

# Resource Consent Decision

## RC225425



<b>APPLICANT:</b>	GW Wilfield Ltd
<b>PROPOSAL:</b>	To subdivide three titles to create 179 residential lots in ten stages, with associated roads and reserves.
<b>LOCATION:</b>	91 Kingsdowne Drive, 586 Weedons Ross Road and Weedons Ross Road, West Melton
<b>LEGAL DESCRIPTION:</b>	<p>Proposed Lot 2 of the subdivision (RC225379) of Lot 163 DP 508829, being 4.1347ha in area more or less, as contained in Record of Title 775317.</p> <p>Rural Section 10802 being 10.5218ha in area more or less, as contained in Record of Title CB10A/296.</p> <p>Lot 723 DP 558751 being 17.4627ha in area more or less, as contained in Record of Title 985831.</p>
<b>ZONING:</b>	<p><b>Operative Selwyn District Plan (2016)</b></p> <p>The property is zoned <b>Living West Melton (South)</b> and is within the West Melton Observatory Area and Outline Development Plan Area (Appendix 20) under the provisions of the Operative District Plan (Townships Volume).</p>
<b>STATUS:</b>	<p><b>Operative Selwyn District Plan (2016)</b></p> <p>This application has been assessed as a subdivision consent for a Restricted Discretionary activity under the Operative District Plan.</p>
This application was formally received by the Selwyn District Council on 23 June 2022. Assessment and approval took place on 24 November 2022 under a delegation given by the Council.	

## Decision

- A. Resource consent 225425 be processed on a **non-notified** basis in accordance with sections 95A-F of the Resource Management Act 1991; and
- B. Resource consent 225425 be **granted** pursuant to sections 104 and 104C of the Resource Management Act 1991 subject to the following conditions imposed under sections 108 and 220 of the Act:

### General

1. The following conditions of consent shall be met prior to the issue of a section 224(c) Completion Certificate at the expense of the consent holder.

2. The subdivision shall proceed in general accordance with the information submitted with the application on 23 June 2022, the further information, and the attached approved subdivision plan entitled *Proposed Subdivision of Lot 13 DP 508829, Lot 723 DP 558751, RS 10802 and Pt Lot 300 RC...*, Drawing C.18130/1, R2 (now marked RC225425), except where another condition of this consent must be complied with.
3. The subdivision shall be staged as follow:

STAGE	Residential Lots	Access Lot	Reserve Lots	Road Lots
21	300 – 319	-	540 & 541	500
22	320 – 351	560 – 562	542 – 546	501
23	352 - 365	563	-	502
24	366 – 375	-	-	503
25	376 – 389	-	547	504
26	390 – 404	-	-	505
27	405 – 413	-	-	506
28	414 – 428	564 - 565	-	507
29	429 – 437	-	548	508
30	438 – 450	-	-	509
31	451 - 460	-	-	-
32	461 – 478	566	-	510

4. The subdivision stages may occur in any order and may be undertaken concurrently.
5. All required easements shall be created and granted or reserved.
6. The S224 Completion Certificate shall not be issued until the following matters have been completed:
  - a) The State Highway 73/Weedons Ross Road intersection is signalised; and
  - b) A shared pedestrian/cycle path is constructed along Weedons Ross Road between the intersection of State Highway 73/Weedons Ross Road and the southern intersection of Kingsdowne Drive/ Weedons Ross Road.
7. A shared pedestrian/cycle path shall be provided along the primary Outline Development Plan road and throughout the proposed reserves.
8. That the area on Lot 548, between the 'sightline restriction' line and Weedons Ross Road, shall be restricted to grass or low level planting.
9. Interface treatment shall be planted along the full length of the south-eastern boundary of the site shown on the subdivision plan as *Interface Treatment*. The treatment is to achieve a substantial screen without creating adverse shading conditions for future residents. The interface treatment

shall comprise of a single row of Griselinia trees, or a similar species, planted with the centres no further apart than 1.0 metre.

10. That signage be placed at both ends of the accessway to Lot 444/shared use public pathway, indicating that pedestrians utilising the accessway/shared use pathway should beware of vehicles.

#### Consent Notices

11. That consent notices 10596830.10, 10596830.11, 10718118.5 and 10718118.6 on Record of Title 775317 shall be cancelled.
12. That consent notices 11296885.11, 12037089.15 and 12037089.17 on Record of Title 985831 shall be cancelled.
13. That a report be provided by a suitably qualified and experienced person confirming that either:
  - a) The engineering design of the subdivision is sufficient to mitigate flooding on every site, based on a 200-year Annual Exceedance Probability flood event; or
  - b) Where the engineering design is insufficient to satisfy Condition (a) above, the required minimum building finished floor height above ground level, for dwellings or other principal buildings on every lot, in order to achieve a 300mm freeboard above a 200-year Annual Exceedance Probability flood event, shall be confirmed. This condition shall not apply to any reserve, road or utility site.
  - b) On-going compliance with condition (b) above, shall be ensured through the registration of a consent notice to this effect, on every affected site.
14. That a consent notice shall be registered against the Record of Title for each utility lot created, to the effect that it shall be used as a utility lot only. Ongoing compliance with this condition shall be ensured by way of a consent notice registered against the Record of Title to issue for a utility lot. The consent notice shall be prepared and registered by Council's solicitor at the request and expense of the consent holder.
15. That pursuant to S221 of the RMA, a consent notice shall be registered against the Record of Title for each residential lot stating the following:
  - a) *Solar power shall be installed and used for each residential site for the purposes of reducing the properties reliance on electricity.*
  - b) *Rainwater shall be collected and used for irrigation purposes with a minimum tank size of 500l for each residential site.*
  - c) *Each residential site shall achieve Homestar 6 or equivalent as approved by an appropriately qualified person. [Achieving all the requirements specified on the Sustainable Home Checklist attached to RC225425 is considered to achieve an equivalent to Homestar 6]*
  - d) *For all allotments with a net area greater than 3,000m<sup>2</sup>, no less than 15% of the site shall be planted in native vegetation, which shall include hedgerows on fence lines.*

The consent notice shall be prepared and registered by Council's solicitor at the request and expense of the consent holder.

16. That pursuant to S221 of the RMA, a consent notice shall be registered on the Record of Title of all residential lots, and complied with on an ongoing basis. The consent notice shall read as

*The site is located within the West Melton Lighting Observatory Area. Any outdoor lighting is to be shielded so that any light spill is directed at an angle 90 degrees below the vertical. There shall be no light spill from any activity on this site onto any adjoining property or road reserve.*

The consent notice shall be prepared and registered by Council's solicitor at the request and expense of the consent holder.

17. That pursuant to S221 of the RMA, a consent notice shall be registered on Record of Title for Lots 366 – 369, 425 – 428, 471 – 476 & 429, and complied with on an ongoing basis. The consent notice shall read as follows:

*The interface treatment comprising of a single row of trees along the south-eastern boundary of the site shall be maintained to a minimum height of 2m, on an ongoing basis, and any dead, diseased or damaged specimens shall be removed and replaced within the next available planting season.*

The consent notice shall be prepared and registered by Council's solicitor at the request and expense of the consent holder.

18. Unless a resource consent has been granted otherwise or otherwise permitted by the District Plan:

*Any lot that shares a boundary with a reserve or walkway shall be limited to a single fence erected within 5m of any Council reserve that is limited to a single post and rail fence with a maximum height of 1.2m and at least 50% visually transparent.*

On-going compliance with this condition shall be ensured by way of a consent notice registered against the Record of Title to issue for each lot (other than roads and reserves) that borders a reserve or walkway.

19. That pursuant to S221 of the RMA, a consent notice shall be registered on Record of Title of Lot 460, and complied with on an ongoing basis. The consent notice shall read as follows:

*No vehicle crossing shall be established over that part of the road frontage marked in red on the approved subdivision plan, being a length of 13m from the southern boundary.*

The consent notice shall be prepared and registered by Council's solicitor at the request and expense of the consent holder.

#### Fencing Covenant

20. The consent holder shall ensure that Council is indemnified from liability to contribute to the cost of erection or maintenance of boundary fences between reserves and adjoining lots.
- This shall be ensured by way of a fencing covenant registered against the computer freehold register to issue for each adjoining lot. The covenant is to be prepared by Council's solicitor at the expense of the consent holder.
  - The consent holder shall procure a written undertaking from the consent holder's solicitor that the executed fencing covenant will be registered on deposit of the subdivision plan.

## Amalgamation

21. That the following access lots shall be held by way of amalgamation, pursuant to section 220(1)(b)(iv) of the RMA as follows:
- Lot 560 (access lot) hereon be held as to 4 undivided one quarter shares by the owners of Lots 321, 322, 323 & 324.
  - Lot 561 (access lot) hereon be held as to 4 undivided one quarter shares by the owners of Lots 327, 328, 329 & 330.
  - Lot 562 (access lot) hereon be held as to 2 undivided one half shares by the owners of Lots 341 & 342.
  - Lot 563 (access lot) hereon be held as to 2 undivided one half shares by the owners of Lots 353 & 354.
  - Lot 564 (access lot) hereon be held as to 4 undivided one quarter shares by the owners of Lots 419, 420, 421 & 422.
  - Lot 565 (access lot) hereon be held as to 2 undivided one half shares by the owners of Lots 414 & 415.
  - Lot 566 (access lot) hereon be held as to 4 undivided one quarter shares by the owners of Lots 466, 467, 468 & 469.

These will be held as tenants in common in the said shares and individual Records of Title shall be issued. The LINZ reference is 1803273.

## Engineering approval

22. The engineering design plans and specifications for all works shall be submitted to the Development Engineering Manager for approval including, but not limited to:
- Water supply
  - Sewerage
  - Stormwater
  - Roding, including streetlighting and entrance structures
  - Upgrade of existing road frontages
  - Shared accessways
  - Landscaping and irrigation.

No work shall commence until Engineering Approval has been confirmed in writing. Any subsequent amendments to the plans and specifications shall be submitted to the Development Engineering Manager for approval.

23. All work shall comply with the conditions set out in the Engineering Approval and be constructed in accordance with the approved engineering plans.
24. All work shall comply with the Engineering Code of Practice, except as agreed in the Engineering Approval.
25. The consent holder shall include with the engineering plans and specifications submitted for Engineering Approval, copies of any other consents required and granted in respect of this subdivision, including any certificate of compliance or consent required by Canterbury Regional Council.

26. The consent holder shall provide accurate 'as built' plans of all services to the satisfaction of the Development Engineering Manager. All assets being vested in Council shall be provided in an appropriate electronic format for integration into Council's systems. Any costs involved in provision and transfer of this data to Councils systems shall be borne by the consent holder.
27. The consent holder shall provide a comprehensive electronic schedule of any assets to be vested in the Council to the satisfaction of the Development Engineering Manager. The schedule shall include but not be limited to installed material unit costs, type, diameter, class, quantity and include summary details.

*Maintenance Bonds (In accordance with the [Council's Bonding Policy of Subdivision Works and Large Projects](#) as at the date of issue of this consent)*

28. The Consent Holder shall enter into a bond and be responsible for the maintenance of all subdivision and associated works vested in the Council in relation to the Consent at the issuance of the section 224(c) certificate and continue until the Council tests and accepts the quality of the bonded infrastructure and the agreed or stipulated maintenance period taking into account any needed repairs, replacement or rectification required for a period of:
- (a) 12 months for roading, water, sewer and stormwater reticulation; and
  - (b) 24 months for landscaping, reserve assets, stormwater treatment and discharge systems and sewer pump stations.

## Roading

### *New roads*

29. All roads shall be constructed in accordance with the approved engineering plans.
30. All roads shall be vested in the Selwyn District Council as road.

### *Corner Splays*

31. The corner of all Lots located at the road intersection shall be splayed with a rounded minimum radius of 3 metres.
32. The corner of Lot 461 shall be splayed with a diagonal line reducing each boundary by a minimum of 10 metres by 10 metres.
33. The corner of Lot 433 and 434 shall be splayed with a diagonal line reducing each boundary by a minimum of 15 metres by 15 metres.

### *Street lighting*

34. Street lighting shall be provided on all new roads and existing roads in accordance with the Engineering Approval.

### *Street names*

35. The consent holder shall install street name signs displaying the Council approved street name and poles at each intersection in accordance with Policy R430.

### *Road Frontage Upgrades*

36. The road frontage of Weedons Ross Road shall be upgraded to an urban standard (including kerb and channel, shared footpath, and piping of the water race), this work is required to be approved and undertaken through the Engineering Approval.

## Vehicle Crossings and Accessways

### *Urban vehicle crossings*

37. A vehicle crossing to service Lots 321 – 324, Lots 327 – 330, Lots 341 – 342, Lot 343, Lot 344, Lots 353 – 354, Lots 414 – 415, Lots 419 – 422, Lot 444, and Lots 466 – 469 shall be formed in accordance with Appendix 13 of the District Plan (Townships Volume). The vehicle crossing shall be sealed/metalled to match the existing road surface for the full width of the crossing between the site boundary and sealed carriageway.

### *Urban shared accessways*

38. The vehicle accessway serving Lots 317 – 318, Lots 321 – 324, Lots 327 – 330, Lots 341 – 342, Lots 353 – 354, Lots 414 – 415, Lots 419 – 422, Lot 444, and Lots 466 – 469 shall be formed in accordance with Appendix 13 of the District Plan (Townships Volume).

## Water Supply

39. The net area of each lot shall be provided with an individual potable connection to the West Melton water supply in accordance with the approved Engineering Plans.
40. Lots 300 – 365, Lots 370 – 424, Lots 430 – 470, and Lots 477 – 478 shall be provided with metered connections.
41. Water meters shall be installed in the road reserve only (please note that multi meter boxes may be utilised).
42. Water restrictors shall be installed in the road reserve only.
43. Lots 366 – 369, Lots 425 – 428, Lots 471 – 476, and Lot 429 shall be restricted to 3,000 litres of water per day. At building consent stage, individual water tanks will be required for each lot with a minimum tank size of 3 days' supply. Pursuant to section 221 Resource Management Act 1991 a consent notice shall be registered on the Certificate of Title for each lot to ensure ongoing compliance with this condition.
44. Connection into Council's reticulated water supply shall either be carried out or supervised by Council's contractor CORDE at the cost of the consent holder.
45. Construction phase one (stages 21 – 25 and 28) shall not receive S224 until the Potable Water Outlet water line from the Rossington Drive Water Treatment Plant is upgraded. Proposed upgrades are to be included in the Engineering Approval for phase one.
46. That construction of stages 26, 27, and 29 – 31 shall not commence until the water model has been updated with the requirements of proposed development and a developer's agreement is entered into for any necessary works.

## Stormwater

47. The consent holder shall install stormwater reticulation treatment and disposal systems to service the subdivision in accordance with the approved engineering plans and the requirements of Canterbury Regional Council.
48. The consent holder shall prepare and submit a Stormwater Design Report and Management Plan in accordance with the requirements of Selwyn District Council and Canterbury Regional Council. This



plan shall be provided for Selwyn District Council's approval and sign-off at the consent holder's cost. It shall include, but not be limited to:

- A plan showing existing ground levels on neighbouring properties along with proposed levels on the subdivision sites. Interference with pre-existing stormwater flows needs to be considered so as not to cause ponding or nuisance on neighbouring or developed land.
  - Existing and proposed drainage plan with sub catchments and flow arrows to show how the drainage will be affected.
  - Calculations to demonstrate compliance with the Engineering Code of Practice and any relevant Environment Canterbury consent conditions.
  - Ongoing operation and maintenance requirements.
49. Where stormwater discharges are to be undertaken as a permitted activity, confirmation in writing of permitted status shall be provided from Canterbury Regional Council in the form of a certificate of compliance.
50. The proposed development shall not discharge run off onto adjacent properties unless via a controlled outlet approved as part of the Engineering Design Approval.
51. In the event that an adjacent neighbour's historical stormwater drainage was onto the site, the proposed development must maintain or mitigate the historical discharge.
52. Where a specific discharge consent is issued by Canterbury Regional Council (Environment Canterbury), any consent or associate conditions imposed by them will be subject to Council acceptance where these obligations will be transferred to Selwyn District Council. The consent holder will hold, operate and maintain the stormwater consent for a minimum of two years after the S224(c) Completion Certificate has been issued. Council must be satisfied at the end of this period that all aspects of the system, including but not limited to compliance with consent conditions, operations and maintenance costs are acceptable to Council.
53. The consent holder shall provide a Stormwater Operations and Maintenance Manual prior to the approval of the Section 224(c) Completion Certificate.
54. Where stormwater mains in private property are to be vested in Selwyn District Council, a written request shall be submitted to the Development Engineering Manager. Easements in gross in favour of Council shall be provided.
55. All stormwater reticulation to be vested shall meet council CCTV standards
56. The existing overland flow path shall be maintained by the consent holder, or the historical overland flow path shall be appropriately mitigated. Any alterations to the overland flow path shall be approved by the Development Engineering Manager in writing prior to construction.

#### Sewer

57. That each lot shall be provided with a sewer lateral laid to the boundary of the net area of that lot in accordance with the Engineering Code of Practice and approved Engineering Plans.



58. All lots to be serviced by gravity wastewater shall have laterals installed ensuring grade and capacity are provided for and in accordance with Council engineering standards, giving regard to maximum upstream development density.

59. Lots 310 – 315 shall be serviced by Low Pressure Sewer. At the building consent stage, individual sewage pumping units shall be installed within private property. Any maintenance or costs associated with the individual pumping units shall be the responsibility of the landowner.

Pursuant to section 221 of the Resource Management Act 1991 a consent notice shall be registered on the Record of Title for each lot to ensure ongoing compliance with this condition.

60. All sewer reticulation to be vested shall meet Council CCTV standards.

61. Connection to the Council sewer shall be arranged by the consent holder and the work shall be done by a registered drainlayer.

62. That a wastewater pump station must be provided in accordance with the approved engineering plans which shall be located within a utility lot proposed as part of this subdivision.

63. The consent holder will operate and maintain the wastewater pump station for a minimum of two years after the section 224(c) Completion Certificate for the final stage of the Resource Consent has been issued.

Council must be satisfied at the end of the two-year period that all aspects of the pump station, including by not limited to operations and maintenance costs are acceptable to Council.

64. An appropriately sized (to be determined at Engineering Approval) rising main to service the pump station shall be installed in the road reserve of Weedons Ross Road and connect to the rising main located on West Melton Road.

#### Power and Telecommunication Services

##### *Front lots*

65. The consent holder shall provide electricity and telecommunications to the net area of each lot of the subdivision with direct frontage to a road by way of underground reticulation in accordance with the standards of the relevant network utility operator.

##### *Rear lots*

66. The consent holder shall provide infrastructure to the net area of each rear lot of the subdivision to enable electricity and telecommunications connections by way of underground reticulation in accordance with the standards of the relevant network utility operator.

67. The consent holder shall provide evidence in writing from the relevant authorities that electrical and telecommunication service connections have been installed to each lot.

#### Reserves

68. Pursuant to the relevant legislation the consent holder shall vest the following lots as reserves:

- a) Lots 541, 542, 543, 546 & 547 in the Council as Local Purpose (Access) Reserve,
- b) Lots 544, 545 & 548 in the Council as Local Purpose (Landscape) Reserve and
- c) Lot 540 in the Council as Recreation Reserve.

69. The consent holder shall supply to Council copies of all Records of Title for land, other than roads, that is vested in the Council.
70. The 7m wide accessway/shared use public pathway between Lots 444 & 445, shall provide for a 2.5m wide shared use public pathway. An easement shall apply to the shared use public pathway, in favour of Selwyn District Council, for public walking, cycle access and for Council to undertake ongoing maintenance of the shared use public pathway.

#### Landscaping

71. The consent holder shall landscape the street frontages. The minimum standard (unless otherwise agreed through Engineering Design Approval) will include grass berms and street trees. A landscaping proposal shall be submitted to the Council for approval at the time of submission of the engineering plans and specifications, and the landscaping shall be undertaken in accordance with the approved plans.
72. Entrance structures shall not be placed on Council road reserve.

#### Site Stability and Site Works

73. That all earthworks shall be undertaken in accordance with the conditions of resource consent RC225426.
74. The consent holder shall supply a copy of the Erosion and Sediment Control Plan at Engineering Approval.
75. Any filling on the site is to take into account the current land stormwater and drainage pattern and is not to divert stormwater onto adjoining properties.
76. All earthworks completed on site are to be carried out in accordance with New Zealand Standard (NZS) 4431:2022 Engineered Fill Construction for Light Weight Structures.
77. At the completion of all earthworks, Certificates satisfying the conditions of NZS4431: 2022 Engineered Fill Construction for Light Weight Structures are to be provided to the Development Engineering Manager prior to section 224(c) approval. These certificates will be accompanied by a detailed report highlighting the extent and nature of all earthworks undertaken.
78. That the consent holder shall ensure that all contractors carrying out work on the site comply with NZS 6803:1999 "Acoustics – Construction Noise".
79. That where evidence of a contaminated site not identified in the application is found at any stage of the subdivision development works, then work shall cease at that site until the risk has been assessed by a Suitably Qualified and Experienced Practitioner (SQEP) in accordance with current Ministry for the Environment Guidelines and, if required, a resource consent obtained under the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health 2011 (or most recent subsequent amendment). Once the risk has been assessed and any required resource consent obtained, the consent holder shall undertake all necessary work to rehabilitate the site in accordance with either the standards for permitted activities or the conditions of the resource consent (as appropriate). All works shall be undertaken at the consent holders' expense.

80. On the completion of works:

- a) All disturbed areas shall be returned to its original state as near as is practicable and stabilised and/or revegetated; and
- b) All spoil and other waste material from the works shall be removed, unless required for a later stage of the subdivision.

## Attachments

1. Approved subdivision, staging and road plans
2. Sustainable Home Checklist

## Development Contributions (Subdivision Consents)

Development contributions are not conditions of this resource consent and there is no right of objection or appeal under the Resource Management Act 1991. Objections and applications for reconsideration can be made under the Local Government Act 2002.

The consent holder is advised that pursuant to the Local Government Act 2002 and the Council's Development Contribution Policy the following contributions are to be paid in respect of this subdivision before the Council will issue its certificate pursuant to section 224(c) of the Resource Management Act 1991.

Note: The amounts set out in the attached table are applicable at the time of the granting of this consent. If the time between the date the resource consent is granted and the time which the Council would normally invoice for the development contributions (usually the time an application is made for the issue of Council's section 224(c) certificate for the subdivision) is more than 24 months, the development contributions will be reassessed in accordance with the development contributions policy in force at the time the consent was submitted. To avoid delays, the consent holder should seek the reassessed amounts prior to the application for the section 224(c) Resource Management Act 1991 certificate. Please contact our Development Contributions Assessor on 03 347 2800 or at [development.contributions@selwyn.govt.nz](mailto:development.contributions@selwyn.govt.nz).

Activity	Demand Post Development (HUE)	Credits for Existing Demand (HUE)	Additional Demand (HUE)	Development Contribution per HUE (\$)	Development Contribution (\$ Excl. GST)	GST (\$)	Development Contribution (\$ Incl. GST)
Water Supply	179.00	1.00	178.00	4,124	734,072	110,111	844,183
Wastewater	179.00	1.00	178.00	4,809	856,002	128,401	984,403
Stormwater	0.00	0.00	0.00	0	0	0	0
Reserves	179.00	1.50	177.50	9,565	1,697,760	254,664	1,952,423
Roading	179.00	3.00	176.00	1,204	211,841	31,777	243,617
Roading ODP	0.00	0.00	0.00	0	0	0	0
<b>Total Contribution</b>					<b>3,499,675.00</b>	<b>524,953.00</b>	<b>4,024,626.00</b>

## Notes to the Consent Holder

### *Lapse Period (Subdivision Consents)*

- a) Under section 125 of the RMA, this subdivision consent lapses five years after the date it is granted unless:

- (i) A survey plan is submitted to Council for approval under section 223 of the RMA before the consent lapses, and that plan is deposited within three years of the approval date in accordance with section 224 of the RMA; or
- (ii) An application under section 125 of the RMA is made to the council before the consent lapses (five years) to extend the period after which the consent lapses and the council grants an extension.

### *Monitoring*

- b) In accordance with section 36 of the Resource Management Act 1991, the Council's basic monitoring fee has been charged.
- c) If the conditions of this consent require any reports or information to be submitted to the Council, additional monitoring fees for the review and certification of reports or information will be charged on a time and cost basis. This may include consultant fees if the Council does not employ staff with the expertise to review the reports or information.
- d) Where the conditions of this consent require any reports or information to be submitted to the Council, please forward to the Council's Compliance and Monitoring Team, [compliance@selwyn.govt.nz](mailto:compliance@selwyn.govt.nz)
- e) Any resource consent that requires additional monitoring due to non-compliance with the conditions of the resource consent will be charged additional monitoring fees on a time and cost basis.

### *Vehicle Crossings*

- f) Any new or upgraded vehicle crossing requires a vehicle crossing application from Council's Assets Department prior to installation. For any questions regarding this process please contact [transportation@selwyn.govt.nz](mailto:transportation@selwyn.govt.nz). You can use the following link for a vehicle crossing information pack and to apply online: <https://www.selwyn.govt.nz/services/roads-And-transport/application-to-form-a-vehicle-crossing-entranceway>

### *Engineering*

- g) Engineering Approval – All applications for Engineering Approval shall be uploaded electronically to the Selwyn District Council Website at the following address: [www.selwyn.govt.nz/services/subdivisions/engineering-approval/](http://www.selwyn.govt.nz/services/subdivisions/engineering-approval/)

The application shall include:

1. Design specifications
2. Design drawings
3. Design calculations
4. Relevant Resource Consents or Certificates of Compliance.

All correspondence regarding engineering approvals is to be directed to:

[Development.Engineer@selwyn.govt.nz](mailto:Development.Engineer@selwyn.govt.nz)

*Maintenance Bonds (In accordance with the [Council's Bonding Policy of Subdivision Works and Large Projects](#) as at the date of issue of this consent)*

- h) Maintenance bonds shall be valued at 5% of the total value of works (plus GST).

1. The resource consent holder shall provide costings and estimates for the total value of works from an independent quantity surveyor, acceptable to Council, at the resource consent holder's expense.
2. The Council may re-evaluate the value and duration of the maintenance bond for the following reasons:
  - (a) Inflation;
  - (b) Delays in works being completed; or
  - (c) Repairs, rectification and or replacement is required
  - (d) Price escalations.

## *Roading*

### *Street names, numbering and signage*

- i) Road and street names and individual property address numbers shall be adopted only upon Council approval. The applicant shall supply to Council for consideration a minimum of 3 names, listed in preference, for those roads or streets that are to be vested in Council. This may be done at Engineering Approval.

### *Property numbering*

- j) All new residential lots adjoining legal roads and/or private roads/rights of way created by this subdivision will be issued property numbers by Council in accordance with Council Policy. The consent holder shall supply Council with a finalised Deposited Plan to enable numbers to be generated for issue and adoption.

## *Water Supply*

- k) For supervision purposes a minimum of 20 working days' notice is required. Please note a connection fee being the actual cost quoted by SICON Ferguson Ltd will apply.

## *Stormwater*

- l) The Stormwater Operations and Maintenance Manual shall include but not be limited to:
  - As built documents/images of system for baseline records. This would include the extent of the stormwater catchments, surveyed long-sections and x-sections of pipelines and stormwater management devices e.g. basins wetlands and swales, and where available, any baseline data i.e. water quality, quantity or soil monitoring results.
  - Contact details for maintenance personnel engaged by the developer over the maintenance period
  - As built documents/images of system for baseline records. This would include the extent of the stormwater catchments and any baseline data ie heavy metal level in receiving environment.
  - Maintenance procedures and how compliance with the consent conditions shall be achieved and recorded. This will also cover stormwater system maintenance during the maintenance period(s).
  - What actions will be undertaken when non-compliance is detected and recorded.
  - Where all cleanings from sumps are proposed to be disposed of – in accordance with Regional and local landfill requirements.
  - Summary of costs to maintain the system including details of the number of inspections and cleaning of sumps/disposal of sump material.
  - What actions will be undertaken before handover to Selwyn District Council is proposed i.e. notification procedure at least two months prior to requesting handover.
- m) Where the collection and disposal of roof/surface water is to ground, the suitability of the natural ground to receive and dispose of the water without causing damage or nuisance to neighbouring properties,

shall be determined by a suitably qualified person/engineer and evidence of results is to be provided at engineering approval.

- n) Early consultation with council's stormwater engineer is recommended to ensure the latest stormwater standards including design rainfall are incorporated into the detailed design.
- o) Council has the right to have designs peer reviewed at the consent holder's cost.
- p) The discharge of roof stormwater must not arise from unpainted galvanised sheet materials or copper building materials. The use of these materials is prohibited in accordance with the conditions of Selwyn District Council's global stormwater consent.
- q) Any filling on the site is to take into account the current land stormwater and drainage pattern and is not to divert stormwater into adjoining properties.

### *Power and Telecommunications*

- r) In the case of rear allotments accessed and serviced via private accessways, the condition requires that the infrastructure is in place to make a connection to services ie that a conduit is in place to enable cables to be installed in the accessway without disturbing it. The cables themselves are not required to be installed.

### *Landscaping*

- s) The Council does not encourage permanent irrigation systems in reserves to be vested in Council. The need for an irrigation system will be assessed on a case by case basis and approval given through the Engineering Approval process.

### *Building Act*

- t) This consent is not an authority to build or to change the use of a building under the Building Act. Building consent will be required before construction begins or the use of the building changes.

### *Regional Consents*

- u) This activity may require resource consent from Environment Canterbury. It is the consent holder's responsibility to ensure that all necessary resource consents are obtained prior to the commencement of the activity.

### *Impact on Council Assets*

- v) Any damage to fixtures or features within the Council road reserve that is caused as a result of construction or demolition on the site shall be repaired or reinstated and the expense of the consent holder.

### *Vehicle Parking During the Construction Phase*

- w) Selwyn District Council is working to keep our footpaths safe and accessible for pedestrians. During the construction phase (and at all other times):
  - Please park on the road or fully within your property.
  - It is illegal to park on or obstruct a footpath.
  - Arrange large deliveries when school children are not around
  - Blocking the footpath can cause a school child to have to move out onto the road or cross the road at a location they are not familiar with.
  - Parking on the footpath also damages the utility services like internet fibre underneath.

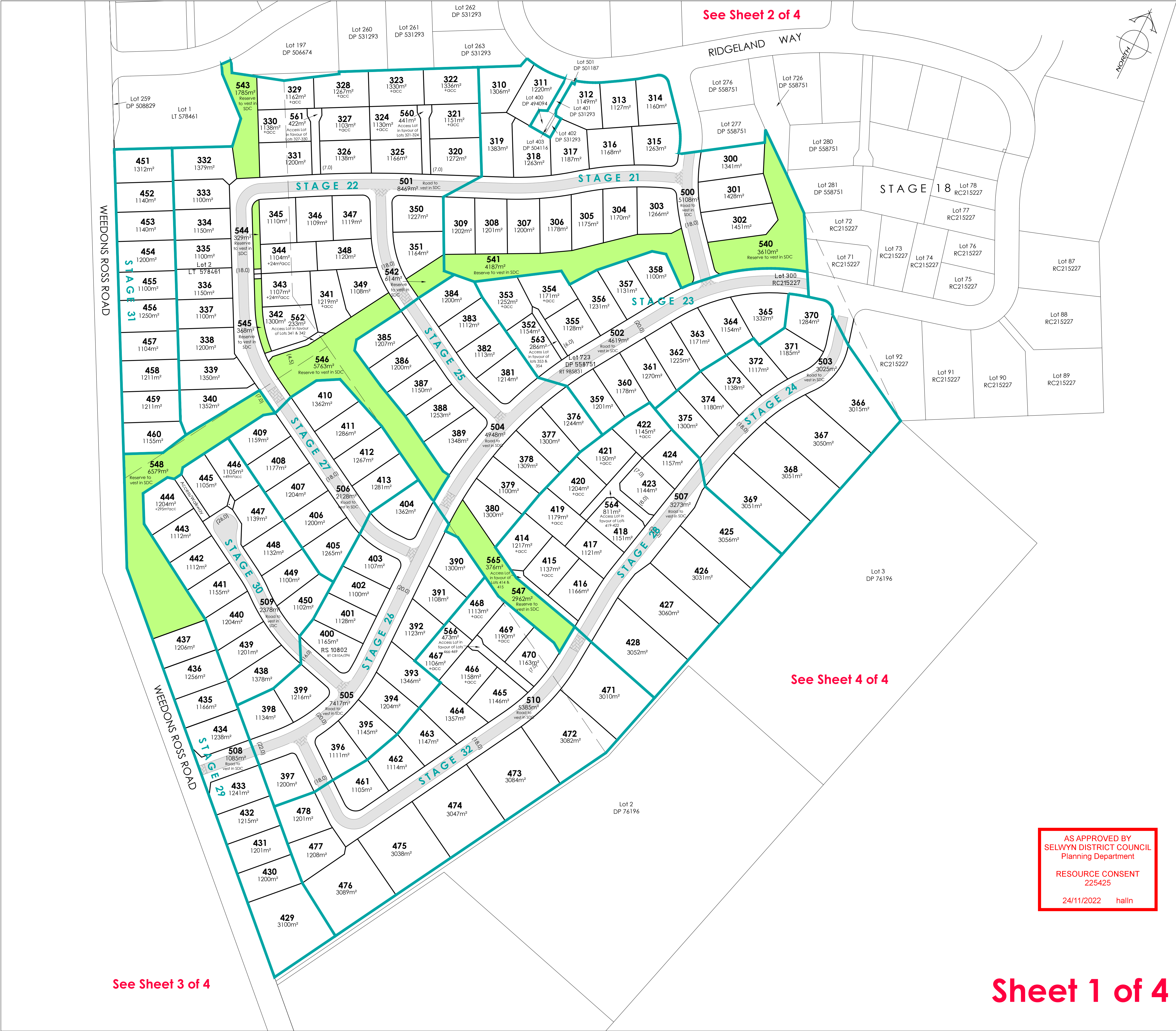
Yours faithfully

**Selwyn District Council**

A handwritten signature in dark ink, appearing to read 'Natalie Hall-Barlow', written in a cursive style.

**Natalie Hall-Barlow**





AMENDMENTS :

AMENDMENT	DATE	DESCRIPTION
R1	15.6.22	Lots 332, 451 & 543 amended
R2	20.10.22	Lots 461 & 510 amended.

NOTES :

1)

Areas and dimensions are approximate only and are subject to final survey and deposit of plans.

2)

Service easements to be created as required.

3)

This plan has been prepared for subdivision consent purposes only. No liability is accepted if the plan is used for any other purposes.

PROPOSED AMALGAMATION CONDITIONS

1/ Lot 560 ( Access Lot ) hereon be held as to 4 undivided one quarter shares by the owners of Lots 321 , 322, 323 & 324 .

2/ Lot 561 ( Access Lot ) hereon be held as to 4 undivided one quarter shares by the owners of Lots 327 , 328, 329 & 330.

3/ Lot 562 ( Access Lot ) hereon be held as to 2 undivided one half shares by the owners of Lots 341 & 342.

4/ Lot 563 ( Access Lot ) hereon be held as to 2 undivided one half shares by the owners of Lots 353 & 354.

5/ Lot 564 ( Access Lot ) hereon be held as to 4 undivided one quarter shares by the owners of Lots 419, 420, 421 & 422.

6/ Lot 565 ( Access Lot ) hereon be held as to 2 undivided one half shares by the owners of Lots 414 & 415.

7/ Lot 566 ( Access Lot ) hereon be held as to 4 undivided one quarter shares by the owners of Lots 466, 467, 468 & 469.

SCHEDULE OF AREAS

Description	Area
Residential Lots - ( Lots 300 - 478 )	24.2282ha
Access - ( Lots 560 - 566 )	3042m²
Road to vest in SDC ( Lots 500 - 510 )	4.7835ha
Reserve to vest in SDC ( Lots 540 - 548 )	2.6197ha

Total Area : 31.3573ha

Comprised in: RT's 985831,CB10A/296,  
Lot 2 LT 578461 (Yet to Issue)  
& Pt Lot 300 RC215227(Yet to Issue)

DAVE LOVELL-SMITH

PLANNING SURVEYING ENGINEERING

116 Wrights Road P O Box 679 Christchurch 8140. New Zealand

Telephone: 03 379-0793 Website: www.dls.co.nz E-mail: office@dls.co.nz

JOB TITLE:

GW Wilfield Ltd

SHEET TITLE:

Proposed Subdivision of  
Lot 2 LT 578461,  
Lot 723 DP 558751,  
RS 10802 and Pt Lot 300 RC 215227

DRAWING STATUS

For Consent Purposes

SCALE: 1:1500@A1  
1:3000@A3

DATE: October 2022

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DRAWING No : SHEET No:

C.18130/1 1 OF 4

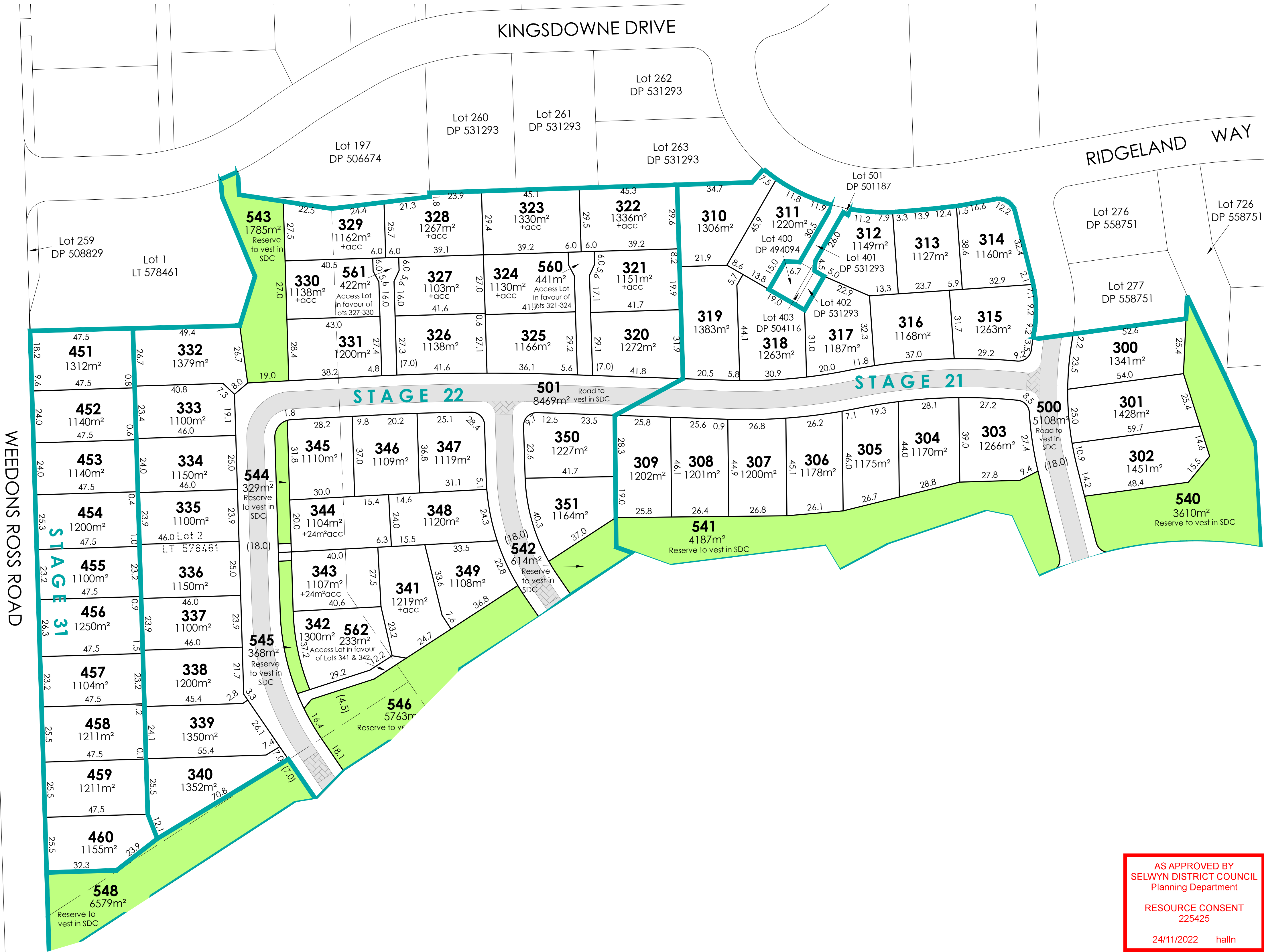
REVISION : R2

Sheet 1 of 4



AMENDMENTS :		
AMENDMENT	DATE	DESCRIPTION
R1	15.6.22	Lots 332, 451 & 543 amended
R2	20.10.22	No change this sheet.

- NOTES :
- 1) Areas and dimensions are approximate only and are subject to final survey and deposit of plans.
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Planning Department

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225425

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Total Area : 31.3573ha

Comprised in: RT's 985831,CB10A/296,  
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RS 10802 and Pt Lot 300 RC 215227**

DRAWING STATUS

**For Consent Purposes**

SCALE: 1:1000@A1  
1:2000@A3

DATE: October 2022

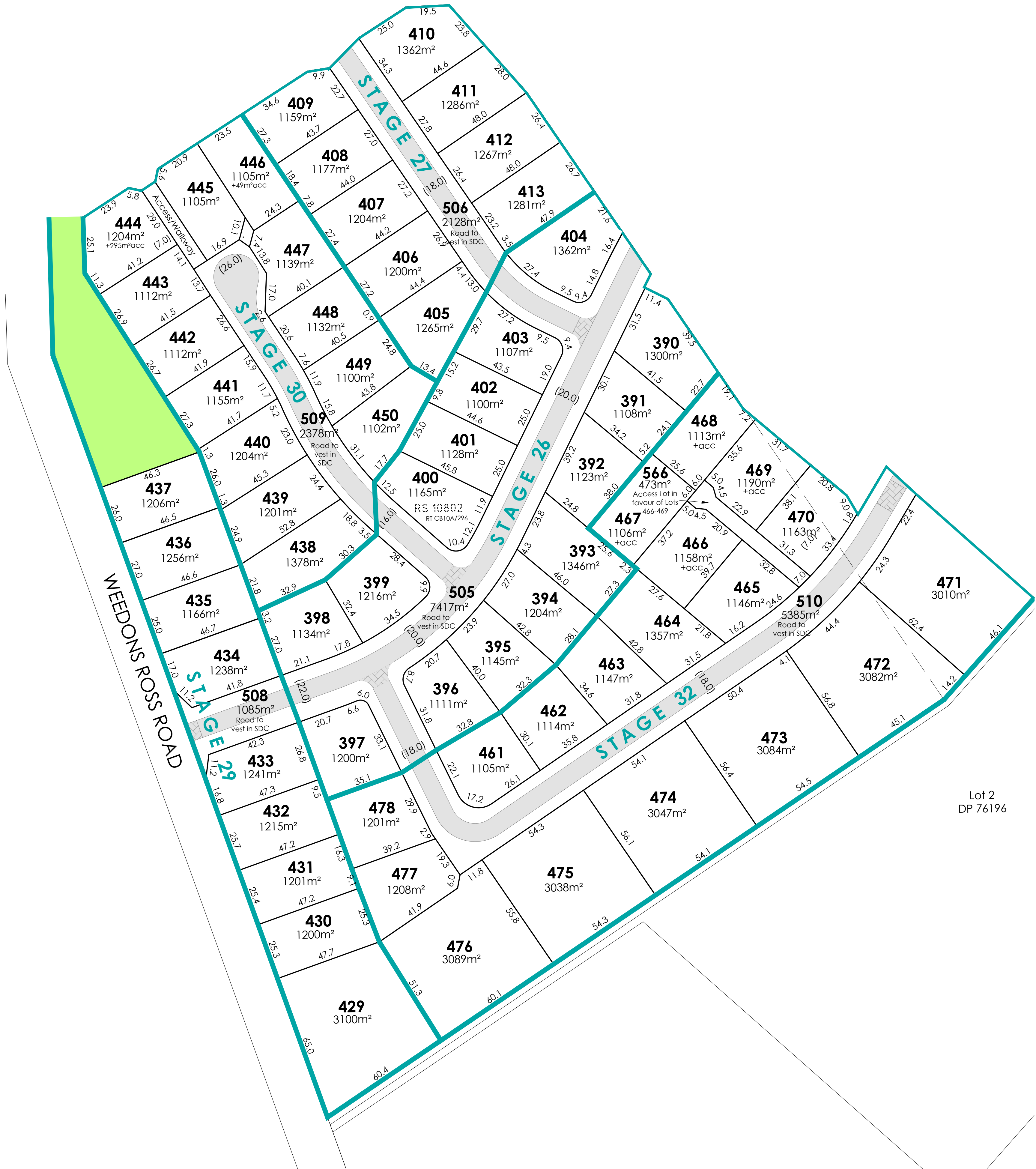
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DRAWING No : SHEET No:

**C.18130/1** 2 OF 4

**R2**






Lot 2  
DP 76196

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225425

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Sheet 3 of 4

AMENDMENTS :		
AMENDMENT	DATE	DESCRIPTION
R1	15.6.22	Lots 332, 451 & 543 amended
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<div> <b>DAVIE LOVELL-SMITH</b> PLANNING   SURVEYING   ENGINEERING</div>		
116 Wrights Road    P O Box 679    Christchurch 8140.   New Zealand Telephone: 03 379-0793   Website: www.dls.co.nz   E-mail: office@dls.co.nz		
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SHEET TITLE: <b>Proposed Subdivision of Lot 2 LT 578461, Lot 723 DP 558751, RS 10802 and Pt Lot 300 RC 215227</b>		
DRAWING STATUS <b>For Consent Purposes</b>		
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DRAWING No : <b>C.18130/1</b>	SHEET No: 3 OF 4	<b>R2</b>






AS APPROVED BY  
SELWYN DISTRICT COUNCIL  
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24/11/2022 haln

Sheet 4 of 4

AMENDMENTS :		
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DRAWING No : <b>C.18130/1</b>	SHEET No: 4 OF 4	<b>R2</b>

## Wilfield Rise – Certified Sustainable Home Checklist:

Requirements	Description	Included (tick below)	Refer to reference
1. Floors	Fully insulated Low Carbon Concrete slab including under-slab and edge insulation or suspended floor system with minimum construction R Value >R3.0.		E.g. Page XX of Building Consent Application
2. Windows	>R0.5 Thermally Broken Double Glazing, uPVC or timber framed.		
3. Walls	Minimum insulation R3.2 with GIB fix Framing System or equivalent to reduce thermal bridging. All non-essential dwangs/nogs omitted. Minimum Insulation R5.0. Where Construction R Value is less than 6.6, Compliance with NZBC, H1 can be confirmed via. the Calculation Method or Energy Modelling. Ensure insulation is continuous to edges and installed over top plate.		
4. Roof			
5. Airtightness	< 3 air changes/hr. Blower door test to be carried out to confirm this. To be specified on Building Consent Documentation. All doors between conditioned space and garage must be fully sealed.		
6. Ventilation	Bathroom and Separate Kitchen Extraction to outside plus whole house continuous ventilation system with Fresh Air Supply (NOT to be sourced from the roof space). Combustion appliances (i.e. woodfire) to be fully sealed and draw from and vent to the exterior.		
7. Energy	Energy Efficient Space Heating and Heat Pump Hot Water System. Low emission refrigerants for space and hot water heating. Electric Vehicle Charging point (at least 3.6kw) <u>All</u> light fittings to be LED and all interior fittings to be surface mounted.		
8. Overheating Prevention	Appropriately sized eaves (greater than 700mm) or other shading to North and West glazing i.e deciduous trees, pergola's, shutters etc to be appropriate to design and orientation.		
9. Water	WELS rated water-efficient Water Fittings and WC's.		
10. Waste Minimisation	Design should prioritise recyclable materials and where possible level 1 eco-labelled products. On-site Waste Management Plan during construction including sorting of building materials for recycling.		

**Note:** More information on Construction Methods and Details can be found on the Superhome ['Healthy Home Design Guide.'](#)

Approved by:

Bob Burnett Architecture

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SELWYN DISTRICT COUNCIL  
Planning Department

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24/11/2022 halln