applicant has specified that the proposed activity does not create any irreversible effects on the subject site because the site can easily be vacated for an activity more consistent with the zoning of the site such as residential development. Given there is no time limit proposed on the consent however there is no certainty on the duration of the proposed activity on the subject site. As such, there is the potential for the site not to contribute to the surrounding environment for a significant period of time.

To assess direct effects of the proposal on residential amenity it is noted that Council has received a complaint from several landowners in the surrounding environment. Concerns in the complaint were in respect to the following:

- The location of the shipping container;
- Staff arriving in the morning disturbing residents;
- Vehicles being operated in an unsafe/inconsiderate manner;

- Nails and screws being found on the road outside of the site; and
- Delivery vehicles driving onto the footpath and berm.

To alleviate some of the issues that local residents have been having the applicant has specified that the shipping container will be shifted to the rear of the site, that only a 10m rigid truck will be used for deliveries instead of an 18m truck and that an Activity Management Plan (AMP) will be implemented and made available to nearby residents. The AMP provided with the application includes an operating procedure for onsite activities and a complaints procedure for residents.

In regard to the above, the shifting of the shipping container is considered appropriate and the use of a 10m truck while not common place in a residential area is acceptable given the low frequency of deliveries required for the proposed activity. In terms of noise disturbance, the congregation of staff on the site and loading of vehicles in the mornings is an activity that will at least on some occasions create disturbances for residents not anticipated in a residential environment. This is particularly the case for residence who do not work or work hours outside standard working hours.

Overall, when considered on balance it is assessed that the proposed activity will have effects on the environment that are more than minor. On this basis, the application needs to be processed on a publicly notified basis.

Step 4 – Public Notification in Special Circumstances

There are no special circumstances in relation to this application.

Recommendation

That the applications be processed on a **publicly notified** basis in accordance with Sections 95A of the Resource Management Act 1991.

Reported and Recommended by: Hayden Blackler, Senior Planner

Date: 7 October 2022



Form 9
Application for
Resource Consent or Fast-Track Resource
Consent

Resource
Consent No.

Sections 87AAC, 88 of the Resource Management Act 1991

To Timaru District Council

I EV Centre Limited,

[Full name, full address]

apply for the following type(s) of resource consent: Subdivision Consent / Land Use Consent / Fast-track
Consent (Circle one or both)

If the application qualifies as a fast-track application under section 87AAC, please select one of the following:

[X] I opt out of the fast-track consent process.

OR

[] I do not opt out of the fast-track consent process

*Select one

The activity to which the application relates (the proposed activity) is as follows:

Consent is sought by a roofing company to use the site. Full details are provided in the Assessment Of Environmental Effects.

[Dotted lines for activity description]

[Describe the proposed activity]

The site at which the proposed activity is to occur is as follows:

19-27 Cornwall Street, Timaru

[Dotted lines for site description]

[Describe the site, including—

- (a) its location, as it is commonly known and in a way that will enable it to be easily identified (e.g., the street address, the legal description, the name of any relevant stream, river, or other water body to which the application relates, proximity to any well-known landmark, the grid reference (if known)); and

- (b) its natural and physical characteristics and any adjacent uses that may be relevant to the consideration of the application.]

The full name and addresses of each owner or occupier (other than the applicant) of the site to which the application relates are as follows:

Edwards and Hardy

[Dotted lines for owner/occupier information]
[List full names and addresses]

Please select **one** of the following:

There are no other activities that are part of the proposal to which this application relates.

OR

The other activities that are part of the proposal to which the application relates are as follows:
These are detailed in the AEE.

.....
.....
.....
.....

[Describe the other activities that are part of the proposal to which the application relates. For any activities that are permitted activities, explain how the activity complies with the requirements, conditions, and permissions for the permitted activity so that a resource consent is not required for that activity under section 87A(1) of the Resource Management Act 1991.]

Please select **one** of the following:

No additional resource consents are needed for the proposal to which this application relates.

OR

The following additional resource consents are needed for the proposal to which this application related and have/have not* been applied for:

.....
.....
.....

*[Give details] * Select one*

I attach an assessment of the proposed activity's effect on the environment that—

- a) includes the information required by clause 6 of Schedule 4 of the Resource Management Act 1991; and
- b) addresses the matters specified in clause 7 of Schedule 4 of the Resource Management Act 1991; and
- c) includes such detail as corresponds with the scale and significance of the effects that the activity may have on the environment.

I attach an assessment of the proposed activity against the matters set out in Part 2 of the Resource Management Act 1991.

I attach an assessment of the proposed activity against any relevant provisions of a document referred to in section 104(1)(b) of the Resource Management Act 1991, including the information required by clause 2(2) of Schedule 4 of that Act.

If the application is affected by section 124 or 165ZH(1)(c) of the Resource Management Act 1991 (which relate to existing resource consents), specify the value of the investment of the existing consent holder.

.....
OR

N/A

If the proposed activity is to occur in an area within the scope of a planning document prepared by a customary marine title group under section 85 of the Marine and Coastal Area (Takutai Moana) Act 2011, attach an assessment of the proposed activity against the resource management matters set out in the relevant planning document.

I have attached an assessment as required above; **OR**

N/A

Subdivision only, I attach information that adequately defines the following:

- the position of all new boundaries; and
- the areas of all new allotments; and
- the locations and areas of new reserves to be created, including any esplanade reserves and esplanade strips; and
- the locations and areas of any existing esplanade reserves, esplanade strips, and access strips; and
- the locations and areas of any parts of the bed of a river or lake to be vested in the territorial authority under section 237A of the Resource Management Act 1991; and
- the locations and areas of any land within the coastal marine area (which is to become part of the common marine and coastal area under section 237A of the Resource Management Act 1991); and
- the locations and areas of land to be set aside as new roads.

If the application relates to reclamation, attach information that shows the area proposed to be reclaimed, including its location, the position of all new boundaries (if practicable), and the portion of the area (if any) to be set aside as an esplanade reserve or esplanade strip.

I have attached information as required above; **OR**

N/A

I attach the following further information required to be included in this application by the District Plan, the Regional Plan, the Resource Management Act 1991, or any regulations made under that Act.

Provided with application.
.....
.....
.....
.....

[List all further documents that you are attaching].

Compliance with the Requirements of the National Environmental Standard (NES) for Assessing and Managing Contaminants in Soil to Protect Human Health:

Is an activity described on the Hazardous Activities or Industries List (HAIL) currently being undertaken on the piece of land to which this application applies?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Has an activity described on the HAIL ever been undertaken on the piece of land to which this application applies?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Is it more likely than not that an activity described on the HAIL is being or has been undertaken on the piece of land to which this application applies?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
If no 'Yes' to any of the above, you do not need to answer the five questions in the following table.	
If 'Yes' to any of the above, please answer the following questions:	
1. Is the activity you propose to undertake removing or replacing a fuel storage system or parts of it?	Yes <input type="checkbox"/> No <input type="checkbox"/>
2. Is the activity you propose to undertake sampling soil?	Yes <input type="checkbox"/> No <input type="checkbox"/>
3. Is the activity you propose to undertake disturbing soil?	Yes <input type="checkbox"/> No <input type="checkbox"/>
4. Is the activity you propose to undertake subdividing land?	Yes <input type="checkbox"/> No <input type="checkbox"/>
5. Is the activity you propose to undertake changing the use of the land?	Yes <input type="checkbox"/> No <input type="checkbox"/>
If also 'Yes' to any of the above five activities, then the NES for Assessing and Managing Contaminants in Soil to Protect Human Health is likely to apply.	

The NES for Assessing and Managing Contaminants in Soil to Protect Human Health along with the HAIL list is available on www.mfe.govt.nz.

To establish whether the site is, or will be, classified as a HAIL site, **I have (please tick one or both):**

- Used the most up-to-date information as described in Regulation 6(2) of the NES; **OR**
- Attached a Preliminary Site Investigation Report, as described in Regulation 6(3) of the NES in the application.

Describe how the HAIL information has been obtained, from local authorities or a certified professional:

.....

(attach correspondences, if any):

Gemma Conlon-Geddes

27 April 2023

Signature (Applicant/person authorised to sign on behalf of applicant*)

Date

A signature is not required if the application is made by electronic means.

*Select one

Contact Details

For correspondence during the consent process:

Contact Person: Gemma Conlon

[Name and designation, if applicable]

Electronic Address: gemma@perspective.net.nz

Postal Address: 15 Church Street, Timaru

(Or alternative method of service under section 352 of the Act)

Telephone:

Mobile: 021 237 4038

Note an electronic address for service must be provided if you are applying for a fast-track resource consent application.

Does the applicant wish to be included in all electronic communications? (E.g. Acknowledgment, Acceptance and the Final Decision.)

Yes

If yes, please fill in the applicant's details below.

No

For Monitoring of consent:

Contact Person: Kyle Blackman

Electronic Address: Kyle.Blackman@roofguard.co.nz

Telephone:

Mobile: 027.809.2122

For the applicant:

Name: Kyle Blackman

Electronic Address: Kyle.Blackman@roofguard.co.nz

Telephone:

Mobile: 027 809 2122

Notes for the Applicant

- You must include all information required by this form. The information must be specified in sufficient detail to satisfy the purpose for which it is required.
- You may apply for 2 or more resource consents that are needed for the same activity on the same form.
- You must pay the charge payable to the consent authority for the resource consent application under the Resource Management Act 1991 (if any).
- Under the fast-track resource consent process, notice of the decision must be given within 10 working days after the date the application was first lodged with the authority, unless the applicant opts out of that process at the time of lodgement.
- A fast-track application may cease to be a fast-track application under section 87AAC(2) of the Act.

Perspective

Assessment of Effects on the Environment in Support of Land Use Consent
102.2021.15

EDWARDS & HARDY ROOFING

19-27 Cornwall Street, Timaru

July 2022

Perspective

Assessment of Effects on the Environment prepared for

EDWARDS & HARDY ROOFING

19-27 Cornwall Street, Timaru

Perspective Consulting Ltd

15 Church Street
Timaru 7940
perspective.net.nz

Document Date:	29/07/2022
Document Version/Status:	Final
Project Reference:	082001
Prepared by:	Gemma Conlon, Director - Planner

The information contained in this document prepared by Perspective Consulting Limited is for the use of the stated applicant only and for the purpose for which it has been prepared. No liability is accepted by Perspective Consulting Limited, any of its employees or sub-consultants with respect to its use by any other person.

All rights are reserved. Except where referenced fully and in conjunction with the stated purpose of this document, no section or element of this document may be removed from this document, reproduced, electronically stored or transmitted in any form without the written permission of Perspective Consulting Limited.

Table of Contents

Introduction	1
Background	1
The Site and Surrounds	1
The Proposal	3
Statutory Considerations	4
Assessment of Environmental Effects	4
Section 95 Notification	6
S104(1)(b) Assessment	7
Part 2 RMA	12
Conclusion	13

Appendices

[Appendix 1 Site Plan](#)

[Appendix 2 Council Property Information](#)

[Appendix 3 Activity Management Plan](#)

1. Introduction

Edwards & Hardy Roofing (**'the applicant'**) seek resource consent to operate a roofing business and for the storage of materials associated with that business at 19-27 Cornwall Street, Timaru. The application site is zoned Commercial 3 in the Timaru District Plan (**'District Plan'**) and requires a Discretionary Activity resource consent.

In accordance with section 88 of the Resource Management Act 1991 (**'the RMA'**) the following is an assessment of environmental effects that has been prepared in accordance with Schedule 4 of the RMA. The assessment of effects corresponds with the scale and significance of the effects that the proposed activity may have on the environment.

2. Background

Resource Consent 102.2021.15 was lodged with Council on 18 January 2021 to establish a roofing company on the site, with associated storage and administrative activities. Although the application was accepted as complete under section 88 RMA, upon further assessment of the application by Council, it was considered to lack substantial information to undertake a full assessment and make an informed decision.

In an email from Council, dated 14 June 2022, the Applicant was requested to provide an Assessment of Environmental Effects (**'AEE'**) prepared by a suitably qualified person. The Applicant subsequently engaged Perspective Planning Consultants to prepare this documentation. This report contains the information required under the Fourth Schedule of the RMA and relevant AEE.

3. The Site and Surrounds

3.1 Site Description

The application site is located at 19-27 Cornwall Street, Timaru. The site has an existing commercial building located on it, which is single storey and located with frontage to Cornwall Street. The site occupies an area of approximately 1,000m² and is L-shaped.

The site is zoned Commercial 3 which *'...includes the many small commercial areas scattered through the Residential 1 Zone of Timaru and is intended to provide a location for commercial activities within suburban areas while providing sufficient flexibility to enable residential activities to also make use of this land'*. The site is surrounded by residential properties. An aerial view of the site is included as Figure 1 below.



Figure 1: Subject site outlined in red in context of surrounding environment (Source: Canterbury Maps Viewer)

New fencing to a height of approximately 1.8m has been installed along the Cornwall Street road boundary both for security and screening purposes. There is a new wooden fence along the eastern boundary with 17 Cornwall Street, while existing wooden and corrugate fencing remains along the respective boundaries with 29 Cornwall Street to the west and properties to the north.

Apart from the one building on the site, the site has been cleared and levelled to create a yard, with an embankment to the rear of the site, with some remaining trees allocated along the north/west boundary. The building has recently been re-roofed, new gutters and downpipes installed, repainted and contains window signage relating to the roofing business.

3.2 Legal Description

The site encompasses four allotments legally known as:

- Lot 4 Deposited Plan 19797 held in Record of Title CB35A/568 and being 976m² more or less
- Lot 3 Deposited Plan 19797 held in Record of Title CB18F/1315 and being 91m² more or less
- Lot 2 Deposited Plan 19797 held in Record of Title CB23B/757 and being 91m² more or less
- Lot 1 Deposited Plan 19797 held in Record of Title CB23B/756 and being 91m² more or less

The site is subject to the following interests:

- Instrument 583853 Easement
- Instrument 583852 Easement

These easements grant Right of Way access over Lots 3 and 4 in respect to Lots 1-3. As all allotments are in the same ownership, these easements are currently unutilised.

3.3 Receiving Environment

The receiving environment is the environment beyond the subject site within which a proposed activity might have effects. It is necessary to also consider the future state of the environment upon which effects will occur. The properties to the north, south, east and west of the subject site are zoned and developed for residential use, with average site sizes of 600 - 800m².

4. Description of the Proposal

Resource consent is sought to operate a roofing business and for the storage of materials associated with that business from the subject site. The activities associated with the roofing company include the following:

- Office and storage activities in the existing building located on-site
- A shipping container used for storage
- Iron and iron racks
- Pallets of roof tiles
- Small volumes of paint / chemicals stored in 20 litre containers
- Storage of vehicles and trailers on-site

A Site Plan is attached to this application as **Appendix 1** illustrating the proposed layout of the yard, with the shipping container in its new position, and the new landscaping proposed.

The business will operate Monday to Friday generally between the hours of 8am to 5pm. The current number of staff is nine. However, there will generally be one or two people working in the office daily. Other staff members tend to come on-site in the morning to get materials and then leave for the day.

The proposed storage racks and storage container will be located a minimum of 3m from the internal and road boundaries. The storage areas and racks will be screened by boundary fencing of not less than 2m in height. The fence adjacent to Cornwall Street contains a sliding gate to provide access. This gate is to remain closed at all times, unless a vehicle is entering or leaving the site. The gate will be immediately closed once a vehicle has left/arrived at the property.

There is no panel beating, spray painting, motor vehicle repair or dismantling, fibre glassing, sheet metal work, bottle or scrap storage, motor body building proposed as part of the activity.

The Applicant's do not sell direct to the public from the subject site.

The noise sources associated with the activity include:

- The brief starting and running of vehicles when leaving/manoeuvring around the site. (Note: vehicles are not left running).
- Noise from the loading and unloading of vehicles.
- Voice-level noise from persons on the site.



Figure 2: Photos of subject site

5. Statutory Considerations

5.1 Operative District Plan

The site is zoned Commercial 3 in the Timaru District Plan. The proposal requires resource consent for the following:

- A **discretionary** activity pursuant to Rule 3.5.8 (3.7), for the storage of materials on the subject site.
- A **controlled** activity pursuant to Rule 6.14.2.1 (1), for the siting of a shipping container on the site. Councils' discretion is restricted to the environmental effects associated with:
 - visual appearance or screening of the building or container; and
 - the location of the building/container within the site

5.2 Resource Management (Natural Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011

The Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 (the NES) apply to activities if the land is covered by the NES, i.e., if any activity or industry on the Hazardous Activities and Industries List (HAIL) is being undertaken, has been undertaken, or is more likely than not to have been undertaken on the piece of land.

The method outlined in Section 6(2) of the regulations has been used to determine whether or not the piece of land is covered by the NES. This involves a review of the information held about the site by the Timaru District Council and Canterbury Regional Council, which do not hold any records of the site being subject to a HAIL activity, and it is unlikely a HAIL activity has been undertaken on this land, therefore the NES does not apply to this application (see **Appendix 2**).

6. Assessment of Environmental Effects

The matters that must be addressed pursuant to Clause 3 of the Schedule 4 of the RMA are detailed as follows:

Permitted Baseline

The consent authority may disregard an adverse effect of the activity if a rule or national environmental standard permits an activity with that effect. In this case, the following relevant activities are permitted in the Commercial 3 Zone:

- Boarding or lodging houses, travellers' accommodation or hostels, or community care facilities (unrestrained) with up to 10 beds
- Shops up to 300 square metres in retail floor area
- Consulting rooms for health practitioners
- Veterinary clinics
- Banks
- Personal services
- Dressmaking or tailoring
- Offices or studios
- Day care establishments

In relation to built form, buildings up to a height of 10m, contained within the recession plane and setback 3m from internal boundaries are permitted.

As the subject site consists of four individual properties and titles, the site could potentially be developed for a mix of any four of the above activities, without the need for resource consent. Any mix of permitted activities would result in buildings, hours of operation and traffic generation far exceeding those sought by the proposed activity.

The permitted baseline is therefore highly relevant to the assessment of the proposed activity.

The matters that must be addressed pursuant to Clauses 6 and 7 of the Schedule 4 of the RMA are detailed as follows:

If it is likely that the activity will result in any significant adverse effect on the environment, a description of any possible alternative locations or methods for undertaking the activity:

The proposed activity will not result in any significant adverse effects on the environment. Any effects there are, will be adequately remedied and mitigated. Alternative locations are therefore not considered necessary.

An assessment of the actual or potential effect on the environment of the proposed activity.

Design, Scale & Appearance

The nature of the activity is primarily the storage of materials associated with a roofing supply company. There is no retail to the general public from the subject site. While the activity is classified as 'industrial', it will be a very low impact industrial activity, with days when no or little activity will occur on the site, assisting to avoid adverse effects.

The appearance of the site is that of a small, and underdeveloped, neighbourhood centre, with only one commercial building. Generally, the remainder of the site has historically been vacant

(aside from a small commercial building that has recently been demolished), with mounds of unkempt earth on this sloping site. While material will be stored on-site, within the existing building and shipping container and outside on storage racks, it will not all be clearly visible as the site has been flattened and fencing has been erected along the Cornwall Street boundary. Additionally, the proposed landscaping will mature quickly and provide additional boundary screening. It is considered that visibility from neighbouring properties is restricted to an adequate degree to avoid adverse effects on these neighbours.

The scale of the commercial activity is small in comparison to what could occur as a permitted activity, as detailed above. The office to be used as part of the activity will be for administration activities undertaken by the owners/managers of the activity. This will comprise a small element of the overall building and be of a small scale that will ensure adverse effects on the environment will be less than minor.

Overall, it is concluded that adverse effects on the environment will be less than minor with respect to the design, scale, and appearance of the activity.

Hours of Operation

The proposed hours of operation will be limited to 8.00am – 5.00pm, Monday to Friday. In actuality, the majority of activities at the site will occur in the first couple of working hours of the day when materials are being picked up, and within the last hour, when materials are being dropped back to the site.

These volunteered hours of operation will protect the integrity of the residential neighbourhood and ensure the minimisation of adverse effects. While these specified hours of operation do not apply to staff arriving at or leaving the site (or to use of the office), the low-key nature of these aspects of the activity is highly unlikely to result in adverse effects on the environment that are minor or more than minor.

As such it is concluded that adverse effects on the environment will be less than minor with respect to hours of operation.

Noise

As a storage facility, within a residential neighbourhood, it is considered important to ensure compliance is achieved with the relevant noise rules of the District Plan. In this regard the main noise sources associated with the activity are as specified in Section 3 above, the loudest being from the loading and unloading of materials.

- The brief starting and running of vehicles when leaving/manoeuvring around the site. (Note: vehicles are not left running).
- Noise from the loading and unloading of vehicles.
- Voice-level noise from persons on the site.

In order to avoid and mitigate adverse effects in this regard, the Activity Management Plan, attached as **Appendix 3**, identifies specific measures to ensure the avoidance of noise effects, including:

- Maintaining vehicles in good mechanical condition (off-site) to avoid unnecessary vehicle noise.
- Minimising vehicle engine start-ups and avoiding unnecessary idling of running vehicle engines.
- Restricting the hours of operation.
- Restricting the activities on-site.

These proposed measures will suitably avoid and mitigate adverse noise effects to levels that will largely be indistinguishable from background levels. The proposed noise sources will result in minimal additional noise to this existing environment and will be highly intermittent – with days where zero noise is generated by the activity.

Overall adverse effects on the environment are likely to be less than minor with respect to noise generation.

Servicing

The site is already connected to all reticulated services and no further connections are proposed or required. Overall adverse effects on the environment are considered to be less than minor with respect to servicing.

Access

The single Cornwall Road vehicle entry is the only access to the site. The vehicle access, being recently constructed in sealed concrete, the remainder of the site will be retained as compacted metal accesses/parking. Overall adverse effects on the environment are considered to be less than minor with respect to access.

Traffic Generation and Vehicle Movements

As has been described above, the proposed activity will generate very low traffic movements – an estimated maximum of ten vehicle movements into/out of the site per day for staff and one to two deliveries to the site weekly. Given the nature of the activity, there will be days with zero associated traffic generation. An additional couple of vehicle movements could be expected for the manager/office employee(s) arriving at the site. Therefore, with a maximum of 12-15 total vehicle movements per day (the daily average being much lower than this), it is useful to recall the permitted baseline of commercial activity. Commercial and residential activity on the site is anticipated by the District Plan, including associated traffic generation. The use of the four individual allotments for mixed use commercial and residential activities would generate far more traffic and vehicle movements than the proposed activity.

In terms of heavy vehicle movements, the applicant has confirmed that the majority of their supplies are delivered by Hilton Haulage. Hilton Haulage have advised that any future deliveries to the site will be undertaken with a 'metro truck' instead of the linehaul trucks, being 10m in

length as opposed to 18m. This will significantly reduce the potential for heavy vehicle deliveries to the site.

Given this low level of traffic generation, it is unlikely that the activity will generate adverse effects in this regard. Combined with the proposed management measures requiring the gates to be immediately closed after a vehicle has arrived/left, the overall level of adverse effects associated with vehicle movements will be less than minor.

Overall, adverse effects on the environment are likely to be less than minor with respect to traffic generation and vehicle movements.

Other Nuisance Effects

Other nuisance effects include dust generation and glare from headlights. In this regard the supplied Activity Management Plan identifies procedures designed to ensure the avoidance and minimisation of these potential effects such that they will be less than minor.

Effects on Residential Amenity

Residential amenity can be defined in different ways but essentially means the pleasant residential 'look and feel' of a neighbourhood with minimal non-residential land uses and adverse effects. However, it must be noted that the activity is occurring on land zoned for commercial use, located within a residential area. Nonetheless, it is considered that the activity will be undertaken in a way that will generate a smaller level of activity than could occur as a permitted activity in this zone. Specifically, the limited noise generation sources and hours of operation will avoid any adverse effect on residential night-time amenity.

Similarly, adverse effects on the privacy of neighbouring properties are considered to be less than minor, as customers will not visit the site to collect/drop-off materials or for retail purposes. As noted above, the proposal will result in an insignificant amount of vehicle movements (given the existing/receiving environment). Limited signage is proposed, and landscaping and fencing will assist in avoiding and mitigating adverse effects on these persons.

The proposed activity will be of minimal impact to residential amenity in comparison to other permitted activities. A comprehensive set of volunteered management procedures will ensure the activity can be undertaken in a manner that will not be incompatible with its surrounding residential land uses. Furthermore, the existing building, combined with fencing and landscaping, will assist in protecting the pleasant nature of the area and minimising adverse effects.

Overall adverse effects on the environment are considered to be less than minor with respect to residential amenity.

Effects on Commercial 3 Zone

The proposal will occur on land that is zoned for commercial and residential development, as per the Commercial 3 Zone intention. The proposal will not result in the permanent prevention of future residential development (i.e., no large non-residential buildings are proposed). Given the portable nature of the shipping container and storage equipment, it will be a very quick process to remove the activity from the site entirely and re-develop the land for residential

and/or commercial purposes. As such adverse effects on the environment are considered to be less than minor with respect to residential housing capacity.

Effects of Relocatable Shipping Container

The shipping container is currently located just offset from the Cornwall Street boundary and is a green colour. It is proposed to repaint the container Resene Greyfriars to match the boundary fencing and repainted building. It is also proposed to move the container to the rear of the site, as illustrated on the Site Plan. The relocation of the container, as well as its repainting will enable the container to be more integrated and viewed positively in the context of its setting. The greater setback from the road will ensure it is not a prominent feature of the streetscape.

The container meets the required standards in relation to height and setback and will not alter the commercial character of the site to a more than minor degree. Further, the container is not a permanent fixture and can be removed from site should storage no longer be needed and/or an alternative is provided.

Overall, in relation to the external appearance of the proposed shipping container, the adverse effects are less than minor and acceptable.

Summary – Adverse Effects on the Environment

Overall, the proposed activity is considered to generate adverse effects on the environment that are minor or less than minor.

Positive Effects

Prior to the roofing business establishing, the site and buildings had remained unoccupied and derelict for a number of years. Apart from the two buildings, the remainder of the site remained undeveloped and unkempt.

The reuse of the site for a roofing storage company has resulted in the site being redeveloped, with earthworks undertaken to level the site and create a yard, the demolition of the smaller building and the renovation of the remaining building for office and storage purposes. New fencing has been erected along the road and western boundaries and it is proposed to erect landscaping around the perimeter of the site.

The redevelopment of the site will not only result in the upgrade of the site in the context of its environment, but it will also provide a suitable location for the operation of the applicant's business premises.

For these reasons, the proposal is considered to create a positive effect on the environment.

If the activity includes the use of hazardous substances and installations, an assessment of any risks to the environment which are likely to arise from such use

A small volume of paint and chemicals (Class 3 as per the District Plan) will be stored on the site. The volume stored will be in compliance with that permitted under Part D, Section 6.9 Hazardous Substances, of the District Plan, being maximum of 50 litres.

If the activity includes the discharge of any contaminant, a description of:

- **The nature of the discharge and the sensitivity of the proposed receiving environment to adverse effects; and**
- **Any possible alternative methods of discharge, including discharge into any other receiving environment.**

Not applicable to the proposed activity.

A description of the mitigation measures (including safeguards and contingency plans where relevant) to be undertaken to help prevent or reduce actual and potential effects:

No additional mitigation measures are considered necessary.

Identification of the persons affected by the activity, any consultation undertaken, and any response to the views of any person consulted:

Taking into account the above assessment, the proposed activity is not anticipated to result in adverse effects upon any of the surrounding properties, their owners or occupiers.

If the scale or significance of the activities effects are such that monitoring is required, a description of how and by whom the effects will be monitored if the activity is approved.

Monitoring is not anticipated to be necessary.

If the activity will, or is likely to, have adverse effects that are more than minor on the exercise of a protected customary right, a description of possible alternative locations or methods for the exercise of the activity (unless written approval for the activity is given by the protected customary rights group).

The proposed activity is not anticipated to have an effect on customary rights.

7. Section 95 Notification

7.1 Public Notification

Pursuant to s95A(1), a consent authority must follow the steps set out in s95A to determine whether to publicly notify an application.

In terms of s95A(3), the applicant does not request the application be publicly notified, public notification is not required pursuant to s95C and the application is not made jointly with an application to exchange recreation reserve land.

In terms of s95A(8), the assessment above concludes that the proposal will not have more than minor adverse effects on the environment.

There are no rules or national environmental standard that requires public notification.

The proposal is not considered to exhibit any “special circumstances”.

Overall, it is concluded that the potential adverse effects of the proposal on the environment are not more than minor and therefore public notification is not warranted.

7.2 Limited Notification

Pursuant to s95B(1), a consent authority must follow the steps set out in s95B to determine whether to limited notify an application.

Section 95B(2) to 95B(7) is considered not applicable to this application.

In accordance with s95B(8), no other person is considered to be an adversely affected persons in accordance with s95E of the RMA.

The proposal is not considered to warrant limited notification due to special circumstances.

Overall, it is considered that the proposal does not warrant limited notification.

8. Section 104(1)(b) Assessment

Clause 2(1)(g) of Schedule 4 of the Resource Management Act 1991 requires an assessment against any relevant planning documents that are referred to in Section 104(1)(b) of this legislation. Such documents include:

- A national environmental standard
- Other regulations
- A national policy statement
- A New Zealand coastal policy statement
- A regional policy statement or proposed regional policy statement
- A plan or proposed plan

The only relevant document in this case is the District Plan. The application has been assessed against all the relevant objectives and policies of the District Plan which I consider the application accords with. In particular, the relevant objectives and associated policies of Part D3 Commercial Zones have been considered as follows.

Objective 3.1.1.1

Minimise the situations where there is conflict between commercial activities and other land uses.

Objective 3.1.1.2

Mitigate the adverse effects of activities in the Commercial Zones and on adjoining Residential Zones.

Policy 3.1.2.2

To concentrate commercial activities where they will have limited adverse effects on nearby more sensitive activities unless the adverse effects of commercial activities can be mitigated.

Policy 3.1.2.4

To limit the occurrence of activities producing odour or dust emissions in commercial areas.

Policy 3.1.2.5

To control the occurrence of activities using hazardous substances locating in Commercial Zones.

The proposed activity will not directly serve the day-to-day needs of surrounding residents. However, the activity will be of a low scale and intensity as assessed in detail above. The activity will be carefully managed so as to not affect the adjoining residents. Noise effects associated with the activity will be minimal and will not affect residential amenity values, particularly given the supplied Activity Management Plan and volunteered restriction on hours of operation. Finally, the development will be compatible with its surrounding residential context given existing/proposed landscaping and fencing providing a high level of screening. Therefore, the proposal will align with this objective and associated policies.

Objective 3.4.1

Promote the sustainable use and development of physical resources in Commercial Zones.

Policy 3.4.2.2

To provide for commercial activities and development and encourage the sustainable use and development of physical resources in Commercial Zones.

The proposal will align with this objective and policy given that the activity will efficiently utilise existing infrastructure. Access and vehicle parking will be optimised to ensure efficiency and avoid safety effects. The proposal will therefore align with these provisions.

Overall, the proposal is considered not to be contrary to these objectives and policies.

9. An Assessment of the Activity Against Matters in Part 2 RMA

In consideration of the relevant principles outlined in Sections 5, 6, 7 and 8 of the RMA, it is considered that if approved, the activity will continue to achieve the purpose of the RMA as presented in Section 5. The proposal will provide for the owners social and economic wellbeing through the use of land which is of appropriate size and scale for its purpose, while ensuring any adverse effects on the surrounding residential amenity are avoided, remedied or mitigated.

The activity will not adversely affect the potential of the natural and physical resources to meet the foreseeable needs of future generations, nor will it adversely affect the life-supporting capacity of air, water, soil and ecosystems. Furthermore, as detailed above, the potential

adverse effects of the proposal are considered to be avoided or mitigated so that they are less than minor. The proposal will maintain amenity values and the quality of the environment.

There are no matters of national importance which are considered applicable to the proposal.

The proposal does not offend the principles of the Treaty of Waitangi.

Overall, the proposal is considered to meet the purpose and principles of the RMA.

10. Conclusion

Consent is sought to operate a roofing business and for the storage of materials associated with that business at 19-27 Cornwall Street, Timaru. The above assessment has determined that the resulting adverse effects on the environment will be less than minor and effectively mitigated, that no party is considered to be adversely affected, that the proposal will align with the relevant objectives and policies of the District Plan and will adhere to the requirements of Part 2 of the RMA.

Accordingly, it is requested that the Council grant resource consent to the proposal on a non-notified basis as sought, subject to appropriate conditions of consent.

Appendix 1

Site Plan



-  Building demolished
-  Approx. location of shipping container
-  Existing trees
-  Proposed hedging
-  Agapanthus planted on bank

Appendix 2

Council Property Information

Property Statement from the Listed Land Use Register

Visit ecan.govt.nz/HAIL for more information or
contact Customer Services at ecan.govt.nz/contact/ and quote ENQ321019

Date generated: 22 July 2022
Land parcels: Lot 4 DP 19797
Lot 3 DP 19797
Lot 2 DP 19797
Lot 1 DP 19797



The information presented in this map is specific to the property you have selected. Information on nearby properties may not be shown on this map, even if the property is visible.

Sites at a glance

 Sites within enquiry area

There are no sites associated with the area of enquiry.

More detail about the sites

There are no sites associated with the area of enquiry.

Disclaimer

The enclosed information is derived from Environment Canterbury's Listed Land Use Register and is made available to you under the Local Government Official Information and Meetings Act 1987.

The information contained in this report reflects the current records held by Environment Canterbury regarding the activities undertaken on the site, its possible contamination and based on that information, the categorisation of the site. Environment Canterbury has not verified the accuracy or completeness of this information. It is released only as a copy of Environment Canterbury's records and is not intended to provide a full, complete or totally accurate assessment of the site. It is provided on the basis that Environment Canterbury makes no warranty or representation regarding the reliability, accuracy or completeness of the information provided or the level of contamination (if any) at the relevant site or that the site is suitable or otherwise for any particular purpose. Environment Canterbury accepts no responsibility for any loss, cost, damage or expense any person may incur as a result of the use, reference to or reliance on the information contained in this report.

Any person receiving and using this information is bound by the provisions of the Privacy Act 1993.

Appendix 3

Activity Management Plan

Edwards and Hardy Roofing – Activity Management Plan – 19-27 Cornwall Street, Timaru

1. Purpose

The purpose of this Activity Management Plan ('AMP') is to provide a foundation for avoiding adverse effects resulting from the use of 19-27 Cornwall Street for a roofing storage activity, with ancillary office. This AMP also contains procedures designed to assist in achieving compliance with the relevant noise standards of the District Plan (Part D3 – Commercial Zones, Performance Standard 5.12):

Noise levels from any activity shall not exceed the following unless specific noise levels are provided for the activity elsewhere in the Plan:

50 dBA L_{10} at the nearest Residential 1 Zone boundary between 7.00am and 10.00pm on any day, and 40 dBA L_{10} and 70 dBA L_{max} at all other times; and

55 dBA L_{10} at the nearest Residential 2, Residential 4, or Rural Zone boundary, between 7.00am and 10.00pm on any day, and 45 dBA L_{10} and 75 dBA L_{max} at all other times.

2. Manager Details

The current Regional Manager of the activity is Tim Sheehan. Tim can be contacted as follows:

Name: Tim Sheehan

Address for Service: 3/54 Greywache Road, Harewood, Christchurch 8051

Phone: (03) 342 5647

Email: Tim.Sheehan@roofguard.co.nz

3. Nature of Activity & Management Procedures

The nature of the activity is the storage of roofing materials on the site and ancillary office administration.

There is to be no panel beating, spray painting, motor vehicle repair or dismantling, fibre glassing, sheet metal work, bottle or scrap storage, or motor body building undertaken on the site.

3.1 Hours of Operation

Hours of Operation for the activity are to be limited to between 8.00am – 5.00pm, Monday to Friday.

Use of the office on the site is not restricted to the above hours provided any associated noise is maintained at background levels.

3.2 Access & Gates

The Cornwall Street entry gates shall remain closed at all times unless a vehicle is entering or exiting the site.

The gates shall be opened immediately prior to a vehicle arriving/leaving, and immediately closed after a vehicle has arrived/left.

3.3 Number and Type of Vehicles

There shall be a maximum of 10 vehicles stored at the property at any one time.

There shall be no Class 1 heavy vehicles stored on the site as part of the activity.

All vehicles shall be maintained in good mechanical condition (using off-site service providers) to ensure the minimisation of noise and emissions.

3.4 Deliveries and Pickups

Customers are not to visit the site to collect materials.

3.5 Operation of Vehicles

At all times vehicles are to be operated in a manner that will minimise engine running time. Vehicles that would otherwise be idling for greater than 60 seconds must be shut down to prevent unnecessary noise.

Vehicles are to be operated in a manner that will minimise engine revving and minimise headlight use.

3.6 Maintenance of Access

The vehicle crossing and internal accessway are to be maintained in good condition. This may require the renewal and re-compaction of material from time to time.

The activity shall be carefully monitored for signs of dirt/mud/other material being tracked out of the site onto the adjoining roads. Should this occur, the internal yard shall be upgraded to ensure the avoidance of this.

4. Complaint Procedures

Should a complaint be received in relation to the activity on the site, including from the Council or its Monitoring/Enforcement Officer, neighbours, or any other party, the manager of the activity shall take the following steps:

- Take written note of the complaint.
- Investigate the complaint.
- Decide on any actions, if necessary, that need to be taken to prevent further complaints of the same nature.
- Review this Management Plan to ensure the specified mitigation methods remain the best practice to avoid future complaints.
- Respond to the complainant and advise them of the outcome of the above processes.

5. Review of Management Plan

This AMP shall be reviewed on an annual basis to ensure the specified objectives and methods to ensure the minimisation of noise and other adverse effects remain best-practice.

Should any changes to this AMP result from the review process, the amended plan shall be submitted to the Council's Monitoring/Enforcement Officer for certification.

As part of this annual review, a letter drop shall be undertaken to all neighbouring property owners – identified by a red ✓ in Figure 1 below. This letter shall advise each neighbouring unit owner of the

Perspective

Planning Consultants

contact details of the current manager of the activity and invite neighbours to contact this manager should they have any questions or complaints.



Figure 1: Neighbours to receive annual letter



**COMPUTER FREEHOLD REGISTER
UNDER LAND TRANSFER ACT 1952**



Search Copy


R. W. Muir
Registrar-General
of Land

Identifier CB35A/568
Land Registration District Canterbury
Date Issued 18 November 1991

Prior References
CB30F/379

Estate Fee Simple
Area 976 square metres more or less
Legal Description Lot 4 Deposited Plan 19797

Proprietors
McLeod M D Limited

Interests

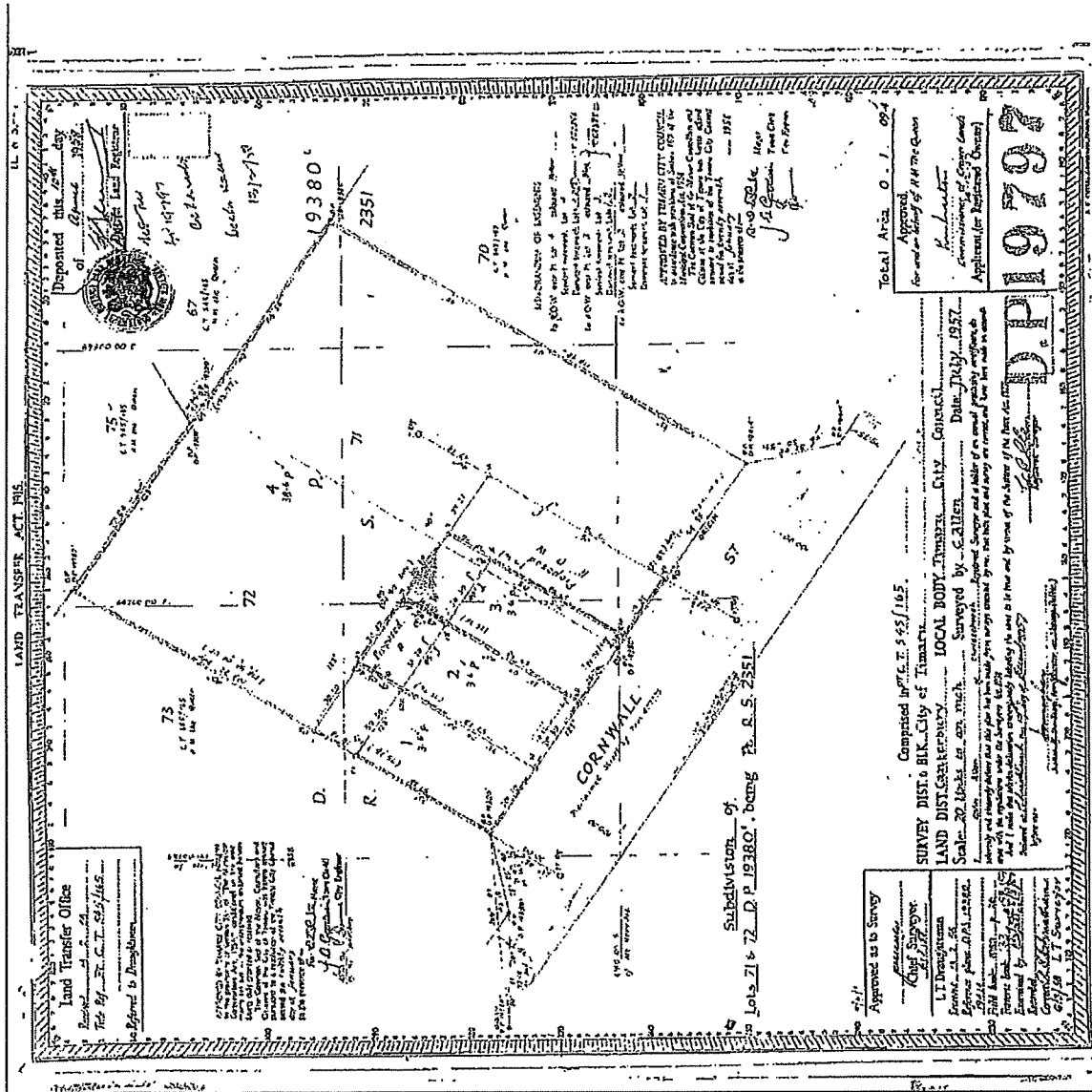
583853 Transfer creating the following easements

Type	Servient Tenement	Easement Area	Dominant Tenement	Statutory Restriction
Right of way	Lot 4 Deposited Plan 19797 - herein	Yellow DP 19797	Lot 3 Deposited Plan 19797 - CT CB18F/1315	

The easement created by Transfer 583853 is subject to Section 309 (1) (a) Local Government Act 1974

Subject to Part IV A Conservation Act 1987

Subject to Section 11 Crown Minerals Act 1991





**COMPUTER FREEHOLD REGISTER
UNDER LAND TRANSFER ACT 1952**



Search Copy

R.W. Muir
Registrar-General
of Land

Identifier CB18F/1315
Land Registration District Canterbury
Date Issued 26 May 1978

Prior References
CB1C/1089

Estate Fee Simple
Area 91 square metres more or less
Legal Description Lot 3 Deposited Plan 19797

Proprietors
McLeod M D Limited

Interests

583852 Transfer creating the following easements

Type	Servient Tenement	Easement Area	Dominant Tenement	Statutory Restriction
Right of way	Lot 3 Deposited Plan 19797 - herein	Blue DP 19797	Lot 1-2 Deposited Plan 19797 - CT CB545/165	

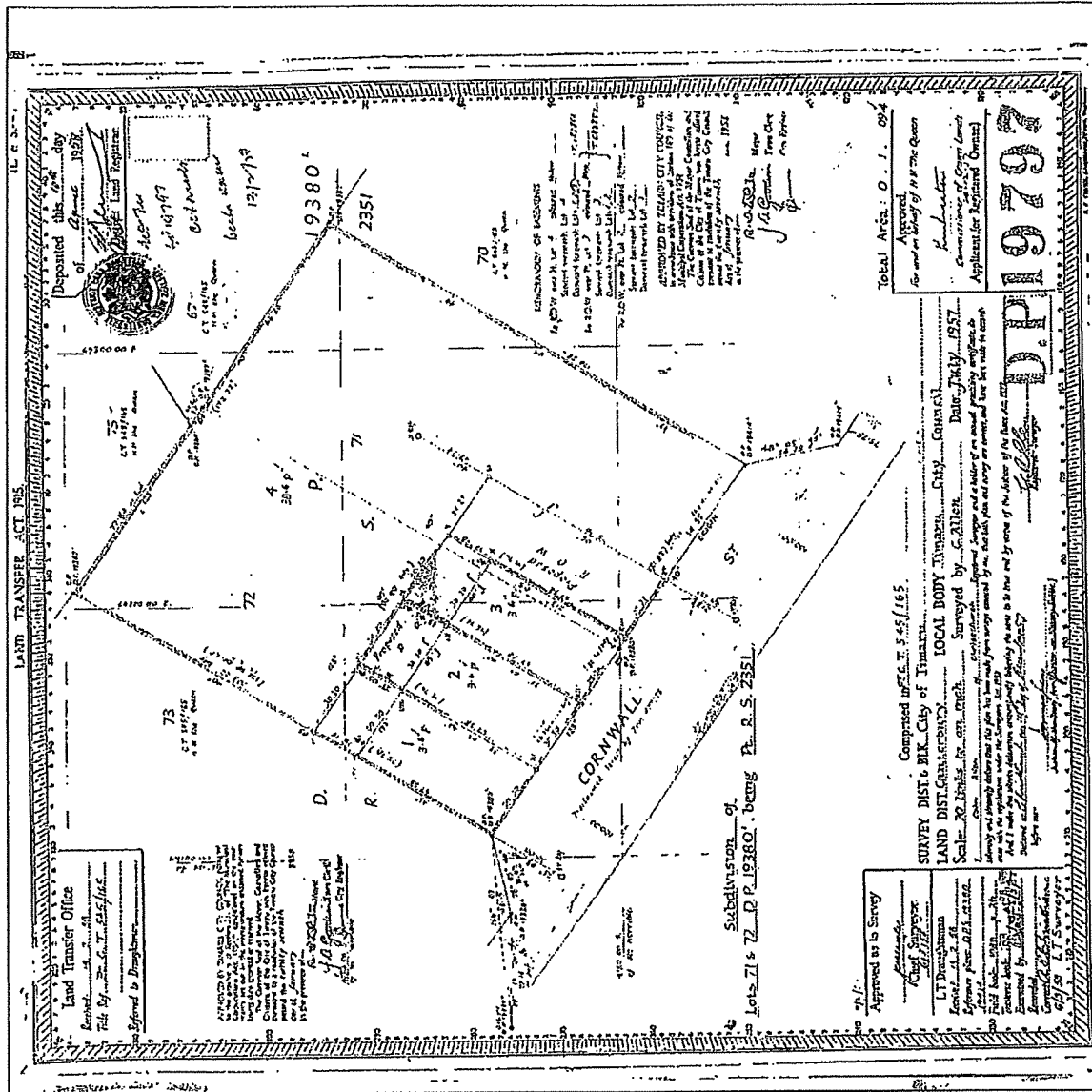
583853 Transfer creating the following easements

Type	Servient Tenement	Easement Area	Dominant Tenement	Statutory Restriction
Right of way	Lot 4 Deposited Plan 19797 - CT CB825/5	Yellow DP 19797	Lot 3 Deposited Plan 19797 - herein	

The above easement is subject to Section 351 E(1)(a) Municipal Corporations Act 1954

The above easement is subject to Section 351 E(1)(a) Municipal Corporations Act 1954

Subject to Section 59 Land Act 1948





**COMPUTER FREEHOLD REGISTER
UNDER LAND TRANSFER ACT 1952**



Search Copy


R. W. Muir
Registrar-General
of Land

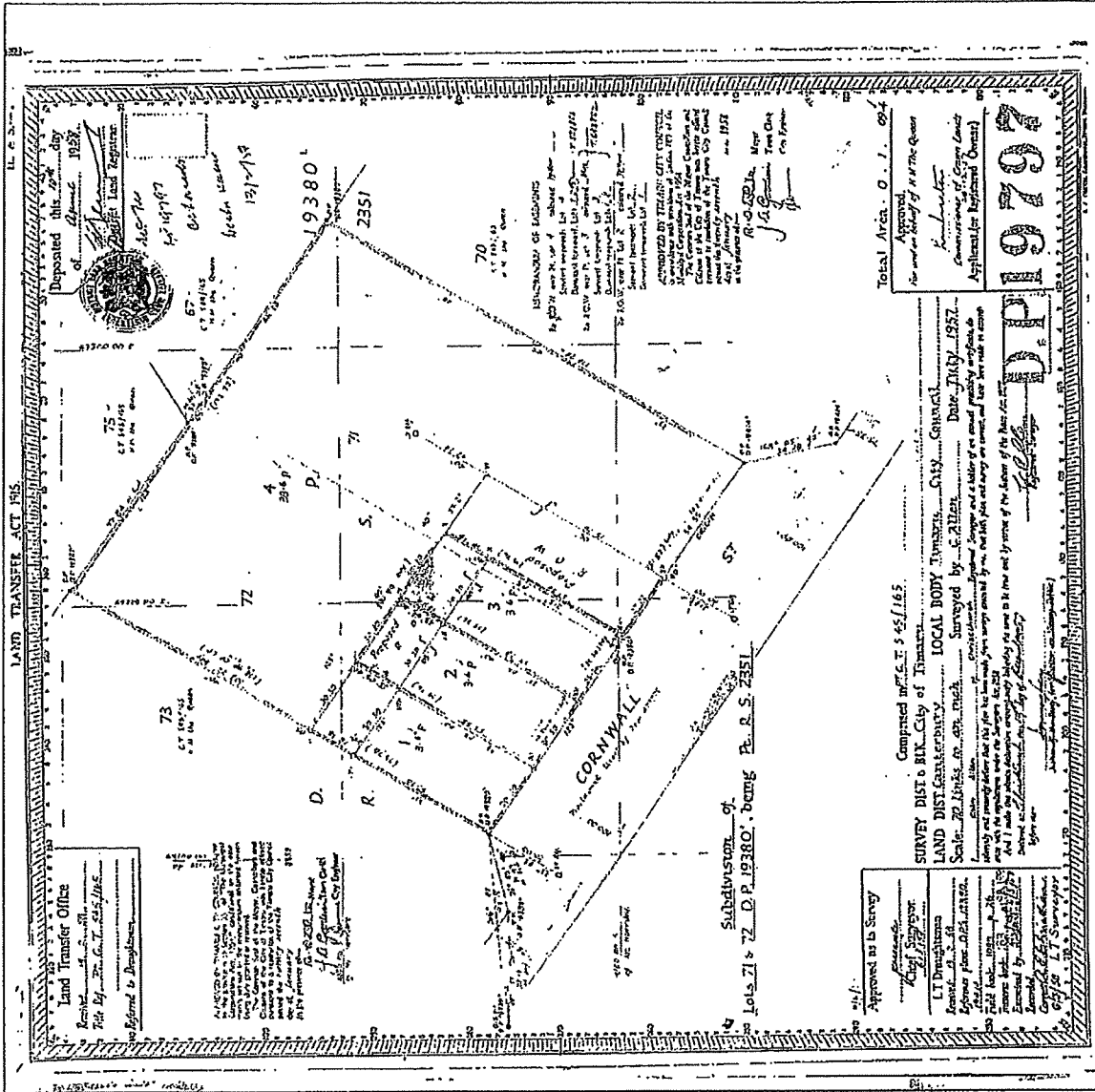
Identifier **CB23B/757**
Land Registration District **Canterbury**
Date Issued 23 February 1982

Prior References
GN 366551.1

Estate Fee Simple
Area 91 square metres more or less
Legal Description Lot 2 Deposited Plan 19797

Proprietors
McLeod M D Limited

Interests
Fencing Agreement in Transfer 437035.1 - 3.6.1983 at 9.59 am





**COMPUTER FREEHOLD REGISTER
UNDER LAND TRANSFER ACT 1952**



Search Copy


R. W. Muir
Registrar-General
of Land

Identifier **CB23B/756**
Land Registration District **Canterbury**
Date Issued 23 February 1982

Prior References
GN 366551.1

Estate	Fee Simple
Area	91 square metres more or less
Legal Description	Lot 1 Deposited Plan 19797

Proprietors
McLeod M D Limited

Interests
Fencing Agreement in Transfer 437035.1 - 3.6.1983 at 9.59 am

