FALCON'S RUN
Rolleston

Consents

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Sections 95, 95A-E, 104, 104B, 106, 106A, 108, 108AA, 220

Resource Management Act 1991

Decision and Planning Report

Planning Report pursuant to section 42A of the Resource Management Act 1991 recommending whether or not an application for resource consent should be:

- Publicly notified, limited notified or non-notified
- Granted or declined, and, if granted, the conditions of consent

Decision pursuant to section 113 of the Resource Management Act 1991

APPLICATION NUMBER(S)	RC255546, RC255547
APPLICANT	Yoursection Ltd
BRIEF DESCRIPTION OF THE APPLICATION	This is a joint application for subdivision, consent notice cancellation, land use consent (including consent under the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (NES-CS). The following consents are sought: • RC255546 - Subdivision (s11) - To undertake a subdivision to create 133 residential lots, including the cancellation of consent notices. • RC255547 - Land Use (s9) - To undertake enabling works for the subdivision, including soil remediation work under the NES-CS
ADDRESS	178 Lincoln Rolleston Road, Rolleston; 202 Lincoln Rolleston Road, Rolleston; 8 Nobeline Drive, Rolleston
LEGAL DESCRIPTION	Lot 14 DP 483709, Lot 15 DP 483709, Lot 3 DP 427521
TITLE REFERENCE	695254, 695255, 508791
AREA	12.138 ha
ZONING / OVERLAYS	**Operative Selwyn District Plan (2016), Rural Volume** Inner Plains Zone **Partially Operative Selwyn District Plan (Appeals Version)** Medium Density Residential Zone Plains Flood Management Overlay Liquefaction Damage Unlikely Overlay Development Area - DEV-RO15. (202 Lincoln Rolleston Road & 8 Nobeline Drive) Development Area - DEV-RO16 (178 Lincoln Rolleston Road) Lincoln-Rolleston is an Arterial Road.
OVERALL ACTIVITY STATUS	**Discretionary**

The Application

1. This application was formally received by the Selwyn District Council on 4 July 2025. Further information was received on 16 July, 8 October, 13 October and 17 October 2025 and a final scheme plan received on 5 November 2025, and this information now forms part of the application.

2. Paragraphs 9-13 of the AEE detail the proposed subdivision and land use, the main aspects are as follows:

    - 133 residential allotments, those that do not meet the 16m x 23m minimum site dimension are proposed to be subject to a consent notice limiting them to a single residential unit. Lot 417 will contain the existing residential unit.

    - Proposed Lots 427 and 428 span the southern boundary with 178 Lincoln Rolleston Road (RC245401as varied by RC255548).

    - The subdivision is proposed to take place over six stages.

    - Nobeline Drive is proposed to be upgraded (on the southern side) to provide access from the north, with a new internal road network to vest to the Council. A roading connection to the subdivision to the south is also proposed (RC245401as varied by RC255548).

    - Three access lots (to be amalgamated with the titles which gain access of them) are proposed. One, Lot 502, would provide access to 3 residential allotments from Lincoln Rolleston Road, the other two are accessed from the new, internal local roads. Consent notices are proposed, where required, to ensure no more than 12 residential units utilise these access lots.

    - Two reserves are proposed, one landscape reserve, and the other as a local purpose reserve, which provides a further pedestrian access to Lincoln Rolleston Road.

    - All lots will be provided with connections to water, wastewater, electricity and telecommunications networks.

    - Stormwater is proposed to be managed through soakpits in individual lots, and that from the road network via soakage trenches and soakpits.

    - Earthworks of roughly 72,000m^3 are proposed, split between 26,000m^3 of topsoil excavation, 21,500m^2 of top soil spread on site and 25,000m^3 of bulk earthworks below the topsoil excavation. The maximum depth of fill will be 1m, with the maximum excavation depth of 0.5m (excluding soakpits).

3. The proposal also seeks to cancel the following two consent notices.

    - Consent notice 10043178.12 which states:

      That ground heave from shelterbelt tree root growth may result in damage to the foundations of buildings located nearby. Therefore, at the time of construction:

        - *structures shall be located away a distance at least equal to the mature height of the trees; or*
        - *trees within the setback distance from proposed structures shall be removed; or*
        - *increased depths or dimensions of foundations adjacent to trees shall be used.*

      The depth to ground that meets the criteria for the NZS 3604 definition of "good ground" varies across the site to between 0.4m to 0.9m. Confirmation of ground bearing capacity for each lot will need to be confirmed by building specific testing at the building consent stage once the actual buildings for each proposed Lot are confirmed. Specifically engineered foundations may be required

    - And consent notice 10043178.13, which states;

      That unless a resource consent has been granted otherwise, vehicle access to each of Lots 7 and 14 shall only be to the new road created by subdivision consent 135540 and not to Lincoln Rolleston Road.

Bundling

4. The subdivision and land use aspects (RC255546 & RC255547) have been bundled in one application and will be processed as such, given that there is an overlap between the two such that consideration of one may affect the outcome of the other and it would not be appropriate to separate them. This enables an integrated and holistic assessment of the proposal as a whole.

The Existing Environment

5. The application site is located on the eastern side of Lincoln Rolleston Road and contains an existing residential unit on the southern portion of the site with associated accessory buildings. The northern portion of the site is used for pastoral grazing.

6. The surrounding sites to the north, east and south is similar rural pastoral/rural residential land uses, whilst to the west, on the opposite side of Lincoln Rolleston Road, urban subdivisions and associated residential development predominate, with Falcon's Landing being the most recently completed. Lincoln Rolleston Road is an arterial road, with the speed limit increasing to 80km/h at the southern boundary of the site, reflective of the previous rural/urban boundary here.

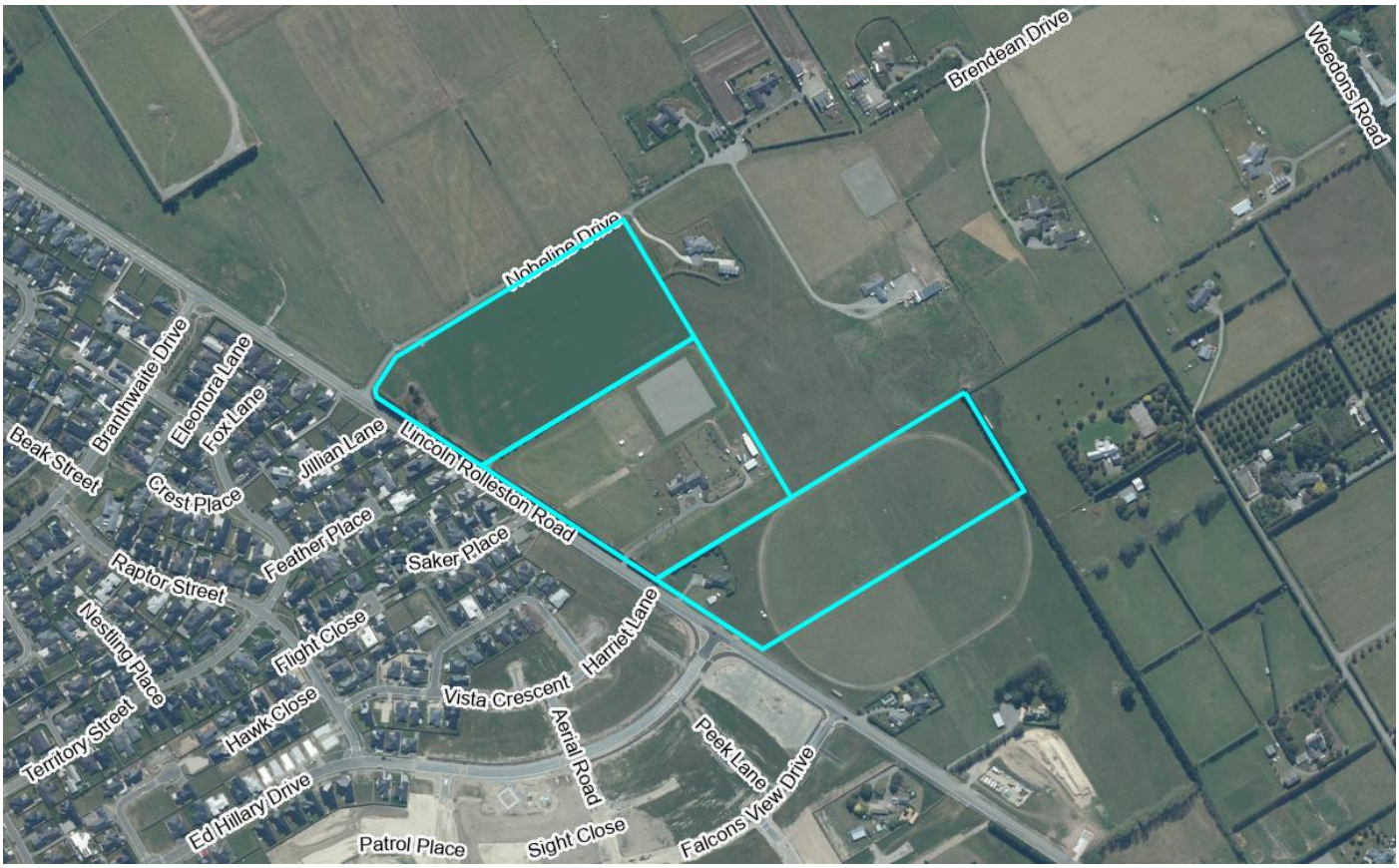

Figure 1. Aerial image of locality. Source: Toitū Te Whenua (LINZ)

7. I visited the site on 24 July 2025.

Activity Status

Partially Operative Selwyn District Plan (Appeals Version) ("the Partially Operative Plan")

8. The application site is zoned Medium Density Residential. The site is also subject to the following overlays/features:

- Medium Density Residential Zone
- Plains Flood Management Overlay
- Liquefaction Damage Unlikely Overlay
- Development Area – DEV-RO15. (202 Lincoln Rolleston Road & 8 Nobeline Drive)
- Development Area - DEV-RO16 (148, 156, 178 Lincoln Rolleston Road & 6/487 Weedons Road)
- Lincoln-Rolleston is an Arterial Road.

9. The Council released the Appeals Version of the Partially Operative Plan on 27 November 2023. Many provisions are beyond challenge and are operative/treated as operative (pursuant to cl 103 of Schedule 1 and s 86F of the Act). Those subject to appeal continue to have legal effect pursuant to s 86B.

Subdivision

10. The proposed type of subdivision does not meet the following rules:

SUB-R1 SUBDIVISION IN THE RESIDENTIAL ZONES		
7A. When compliance with any of SUB-R1.5 is not achieved: DIS unless any of SUB-R12, SUB-R13, SUB-R13A, SUB-R14 or SUB-R15 apply.	**Discretionary**	Lot 322, 332-337, 341, 345, 347, 368, 369, 370, 372, 374-381, 383, 390, 402, 404-416, 418-421, 424, 428 and 437-453 do not meet the 16m x 23m minimum lot size.
SUB-R17 SUBDIVISION AND NATURAL HAZARDS		
4. Subdivision within the Plains Flood Management Overlay. This rule does not apply to any subdivision under SUB-R15.	**Restricted Discretionary**	The site is within the Plains Flood Management Overlay.
SUB-REQ3 OUTLINE DEVELOPMENT PLAN		
2. When compliance with any of SUB-REQ3.1 is not achieved: DIS	**Discretionary**	The upgrades of the following intersections will not occur prior to residential development. (a) the Selwyn Road and Lincoln Rolleston Road intersection to form a roundabout; (b) the Selwyn Road and Weedons Road intersection to form a roundabout; and
SUB-REQ6 ACCESS		
7 When compliance with any of SUB-REQ6.6 is not achieved: RDIS	**Restricted Discretionary**	Lot 427 will access Lincoln Rolleston Road (an arterial road) where the speed limit is >60km/h.

11. Therefore, the subdivision proposal is a **discretionary** activity under the Partially Operative Plan.

Land use

12. The proposed land use activity does not meet the following rules:

TRAN - Transport

TRAN-R8 HIGH TRIP GENERATING ACTIVITIES		
2. When compliance with any of TRAN-R8.1 is not achieved: RDIS	**Restricted Discretionary**	The proposal is for a subdivision which creates more than 60 lots but less than 150 lots in the Medium Density Residential Zone.

TRAN-REQ2 VEHICLE CROSSING ACCESS RESTRICTIONS		
2. When compliance with any of TRANREQ2.1 is not achieved: RDIS	**Restricted Discretionary**	The crossing for Lot 427 will be on an arterial road with a speed limit >60km/h
TRAN-REQ4 SITING OF VEHICLE CROSSINGS		
2. When compliance with any of TRANREQ4.1 is not achieved: RDIS	**Restricted Discretionary**	The vehicle crossing for Lot 427 would be within 100m of the new road of RC245401, noting the speed limit here is currently 80km/h. Lot 370 and Lots 431, 432 and 453 may not comply with the sight distance requirements given the curve in the road/cul-de-sac locations.
10. When compliance with TRAN-REQ4.9is not achieved: RDIS	**Restricted Discretionary**	The vehicle crossing for Lot 427 will be within 100m of the vehicle crossing for Lot 2 of RC245401.
TRAN-REQ7 ACCESSWAY DESIGN, FORMATION AND USE		
2. When compliance with TRAN-REQ7.1.a or TRAN-REQ7.1.b is not achieved: RDIS	**Restricted Discretionary**	Lots 331, 373, 320 and 431 all accessways to a single lot meet 3m formed width, but short 0.5m in legal width (4m where 4.5m required).
TRAN-REQ19 LAND TRANSPORT INFRASTRUCTURE FORMATION STANDARDS		
5. When compliance with any of TRAN-REQ19.1, TRAN-REQ19.2, TRAN-REQ19.3 or TRAN-REQ19.4 are not achieved: DIS	**Discretionary**	Roads 1, 2 and 3 do not provide a dedicated parking lane, where one is required.
7. When compliance with any of TRANREQ19.6 is not achieved: RDIS	**Restricted Discretionary**	From the cul-de-sac (Road 4) no walking and cycling connection is provided to a through road and the turning head will be 20m in diameter kerb to kerb (where 22m is required).

EW Earthworks

EW-R5A EARTHWORKS FOR SUBDIVISION		
2. When compliance with any of EW-R5A.1 is not achieved: RDIS	**Restricted Discretionary**	The area of works is greater than 1,000m^2. Earthworks will be required over the majority of the 8ha site.

13. Therefore, the land use proposal is a **discretionary** activity under the Partially Operative Plan.

Status – Partially Operative Plan Only

14. Overall, the bundled proposal is a **discretionary** activity under the Partially Operative Plan.

Statutory Considerations

15. The following section of the RMA is relevant to applications to vary or cancel a consent notice under section 221 of the Resource Management Act:

Territorial authority to issue a consent notice

(1) Where a subdivision consent is granted subject to a condition to be complied with on a continuing basis by the subdividing owner and subsequent owners after the deposit of a survey plan (not being a condition in respect of which a bond is required to be entered into by the subdividing owner, or a completion certificate is capable of being or has been issued), the territorial authority shall, for the purposes of section 224, issue a consent notice specifying any such condition.

(2) Every consent notice must be signed by a person authorised by the territorial authority to sign consent notices.

(3) At any time after the deposit of the survey plan,—

(a) the owner may apply to a territorial authority to vary or cancel any condition specified in a consent notice:

(b) the territorial authority may review any condition specified in a consent notice and vary or cancel the condition.

(3A) Sections 88 to 121 and 127(4) to 132 apply, with all necessary modifications, in relation to an application made or review conducted under subsection (3).

(4) Every consent notice shall be deemed—

(a) to be an instrument creating an interest in the land within the meaning of section 51 of the Land Transfer Act 2017, and may be registered accordingly; and

(b) to be a covenant running with the land when registered under the Land Transfer Act 2017, and shall, notwithstanding anything to the contrary in section 103 of the Land Transfer Act 2017, bind all subsequent owners of the land.

(5) Where a consent notice has been registered under the Land Transfer Act 2017 and any condition in that notice has been varied or cancelled after an application or review under subsection (3) or has expired, the Registrar-General of Land shall, if he or she is satisfied that any condition in that notice has been so varied or cancelled or has expired, make an entry in the register and on any relevant instrument of title noting that the consent notice has been varied or cancelled or has expired, and the condition in the consent notice shall take effect as so varied or cease to have any effect, as the case may be.

Operative Selwyn District Plan (2016), Rural Volume ("the Operative Plan")

16. The application site is zoned Inner Plains. The site is not subject to any other overlays or features.

17. The Council released the Appeals Version of the Partially Operative Selwyn District Plan on 27 November 2023. Many provisions are beyond challenge and are operative/treated as operative (pursuant to cl 103 of Schedule 1 and s 86F of the Act), and the corresponding provisions in the Operative Plan are treated as inoperative.

18. All rules that would apply to this proposal are now treated as inoperative and the proposal is a permitted activity under the Operative Plan.

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

19. The NES-CS manages activities which involve subdivision and/or the disturbance of land which may be contaminated. This is determined by whether activities listed in the Hazardous Activities and Industries List (HAIL) have or are likely to have occurred on the site.

20. As the site has been used as a HAIL Activity (A8 – Livestock dip or spray race operations), the NES-CS applies to activities on the site at 8 Nobeline Drive. A Preliminary Site Investigation (PSI) has been undertaken for the site at 202 Lincoln Rolleston Road, which found that no HAIL activities had been undertaken on that site.

21. A Detailed Site Investigation (DSI) has been undertaken by Momentum Environmental Limited, dated February 2025.

22. The proposal is therefore a **restricted discretionary** activity in terms of the NES-CS.

Overall Activity Status

23. The proposal, being RC255546 subdivision consent under s11 and RC255547 being a land use consent s9 are being considered as a **discretionary** activity overall.

24. An application for a variation or cancellation to a consent notice (RC255546) under s221(3) of the Resource Management Act 1991 (RMA) is assessed in a **discretionary** manner, noting that neither the Operative District Plan or Proposed District Plan nor the RMA prescribe an activity status to an application of this type. Sections 88 to 121 and 127(4) to 132 of the RMA apply to applications to vary or cancel the consent notice, with all necessary modifications.

Written Approvals (Sections 95D(e), 95E(3)(a) and 104(3)(a)(ii))

25. The provision of written approvals is relevant to the notification and substantive assessments of the effects of a proposal under sections 95D, 95E(3)(a) and 104(3)(a)(ii). Where written approval has been provided, the consent authority must not have regard to any effect on that person. In addition, that person is not to be considered an affected person for the purposes of limited notification.

26. No written approvals have been provided.

Notification Assessment

Assessment of Adverse Environmental Effects (Sections 95A, 95B, 95D and 95E)

Permitted Baseline

27. Sections 95D(b) and 95E(2)(a) allow that a consent authority "may disregard an adverse effect" if a rule or a national environmental standard permits an activity with that effect, a concept known as 'the permitted baseline'. The application of the permitted baseline is discretionary, as denoted by the use of the word "may". It is understood that its intention is to identify and exclude those adverse effects that would be permitted by the Plan from consideration.

28. In this case, there is no permitted baseline for subdivision such that I do not consider there to be a relevant or useful permitted baseline.

Receiving Environment

29. The receiving environment for this proposal includes the existing environment and the future environment as it could be, i.e. as modified by non-fanciful permitted activities and unimplemented resource consents. In this case, the existing environment is noted at paragraphs 5 and 6 above. The site to the south is likely to change in the immediate future given the existing subdivision resource consent there. To the north and east, given the zoning of the sites here, it is likely that they will, overtime, developed to reflect the planned urban character of the zone, although at this stage no resource consents exist for these sites.

30. Given this, the environment here is likely to change to reflect that on the western side of Lincoln Rolleston Road over time.

Restrictions on Matters Considered

31. The status of RC255546 and RC255547 as a bundled subdivision and land use is **discretionary.** As such, the Council's discretion is unrestricted, and all adverse effects must be considered.

Adverse Effects

32. In terms of the below assessment, for ease, I consider it appropriate to deal firstly with the cancellation of the consent notices, then with the substantive assessment for the subdivision and land use consents.

Cancellation of consent notices

33. Consent notice 10043178.12 relates to the construction of structures within proximity to shelter belts and ensuring appropriate foundation design, or the removal of trees within the setback from those structures. Given the proposal is for the urban subdivision of this land, including the removal of shelter belts, this consent notice no longer serves any purpose.

34. Consent Notice 10043178.13 seeks to ensure that vehicle access is from Nobeline Drive, and not Lincoln Rolleston Road, subject to any resource consents being granted. Again, noting the proposed urban subdivision and changing environment along Lincoln Rolleston Road (as discussed below), this consent notice no longer serves any purpose.

35. In the context of the changed planning context and receiving environment here, I am of the view that the cancellation of these two consent notices would have no adverse effects on the environment or any persons.

Adverse Effects

36. The adverse effects that might be considered relevant to this proposal are, subdivision design and layout, infrastructure, transport, earthworks, contamination, natural hazards and cultural.

Adverse Subdivision Design and Layout Effects

37. The applicants AEE, at paragraphs 46 and 47 and the Urban Design Assessment, dated 28 July 2025, from Ms Anne Wilkins, Principal Landscape Architect at Novo Group, provides further assessment here. 58 of the proposed lots do not meet the 16m x 23m minimum dimension, and a consent notice is offered, restricting these to a single residential unit.

38. Ms Wilkins notes that the layout provides for appropriate amenity, with rear lots being larger sites, providing larger outdoor living areas, with the proposal as a whole providing a range of lot sizes. The movement network connects to existing and proposed roads, the orientation of lots enables passive surveillance of the street, where appropriate and subject to the design of future residential units. The single cul-de-sac is short and straight, which does not pose any urban design concerns, similarly the proposed private access lots are limited in number and are of a similar short, straight design.

39. In conclusion, Ms Wilkins considers that the proposal aligns with the anticipated outcomes and residential character for the zoning here and will provide for a suitable level of amenity.

40. The proposal has been reviewed by Council's Urban Designer, Mr Andy Long who provided an email response dated 20 October 2025 which raised no concerns with the proposal, noting the standard approach to limit under dimensioned sites to a single residential unit. Mr Long did note that the provision of only a single footpath on some roads was 'unfortunate' but considered it out of scope for his assessment. Mr Joe Clark, Council's Senior Development Landscape Advisor has also reviewed the proposal and has not raised any concerns with the connectivity or types of reserves provided across the development.

41. Given the above, I agree with the agent that generally, the proposal is consistent with the layout outcomes sought by the development area and provides appropriate connectivity throughout. The layout is considered and provides for a range of lot sizes and dimensions. Rear sites are limited and all sites are orientated so that they relate to roads and open spaces. I concur with Mr Long that the provision of a footpath on only one side of Road 3 (where it becomes a loop) and Road 4 (the cul-de-sac) are unfortunate, but do not result in adverse effects. For Road 4 this does not raise any adverse effects given this is a cul-de-sac and is a short road. The loop for Road 3 would provide sufficient space for a second footpath, however, a footpath is on one side, which links to the east/west access reserve. Further I note that as this road is not shown on the ODP, the plan anticipates and provides for only a single footpath.

42. In terms of any adjacent persons, the proposal is consistent with the outcomes anticipated by the ODP and District Plan in terms of the layout and site sizes, such that I consider any adverse effects on any identifiable persons would be less than minor.

43. Overall, I am of the view that any adverse effects on the environment or any persons from the layout, including in terms of urban design, would be no more than minor on the environment and less than minor on any person.

Adverse Infrastructure Effects

44. The application proposes extensions of and connection to the public three waters network. The application is supported by an Infrastructure Report, dated 30 May 2025 from Capture Land Development.

45. In terms of stormwater, the proposal seeks to use soakpits, located within the road corridor and connected to sumps to capture stormwater runoff up to the 1% AEP storm. Stormwater will be directed towards these sumps through land shaping and these then allow soakage to ground. Individual lots will also include soakpits, with a consent notice capturing this requirement, with these designed to accommodate a 1% AEP storm also.

46. Wastewater will be dealt with through a new gravity network, connecting to the pump station constructed by the applicant to the south and which has capacity for the proposal. This will connect either through the wastewater main within the Falcons View subdivision to the south, or from an extension to the main within Lincoln Rolleston Road.

47. Potable water will be provided by extending the existing 375mm pipe in Lincoln Rolleston Road and looping through to Falcons View to the south. This will also provide appropriate firefighting water supply throughout the proposal.

48. Power and telecommunications will be laid to the net site area of each lot. Orion (electricity) and Enable (telecommunications) have confirmed there is sufficient capacity to supply the proposal.

49. Internal roads will be provided, with a mix of local major and local roads, connecting Falcons View to Nobeline Drive. Road 1 and 3 which run north south include a shared path, which switches from the eastern (at the south) to western (further north) side of the road with an appropriate crossing facility. The frontage of both Lincoln Rolleston Road and Nobeline Drive will also be upgraded, for the former, to match the upgrades undertaken to the south, and for the latter, in line with the plan requirements including a shared path. Transport effects, in terms of safety and efficiency, including on the wider network, are assessed below.

50. The proposal has subsequently been reviewed by Ms Helen Pullar, Council's Senior Development Engineer and Ms Aimie Johnson Council's Development Engineer who considers that the proposal can be adequately serviced in principle and that there is sufficient capacity within the wider network to accommodate the proposal

51. Overall, I consider that the proposal can be serviced appropriately with three waters, power, telecommunications and access such that it would not result in any adverse effects on the environment or any persons.

52. In terms of open spaces and reserves, the application proposes a single access reserve, providing east/west connectivity for people from Lincoln Rolleston Road. A landscape reserve is proposed approximately centrally within the proposal. Council's Senior Development Landscape Advisor, Mr Joe Clark has reviewed the proposal and subject to a number of conditions Mr Clark raises no concerns with the reserve provision at this stage. Overall, I consider that, in the wider context, sufficient open space is provided to service the proposal and any adverse effects on the environment or any persons would be less than minor.

Adverse Transport Effects

53. The application is supported by an Integrated Transport Assessment (ITA) by Stantec (dated 6 June 2025) and a memorandum in response to a further information request, dated 27 August 2025. This focuses on the wider transport network, including the requirements of the ODP (DEV-RO15) which requires that no s224(c) certificates are issued prior to the upgrading of;

    a) the Selwyn Road and Lincoln Rolleston Road intersection to a roundabout;

    b) the Selwyn Road and Weedons Road intersection to a roundabout; and

    c) the Lowes Road / Levi Road / Masefield Drive / Lincoln Rolleston Road intersection to traffic signals.

54. The latter has been completed, however the first two are still outstanding. The ITA builds on work undertaken for the application for the site to the south (Falcons View) and the wider rezoning. The ITA first sets out the existing transport network, including detailing the aforementioned intersections which are sought to be upgraded. Section 3 of the ITA provides the existing traffic volumes and section 4 provides an analysis of reported crashes within the vicinity. Section 5 looks at the proposed changes to the transport network, including the above intersection upgrades, noting these are currently planned for 2028/2029 in the Long Term Plan.

55. The ITA in section 6 notes that the proposal continues development of the southern site, at Falcons View, which provides 260 lots, with a view to those being completed in the 2029-2031 period, and that this proposal is not anticipated to bring forward development ahead of 2029/2030, instead pushing out development to 2031/2032. This continues that given this, the proposal is not expected to generate any additional vehicle movements ahead of the above required upgrades, and as a result, would not result in any adverse transport effects. However, there is a degree of uncertainty around the timing of the upgrades and therefore a sensitivity analysis has been undertaken, which looks at the effects of the development of the additional lots on the transport network.

56. The sensitivity test concluded that the additional development proposed, on top of that already consented to the south, would result in some additional delay, particularly at right turns. The right turn onto Selwyn Road, from Selwyn Road at the intersection with Lincoln Rolleston Road increases from 24s to 28s in the AM peak and from 36s to 45s at the PM peak. Similar results are found for the Weedons Ross to Selwyn Road movements, with these increasing, particularly in the PM peak. However, the ITA concludes that '*the changes are considered to be at a level that is acceptable, recognising the scenario is conservative and assumes development proceeds faster than expected, or the intersection upgrades are delayed'.*

57. In terms of safety, the ITA concludes that the proposal would have a 'very small' and negligible impact on the risk of a death or serious injury crash occurring.

58. Overall, Stantec conclude that '*the sensitivity tests demonstrated that a small change in performance may occur at the Selwyn Road / Lincoln Road intersection and Selwyn Road / Weedons Road intersections, with slightly increasing delay to turning traffic from side roads that the site development will not add volumes directly to. The small change in through traffic volume on the arterial roads and small change in performance is not considered to be a material influence on the timing or need for intersection improvements at the intersections.*

59. The ITA, RFI response and proposal as a whole have been peer reviewed by ViaStrada, who provided a memo dated 7 November 2025. Notably in terms of the impact on the wider network, including the potential for the proposal to occur ahead of the required intersection upgrades, ViaStrada concur with Stantec that the proposal would not result in any noticeable delay to the intersections should the required upgrades be delayed. In terms of the internal and surrounding road network, ViaStrada concur with Stantec that the detailed design can be considered through the engineering phase, including whether right turn bays are required and that this is supported by a full safe systems audit.

60. Overall, noting the expert advice provided, including the ViaStrada peer review, which confirms that even in the sensitivity scenario, the network function is not compromised to a point that creates a significant safety risk or inefficiency, I am of the view that any adverse effects on the wider transport network would be no more than minor, including in a situation where the upgrades of the Selwyn Road and Lincoln Rolleston Road and the Selwyn Road and Weedons Road intersections are delayed. Any adverse effects on any identifiable persons would be less than minor.

61. Internally, the proposed road network, including accessways, has been reviewed by Ms Helen Pullar, Council's Senior Development Engineer, who raises no concerns, noting the use of consent notices to limit the maximum number of residential units utilising the accessways. I note that a number of lots directly access Lincoln Rolleston Road, and that onsite manoeuvring will be required, or further resource consents may be required should this not be feasible. I consider it appropriate that this can be dealt with on an individual basis when layouts and designs are known.

62. Given this, I consider the internal roading layout to be appropriate and any adverse transport effects related to this would be less than minor on both the environment and any persons.

Adverse Earthworks Effects

63. The application proposes earthworks across the site, to provide appropriate levels, building platforms and to form the infrastructure required. Any effects associated with this work would be temporary and given the limited extent of earthworks in terms of heights, generally not visible from any private locations.

64. Earthworks would be managed through a suite of conditions, including erosion and dust management controls. Subject to compliance with the conditions of consent, I am of the view that any adverse effects associated with the earthworks would be appropriately managed and mitigated.

65. The sites will be developed for residential use in line with its zoning, and whilst this would represent a change, it would not be as a result of the earthworks proposed. Noting levels will generally be similar to existing, there would be no adverse privacy/overlooking effects as a result of the earthworks. Similarly, the changes the ground levels would not materially alter the height or bulk of buildings that could be built which would otherwise adversely affect any persons.

66. Given the size of the site, construction vehicles and contractor parking will all be able to be accommodated within the site and as such would not have any adverse impact on the transport network. A construction management plan is proposed as a condition to ensure all construction effects are appropriately managed within the site.

67. In view of the above, recognising the temporary nature of these effects I consider that any adverse construction effects, including those from any earthworks, would be appropriately managed and mitigated and would be less than minor on the environment and any persons.

Adverse Contamination Effects

68. The proposal is supported by a PSI (202 Lincoln Rolleston Road) and DSI (8 Nobeline Drive) both by Momentum Environmental Limited (Momentum), dated April and February 2025 respectively. As noted above, the PSI found no evidence of HAIL activities, or any other contamination sources at 202 Lincoln Rolleston Road, noting that whilst three burn areas were identified, burning of non-green waste was highly unlikely to have occurred and Momentum conclude that '*the subject site is considered suitable for residential use with no further investigations required'.*

69. In relation to the site at 8 Nobeline Drive, this found that a former stockyard which may have included a livestock dip or spray race (HAIL A8) had formed part of the northwestern corner of the site. Further soil sampling here found areas of organochlorine pesticides (OCPs) notably dieldrin at levels exceeding the soil guideline values for residential development. The DSI, which contains a RAP, consider that the contaminated area be remediated, with the preferred methodology being excavation and off-site disposal to an approved facility.

70. The proposal has been reviewed by Madeline Sinha of Environment Canterbury. Ms Sinha considers the assessments have been undertaken thoroughly and by a suitably qualified and experienced person. Ms Sinha considers the remediation methodology (excavation and disposal) to be appropriate, including the methodology, with the 10% SGV being appropriate for the land use. A validation report will also be provided following the works.

71. Given the expert advice and subject to the consent conditions, which are offered by the applicant, any adverse contamination effects on human health will be appropriately managed and mitigated and would be less than minor on both the wider environment and any identifiable persons.

Adverse Natural Hazard Effects

72. The proposal is supported by a geotechnical assessment report by Miyamoto limited, dated 13 February 2025. This notes that a desktop study, site walkover and a range of boreholes were undertaken to inform the conclusions. In terms of the proposed works, Miyamoto make a range of recommendations, including earthworks design, in terms of final subgrade and suitable fill for future building platforms, a geotechnical completion report (including certificate), and appropriate foundation designs. Subject to the recommendations with the report, Miyamoto consider that any adverse geotechnical effects can be managed and mitigated.

73. This report has been reviewed on behalf of the Council by Mr Andrew Hurley of Geotech Consulting, who provided a memo dated 31 July 2025. Mr Hurley notes that the extent and depth of tests do not meet the density suggested in the MBIE Guidance for Subdivisions, however, the Rolleston area is known to be geotechnically benign with a consistent profile of shallow gravel and deep groundwater over a wide area. Mr Hurley therefore considers that more testing would not provide any further or better information and that the requirement for testing at building consent stage is an adequate backstop to find any local feature that may

impact on foundation design. On this basis, Mr Hurley does not consider there to be any adverse geotechnical effects associated with the proposal, noting that a geotechnical completion report should be provided following the completion of earthworks.

74. I accept and rely on this expert advice and consider that any adverse geotechnical effects would be negligible on both the environment and any persons.

75. In relation to flooding and stormwater, the proposal is supported by an infrastructure report, by Capture dated May 2025 and the RFI response dated 8 October 2025 from the agent. This notes that secondary flows are proposed to follow the proposed roading network. Primary stormwater control is through soakage to ground, with a network of kerbside sumps to collect this and convey to soakpits spaced throughout the site. Existing stormwater patterns indicate flows from the northern side of Nobeline Drive, and the agent notes that these are likely to be modified by development there, particularly RC245316 such that detailed design can appropriately manage stormwater paths to contain these flows within the road network. Further the agent notes that the proposal will achieve hydraulic neutrality across the site.

76. The proposal has been reviewed by Ms Aimie Johnson Council's Development Engineer, who raises no concerns with this, and that any stormwater/flooding matters can be appropriately designed with and captures within the site, noting the requirement to maintain hydraulic neutrality. Further, given the timing and the subdivisions occurring to both the north and south, it is considered that subject to a range of standard conditions, the detail is better considered through the engineering approval process.

77. I adopt this expert advice and consider that any adverse flooding effects on the wider environment or any persons would be managed and given the hydraulic neutrality, with post development flows being less than pre development, would be less than minor.

Adverse Cultural Effects

78. The application was circulated to Mahaanui Kurataiao who consulted with the relevant Papatipu Rūnanga, in this case Te Taumutu Rūnanga. A Cultural Advice Report was provided back to the Council, dated 8 August 2025. This sets out the considerations, including the Mahaanui Iwi Management Plan (2013) and concludes that subject to a range of conditions, the rūnanga would not consider themselves an affected party. These conditions relate to an accidental discovery protocol, indigenous planting, erosion sediment control, the remediation, reuse and disposal of contaminated soil and the provision of sustainable urban design features for future lot development. These are discussed below, with (x) representing the relevant condition within the cultural advice report.

79. In this regard, the applicant has offered conditions with respect to an accidental discovery protocol (1), erosion and sediment management plan (3), the removal of contaminated materials to an appropriate facility and site validation (4 & 5).

80. It is anticipated that indigenous landscaping will be provided within the reserve areas and road reserves, although this detail will be resolved through the engineering approval process, noting this will become the Council's responsibility to maintain following the maintenance period. I consider that this will appropriately cover proposed condition 2. In terms of condition 6, the District Plan incorporates a range of standards related to design, and the regional plan covers matters related to stormwater discharge and water quality, such that I do not consider there is scope to include condition 6 relating to these sustainable features. Notwithstanding this, I consider it is appropriate to add as an advice note.

81. In this context, and noting the offered conditions of consent, where within scope and relevant, I am of the view that any adverse cultural effects, particularly on Te Taumutu Rūnanga have been appropriately mitigated and as such are less than minor.

Conclusion

82. Any adverse effects are considered to be no more than minor, in terms of the wider environment. Any adverse effects on any persons are considered to be less than minor.

Public Notification (Section 95A)

83. Section 95A states that a consent authority must follow the steps in the order given to determine whether to publicly notify an application for resource consent.

STEP 1: MANDATORY PUBLIC NOTIFICATION IN CERTAIN CIRCUMSTANCES (SECTIONS 95A(2) AND 95A(3))	
Has the applicant requested the application is publicly notified?	No
Is public notification required under section 95C (no response or refusal to provide information or agree to the commissioning of a report under section 92)?	No
Has the application has been made jointly with an application to exchange recreation reserve land under section 15AA of the Reserves Act 1977?	No

STEP 2: PUBLIC NOTIFICATION PRECLUDED IN CERTAIN CIRCUMSTANCES (SECTIONS 95A(4) AND 95A(5))	
Are all activities in the application subject to one or more rules or national environmental standards that preclude public notification?	No
Is the application for one or more of the following, but no other types of activities: A controlled activity? A boundary activity only (as per the definition of "boundary activity" in s 87AAB of the Act)?	No

STEP 3: PUBLIC NOTIFICATION REQUIRED IN CERTAIN CIRCUMSTANCES (SECTIONS 95A(7) AND 95A(8))	
Is the activity subject to a rule or national environmental standard that requires public notification?	No
Will the activity have, or is it likely to have, adverse effects on the environment that are more than minor?	No

STEP 4: PUBLIC NOTIFICATION IN SPECIAL CIRCUMSTANCES (SECTION 95A(9))	
Do special circumstances exist in relation to the application that warrant public notification?	No

84. While the proposal precedes ODP infrastructure upgrades, this is a timing issue rather than a fundamental deviation from the planned land use. The expert evidence, discussed above, confirms the network can accommodate the traffic and I am therefore of the view that this does not generate a special circumstance warranting notification

Conclusion

85. In conclusion, in accordance with the provisions of section 95A, the application must not be publicly notified and a determination on limited notification must be made, as follows.

Limited Notification (Section 95B)

86. Section 95B states that a consent authority must follow the steps in the order given to determine whether to give limited notification of an application for resource consent, if it is not publicly notified under section 95A.

STEP 1: CERTAIN AFFECTED GROUPS AND AFFECTED PERSONS MUST BE NOTIFIED (SECTIONS 95B(1)-(4))	
Are there any affected protected customary rights groups, as defined in s 95F?	No
Are there any affected customary marine title groups, as defined in s 95G (in the case of an application for a resource consent for an accommodated activity (as defined in the Act))?	No
Is the proposed activity on or adjacent to, or may it affect, land that is the subject of a statutory acknowledgement made in accordance with an Act specified in Schedule 11; and is the person to whom that statutory acknowledgement is made an affected person under s 95E?	No

STEP 2: LIMITED NOTIFICATION PRECLUDED IN CERTAIN CIRCUMSTANCES (SECTIONS 95B(5) AND 95B(6))	
Are all activities in the application subject to one or more rules or national environmental standards that preclude limited notification?	No
Is the application for a controlled activity under the district plan only and not a subdivision of land?	No

STEP 3: CERTAIN OTHER AFFECTED PERSONS MUST BE NOTIFIED (SECTIONS 95B(7)-(9))	
In the case of a "boundary activity", is an owner of an allotment with an infringed boundary an affected person?	No
For any other activity, are there any affected persons in accordance with section 95E of the Act (as assessed in the Assessment of Adverse Environmental Effects above)?	No

STEP 4: LIMITED NOTIFICATION IN SPECIAL CIRCUMSTANCES	
Do any special circumstances exist in relation to the application that warrant notification to any other persons not already determined to be eligible for limited notification (excludes persons assessed under section 95E as not being affected)?	No

Conclusion

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

Notification Recommendation

88. I recommend that the application(s) RC255546, RC255547 be processed on a **non-notified** basis in accordance with sections 95A-E of the Resource Management Act 1991.

Report by: Jonathan Gregg Consultant Planner	Date: 28 November 2025

Notification Decision

89. For the reasons set out in the report above, the Notification Recommendation is adopted under delegated authority.

 Commissioner O'Connell	Date: 2 December 2025

Section 104 Assessment

90. Section 104 of the Act sets out the matters the Council must have regard to when considering an application for resource consent.

91. Section 104(1), in particular, states as follows:

> ***104 Consideration of applications***
>
> *(1) When considering an application for a resource consent and any submissions received, the consent authority must, subject to Part 2 and section 77M [Effect of incorporation of MDRS in district plan], have regard to–*
>
> *(a) any actual and potential effects on the environment of allowing the activity; and*
>
> *(ab) any measure proposed or agreed to by the applicant for the purpose of ensuring positive effects on the environment to offset or compensate for any adverse effects on the environment that will or may result from allowing the activity; and*
>
> *(b) any relevant provisions of—*
>
> *(i) a national environmental standard:*
>
> *(ii) other regulations:*
>
> *(iii) a national policy statement:*
>
> *(iv) a New Zealand coastal policy statement:*
>
> *(v) a regional policy statement or proposed regional policy statement:*
>
> *(vi) a plan or proposed plan; and*
>
> *(c) any other matter the consent authority considers relevant and reasonably necessary to determine the application.*
>
> *…*

92. Section 104(2) states that a consent authority may disregard an adverse effect of the activity on the environment if a national environmental standard or the plan, i.e. the operative plan, permits an activity with that effect.

93. Section 104B applies to discretionary and non-complying activities. It allows that the consent authority may grant or refuse the application, and, if granted, it may impose conditions under s108.

Section 104(1)(a) - Effects on the Environment

94. An assessment of the adverse environmental effects of the proposal was completed above as part of the notification section of this report. That assessment is equally applicable to section 104 and is applied as such. Again, it is noted that the permitted baseline is relevant (section 104(2)), and regard must not be had to any person who has given written approval (section 104(3)(ii)).

95. It is also appropriate to consider the positive effects of the proposal at this section 104 stage.

- The proposal will increase housing supply across Rolleston, the Selwyn District and the Greater Christchurch area.

96. As concluded in my notification assessment, I consider that the adverse effects on the environment resulting from the proposal will be no more than minor and overall, I conclude that the adverse effects of the proposal will be acceptable.

Section 106 - Natural Hazards and Access

97. Section 106 of the Act states as follows:

> ***106 Consent authority may refuse subdivision consent in certain circumstances***
>
> *(1) A consent authority may refuse to grant a subdivision consent, or may grant a subdivision consent subject to conditions, if it considers that—*

(a) there is a significant risk from natural hazards; or

(b) [Repealed]

(c) sufficient provision has not been made for legal and physical access to each allotment to be created by the subdivision.

(1A) For the purpose of subsection (1)(a), an assessment of the risk from natural hazards requires a combined assessment of—

(a) the likelihood of natural hazards occurring (whether individually or in combination); and

(b) the material damage to land in respect of which the consent is sought, other land, or structures that would result from natural hazards; and

(c) any likely subsequent use of the land in respect of which the consent is sought that would accelerate, worsen, or result in material damage of the kind referred to in paragraph (b).

(2) Conditions under subsection (1) must be—

(a) for the purposes of avoiding, remedying, or mitigating the effects referred to in subsection (1); and

(b) of a type that could be imposed under section 108.

98. As noted above, the applicant has provided a geotechnical report, which includes a natural hazards assessment which has been peer reviewed by Mr Hurley who concluded that '*the soil profile identified is consistent with that in the general area and is generally benign'* with the site being 'e*quivalent to a TC1 Technical Category, land classification*'.

99. Similarly, the subdivision is within the Plains Flood Management Overlay, however the area of this subject site is outside of any high hazard area. Stormwater management will ensure that any flooding effects are managed and mitigated and through the engineering stage appropriate levels can be set to ensure that any flood hazard is appropriately mitigated.

100. Noting this expert advice, I consider that there is no reason to refuse the subdivision based on natural hazards as there is no significant risk.

101. All lots, including balance lots, have either road frontage or legal access is provided via shared accesses.

Section 106A - Natural Hazards

102. Section 106A of the Act states as follows:

106A Consent authority may refuse land use consent in certain circumstances

(1) A consent authority may refuse to grant a land use consent, or may grant the consent subject to conditions, if it considers that there is a significant risk from natural hazards.

(2) For the purpose of subsection (1), an assessment of the risk from natural hazards requires a combined assessment of all of the following taken together:

(a) the likelihood of natural hazards occurring (whether individually or in combination); and

(b) the material damage to land in respect of which the consent is sought, other land, or structures that would result from natural hazards; and

(c) whether the proposed use of the land would accelerate, worsen, or result in material damage of the kind referred to in paragraph (b):

(d) whether the proposed use of the land would result in adverse effects on the health or safety of people.

(3) Conditions under subsection (1) must be—

(a) for the purposes of avoiding, remedying, or mitigating the effects referred to in subsection (1); and

(b) of a type that could be imposed under section 108.

(4) This section does not apply to land use consents if the use of the land for which the consent is sought is—

(a) construction, upgrade, maintenance, or operation of infrastructure; or

(b) primary production activities, as described in the national planning standards.

103. I consider the assessment for s106 above to be relevant, and there is no reason to refuse land use consent based on natural hazards as there is no significant risk.

Section 104(1)(b) – Relevant Provisions of Statutory Documents

District Plans (section 104(1)(b)(vi))

Operative Plan – Objectives and Policies

104. The proposal is now permitted by the Operative Plan, noting any relevant rules, including those that were operative at the time of the original decision are inoperative such that I consider it would be consistent with the outcomes sought. Overall, I consider the proposal to be consistent with the Operative Plan.

Partially Operative Plan – Objectives and Policies

105. The Partially Operative Plan objectives and policies that I consider relevant relate to subdivision, the residential environment, transport, earthworks, natural hazards and contaminated land.

SUB - Subdivision

106. SUB-O1-3 look to ensure that the subdivision design and layout is efficient and reflects the planned urban form of the underlying zone, including infrastructure provision. The site sizes should reflect the zone outcomes. SUB-P2 looks to ensure appropriate access is provided for all modes where the intended use requires this, SUB-P3 seeks to ensure that sites will provide appropriate amenity and infrastructure consistent with the intended use. SUB-P4 seeks a variety of site sizes through the subdivision, SUB-P5 reinforces the need for outline development plan outcomes to be achieved, SUB-P6 looks for the layout to respond to any natural and physical features whilst SUB-P7 seeks to enable appropriate land to be taken as reserves.

107. The proposal provides for a design and layout which efficiently utilises the site. A variety of site sizes are proposed, and their orientation and layout reflect the anticipated outcomes of the zoning here, whilst some lots are below the minimum dimension, all are of an appropriate site to accommodate permitted dwellings and those that do not meet the dimension are limited to a single dwelling. All lots have appropriate access and infrastructure provision, and the proposed layout ensures that a new roads and walking connections are provided. The proposed reserves are of a form and in a location that meets the needs of the Council.

108. In terms of the outline development plan, the proposal is consistent with the layout and connectivity sought, including servicing provision. Whilst the proposal would potentially occur ahead of the upgrades to the two intersections along Selwyn Road, the assessment provided by Stantec and peer reviewed by ViaStrada confirms that any resultant traffic delays, would not be significant where the upgrades to the two intersections are delayed.

109. Overall, I consider the proposal is consistent with the outcomes sought by these provisions.

RESZ/MRZ - Residential

110. The MRZ objectives and policies seek to provide a variety of housing types that respond to needs and demands and the planned urban built character, including up to 3 storey buildings (MRZ-O1). MRZ-P1 and P2 reinforce these and provide for attached, detached and low rise apartments, as well as seeking high quality outcomes where providing for development that is not permitted. REZ-O1 seeks safe, convenient and pleasant environments, whilst RESZ-O3 looks to provide for a range of typologies and densities to ensure choice. RESZ-P1, P3, P7 reinforce these objectives.

111. A variety of lot sizes and therefore densities are provided which will enable a range of development options on the vacant lots consistent with these outcomes, noting those under dimensioned lots are limited to a single residential unit via consent notice. In this context, I consider both the land use and subdivision to be consistent with the outcomes sought by the underlying zoning.

TRAN - Transport

112. In terms of Transport, TRAN-O1 & 3 seeks to ensure people and places are connected safely and efficiently, including provision for a range of modes and integrated into subdivision and land use activities. New land transport corridors need to ensure adverse effects on their surrounding environment and operation are

managed. TRAN-P1 & P2 seek to maintain the safety and efficiency of the transport network, including through ensuring extensions are consistent with the form and function of the zone and through coordinating this with land use and subdivision activities to manage capacity and levels of service. TRAN- P11 look to ensure that appropriate access is provided, including vehicle crossings and manoeuvring areas to ensure the safe and efficient operation of the network. TRAN-P13 seeks to minimise adverse effects associated with new land transport infrastructure, including on amenity values.

113. The proposal would occur ahead of the upgrades to the intersections required by the ODP. The expert advice is that any resultant traffic delays, would not be noticeable, noting this is based on the intersection upgrades being delayed beyond their current planned date, such that development would occur ahead of these.

114. In terms of the proposed new roads would be consistent with the outcomes sought by the plan, noting the outline development plan (in terms of the internal layout) and it would not result in any adverse effects, including on the wider amenity of the surrounding environment. They would be integrated with the subdivision and appropriate and safe access is provided to all lots, with future lot owners responsible for appropriate and safe vehicle crossing placement in accordance with the plan provisions.

115. As a whole, the proposal would maintain the safe and efficient operation of the transport network. In this context, I consider the proposal is consistent with the outcomes sought by the PODP.

EW- Earthworks

116. EW-O1 seeks to enable earthworks and ensure they are undertaken in a manner that limits adverse effects on the environment. This is reinforced by policies EW-P1-PA of note, these seek to manage any potential adverse visual amenity, sediment or nuisance effects beyond site boundaries, including on the functioning of natural biological and physical processes. Adverse effects should be minimised both during and on completion of earthworks, and for the preparation of land in relation to subdivision, manage these temporary adverse visual and nuisance effects.

117. In this regard, the proposal would be undertaken in accordance with a suite of conditions to manage and mitigate any adverse effects associated with the land preparation and given this, I consider the proposal is entirely consistent with these objectives and policies.

NH - Natural Hazards

118. Objective NH-O1 seeks to ensure that new subdivisions, use and development is avoided in areas where the risks from natural hazards to people, property and infrastructure is unacceptable. In all other areas, it should be undertaken in a manner which ensures these risks are appropriately mitigated. Policy NH-P1 reinforces this, and looks to avoid subdivisions, use or development in high hazard areas unless it's unlikely to result in loss of life or serious injury, significant damage or loss and not likely to require natural hazard mitigation works to mitigate or avoid the hazard, nor should it exacerbate the effects of the hazard. Policy NH-P3 looks to restrict subdivision, use and development in areas outside of high hazard areas where there is a known vulnerability to natural hazards unless appropriately mitigated. In relation specifically to Flood Hazards, Policies NH-P10-P12 look to ensure that floor levels of buildings are set above the 200 year ARI flood level, with subdivisions being designed to enable this. Earthworks should also be managed to ensure they do not displace or divert floodwaters to surrounding land. NH-P13 looks to provide for subdivision where any geotechnical risk has been appropriately identified and assessed and can be appropriately remedied or mitigated.

119. The subdivision is outside of any high hazard areas. The proposal includes detailed stormwater design to ensure that stormwater is appropriately managed and does not exacerbate or displace any flood hazard. The conditions of consent will ensure that the finished levels enable future development to meet the 200 year ARI floor level required. The supporting geotechnical assessment and peer review consider that foundation design at building consent will remedy and mitigate any geotechnical hazard.

120. In this context, I consider that the proposal is consistent with the outcomes sought in terms of natural hazards within the PODP.

CL - Contaminated Land

121. CL-O1 seeks to protect human health and the environment from adverse effects associated with the use of contaminated land. CL-P1 requires the use of best practice approaches to investigate any risk, and either remediate or manage activities on the contaminated land. CL-P2 seeks to ensure that any containment works are not damaged or destroyed by any use or development of the land.

122. In this case, the proposal has investigated the existing contaminated and proposed remediation, using best practice, of the contaminated land which will ensure that human health and the environment are protected from adverse effects associated with the development. No containment measures currently exist on the site. Given this, the proposal is consistent with these provisions.

Conclusion

123. Overall, I consider the proposal to be consistent with the Partially Operative Plan.

Plan Weighting

124. Section 104(1)(b)(vi) requires the consent authority to have regard to an [operative] plan or proposed plan. Where there is conflict between the provisions of an operative and proposed plan, a weighting assessment is required to determine which plan may be afforded more weight.

125. Case law indicates that the extent to which the provisions of the proposed plan are relevant should be considered on a case-by-case basis and might include:

- how far through the plan making process the proposed plan is, and the extent to which it has been tested and undergone independent decision making;
- any circumstances of injustice if the provisions are given more or less weight;
- the extent to which a new provision, or the absence of a provision, implements a coherent pattern of objectives and policies;
- whether the new provisions represent a significant shift in Council policy; and
- whether the new provisions are in accordance with Part 2 of the Act.

126. Given the ODP rules are no longer operative, I consider that significant weight should be given to the PODP.

Other Relevant Documents (section 104(1)(b)(i)-(v))

Canterbury Regional Policy Statement (CRPS)

127. The District Plans give effect to the relevant higher order documents, including the CRPS. Therefore, I consider there is no need to assess these provisions.

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

128. The NES-CS was discussed earlier in this report, with my conclusion being that the proposal will be consistent with the provisions of the NES-CS.

Part 2 – Purpose and principles

129. The consideration under section 104 is subject to Part 2 of the Act – Purpose and principles.

130. The purpose of the Act is contained within section 5 and it is to promote the sustainable management of natural and physical resources. *Sustainable management* means managing the use, development, and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic, and cultural well-being and for their health and safety while: sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably foreseeable needs of

future generations; and safeguarding the life-supporting capacity of air, water, soil, and ecosystems; and avoiding, remedying, or mitigating any adverse effects of activities on the environment.

131. The other sections of Part 2, sections 6, 7 and 8, address matters of national importance, other matters and Te Tiriti o Waitangi (the Treaty of Waitangi) respectively.

132. The relevant District Plans have been prepared having regard to Part 2, with a coherent set of policies designed to achieve clear environmental outcomes; therefore, taking into account relevant case law, I consider that assessment under Part 2 is not necessary.

Conclusions

133. The application is for the following consents:

- RC255546 - Subdivision (s11) - To undertake a subdivision to create 133 residential lots, including the cancellation of consent notices.
- RC255547 - Land Use (s9) - To undertake enabling works for the subdivision, including soil remediation work under the NES-CS

134. Overall, the activity status is **discretionary**.

135. Any adverse effects on the environment would be no more than minor, and, on any persons, they would be less than minor.

136. There are no significant risks as a result of any natural hazards and all lots, including balance lots, will have legal access.

137. The proposal is consistent with the objectives and policies of the ODP and generally consistent with those within the PODP.

138. The proposal is consistent with the other relevant statutory documents.

139. No other matters are considered relevant.

140. Having considered all relevant matters, I conclude that the application may be granted, subject to conditions of consent.

Recommendation

141. I recommend that subdivision consent RC255546 and land use consent RC255547 are **granted**, pursuant to sections 104, 104B, 106 and 106A of the Resource Management Act 1991, subject to the conditions of consent below pursuant to sections 108, 108AA and 220 of the Act.

Report by: Jonathan Gregg Consultant Planner	Date: 28 November 2025

Decision

142. For the reasons set out in the report above, the Recommendation is adopted under delegated authority.

 Commissioner O'Connell	Date: 2 December 2025

Condition(s) of Consent

RC255546 Subdivision Consent Condition and Cancellation of consent notice

1. The subdivision shall proceed in general accordance with the information formally received with the application on 4 July 2025, the further information provided on 16 July, 8 October, 13 October and 17 October and 5 November 2025, and the attached stamped Approved Plans entitled LOT 320-453, LOT 500-502, LOT 600-603, LOT 700 BEING PROPOSED SUBDIVISION OF LOT 14 & LOT 15 DP 483709 and dated 4/11/2025, except where another condition of this consent must be complied with.

Cancellation of consent notice

2. Consent notices 10043178.12 and 10043178.13 can be cancelled in so far as they relate to Lot 14 Deposited Plan 483709 and Lot 15 Deposited Plan 483709

Staging

3. The subdivision may be undertaken in stages in accordance with 1272-DR-S-1205 (Rev F)

    a. Stages 22 and 23 may occur at any time

    b. Stages 24, 25 and 26 must follow Stage 21, but can otherwise occur in any order.

    c. Stage 21 must follow either Stage 22 or Stage 1 of RC245401 (as varied by RC255548).

4. Balance Lots may be subject to any of the consent notices required to be registered on the residential lots as deemed appropriate by Council. In addition, any unserviced balance lot shall be subject to a consent notice noting any restrictions on its use and/or lack of servicing and development contribution credits.

Amalgamation

5. That Lot 500 hereon (Legal Access) be held as to five undivided one-fifth shares by the owners of Lots 340, 341,343, 345, 347 hereon as tenants in common in the said shares and that individual records of title issue. LINZ CSN - 1965485

6. That Lot 501 hereon (Legal Access) be held as to seven undivided one-seventh shares by the owners of Lots 387-389 and 396-399 hereon as tenants in common in the said shares and that individual records of title issue. LINZ CSN - 1965485

7. That Lot 502 hereon (Legal Access) be held as to three undivided one-third shares by the owners of Lots 403, 420, 423 hereon as tenants in common in the said shares and that individual records of title issue. LINZ CSN - 1965485

Easements

8. All necessary easements, easements in gross for utility services, access, drainage and overland flow paths, must be shown on the cadastral dataset in a Memorandum of Easements. The costs for the preparation and registration must be met by the consent holder.

Vesting

9. All of the proposed roads shown on the approved subdivision scheme plan(s) must vest in the Council as public roads. The consent holder must meet all costs associated with the vesting of the roads.

10. The consent holder must vest Lot 700 in the Council as Local Purpose - Access Reserve. The consent holder must meet all costs associated with the vesting of the reserve(s).

11. The consent holder must vest Lot 701 in the Council as Local Purpose – Landscape Reserve. The consent holder must meet all costs associated with the vesting of the reserve(s).

12. The consent holder shall supply to Council copies of all Certificates of Title for land, other than roads, that is vested in the Council

Advice Note: Vesting only applies at the completion of each stage which contains the road/reserve to vest

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

Flooding Assessment

13. A report and certificate from a Suitably Qualified Expert shall be included in the Engineering Approval application that demonstrates the finished ground level for each residential site created will achieve a finished floor level that has a minimum of 300mm freeboard above the 200 year Average Recurrence Interval (ARI) level for a foundation that is constructed in accordance with the Building Act Acceptable Solutions guidelines.

14. Prior to the issue of a certificate pursuant to section 224(c) of the Resource Management Act 1991, the consent holder shall apply for and be issued with a Global Flood Assessment Certificate from Selwyn District Council for the subdivision or subdivision stage, except where a Flood Assessment Certificate has already been obtained for any allotments that are subject to an approved building consent or land use consent.

General Engineering Requirements

15. All works on existing infrastructure and/or any assets vested in the Council or the relevant Asset Manager must comply with the Engineering Code of Practice, comply with all conditions set out in the Acceptance letter, and be completed in accordance with the detailed design plans accepted by Council.

16. Works on Council infrastructure or vested assets must not commence until Engineering Acceptance has been confirmed in writing. Any subsequent amendments to the plans and specifications must be submitted to the Development Engineering Manager for acceptance.

    On-site construction must commence within 12 months of the issue of Engineering Acceptance. If construction on site does not commence within 12 months of the issue of Engineering Acceptance letters, the Consent Holder must re-submit plans for Engineering Acceptance prior to works commencing.

17. Plans and specifications for all works required by this consent must be submitted to the Council via Development.Engineer@selwyn.govt.nz at least 20 working days prior to the commencement of related work and once accepted, will thereafter form part of the Approved Consent Document. This process applies to all documentation submitted (inclusive of landscaping) to the Council for engineering acceptance.

    The Development Engineering Manager (or their nominee) will either accept, or refuse to accept, the documentation within 20 working days of receipt. Should the Development Engineering Manager (or their nominee) refuse to accept the documentation, they will provide a letter outlining why acceptance is refused.

    Should the Development Engineering Manager (or their nominee) refuse to accept the documentation, the consent holder must submit a revised documents for acceptance. The acceptance process must follow the same procedure and requirements as outlined above.

18. The consent holder or consent holder's agent must provide written notification to Council of intention to commence physical works at least 10 working days prior to commencement of works.

Advice Note: Notification should be provided to the Development Engineering Team, attention Development Engineer via email (development.engineer@selwyn.govt.nz). The consent holder or consent holder's agent may need to discuss the following with Council's Development Engineer:

- *Suitable time for pre-start meeting to meet with contractor on site and discuss Council construction requirements.*
- *Any infrastructure requirements associated with the development.*
- *Council approvals necessary for future connections.*

Maintenance Bonds

19. The Consent Holder must enter into a bond and be responsible for the maintenance of all subdivision and associated works vested in the Council or relevant Asset Manager 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:

    24 months for the following assets:

    i. Roading Infrastructure

    ii. Water Reticulation

    iii. Stormwater Reticulation

    iv. Wastewater Reticulation

    Advice Note: Maintenance bonds will be valued at 5% of the total value of works (plus GST).

    The consent holder must 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. The Council may re-evaluate the value and duration of the maintenance bond for the following reasons:

    - *Inflation;*
    - *Delays in works being completed; or*
    - *Repairs, rectification and or replacement is required*
    - *Price escalations.*

S224 Document

20. Prior to the issuing of s224(c) certificate the consent holder must provide accurate 'as built' plans of all works on vested and Council owned assets and/or vesting assets undertaken as part of this consent, including the following:

    a. Roading Infrastructure

    b. Vehicle crossings

    c. Water Infrastructure

    d. Wastewater Infrastructure

    e. Stormwater Reticulation

    f. Landscaping Assets

    g. Reserves Assets

    Any costs involved in provision and transfer of this data to Council's systems must be borne by the consent holder.

21. Prior to the issuing of s224(c) certificate the consent holder must provide a comprehensive electronic schedule of any assets to be vested in the Council or the relevant Asset Manager, including the following:

    a. Roading Infrastructure

    b. Vehicle crossings

    c. Water Infrastructure

    d. Wastewater Infrastructure

    e. Stormwater Reticulation

    f. Landscaping Assets

    g. Reserves Assets

    Advice Note: The vested assets schedule must cover all vested asset types and include but not be limited to installed material unit costs, type, diameter, class, quantity and include summary details

22. Prior to the issuing of section 224(c) certificate the consent holder must provide Asset Management Data Standard schedules (AMDS) for all vested infrastructure installed as part of this consent, including the following:

    a. Roading Infrastructure

    b. Vehicle crossings

    c. Water Infrastructure

    d. Wastewater Infrastructure

    e. Stormwater Reticulation

    f. Landscaping Assets

    g. Reserves Assets

    Any costs involved in provision and transfer of this data to Council's systems will be borne by the consent holder.

    ADVICE NOTE: The AMIS schedule submitted for works occurring within the road reserve will also include any specific planting constructed as part of works required for the completion of this consent.

23. Prior to the issuing of section 224(c) certificate the consent holder must provide Road Asset and Maintenance Management (RAMM) schedules for all vested infrastructure installed as part of this consent, including the following:

    a. Roading Infrastructure

    b. Vehicle crossings

    c. Water Infrastructure

    d. Wastewater Infrastructure

    e. Stormwater Reticulation

    f. Landscaping Assets

g. Reserves Assets

Any costs involved in provision and transfer of this data to Council's systems will be borne by the consent holder.

ADVICE NOTE: The AMIS schedule submitted for works occurring within the road reserve will also include any specific planting constructed as part of works required for the completion of this consent

Engineering Acceptance

24. An Engineer's Design Certificate for all civil designs from the principal civil designer who is a chartered engineering professional with suitable experience must be submitted to Council (development.engineer@selwyn.govt.nz) as part of Engineering acceptance.

25. An Engineer's Design Certificate for all civil designs from the principal civil designer who is a suitably qualified person with suitable experience must be submitted to Council (development.engineer@selwyn.govt.nz) as part of Engineering acceptance.

26. A Contractors Completion Certificate from the principal civil contractor must be supplied to Council (development.engineer@selwyn.govt.nz) certifying that all vested assets have been installed in accordance with the approved engineering plans and specifications prior to the issuing of S224(c) certificate.

    Advice Note: If multiple civil contractors are used, instead of a principal contractor, to install vested assets each contractor will be required to supply producer statements for their contribution to the physical works.

27. An Engineer's Completion Certificate from the principal civil designer who is a chartered engineering professional must be supplied to Council (development.engineer@selwyn.govt.nz) certifying that all vested assets have been installed in accordance with the approved engineering plans and specifications prior to the issuing of S224(c) certificate.

Landscaping Acceptance

28. Landscaping plans and accompanying design report, for all vested Road Reserves, Lot 700 (Local Purpose Access Reserve) & Lot 701 (Local Purpose Landscape Reserve), must be submitted to Council (development.engineer@selwyn.govt.nz) for acceptance, and, once accepted, will thereafter form part of the Approved Consent Document.

29. The plans and design report are to provide sufficient detail to confirm compliance with the Engineering Code of Practice.

30. Plans and supporting information accompanied in the design report required for Landscaping Acceptance must include but not be limited to the following:

    a. Plant and Tree selection

    b. Tree Pit & Root barrier locations and specification

    c. Soft landscaping features

    d. Hard landscaping features

    e. Crime Prevention Through Environmental Design (CPTED) principals.

    f. Landscape Maintenance specifications

    g. Provide design response to Ecological and Cultural reports

    Advice Note: Please note that pedestrian linkages are considered to be part of the roading infrastructure and will require engineering acceptance prior to construction.

Landscaping plans must be supplied with the Engineering Acceptance application. If this requirement cannot be reasonably achieved, it is expected that the proposed landscaping plans will be supplied to Council overlaid on top of the accepted servicing plans.

31. A design certificate must be supplied to Council (development.landscaping@selwyn.govt.nz) by the designer and included in the Landscaping plans and design report submitted for engineering acceptance.

32. Landscaping must be located clear of all services and demonstrated on plan/s that that show proposed landscaping and all proposed services

Landscaping Works

33. Producer statements from the principal landscaping contractor must be supplied to Council confirming that all vested assets have been installed in accordance with the accepted landscaping plans and specifications prior to the issuing of S224(c) certificate.

    Advice Note: If multiple landscaping contractors are used, instead of a principal contractor, to install vested assets each contractor will be required to supply producer statements for their contribution to the physical works.

34. Producer Statements from the principal landscaping designer must be supplied to Council confirming that all vested assets have been installed in accordance with the accepted landscaping plans and specifications prior to the issuing of S224(c) certificate.

35. The proposed landscaping must be established in accordance with the accepted landscaping plans and design report.

36. Prior to the issuing of s224(c) certificate the consent holder must provide accurate 'as built' plans and AMIS schedules that meet the requirements set out in the Engineering Code of Practice. Any costs involved in provision and transfer of this data to Council's systems must be borne by the consent holder.

37. Prior to the issuing of s224(c) certificate the consent holder must provide a comprehensive electronic schedule of any assets to be vested in the Council that meets the requirements set out in the Engineering Code of Practice.

    Advice Note: The vested assets schedule must cover all vested asset types and include but not be limited to installed material unit costs, type, diameter, class, quantity and include summary details.

38. The consent holder must maintain all landscaping asset on all road reserves, Lot 700 (Local Purpose Access Reserve) & Lot 701 (Local Purpose Landscape Reserve to the standards specified in the Engineering Code of Practice for the **24 month** establishment period (defects liability) from the date of Council's practical completion acceptance until final inspection and acceptance of the landscaping by Council.

Fencing Covenants

39. The consent holder must ensure that Council is indemnified from liability to contribute to the cost of erection or maintenance of boundary fences between reserves and adjoining lots.

    a. This must 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.

    b. The consent holder must procure a written undertaking from the consent holder's solicitor that the executed fencing covenant will be registered on deposit of the subdivision plan

40. All reserves will be fenced prior to 224c. Fencing plans will be included in the landscaping acceptance documentation and will show fence locations and detailed fence typologies.

Roading

41. Engineering plans and details for all works associated with:

    a. Alterations to the existing roading network

b. Extensions of the existing roading network

c. Provision of pedestrian access reserves

d. Provision of roundabout

e. Provision of Streetlighting

must be submitted to Council via the development.engineer@selwyn.govt.nz for acceptance at least 20 working days prior to the commencement of related work and once accepted, will thereafter form part of the approved consent document.

Advice Note: It is anticipated that at engineering approval Road 4 will need a minimum diameter of 22m measured from the kerb to the kerb for the cul-de-sac head

42. All roads must be constructed in accordance with the accepted engineering plans.

43. The corner of all lots at the road intersection must be splayed with a rounded minimum radius of 3 metres.

44. The road frontage of Lincoln Rolleston Road and Nobeline Drive must be upgraded to the agreed to standard as shown on the stamped plans that form part of this consent. This work is required to be accepted and undertaken through Engineering Acceptance.

Advice Note: It is recommended that the upgraded road configuration and intersection design are discussed with the developers of the subdivisions (RC245558 and RC245316) on the northern side of Nobeline Drive to ensure proper coordination and provide evidence of this discussion at Engineering Acceptance stage.

45. Street lighting must be provided on all new roads and existing roads in accordance the Engineering Code of Practice and Engineering Acceptance.

Prior to the granting of Engineering Acceptance designs for all street lighting that will vest to Council will be submitted to the Development Engineering Manager (development.engineer@selwyn.govt.nz) for review and acceptance at least 20 working days prior to the commencement of related work.

46. All vested roading infrastructure must be constructed in accordance with a Safe System Audit that must be supplied at time of Engineering Acceptance. An audit must be undertaken by an independent assessor at the consent holder's expense, with the report provided to Council prior to Engineering Acceptance.

Advice Note: The consent holder must ensure that requirement and recommendations provided in the Safe System Audit (SSA) are complied with and must be addressed as part at Engineering Acceptance Stage.

47. All vested roading infrastructure must meet Council's testing standards as prescribed by the Engineering Code of Practice. Supporting documentation must be supplied to Council prior to the issuing of section 224(c) certificate.

Vehicle Crossings and Accessways

48. The vehicle accessways, including vehicle crossings to the road, Lots 500, 501 and 502, and the those serving Lots 320, 337, 371, 419 and 438-440 must be formed and sealed in accordance with the requirements of the Engineering Code of Practice. Construction must be completed prior to the issuing of section 224(c).

49. All vehicle crossings and formed accessways must meet Council's testing standards as prescribed by the Engineering Code of Practice. Supporting documentation must be supplied to Council prior to the issuing of section 224(c) certificate.

Water Supply

50. Engineering plans and details for all works associated with the following proposed works that will vest to Council or the relevant Asset Manager:

a. Alterations to the existing water supply

b. Extensions of the existing water supply

c. Provision of Council maintained points of supply

To service each new lot, plans must be submitted to Council via the development.engineer@selwyn.govt.nz for acceptance at least 20 working days prior to the commencement of related works and once accepted, will thereafter form part of the Approved Consent Document.

51. The net area of each lot must be provided with an individual potable connection to the Council's water reticulation network in accordance with Engineering Code of Practice and the Engineering Acceptance letter.

52. All Water connections must be metered. Meters must be installed in the road reserve in accordance with Engineering Code of Practice and the accepted engineering plans. (Note that multi meter boxes may be utilised).

53. All vested water infrastructure must be designed in accordance with the New Zealand Fire Service Firefighting Water Supplies Code of Practice (SNZ PAS 4509:2008 and subsequent variations).

    Urban hydrant coverage must be provided to ensure that all residential lots can be serviced by two hydrants, the first within 135m and then second within 270m. Hydrant water supply must be capable of providing 750 litres per minute of water flow.

    Firefighting water supply may only be provided by means other than the above if the New Zealand Fire Service has endorsed the alternative method, and written evidence provided in support of Engineering Approval application.

54. Water infrastructure sizing within private land and Firefighting requirements must be documented in a report submitted to council for acceptance of connection type and size at the time of building consent application

55. Connection into Council's reticulated water supply must either be carried out by Council's Five Waters maintenance contractor, or a suitably qualified water installer under the supervision of Council's five waters contractor. Costs incurred through supervision by CORDE must be met directly by the consent holder.

    Advice Note: For supervision purposes a minimum of 5 working days' notice is required. Please note a connection fee being the actual cost quoted by Council's Five Waters maintenance contractor will apply.

    Applications for new water connections can be made online via SDC's website (Selwyn District Council - New Water Connection approval form). Applications should be made at least 8 working days prior to commencement of work (allow a minimum of 10 working days for watermain shutdowns).

56. The existing residential unit located on proposed Lot 417 must be connected to the water infrastructure installed as part of the works necessary to service the development prior to the granting of s224 for the stage containing Lot 417.

57. The existing well that services the existing residential unit located on proposed Lot 417 (and any other well that may be decommissioned as part of subdivision works) must be decommissioned and the site be completely reinstated with the appropriate quality assurance documents including as built details submitted Council via development.engineer@selwyn.govt.nz prior to issuing of S224c certificate.

58. All vested water reticulation must meet Council's testing and hygiene standards as prescribed by the Engineering Code of Practice. Supporting documentation confirming compliance must be supplied to Council prior to the issuing of s224(c) certificate.

    Advice Note: Refer to WSP 005 for Council's water chlorination, hygiene, and water installer qualification requirements for water reticulation connection requirements.

Wastewater Supply

59. Engineering plans and details for all works associated with the following proposed works that will vest to Council or the relevant Asset Manager:

a. Alterations to the existing wastewater supply

b. Extensions of the existing wastewater supply

c. Provision of Council maintained points of supply

To service each new lot, plans must be submitted to Council via development.engineer@selwyn.govt.nz for acceptance at least 20 working days prior to the commencement of related works and once accepted, will thereafter form part of the Approved Consent Document.

60. Each lot must be provided with an individual wastewater connection to Council's wastewater reticulation infrastructure that is laid to the boundary and can service the net area of that lot in accordance with the Engineering Code of Practice and the accepted engineering plans.

61. All gravity wastewater laterals must be installed ensuring grade and capacity are provided for and in accordance with Council's Engineering Code of Practice, giving regard to maximum upstream development density.

62. All vested wastewater reticulation must meet Council's pressure testing and CCTV inspection standards as prescribed by the Engineering Code of Practice. Supporting documentation must be supplied to Council prior to the issuing of s224(c) certificate.

63. Connection to the Council sewer must be arranged by the consent holder at the consent holder's expense. The work must be done by a registered drainlayer.

64. The existing on-site effluent treatment and disposal system on Lot 417 must be decommissioned, and the site be completely reinstated with the appropriate quality assurance documents including as built details and a fill certificate confirming compliance with NZS4431:2022 and submitted Council via development.engineer@selwyn.govt.nz prior to issuing of S224c certificate for the stage containing Lot 417. If this information is not supplied, then the location of the decommissioned septic tank must be identified on the survey plan as a no build area.

65. The existing residential unit located on proposed Lot 417 must be connected to the waste water infrastructure installed as part of the works necessary to service the development prior to the granting of s224 for the stage containing Lot 417.

Advice Note: The connection of Lot 417 to the Council wastewater reticulation following decommissioning of onsite wastewater treatment system requires a Building Consent. Notification of the decommissioning of the onsite wastewater treatment should be made to the Regional Council.

Stormwater

66. Engineering plans and supporting design information for all works associated with the installation of stormwater infrastructure to service the development site must be submitted to Council via the development.engineer@selwyn.govt.nz for acceptance at least 20 working days prior to the commencement of related works and once accepted, will thereafter form part of the Approved Consent Document.

Advice Note: Where designs require the installation of stormwater management areas landscaping plans will also be required prior to Engineering Acceptance being granted for that asset to allow Council to review the function of the asset holistically.

67. The Consent Holder must install stormwater reticulation treatment and disposal systems to service the subdivision in accordance with the accepted engineering plans and the requirements of the associated discharge consent.

Advice Note: All vested stormwater infrastructure is required to include low maintenance stormwater treatment installed to meet the stormwater treatment outcomes prescribed by the Land Water Regional Plan as consented under the CRC consents CRC260197 & CRC260198 .

68. Where the collection and disposal of 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, must be determined by a suitably qualified engineer and evidence of results must be provided at engineering acceptance.

69. Post development stormwater discharges must not exceed pre-development stormwater discharges for all critical duration design storm events up to and including the 1% AEP storm. Designs and supporting information will be submitted to Council via development.engineer@selwyn.govt.nz for review and acceptance.

70. The discharge consent obtained from the Canterbury Regional Council must be compliant with any applicable Selwyn District Council network discharge consent (or subsequent variations)).

    A certificate produced by a suitably qualified person that certifies compliance with the Council's network discharge consent must be submitted to Council via development.engineer@selwyn.govt.nz prior to the granting of section 224(c).

71. The Consent Holder will hold, operate, and maintain the Canterbury Regional Council operational discharge consent held in their name for a minimum of two years after the section 224(c) Completion Certificate for the final stage of this consent 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 prior to the transfer of the CRC consent to Council.

72. The Consent Holder must demonstrate that the operational discharge stormwater is compliant with the Canterbury Regional Council consent that is held in the consent holder's name. A fully compliant Compliance Monitoring Report issued by the Canterbury Regional Council must be submitted to Council certifying compliance with the relevant CRC consent via development.engineer@selwyn.govt.nz prior to the granting of section 224(c)

73. Any works undertaken on stormwater infrastructure located within the development site must be completed in accordance with the Engineering Code of Practice and accepted engineering plans.

74. The Consent Holder shall prepare and submit a Stormwater Design Report and Management Plan in accordance with the requirements of Selwyn District Council and Environment Canterbury Regional Council. This plan shall be provided for Selwyn District Council's for approval and sign-off prior to granting section 224(c) at the consent holder's cost.

    Advice Note: The Stormwater Management Plan shall include, but not be limited to:

    1. *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.*
    2. *Existing and proposed drainage plan with sub catchments and flow arrows to show how the drainage will be affected.*
    3. *Calculations to demonstrate compliance with the Engineering Code of Practice and any relevant Environment Canterbury consent conditions.*
    4. *Ongoing operation and maintenance requirements.*

75. All vested stormwater reticulation must meet Council's pressure testing and CCTV inspection standards as prescribed by the Engineering Code of Practice. Supporting documentation must be supplied to Council prior to the issuing of s224(c) certificate.

76. The Consent Holder must provide a Stormwater Operations and Maintenance Manual prior to the approval of the section 224(c) certificate.

    Advice Note: The Stormwater Operations and Maintenance Manual must include but not be limited to:

    1. *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.*
    2. *Contact details for maintenance personnel engaged by the developer over the maintenance period*

3. *As built documents/images of system for baseline records. This would include the extent of the stormwater catchments and any baseline data i.e. heavy metal level in receiving environment.*
4. *Maintenance procedures and how compliance with the consent conditions must be achieved and recorded. This will also cover stormwater system maintenance during the maintenance period(s).*
5. *What actions will be undertaken when non-compliance is detected and recorded.*
6. *Where all cleanings from sumps are proposed to be disposed of – in accordance with Regional and local landfill requirements.*
7. *Summary of costs to maintain the system including details of the number of inspections and cleaning of sumps/disposal of sump material.*
8. *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*

77. Prior to the approval of a section 224(c) completion certificate the consent holder must provide a Producer Statement demonstrating that the stormwater system has been designed and constructed in accordance with CRC260198.The producer statement is to be submitted to development.engineer@selwyn.govt.nz.

78. The design details of the stormwater management systems must be peer reviewed by Miyamoto (or another suitably qualified engineer) and the findings of the peer review must be submitted at Engineering Approval Stage.

Earthworks and Overland Flow

79. Engineering plans and supporting design information for all works associated with all necessary earthworks and the creation of overland flow paths by the works proposed as part of this consent must be submitted to Council via the development.engineer@selwyn.govt.nz for acceptance at least 20 working days prior to the commencement of related works and once accepted, will thereafter form part of the Approved Consent Document.

    Advice Note: Where designs require the installation of overland flow paths landscaping plans will also be required prior to Engineering Acceptance being granted for that asset to allow Council to review the function of the asset holistically.

    Advice Note: All engineered fill designs must comply with New Zealand Standard (NZS) 4431:2022 Code of Practice for Earth Fill for Residential Development.

80. The development site is located within the Plains Flood Management Overlay area as defined by the Partially Operative District Plan. All designs and supporting information submitted to Council for review and Engineering Acceptance must demonstrate that the secondary flow paths created by this consent are able to convey the 0.5% Annual Exceedance Probability (AEP) storm event.

    Advice Note: To allow for climate change the design storm event used for the creation of any secondary flow paths located with the Plains Flood Management Overlay area will be the High Intensity Rainfall Design System (HIRDS), Representative Concentration Pathway (RCP) 8.5 (2081 – 2100) rainfall event for the critical storm duration. The designs will be expected to demonstrate that all flows generated by the design storm event will not exceed the capacity of the overland flow path.

81. Plans and support information must be submitted Council via the development.engineer@selwyn.govt.nz for acceptance at least 20 working prior to the granting of engineering acceptance to confirm:

    a. Any change in ground levels will not cause ponding or drainage nuisance to neighbouring properties.

    b. All filled land is shaped to fall to the road boundary.

    c. Existing drainage paths from neighbouring properties are maintained.

82. All earthworks completed on site are to be carried out in accordance with the Engineering Code of Practice and the accepted engineering plans.

83. Certificates satisfying the conditions of NZS4431: 2022 Code of Practice for Earth Fill for Residential Development are to be provided to the Council prior to section 224(c) approval. These certificates will be

provided by a chartered engineering professional with suitable experience and accompanied by a report detailing the extent and nature of all earthworks undertaken.

84. Prior to the issuing of s224(c) certificate the consent holder must provide an accurate digital elevation model (DEM) for all earthworks undertaken as part of this consent that meet the requirements set out in the Engineering Code of Practice and Engineering Acceptance letter. Any costs involved in provision and transfer of this data to Council's systems must be borne by the consent holder.

85. Prior to the issuing of s224(c) certificate the consent holder must provide accurate 'as built' plans for all earthworks undertaken as part of this consent that meet the requirements set out in the Engineering Code of Practice and Engineering Acceptance letter. Any costs involved in provision and transfer of this data to Council's systems must be borne by the consent holder.

86. The consent holder must submit a geotechnical completion report and associated certification to the Council prior to the issuing of the s224(c) certificate.

Power and Telecommunications Services

87. The consent holder must 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.

88. The consent holder must 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.

    Advice Note: 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.

89. The consent holder must provide evidence in writing from the relevant authorities that electrical and telecommunications service connections have been installed to each lot.

Consent Notices

90. Pursuant to section 221 Resource Management Act 1991 a consent notice must be registered on the Record of Title for Lots 322, 332-337, 341, 345, 347, 368, 369, 370, 372, 374-381, 383, 390, 402, 404-416, 318-421, 424, 428 and 437-453 to ensure ongoing compliance with the following condition.

    a. Development of this Lot is restricted to the establishment of a single residential unit and any accessory buildings or associated use. No further subdivision of these lots may occur.

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

91. Pursuant to section 221 Resource Management Act 1991 a consent notice must be registered on the Record of Title for Lots 396-399 and 387-389 to ensure ongoing compliance with the following condition.

    a. To ensure no more than twelve residential units utilise the accessway, development of this Lot is restricted to the establishment of a single residential unit and any accessory buildings or associated use. No further subdivision of these lots may occur.

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

92. Pursuant to section 221 Resource Management Act 1991 a consent notice must be registered on the Record of Title for any infrastructure site(s) to ensure ongoing compliance with the following condition.

    a. Any infrastructure site must be used as an infrastructure site only and shall not be used for calculating future boundary adjustments or subdivision.

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

93. Pursuant to section 221 Resource Management Act 1991 a consent notice must be registered on the Record of Title for any all residential Lots to ensure ongoing compliance with the following condition.

    a. A privately owned soakage pit on each lot must be designed and constructed with sufficient capacity for the 1% AEP critical duration rainfall event. This must be constructed at the same time as any building and be maintained thereafter.

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

RC255547 Land Use Consent Conditions

1. The proposal shall proceed in general accordance with the information formally received with the application on 4 July 2025, the further information provided on 16 July, 8 October, 13 October and 17 October and 5 November 2025, and the attached stamped Approved Plans entitled LOT 320-453, LOT 500-502, LOT 600-603, LOT 700 BEING PROPOSED SUBDIVISION OF LOT 14 & LOT 15 DP 483709 and dated 4/11/2025, except where another condition of this consent must be complied with.

Earthworks

2. 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://esccanterbury.co.nz/. The ESCP must be held on site at all times and made available to the Council on request.

3. The draft ESCP provided with the application is accepted in principle. All filling and excavation work must be carried out in accordance with a final (or a draft if approved in principle) Erosion and Sediment Control Plan (ESCP). Unless approved as part of a separate Environment Canterbury (ECan) resource consent for stormwater discharge or ECan resource consent for excavation/filling, the ESCP will require formal acceptance by Selwyn District Council's Development Engineer (via email to development.engineer@selwyn.govt.nz) prior to any work starting on site.

4. The ESCP is to be designed by a suitably qualified person and a design certificate supplied with the ESCP for acceptance at least 5 working days prior to any earthworks commencing. The best practice principles, techniques, inspections and monitoring for erosion and sediment control must be based on ECan's Erosion and Sediment Control Toolbox for Canterbury http://esccanterbury.co.nz/.

5. The ESCP must include (but is not limited to):

    a. Site description, i.e. topography, vegetation, soils, sensitive receptors such as waterways, etc;

    b. Details of proposed activities;

    c. A report including the method and time of monitoring to be undertaken;

    d. A locality map;

    e. Drawings showing the site, type and location of sediment control measures, on-site catchment boundaries and off-site sources of run on/runoff;

    f. Drawings and specifications showing the positions of all proposed mitigation areas with supporting calculations if appropriate;

    g. Environmental monitoring and auditing, including frequency;

    h. Corrective action, reporting on solutions and update of the ESCP;

i. Stabilised entrance/exit and any haul roads;

j. Site laydown and stockpile location(s) and controls.

Advice Note: Any changes to the accepted ESCP must be submitted to the Council in writing following consultation with the Council's Development Engineer. The changes must be accepted by the Development Engineer prior to implementation.

6. The accepted ESCP referred to in condition 2 must be implemented on site over the entire construction phase. No earthworks may commence on site until:

   a. All measures required by the ESCP have been installed;

   b. An Engineering Completion Certificate, signed by an appropriately qualified and experienced engineer, has been submitted to the Council. This is to certify that the erosion and sediment control measures have been properly installed in accordance with the accepted ESCP;

   c. The Council has been notified (via email to compliance@selwyn.govt.nz) no less than 3 working days prior to work commencing, of the earthworks start date and the name and details of the site supervisor;

   d. The contractor has received a copy of all resource consents and relevant permitted activity rules controlling this work.

7. 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.

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

8. 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.

9. Dust emissions must be appropriately managed within the boundary of the property. 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.

10. All loading and unloading of trucks with excavation or fill material must be carried out within the subject site.

11. Any surplus or unsuitable material from the project works must be removed from site and disposed at a facility authorised to receive such material.

12. 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 Engineering Code or Practice at the expense of the consent holder and to the satisfaction of the Council.

13. Any change in ground levels must not cause a ponding or drainage nuisance to neighbouring properties. All filled land must be shaped to fall to the road boundary. Existing drainage paths from neighbouring properties must be maintained.

14. The earthworks and construction work must be under the control of a nominated and suitably qualified engineer.

15. The fill sites must be stripped of vegetation and any topsoil prior to filling. The content of fill must be clean fill (as defined in the Partially Operative District Plan).

16. Any change in ground levels must not affect the stability of the ground or fences on neighbouring properties. All filled land must be shaped to fall to the road boundary. Existing drainage paths from neighbouring properties must be maintained.

17. Following the completion of the filling and associated work an engineering report including a finished section level as built, with retained wall height and slope batter details, must be submitted to the Development Engineer. This report must be undertaken by a suitably qualified engineer. The information contained in this report will be placed on the property record

    Advice Note: Any retaining wall that exceeds 6m² is regarded as a building and requires a separate resource consent if not specifically addressed within the application supporting this consent.

18. All filling exceeding 300mm above excavation level must be in accordance with NZS 4431:2022 Engineered fill construction for lightweight structures. At the completion of the work an Earth Fill report including a duly completed certificate in the form of Appendix D of NZS 4431 must be submitted to the Council at development.engineer@selwyn.govt.nz so that the information can be placed on the property record. This report must detail depths, materials, compaction test results and include as-built plans showing the location and finished surface level of the fill.

19. The area of exposed ground must not exceed five hectares at any one time.

Traffic Management

20. All works on site must be subject to a Traffic Management Plan (TMP) which must be prepared by a suitably qualified person and submitted for acceptance prior to the commencement of earthworks. No works are to commence until the TMP has been accepted and installed.

    The TMP must identify the nature and extent of temporary traffic management and how all road users will be managed by the use of temporary traffic management measures. It must also identify the provision of on-site parking for construction staff. Activities on any public road should be planned so as to cause as little disruption, peak traffic safety delay or inconvenience to road users as possible without compromising safety. The TMP must comply with the Waka Kotahi NZTA Code of Practice for Temporary Traffic Management (CoPTTM) and the relevant Road Controlling Authority's Local Operating Procedures.

    The TMP must be submitted to the relevant Road Controlling Authority through the web portal www.myworksites.co.nz). To submit a TMP a Corridor Access Request (CAR) must also be submitted. A copy of the accepted TMP and CAR must be supplied to the Council's resource consent monitoring team (via email tocompliance@selwyn.govt.nz) at least 3 working days prior to the commencement of works under this consent.

Contamination

21. Where evidence of a contaminated site not identified in the application is found at any stage of the site development works, then work must cease at that site until the risk has been assessed by an Suitably Qualified Environmental Practitioner 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).

22. Any soils removed from the site during the course of the activity must be disposed of to a facility authorised to accept the material. The consent holder must submit the waste manifest of the disposal of surplus soils from the site to an authorised facility to the Council, by email compliance@selwyn.govt.nz no later than 20 working days following this disposal.

23. In the event that soils are found to have visible staining, odours and/or other conditions that indicate soil contamination, then work must cease until a Suitably Qualified and Experienced Practitioner (SQEP) engaged by the consent holder has assessed the matter and advised of the appropriate remediation and/or disposal options for these soils. The consent holder must immediately notify the Council by way of email to Compliance@selwyn.govt.nz. Any measures to manage the risk from potential soil contamination must also be communicated to the Council prior to work re-commencing.

24. No construction, development or site preparation work must occur on the site until the site has been remediated and validated in accordance with the following conditions of consent.

25. All samples required under the consent must be collected and analysed in accordance with the Ministry for the Environment Contaminated Land Management Guidelines No. 5 – Site investigation and analysis of soils (Revised 2011).

26. All contaminated material that is removed from the site must be taken to an authorised facility for disposal and the consent holder must submit to the Team Leader Compliance (Compliance@selwyn.govt.nz) waste manifests from the contractor and cartage company that clearly identify the stockpile reference number against the laboratory sample number at the end of the remediation process.

27. Any contaminated material that is excavated and stored on the site must be stockpiled on an already contaminated part of the site or on a surface that will prevent the stockpile from contaminating a new part of the site.

28. Any replacement soils must be certified as clean fill by the supplier or tested to confirm that they are suitable for residential land use under the National Environmental Standard (NES) for Assessing and Managing Contaminants in Soil to Protect Human Health.

29. The consent holder must submit a Site Validation Report to Council, by way of email to Compliance@selwyn.govt.nz no later than 20 working days following the completion of soil disturbance. The Site Validation Report must include but not be limited to:

    (i) Details of the project works completed

    (ii) A site plan showing the location and volume of the completed earthworks and drawing of the 'as built' state of the site.

    (iii) For soils imported to site; information on the soil source site and any sample results.

    (iv) Documentation of any incidents and how they were resolved

    (v) The results of any sampling undertaken.

    (vi) The soil guideline value that the site has been remediated to

    (vii) Records of the disposal of material identified as containing concentrations of contaminants above background levels. The record must include:

        (1) The approximate location of the site where the contaminated material was found;

        (2) The name of the person and company that collected the contaminated material from the site;

        (3) The date of collection;

        (4) The destination of the material;

        (5) A description of the material, including known contaminants; and

        (6) The volume of the material collected.

        (7) Evidence of that disposal to an authorised facility.

    The Site Validation Report must be written in accordance with the Ministry for the Environment Guideline for Reporting on Contaminated Sites in New Zealand (revised 2011).

Attachments

1. RC255546 Subdivision Approved Plan(s) - LOT 320-453, LOT 500-502, LOT 600-603, LOT 700 BEING PROPOSED SUBDIVISION OF LOT 14 & LOT 15 DP 483709

2. RC255547 Land Use Approved Plan(s) - LOT 320-453, LOT 500-502, LOT 600-603, LOT 700 BEING PROPOSED SUBDIVISION OF LOT 14 & LOT 15 DP 483709

Development Contributions

Subdivision Consent

143. 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. Any objection or request for reconsideration must be made in writing in accordance with the Development Contribution Policy in place at the time of application.

144. 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.

145. Note: The amounts set out in the attached table are applicable at the time the application for resource consent is formally received. If the time between the date the resource consent is formally received 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 formally received. 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.

146. Please contact our Development Contributions Assessor on 03 347 2800 or at: 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	133.00	1.00	132.00	5,553.00	732,996.00	109,949.40	842,945.40
Wastewater	133.00	1.00	132.00	13,154.00	1,736,328.00	260,449.20	1,996,777.20
Stormwater	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Reserves	133.00	1.00	132.00	11,663.00	1,539,516.00	230,927.40	1,770,443.40
Community Infrastructure	133.00	2.00	131.00	1,478.00	193,618.00	29,042.70	222,660.70
Roading	133.00	2.00	131.00	1,269.00	166,239.00	24,935.85	191,174.85
Lowes Road ODP	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Contribution					**4,368,697.00**	**655,304.55**	**5,024,001.55**

Selwyn District Council Advice Notes for the Consent Holder

Lapse Period (Subdivision Consent)

(a) Pursuant to section 125 of the Resource Management Act 1991, this subdivision consent lapses five years after the date of issue of the decision, i.e. the date of receipt of the Notice of Decision email, unless:

(i) A survey plan is submitted to Council for approval under section 223 of the Act before the consent lapses, and that plan is deposited within three years of the approval date in accordance with section 224 of the Act; or

(ii) Before the consent lapses an application is made to the Council to extend the period after which the consent lapses and the Council decides to grant an extension.

Lapse Period (Land Use Consent)

(b) Pursuant to section 125 of the Resource Management Act 1991, if not given effect to, this land use consent shall lapse five years after the date of issue of the decision, i.e. the date of receipt of the Notice of Decision email, unless before the consent lapses an application is made to the Council to extend the period after which the consent lapses and the Council decides to grant an extension.

Section 224 Certificate Issuing Requirements (Subdivision)

(c) A Section 224 Certificate will not be issued until all Council invoices, including engineering fees and any other related costs associated with the Resource Consent have been paid in full.

Resource Consent Only

(d) This consent is a Selwyn District Council resource consent under the Resource Management Act. It is not an approval under any other Act, Regulation or Bylaw. Separate applications will need to be made for any other approval, such as a water race bylaw approval or vehicle crossing approval.

Building Act

(e) 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

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

Monitoring

(g) In accordance with section 36 of the Resource Management Act 1991, the following monitoring programme and associated fee has been charged: Specialised - Two site inspections.

(h) 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.

(i) Where the conditions of this consent require any reports or information to be submitted to the Council, please forward to the Council's Compliance Team, compliance@selwyn.govt.nz.

(j) Any resource consent that requires additional monitoring due to non-compliance with the conditions of the resource consent will be charged additional monitoring fees at a time and cost basis.

Vehicle Crossings

(k) Any new or upgraded vehicle crossing requires a vehicle crossing application from Council's Infrastructure Department prior to installation. For any questions regarding this process please contact transportation@selwyn.govt.nz. Use the following link for a vehicle crossing information pack and to apply online: Selwyn District Council - Application to Form a Vehicle Crossing (Entranceway)

Accessible Carparking Spaces

(l) The District Plan and the Building Code have different requirements for accessible carparking. Therefore, the carparking plan approved as part of this resource consent may not comply with the Building Code. Early engagement with the building consent team is recommended to ensure all requirements can be met.

Impact on Council Assets

(m) Any damage to fixtures or features within the Council road reserve that results from construction or demolition on the site shall be repaired or reinstated at the expense of the consent holder.

Vehicle Parking During the Construction Phase

(n) Selwyn District Council is working to keep our footpaths safe and accessible for pedestrians, including school children. The Council also seeks to avoid damage to underground utility services under footpaths, e.g. fibre broadband. During the construction phase (and at all other times), please:

(i) park only on the road or fully within your property – it is illegal to obstruct or park on a footpath; and

(ii) arrange large deliveries outside of peak pedestrian hours, e.g. outside school start/finish times.

Peer Review

(o) Council may have designs that show vested assets peer reviewed at the consent holder's cost. Applicants will be informed whether this is required upon review of designs submitted for Engineering Acceptance.

Engineering Acceptance

(p) Plans and supporting information accompanied in the design report required for Engineering Acceptance must include but not be limited to the following:

a. Water Reticulation

b. Wastewater Reticulation

c. Roading Network – new and alterations to existing and streetlighting.

d. Stormwater, water races, and land drainage

e. Walking and cycling infrastructure provision and connection.

f. Future Public Transport provision accessibility (in consultation with Environment Canterbury Regional Council)

(q) Please note that pedestrian linkages through proposed reserves are considered to be part of the roading infrastructure and will require engineering acceptance prior to construction.

(r) Copies of any consents required and granted in respect of this subdivision (ECan Consents and Waka Kotahi approval) must be supplied to the Development Engineer via development.engineer@selwyn.govt.nz

(s) Please be advised that at the time of Engineering Acceptance, any specific design requirements identified may result in changes to the preliminary design submitted in support of the consent application.

Landscaping Acceptance

(t) On-site construction must commence within 12 months of the issue of Landscaping Approval. If works do not commence within 12 months of the issue or approval, the applicant must re-submit plans for Landscaping Acceptance prior to works commencing.

(u) The installation of services in Recreation Reserves may impose limits on the end use of the reserve. Council's preference is that all services are located within the road reserve. The consent holder and/or their agent is informed that the installation of services in Recreation Reserves may change the final value of the Developer's Improvement Contributions.

Roading

(v) The consent holder must install street name signs displaying the Council approved street name and poles at each intersection in accordance with Policy R430 prior to the granting of section 224(c).

(w) A minimum of three name options for each road, and street numbering plans must be submitted to Council in accordance with Council Policies N101 and N102 for acceptance prior to section 224(c) Approval.

(x) A Developers Agreement may be entered into with Council for the construction of this subdivision. The Developers agreement must be agreed to by Council in writing and Engineering Acceptance will be issued prior to construction commencing on site.

(y) The detailed design and location of the pedestrian refuge on Lincoln Rolleston Road is to be confirmed at Engineering Acceptance.

(z) Detailed designs for the following is to be submitted as part of Engineering Acceptance

(i) Pedestrian refuge on Lincoln Rolleston Road.

(ii) Provision of dropped kerbs and tactile pavers on shared footpaths.

(iii) Pedestrian crossing feature on Nobeline and Lincoln Rolleston Road.

(iv) Road 2 and Road 3 termination points

(v) Provision of footpath on Road 4 and provision of footpath around cul-de-sac.

(vi) Demonstration of rubbish truck and emergency vehicles manoeuvring Road 2 and 4 when there is on street parking.

Vehicle Crossings and Accessways

(aa) Private Road name options, a minimum of three options for each road, and street numbering plans must be submitted to Council in accordance with Council Policies N101 and N102 as part of Engineering Acceptance.

(bb) The consent holder must install private road/ROW name signs displaying the Council approved street name and poles at each ROW in accordance with Policy R430.

(cc) All proposed vehicle crossings must be located in accordance with the SDC Engineering Code of Practice and the SDC Tree and vegetation Policy. This requires vehicle crossings to be set back a minimum distance from street trees depending on the location of the street tree relative to the direction of vehicle travel over the crossing. Where the relocation of an existing street tree is necessary to enable the work provided for by this consent, approval should be sought from an SDC Landscape Development Advisor - development.landscaping@selwyn.govt.nz. The relocation of any street tree will be undertaken by an SDC approved contractor within the planting season at the consent holders' expense in accordance with the accepted plans.

(dd) Any new or upgraded vehicle crossing requires approval from Council's Infrastructure and Property Department prior to installation. Applications to install a new vehicle crossing or upgrade an existing one can be made online via the SDC website (Selwyn District Council - Application to Form a Vehicle Crossing (Entranceway)). For any questions regarding the process please contact the Roading Team via email at transportation@selwyn.govt.nz.

Water

(ee) Council Policy only permits one water connection per valuation number/property.

(ff) No irrigation is permitted from the Council Water Supply.

(gg) If the site is to be subdivided in the future the infrastructure requirements of the Engineering code of practice and zoning requirements will apply.

(hh) Hydraulic modelling shall be provided at Engineering Acceptance stage. This should account for any changes in the lot numbers and in accordance with Selwyn District Council Engineering Code of Practice.

(ii) It is advised that the developers of the neighbouring subdivisions to collaborate to achieve a smooth joint development *agreement for the upgrade and extension of trunk main on Lincoln Rolleston Road. The*

application will need to arrange an appropriate section upgrade and confirm the extent of upgrade as part of Engineering Acceptance Stage.

Wastewater

(jj) A Developers Agreement may be entered into with Council for the construction of 8 232 Lincoln Rolleston Road & 8 Nobeline Road subdivision. The Developers agreement must be agreed to by Council in writing and Engineering Acceptance will be issued prior to construction commencing on site.

Stormwater

(kk) Where a specific discharge consent is issued by Canterbury Regional Council, any consent or associated conditions will be subject to Selwyn District Council acceptance, where these obligations will be transferred to Selwyn District Council. Draft CRC consent conditions must be submitted to Council for acceptance via development.engineer@selwyn.govt.nz prior to Engineering Acceptance being granted, once accepted, will thereafter form part of the Approved Consent Document.

(ll) 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.

(mm) The consent holder must obtain Resource Consent from Canterbury Regional Council for earthworks, construction activities and operational stormwater discharges.

(nn) Given that the future upgrade of Lincoln Rolleston Road and Nobeline Drive to a roundabout it is expected that any changes to the relocation of proposed Soakpit 6 shall be addressed at Engineering Acceptance Stage.

Earthworks & Overland Flows

(oo) An independent peer- review on the proposed stormwater and flood modelling is to be completed and submitted to confirm the adequacy of –

a. Stormwater quantity mitigation

b. Proposed flood routing and no discharge to the neighbouring sites

(pp) The modelling will be required to be submitted as a part of the Engineering Acceptance documentation. By accepting the conditions, the applicant accepts the risks of undertaking the modelling after the Resource Consent has been granted. It is understood that it will be in the applicant's best interest to ensure that adequate allowance for stormwater and flood mitigation has been provided from the start.

(qq) A site specific shallow geotechnical testing on each house site at building stage is recommended.

(rr) Dust management can be achieved through keeping the surface of the material damp or by using another appropriate method of dust suppression. Compliance with Canterbury Regional Council requirements must be maintained at all times. 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.

Landscaping

(ss) Council considers all proposed pedestrian infrastructure to be part of the roading network and subject to the requirements of Engineering Acceptance

(tt) The installation of services in Recreation Reserves may impose limits on the end use of the reserve. Council's preference is that all services are located within the road reserve. The consent holder and/or their agent is informed that the installation of services in Recreation Reserves may change the final value of the Developer's Improvement Contributions.

Rūnanga Advice Notes for the Consent Holder

Te Taumutu Rūnanga

(a) The future development of the lots should align with the *Ngāi Tahu Subdivision and Development Guidelines*.

(b) The development and/or subdivision of land should not result in a decrease in stormwater capacity and should not result in negative cumulative effects on water quantity or quality to protect the mauri of the Te Waihora catchment.

(c) The future development of the lots must incorporate sustainable urban design features with respect to stormwater runoff including:

a. Rainwater capture and reuse (i.e., rainwater collection tanks).

b. Minimising imperious cover (e.g., using permeable paving and maintaining grass cover).

c. The use of rain gardens and swales (or other land-based methods) rather than standard kerb and channel.

d. Avoiding the use of building material known to generate contaminants such as copper guttering and roofing.