

Development on Radley St

Date Requested: 22 September 2025
Date Provided: 23 September 2025

Request

Can you find out what the plans are for the recently cleared (of houses) industrial sections on Radley St please?

Council Response

There is a Resource Consent for 129-133 Radley Street “To establish 17 storage units with associated landscaping, earthworks and parking” – RMA/2025/675. I’ve attached the decision and plans for that.

The team have had a look at the other residential properties in the picture below and couldn’t find any other RC’s. I’ve circled the properties that RMA/2025/675 relates to.



Report / Decision on a Resource Consent Application

(Sections 95A, 95B, 104 and 104B)

Application number:	RMA/2025/675
Applicant:	Metro Advances Limited
Site address:	129-133 Radley Street
Legal description:	Lot 9 DP 9404, Lot 8 DP 9404, Lot 2 DP 53936, Lot 1 DP 53936
Zone:	Industrial General Zone
Overlays and map notations:	Christchurch International Airport Protection Surfaces, Liquefaction Management Area
Road classification:	Collector
Activity status:	Discretionary
Description of application:	Land use consent to construct and operate 17 storage units with associated landscaping, earthworks and parking. Land use consent is also sought under the NES for Assessing and Managing Contaminants in Soil to Protect Human Health for changing the use and disturbing soil.

Proposed activity

The proposal is described in detail within the application. The key aspects are:

- Removal of existing buildings and structures
- Excavation of 990m³ to a maximum depth of 400mm cut with a total excavation and fill of 1430m³.
- Construction of a storage facility comprising 17 business storage units, with a total area of 1990m² gross floor area of storage warehouse space. The units will be constructed of metal cladding and metal roof, with a roller door and glass door to provide access to each unit
- 20 parking spaces (including a mobility space) are proposed with access/egress to/from Radley Street. One cycle park is proposed within each unit, and a visitor cycle park near the access.

Description of site and existing environment

The application site and surrounding environment are described within the application. I adopt the applicant's description and note the following key points:

- The site is currently occupied by timber clad single-storey dwellings and associated sheds at 129, 131 and 133 Radley Street. A compound for storing vehicles and materials for landscaping activities is situated at the rear of the dwellings at 133b Radley Street.
- Land use east and south of the site is characterised as commercial/industrial, and land use west and north is characterised as low-density residential.
- Radley Street connects to State Highway 74 (Garlands Rd) approximately 50m south of the site.

Activity status

Christchurch District Plan

The site is zoned Industrial General Zone in the Christchurch District Plan. The proposal requires resource consent for a Restricted Discretionary activity under the following rules:

Activity status rule	Standard not met	Reason	Matters of control or discretion	Notification clause
7.4.2.3 RD1	7.4.3.3 Minimum number of loading spaces required	Appendix 7.5.3 requires at least 1 loading spaces to be provided on the site. No spaces are proposed.	7.4.4.4 - Minimum number of loading spaces required	No clause

Activity status rule	Standard not met	Reason	Matters of control or discretion	Notification clause
7.4.2.3 RD1	7.4.3.4 Manoeuvring for parking areas and loading areas	On-site manoeuvring does not meet the requirements of Appendix 7.5.6 as a large rigid vehicle is unable to exit the loading bay of Units 9 and 17 without encroaching on parking space. A large rigid vehicle can exit all other units with no more than one reverse manoeuvre.	7.4.4.5 - Manoeuvring for parking areas and loading areas	Must not be limited or publicly notified
7.4.2.3 RD1	7.4.3.7 Access design	Appendix 7.5.7 requires a maximum access width of 4.5m at the road boundary, and clear visibility above 1m within a triangle measured for a width of at least 1.5m either side of the entrance, and for a length of at least 2m measured from the road boundary. The proposed vehicle access does not comply as: <ul style="list-style-type: none"> A 2.0m wide by 5.0m long visibility splay is not provided, and no audio warning device is proposed Radley Street is a Collector Road and 20 parking spaces are proposed; therefore, 6.0m of queue space is required. 	7.4.4.9 - Vehicle access design 7.4.4.10 – Queuing spaces 7.4.4.11 – Visibility splay	Must not be limited or publicly notified
8.9.2.3 RD1	8.9.2.1 P1 a. Volume of earthworks	The proposed earthworks will exceed the 1000m ³ maximum volume in Table 9 - 1430m ³ proposed.	Relevant matters of discretion: 8.9.4.1 - Nuisance 8.9.4.3 - Land stability 8.9.4.6 – Amenity	8.9.1 a. - Must not be publicly notified
16.4.1.3 RD1	16.4.2.2 Minimum building setback from road boundaries / railway corridor	The buildings are opposite a residential zone and therefore a 3m setback is required. Units 1 and 10 are setback 2.2 metres from the road boundary.	16.7.1.4 Minimum building setback from the boundary with a residential zone, residential property	No clause

For completeness, I note that:

- **Earthworks:** Earthworks are exempt under Rule 8.9.3.iv no earthworks will commence within the building footprint (as defined in the District Plan) until building consent has been issued. Earthworks outside the building footprint are considered in the above table.
- **Water supply for fire fighting:** Compliance with Rule 16.4.2.9 has been confirmed with FENZ approval shared by the Applicant.
- **Landscaping:** Compliance with Rule 16.4.2.6 Landscaping will be achieved by the provision of 1.5m wide landscaping along the road boundary.
- **Stormwater and wastewater** capacity to connect to the CCC reticulated network has been assessed and confirmed by CCC Asset Planning teams.

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

The [NES](#) controls soil disturbance on land where an activity on the Hazardous Activities and Industries List (HAIL) is being carried out, has been carried out, or is more likely than not to have been carried out.

The application site has been identified as HAIL land, due to potential sources of contamination (scrap yards, bulk storage of treated timber, lead paint and asbestos), therefore the NES applies. The proposal requires consent as a discretionary activity under the following regulations:

Activity status regulation	Regulation not met	Reason	Matters of control or discretion	Notification clause
Regulation 11 Discretionary activities	Regulation 8(3) Disturbing soil	<p>The volume of soil disturbed will exceed 25m³ per 500m². Approx. 990m³ disturbance is proposed.</p> <p>The volume of soil to be removed from the site will exceed 5m³ per 500m³.</p> <p>A Detailed Site Investigation has not been carried out / has not been provided to the Council.</p>	N/A	No clause

Overall activity status

Overall, the application must be assessed as a discretionary activity, being the most restrictive activity status.

Written approvals [Sections 95D, 95E(3)(a) and 104(3)(a)(ii)]

No written approvals have been provided with the application.

NOTIFICATION ASSESSMENT

Adverse effects on the environment and affected persons [Sections 95A, 95B, 95E(3) and 95D]

When assessing whether adverse effects on the **environment** will be, or are likely to be, more than minor, any effects on the owners and occupiers of the application site and adjacent properties must be disregarded (section 95D(a)). The assessment of **affected persons** under section 95E includes persons on adjacent properties as well as those within the wider environment.

As a discretionary activity, assessment of this proposal is unrestricted, and all actual and potential effects must be considered. Guidance as to the effects that require consideration is contained in the relevant objectives and policies, and any associated matters of discretion or control. In the context of this planning framework, I consider that the potential effects of the activity relate to vehicle access and manoeuvrability, visual amenity, earthworks, and the management of contaminants in soil.

Vehicle access and manoeuvrability

The application includes non-compliances with the transport standards and an assessment of the effects of the non-compliances by Novo Group Senior Transport Engineer and Planner, Lisa Williams. I agree with the conclusions of that assessment and provide a summary below:

- No loading bays are proposed where the CDP requires at least one heavy vehicle bay to be provided for the scale of the site. Individual units will have their own internal loading areas able to accommodate large rigid vehicles and available parking spaces can be used for additional loading as required. The Applicant notes the straight alignment of the access and slow vehicle speeds, ensuring vehicles will have sufficient visibility and time to avoid any conflict with the temporary one-way operation.
- Vehicle tracking undertaken identifies that manoeuvrability when exiting Units 9 and 17 will be restricted when their respective parking spaces are occupied. These parking spaces are allocated to the respective unit, and tenants will be aware of when they are expecting deliveries by large rigid vehicles. As such, the vehicle can be removed from the respective parking space prior to the arrival of the delivery.
- Where an access serves 20 parking spaces and access is to a Collector Road, 6.0m of queue space is required. Due to the parking spaces near the western boundary, approximately 1.9m of queue space is proposed. Western parking spaces have been allocated to staff parking and will be used by staff who are familiar with site constraints and manoeuvrability.
- Where an access serves more than 15 parking spaces, a 2.0m wide and 5.0m long visibility splay or audio warning device is required at the property boundary. Due to the parking spaces near the western boundary, a 2.0m wide and 2.0m long visibility splay is provided. The layout ensures the opportunity for all vehicles to exit the site in a forward

gear, and due to the number of vehicle control points, all vehicles will likely be travelling at low speed. No schools or other high pedestrian activity generators are located in the surrounding area.

Based on the justification provided and the scale and nature of the infringements, I agree with the Applicant's assessment that potential effects will be less than minor.

Visual amenity

Units 1 and 10 are proposed to be constructed less than 3m (2.2m) from the road boundary, which has the potential to adversely affect the amenity of the street environment, particularly given the residential zone opposite. A landscaping plan has been provided, which proposes grasses and specimen trees in front of buildings to soften the visual effect of the buildings located within the setback. A condition has been recommended that requires landscaping to be implemented in accordance with the landscaping plan, established within the first planting season and appropriately maintained. Radley Street is classified as a collector road and is approximately 11.6m wide (excluding footpaths on either side). Given the industrial nature of the streetscape and surrounding area, I agree with the applicant's assessment that adverse effects on the amenity of the street environment will be less than minor.

Earthworks

The proposal will require approximately 1430m³ of combined cut and fill to prepare the site for redevelopment and establish a site platform for buildings and including access, car park and area for water tanks. The proposed works have the potential to cause adverse effects associated with dust nuisance and erosion, amenity and land stability.

In relation to managing the effects of earthworks, CCC Civil/Structural Engineer Jan Bochow has reviewed the proposal and recommended the low-risk site earthworks consent conditions. These require that all earthworks be carried out in accordance with a site-specific ESCP, notification to CCC when earthworks are going to commence, management of dust control, all loading and unloading of trucks is to occur within the site, and stormwater runoff to be mitigated so that it does not cause a nuisance to neighbouring properties. Where these conditions are complied with, the nuisance and amenity effects of the earthworks proposed will be less than minor.

In relation to potential amenity effects of the earthworks proposed, the level of amenity anticipated within the Industrial Heavy zone is relatively low. Given the earthworks are to prepare the site for development and are not expected to alter the ground levels to a degree that would be inconsistent with the surrounding environment, the earthworks are not expected to impact the long-term amenity of the area. With regard to land stability, the site is flat, and therefore, adverse effects are considered to be negligible.

On this basis, I consider the potential effects of earthworks on amenity will be less than minor.

Management of contaminants in soil

The change in use of the site proposed, from residential to commercial, moves the activity into a less sensitive category in terms of the NES. Agnes van der Erf, CCC Environmental Health Officer, has reviewed the proposal and her comments are summarised as follows:

Once built there will be limited access to soils on site with most of the site covered with either hardstand or buildings. The application contains a PSI and several potential HAIL activities have been identified and soils will require management during construction earthworks. No DSI has been provided and it is intended that soils will be tested prior to earthworks beginning in order to protect construction workers.

Conditions are recommended to appropriately manage soil disturbance activities during construction. I accept Ms van der Erf's assessment and recommend that conditions be incorporated as part of this consent. Subject to compliance with the proposed site management plan and other conditions, I am satisfied that the site will be appropriately managed to avoid adverse effects on human health.

Conclusion

The applicant has agreed to a number of conditions. These are deemed to form part of the application and can be taken into account in assessing the effects of the proposed activity.

Under Section 95E(1) a person is not deemed affected by an activity if the adverse effects on them are less than minor. Overall, I consider that any adverse effects on the wider environment will be and that there will be no affected persons.

Notification tests [Sections 95A and 95B]
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Sections 95A and 95B set out the steps that must be followed to determine whether public notification or limited notification of an application is required.

PUBLIC NOTIFICATION TESTS – Section 95A	
Step 1: Mandatory notification – section 95A(3)	
➤ Has the applicant requested that the application be publicly notified?	No
➤ Is public notification required under s95C (following a request for further information or commissioning of report)?	No
➤ Is the application made jointly with an application to exchange reserve land?	No
Step 2: If not required by Step 1, notification is precluded if any of these apply – section 95A(5)	
➤ Does a rule or NES preclude public notification for all aspects of the application?	No
➤ Is the application a controlled activity?	No
➤ Is the application a boundary activity?	No
Step 3: Notification required in certain circumstances if not precluded by Step 2 – section 95A(8)	
➤ Does a rule or NES require public notification?	No
➤ Will the activity have, or is it likely to have, adverse effects on the environment that are more than minor (discussed above)?	No
Step 4: Relevant to all applications that don't already require notification – section 95A(9)	
➤ Do special circumstances exist that warrant the application being publicly notified?	No

In accordance with the provisions of section 95A, the application **must not be publicly notified**.

LIMITED NOTIFICATION TESTS – Section 95B	
Step 1: Certain affected groups/persons must be notified – sections 95B(2) and (3)	
➤ Are there any affected protected customary rights groups or customary marine title groups?	No
➤ If the activity will be on, adjacent to, or might affect land subject to a statutory acknowledgement - is Te Rūnanga o Ngāi Tahu an affected person in this regard?	No
Step 2: If not required by Step 1, notification is precluded if any of the following apply – section 95B(6)	
➤ Does a rule or NES preclude limited notification for all aspects of the application?	No
➤ Is this a land use consent application for a controlled activity?	No
Step 3: Notification of other persons if not precluded by Step 2 – sections 95B(7) and (8)	
➤ Are there any affected persons under s95E, i.e. persons on whom the effects are minor or more than minor, and who have not given written approval (discussed above)?	No
Step 4: Relevant to all applications – section 95B(10)	
➤ Do special circumstances exist that warrant notification to any other persons not identified above?	No

In accordance with the provisions of section 95B, the application **must not be limited notified**.

Notification recommendation

That, for the reasons outlined above, the application be processed on a **non-notified** basis pursuant to sections 95A and 95B of the Resource Management Act 1991.

Reported and recommended by: Regan Elley, Consultant Planner

Date: 29/04/2025

Reviewed by: Helen Lawrence, Consultant Planner

Date: 30/04/2025

Notification decision

That the above recommendation be accepted for the reasons outlined in the report.

Delegated officer:



Kathryn Ross
Team Leader Planning
01/05/2025

SECTION 104 ASSESSMENT

Actual and potential effects on the environment [Section 104(1)(a)]

The adverse effects on the environment are assessed in the preceding section 95 discussion, and that assessment is equally applicable here.

Overall, I consider that the effects on the environment are able to be mitigated through compliance with recommended conditions such that they will be less than minor and acceptable.

Relevant objectives, policies, rules and other provisions of a Plan or proposed plan [Section 104(1)(b)(vi)]

Regard must be had to the relevant objectives and policies in the District Plan. The applicant has provided an assessment of the relevant provisions on pages 10 to 13 of the AEE. I agree with their assessment and provide the following summary:

- The application is consistent with the earthworks objective and policies, as the proposed development will occur in accordance with recommended conditions, such that the construction effects can be managed to avoid the discharge of stormwater beyond the site and amenity effects on neighbouring properties through the implementation of erosion and sediment control measures.
- Potential amenity effects on residential zone adjacent to the site are considered acceptable and consistent with the relevant policies.
- Potential transport effects are considered acceptable and consistent with the relevant policies.

Relevant provisions of a National Environmental Standard, National Policy Statement, Regional Plan, Regional Policy Statement or Coastal Policy Statement [Section 104(1)(b)]

The National Environmental Standard for managing contaminants in soil to protect human health is relevant to this application and is discussed above.

The District Plan gives effect to the higher order documents referred to in s104(1)(b), including the Regional Policy Statement and Regional Plans. As such, there is no need to specifically address them in this report.

Part 2 of the Resource Management Act [Section 104(1)]

Taking guidance from case law¹, the District Plan is considered to be the mechanism by which the purpose and principles of the Act are given effect to in the Christchurch District. It was competently prepared through independent hearing and decision-making processes in a manner that appropriately reflects the provisions of sections 5-8 of the Act.

Accordingly no further assessment against Part 2 is considered necessary.

Section 104(3)(d) notification consideration

Section 104(3)(d) states that consent must not be granted if an application should have been notified and was not. No matters have arisen in the assessment of this application which would indicate that the application ought to have been notified.

¹ *R J Davidson Family Trust v Marlborough District Council* [2018] NZCA 316

Section 104 Recommendation

That, for the above reasons, the application **be granted** pursuant to Sections 104, 104B, 108 and 108AA of the Resource Management Act 1991, subject to the following conditions:

1. The development shall proceed in accordance with the information submitted with the application, including the stamped approved plans entered into Council records as RMA/2025/675.
2. The consent holder must notify Christchurch City Council no less than ten working days prior to works commencing, (via email to rcmon@ccc.govt.nz) of the earthworks start date and the name and contact details of the site supervisor. The consent holder must at this time also provide confirmation of the installation of ESCP measures as per the plan referred to in Condition 8 below.

Contaminants in Soil

3. A Site Management Plan (SMP) shall be prepared by a Suitably Qualified and Experienced Practitioner and provided to Council by email to rcmon@ccc.govt.nz no later than 10 working days prior to the commencement of the development works.
4. Prior to earthworks commencing on site, soil sampling shall be undertaken by a Suitably Qualified and Experienced Practitioner (SQEP) and provided to Council at rcmon@ccc.govt.nz.
5. All contaminated soils removed from the site must be disposed of at a facility whose waste acceptance criteria permit the disposal.
6. The consent holder shall submit evidence (i.e. weighbridge receipts or waste manifest) of the disposal of surplus soils from the site to an authorised facility to the Council, at rcmon@ccc.govt.nz, no later than 20 working days following this disposal.
7. If contaminants above the commercial/industrial soil contamination standards remain on site following development works, the applicant shall provide an ongoing site management plan to inform maintenance workers and any future earthworks of the risk to health.

General Earthworks

8. All earthworks must be carried out in accordance with a site specific Erosion and Sediment Control Plan (ESCP), prepared by a suitably qualified and experienced professional, which follows the best practice principles, techniques, inspections and monitoring for erosion and sediment control contained in Environment Canterbury's Erosion and Sediment Control Toolbox for Canterbury <http://esc Canterbury.co.nz/>. The ESCP must be held on site at all times and made available to the Council on request.
9. Run-off must be controlled to prevent muddy water flowing, or earth slipping, onto neighbouring properties, legal road (including kerb and channel), or into a river, stream, drain or wetland. Sediment, earth or debris must not fall or collect on land beyond the site or enter the Council's stormwater system. All muddy water must be treated, using at a minimum the erosion and sediment control measures detailed in the site specific Erosion and Sediment Control Plan, prior to discharge to the Council's stormwater system.

Note: For the purpose of this condition muddy water is defined as water with a total suspended solid (TSS) content greater than 50mg/L.

10. No earthworks may commence until the ESCP has been implemented on site. The ESCP measures must be maintained over the period of the construction phase, until the site is stabilised (i.e. no longer producing dust or water-borne sediment). The ESCP must be improved if initial and/or standard measures are found to be inadequate. All disturbed surfaces must be adequately topsoiled and vegetated or otherwise stabilised as soon as possible to limit sediment mobilisation.
11. Dust emissions must be appropriately managed within the boundary of the property in compliance with the Regional Air Plan. Dust mitigation measures such as water carts, sprinklers or polymers must be used on any exposed areas. The roads to and from the site, and the site entrance and exit, must remain tidy and free of dust and dirt at all times.

12. All loading and unloading of trucks with excavation or fill material must be carried out within the subject site.
13. Any public road, shared access, footpath, landscaped area or service structure that has been damaged, by the persons involved with the development or vehicles and machinery used in relation to the works under this consent, must be reinstated as specified in the [Construction Standard Specifications](#) (CSS) at the expense of the consent holder and to the satisfaction of the Council.

Landscape Plan

14. The proposed landscaping must be established in accordance with the Site/Landscape Plan labelled RMA/2025/675 Page 3 of the Approved Consent Document.
15. The proposed landscaping must be established on site within the first planting season (extending from 1 April to 30 September) following the final, passed building inspection.
16. All landscaping required for this consent must be maintained. Any dead, diseased, or damaged landscaping must be replaced by the consent holder within the following planting season (extending from 1 April to 30 September) with trees/shrubs of similar species to the existing landscaping.

Advice Note:

The consent holder is reminded that planter beds for landscaping must be free from service installations to ensure that plants can establish and thrive, and to ensure that any kerbing of access ways does not decrease the area available for planting or impact on vehicle manoeuvring.

Advice Notes:

- This resource consent will **lapse five years from the date it is issued** unless it is given effect to (i.e. the activity is established) before then. Application may be made under Section 125 of the Resource Management Act 1991 to extend the period for giving effect to the resource consent, and this must be submitted prior to the consent lapsing.
- **Monitoring** will be carried out to ensure the **conditions are complied with** and that the development proceeds in accordance with the plans and details which were submitted with the application.

The Council will require payment of its **administrative charges** in relation to monitoring, under section 36 of the Resource Management Act 1991. The monitoring programme administration fee and document verification fee will be charged to the applicant with the consent processing costs. If more than one inspection, or additional monitoring activities (including those relating to non-compliance with conditions), are required, the additional time will be invoiced to the consent holder when the monitoring is carried out, at the applicable hourly rate. The current monitoring charges are outlined on the [Resource Management Fee Schedule](#).

- This resource consent has been processed under the Resource Management Act 1991 and relates to **planning matters only**. You will also need to comply with the requirements of the Building Act 2004 and any other legislative requirements (including but not limited to Environment Canterbury Regional Plans, health licence, liquor licence, archaeological authority, certificate of title restrictions such as covenants, consent notices, encumbrances, right of way or easement restrictions, landowner approval where required).
- It is the consent holder's responsibility to ensure that the activity, including where carried out by contractors on their behalf, complies with the below Christchurch District Plan standard - failure to do so may result in enforcement action and the need for additional land-use consent:
 - Rule 6.1.6.1.1 P2 - All earthworks related construction activities must meet relevant noise limits in Tables 2 and 3 of NZS 6803:1999 Acoustics - Construction Noise, when measured and assessed in accordance with that standard.
 - Rule 8.9.2.1 P1 Activity Standard f. - Earthworks involving mechanical equipment, other than in residential zones, must not occur outside the hours of 07:00 and 22:00 except where compliant with NZS 6803:1999. Between the hours of 07:00 and 22:00 the noise standards in Chapter 6 Rule 6.1.5.2 apply except where NZS 6803:1999 is complied with, and the light spill standards in Chapter 6 Rule 6.3.6 apply.
- As the proposal involves the construction or alteration of a **vehicle crossing**, a Vehicle Crossing Application to the Council's Transport Unit is required. Please refer to our webpage for more information: [Vehicle crossings](#) :

[Christchurch City Council](#). Please allow plenty of time for your vehicle crossing application. If any changes are needed to the road layout or markings it may require consultation and approval by Council, the Parking Committee or the local Community Board (depending on the changes) and can take up to 3 months. The costs of making the changes must be met by the consent holder.

- As the proposed development will result in the redundancy of an existing **vehicle crossing**, the consent holder will need to consult with the Council's Vehicle Crossing Engineer to reinstate the redundant crossing. Please refer to our webpage for more information: [Vehicle crossings : Christchurch City Council](#). The costs of making the changes must be met by the consent holder.
- **Vehicle manoeuvring:** The consent holder should make prospective purchasers and/or tenants of Units 9 and 17 aware that the vehicle manoeuvring does not comply with the District Plan, which means that additional manoeuvres may be required for the large rigid vehicles to access/exit Units 9 and 17.
- If the development reuses any of the existing sewer lateral pipes, including the outfall connection(s) to the main, CCTV inspections shall be undertaken and the inspection reports sent to WastewaterCapacity@ccc.govt.nz during the Building Consent process. If a new outfall is to be established, the Building Consent plans must show that the existing outfall pipe(s) will be capped at the boundary.

Development Contributions

This proposal has been assessed for development contributions under the provisions of the [Christchurch City Council's Development Contributions Policy](#). The proposal has been found to create additional demand on network and community infrastructure or reserves.

The Local Government Act 2002 enables a council to charge development contributions if the effect of a development requires the Council to provide new or upgraded infrastructure. This ensures developers pay a fair share of the cost of providing infrastructure to service growth development. The Council's approach to development contributions is included in the Council's Development Contributions Policy, available on the Council website ccc.govt.nz.

This Notice informs you of the development contributions required for the development but it is not a request for payment.

Development Contributions Policy Review

A review of the Council's Development Contributions Policy is currently underway. This review may result in changes to the development contribution charges.

The Council is required to assess development contributions using the policy in place at the time a complete application for consent is received. Therefore, this policy review will not impact the assessment undertaken in relation to this specific consent application. It may however have implications for development contributions assessed under future consent application.

Please get in touch with the Development Contributions Team if you have any questions or would like to be notified when the draft policy is open for consultation.

Development Contributions Assessment Summary

Development Contributions Summary		Application Ref: RMA/2025/675	
Customer Name		Assessment	
Project Address	Metro Advances Limited		
Assessment Date	129 Radley Street		
	24/03/2025		

		Existing HUE	Proposed HUE	Net Increase to HUE Demand	Discount	Chargeable HUE	HUE Rate (incl GST)	DC Charge (incl GST)
Activity	Catchment	A	B	C	D	E	F	G
Network Infrastructure								
Water Supply	Woolston/Summer	4.00	6.64	2.64	0.00%	2.64	\$1,127.97	\$2,972.79
Wastewater Collection	East	4.00	7.46	3.46	0.00%	3.46	\$297.06	\$1,029.30
Wastewater Treatment & Disposal	Christchurch	4.00	7.46	3.46	0.00%	3.46	\$1,075.65	\$3,727.08
Stormwater & Flood Protection	Heathcote	4.00	13.25	9.25	0.00%	9.25	\$4,709.89	\$43,578.26
Road Network	Suburban	4.00	6.64	2.64	0.00%	2.64	\$1,090.87	\$2,875.01
Active Travel	Metro Zone	4.00	6.64	2.64	0.00%	2.64	\$979.46	\$2,581.39
Public Transport	Metro Zone	4.00	6.64	2.64	0.00%	2.64	\$553.63	\$1,459.10
Community Infrastructure	District Wide	4.00	17.00	13.00	0.00%	13.00	\$988.43	\$12,849.59
Total Network & Community Infrastructure								\$71,072.52
Reserves								
Regional Parks	District Wide	4.00	17.00	13.00	0.00%	13.00		\$1,511.00
Garden & Heritage Parks	District Wide	4.00	17.00	13.00	0.00%	13.00		\$2,098.45
Sports Parks	District Wide	4.00	17.00	13.00	0.00%	13.00		\$5,040.75
Neighbourhood Parks	Suburban	4.00	17.00	13.00	0.00%	13.00		\$8,003.48
Total Reserves								\$16,653.68
GST 15%								\$11,442.55
Total Development Contribution								\$87,726.20

Inputs*

Existing

Gross Floor Area 0.00 m²

Impervious Surface Area 0.00 m²

Proposed

Gross Floor Area 2,073.60 m²

Impervious Surface Area 3,487.50 m²

*Refer to Table 3, A.4.2 & A.4.4 of the Development Contributions Policy 2021 for non-residential HUE equivalences

If you require both a resource consent and building consent for your development, a development contribution assessment will be undertaken for each consent. The Council will only invoice for whichever is the lower of the two assessments (after any corrections or reassessments undertaken in accordance with its Development Contributions Policy).

Invoicing and Payment

An invoice will be sent to you when payment of the development contributions is required shortly before issue of a code compliance certificate for a building consent, commencement of the resource consent activity, issue of a section 224(c) certificate for a subdivision consent or authorisation of a service connection, whichever is first.

You can request that the invoice is issued early if you wish.

The Council may issue an invoice earlier, at its discretion, if it considers your development is already utilising Council infrastructure for which development contributions are required.

Once an invoice is issued, payment is required within 30 days.

Reconsiderations and Objections

Under section 199A of the Local Government Act 2002 you can request that the Council reconsider the required development contributions on the following grounds:

- the development contributions were incorrectly calculated or assessed under the Council's Development Contributions Policy; or
- the Council incorrectly applied its Development Contributions Policy; or
- the information used to assess your development against the Development Contributions Policy, or the way the Council has recorded or used it when requiring development contributions, was incomplete or contained errors.

A completed Request for Reconsideration form must be lodged with the Council within 10 working days of you receiving this Notice.

Under section 199C of the Local Government Act 2002 you can object to the assessed development contributions required on the following grounds:

- the development contributions were incorrectly calculated or assessed under the Development Contributions Policy; or
- the Council incorrectly applied its Development Contributions Policy; or
- the information used to assess your development against the Development Contributions Policy, or the way the Council has recorded or used it when requiring a development contributions, was incomplete or contained errors.

A completed Objection to Development Contributions form must be lodged with the Council within 15 working days of you receiving this Notice or a reconsidered assessment.

You will need to pay a deposit of \$1,000 at the time you lodge an objection.

A form to request a reconsideration or lodge an objection can be found on the Council website ccc.govt.nz.

Contact

For further information or to request an invoice please contact our Development Contributions team.

Phone: 03 941-8999

Email: developmentcontributions@ccc.govt.nz

Please quote your project number with all correspondence.

Reported and recommended by: Regan Elley, Consultant Planner

Date: 29/04/2025

Reviewed by: Helen Lawrence, Consultant Planner

Date: 30/04/2025

Section 104 Decision

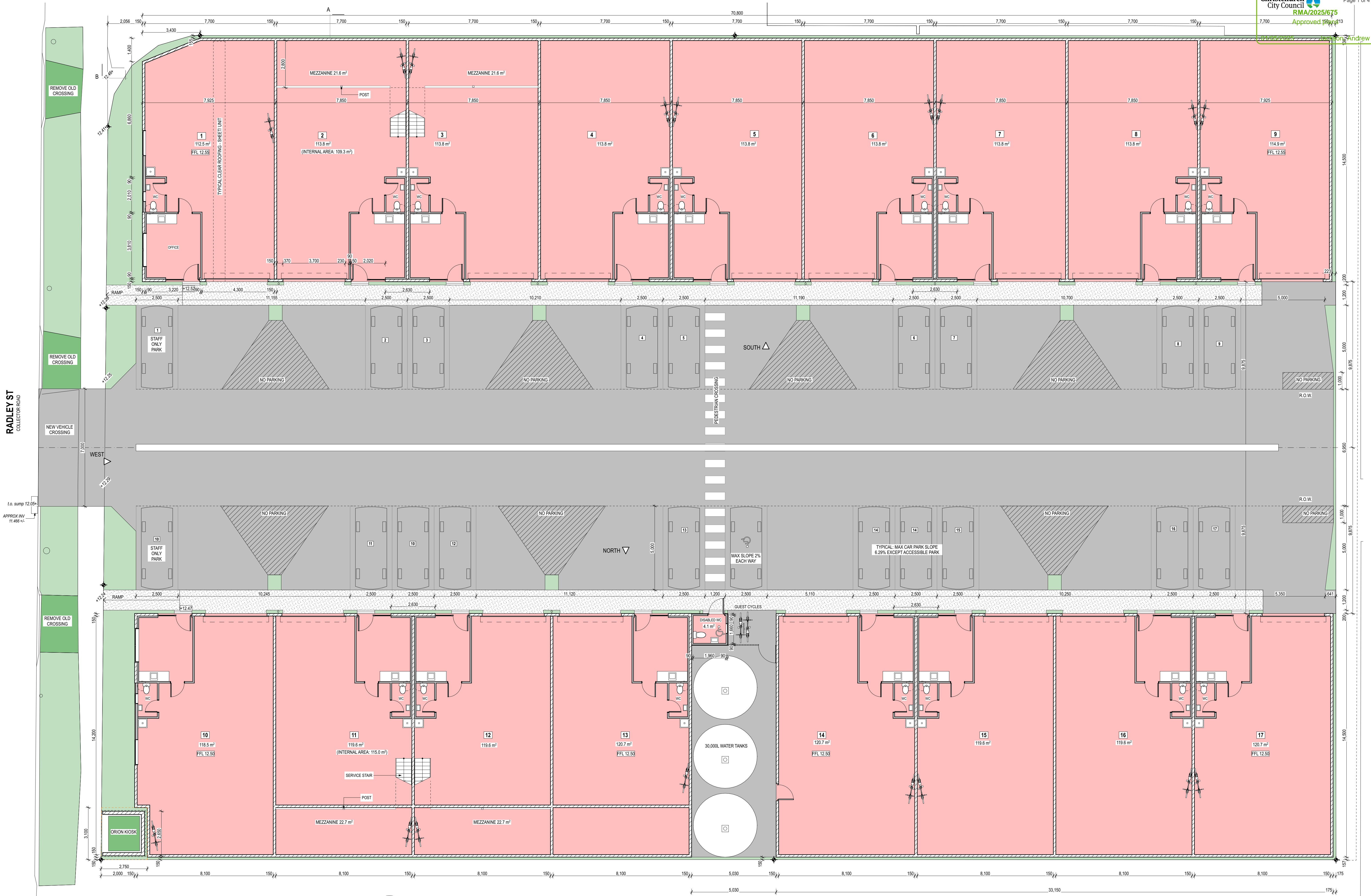
That the above recommendation be accepted for the reasons outlined in the report.

- ☒ I have viewed the application and plans.
- ☒ I have read the report and accept the conclusions and recommendation.

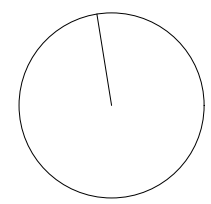
Delegated officer:



Kathryn Ross
Team Leader Planning
01/05/2025



SITE AREA: 3,586.8 m²
17 UNITS
20 CAR PARKS (need 1 disabled)
EXISTING IMPERVIOUS AREA: 1,905.5 m²
PROPOSED IMPERVIOUS AREA: 3,487.5 m²
BUILT AREA: 1,987.7 m²



CONFIRM ALL DIMENSIONS, CONDITIONS AND LEVELS ON SITE

DRAWINGS PRINTED FROM PDF MAY NOT BE TO SCALE

AE Architects Limited
34 Southwark Street PO Box 22284, Christchurch 8140 Tel 03 379 9525
Mob 027 230 9276 Email ae.architects@intrados.co.nz Web www.intrados.co.nz

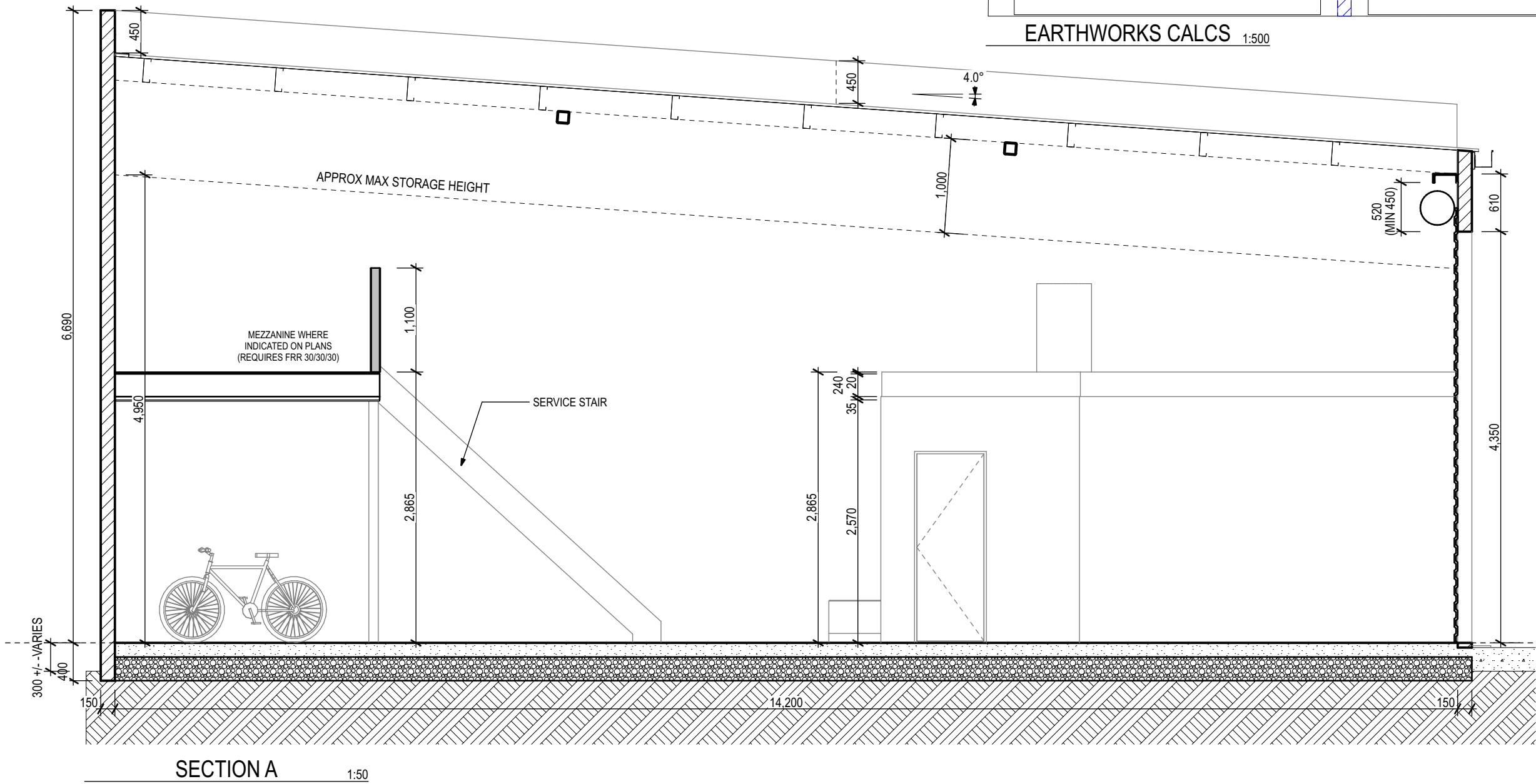
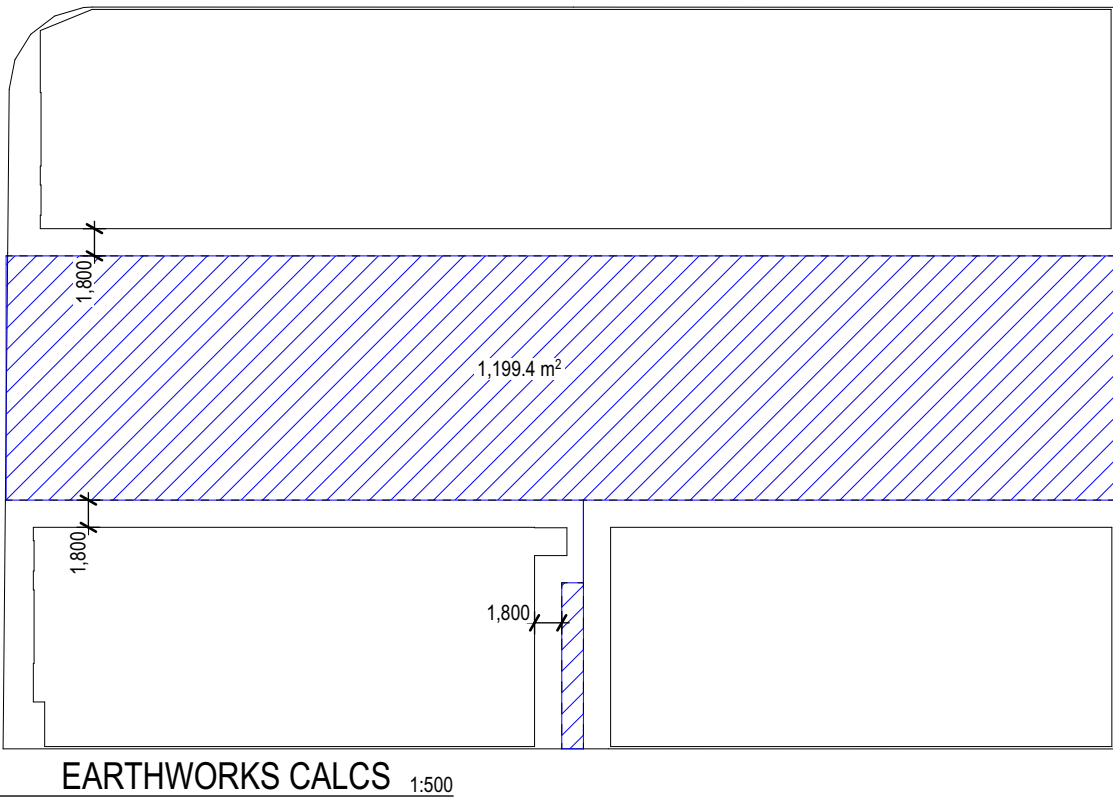
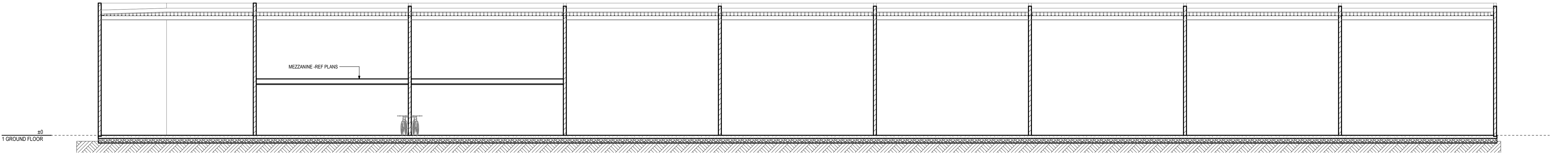
MOREOVER HOLDINGS LTD
129-133 RADLEY ST
CHRISTCHURCH

SCALE	1:100
	@A1
DRAWN	ADE

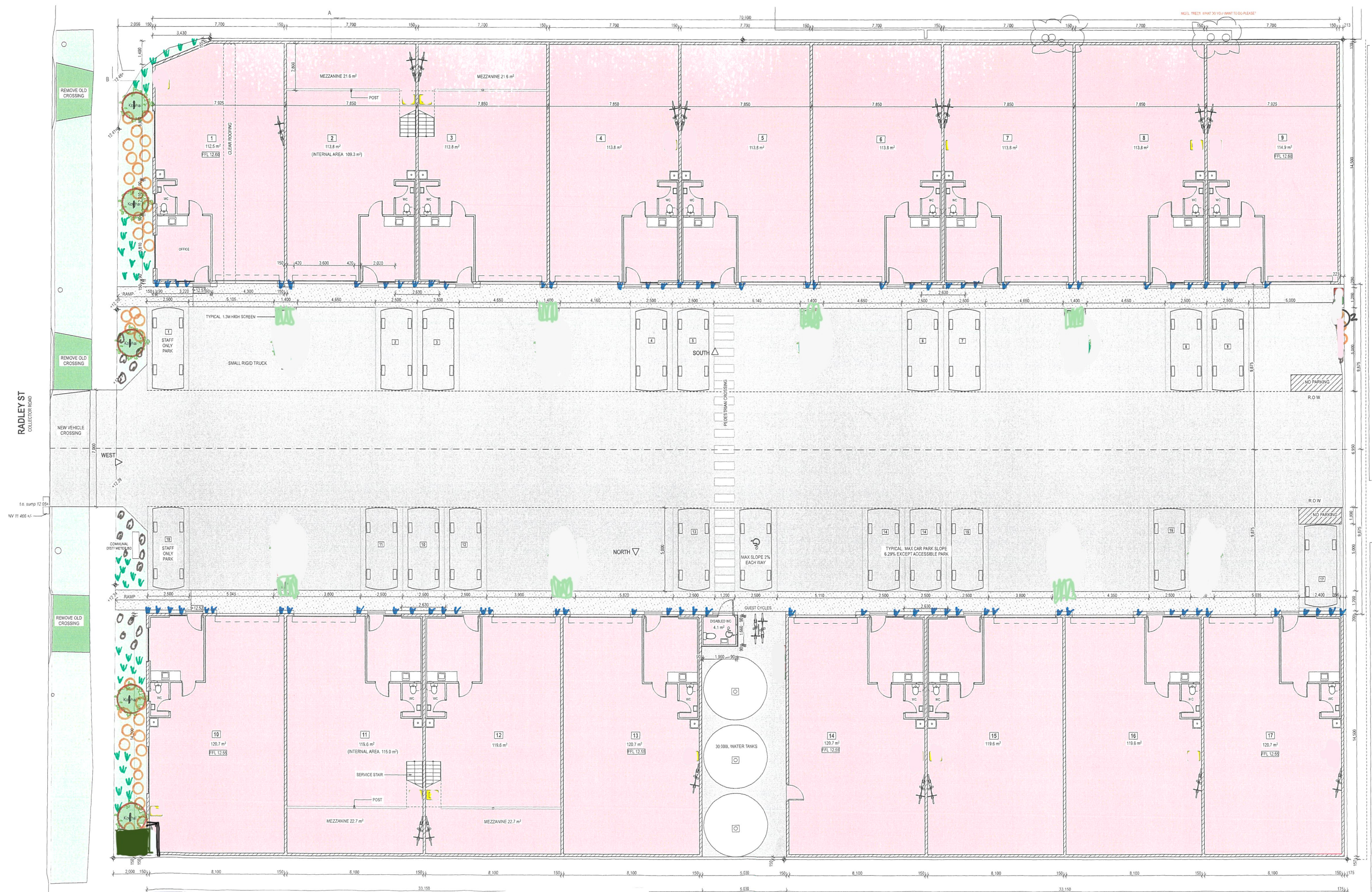
ISSUE: kiosk concept 18/02/25

CONTENTS:
**GROUND FLOOR
PLAN**

A1.01



CONFIRM ALL DIMENSIONS, CONDITIONS AND LEVELS ON SITE		DRAWINGS PRINTED FROM PDF MAY NOT BE TO SCALE	
AE Architects Limited 34 Southwark Street PO Box 22284, Christchurch 8140 Tel 03 379 9525 Mob 027 230 9276 Email aearchitects@intrados.co.nz Web www.intrados.co.nz	MOREOVER HOLDINGS LTD 129-133 RADLEY ST CHRISTCHURCH		ISSUE: kiosk concept 18/02/25
	SCALE 1:100, 1:50, 1:500 @A1		CONTENTS: ELEVATIONS / SECTIONS / 3D
	DRAWN ADE		A3.01



LANDSCAPE PLANTING PLAN

129-133 RADLEY ST CHRISTCHURCH

Date- FEB 2025

TREES	key	Quantity
Acer buergerianum	①	5
Pseudopanax ferox	②	1
Sohpora michrophylla	③	8
SHRUBS AND GROUNDCOVERS		
Pimelia prostarta	🌿🌿	36
Helloborus Variety	🌿🌿🌿	16
Hebe diosmifolia	🍊🍊	37
Lomandra lime tuff	🌿🌿	37
Liriope muscari	🌿🌿🌿	82

Planting Schedule
129-133 Radley Street

All trees at the time of planting need to be a min size of 1.5m



LANDSCAPE PLANTING PLAN

129-133 RADLEY STREET

CHRISTCHURCH

Date- November 2024

Designer- Justin Chapman Metro Advances