

Resource Consent Decision

RC235161



APPLICANT:	Your Section FV Limited
PROPOSAL:	RC235161 – To undertake a subdivision creating 195 residential lots, two balance allotments, roads, reserves, accessways and one allotment for future business development.
LOCATION:	153 Lincoln Rolleston Road, Rolleston
LEGAL DESCRIPTION:	Lot 1 DP 568976 being 10.0000ha in area more or less, as contained in Record of Title 1024686. Lot 2 DP 568976 being 10.6750ha in area more or less, as contained in Record of Title 1024687. Lot 2 DP 578200 being 3.3080ha in area more or less, as contained in Record of Title 1084943.
ZONING:	Operative Selwyn District Plan (2016) The property is zoned Living Z and is within ODP Area 14 of Rolleston under the provisions of the Operative District Plan (Townships) Volume
STATUS:	Operative Selwyn District Plan (2016) RC235161 has been assessed as a subdivision consent for a Non-Complying activity under the Operative District Plan.

This application was formally received by the Selwyn District Council on 28 March 2023. Assessment and approval took place on 3 July 2023 under a delegation given by the Council.

Decision

- A. Resource consent 235161 be processed on a **non-notified** basis in accordance with sections 95A-F of the Resource Management Act 1991; and
- B. Resource consent 235161 be **granted** pursuant to sections 104, 104B and 104D of the Resource Management Act 1991 subject to the following conditions imposed under sections 108 and 220 of the Act:

General

1. The following conditions of consent shall be met prior to the issue of a section 224(c) Completion Certificate at the expense of the consent holder.
2. The subdivision shall proceed in general accordance with the information submitted with the application on 28 March 2023, the further information dated 23 June 2023, and the attached approved subdivision plans entitled "Falcons View, Proposed subdivision of Lot 2 DP 578200, Lot 2 DP 568976, and Lot 500 RC....., Proposed Subdivision Consent 2", Revision 7 dated June 2023 (now marked RC235161), including the addition of any utility allotments as required, except where another condition of this consent must be complied with.

3. The subdivision may be undertaken in stages, as illustrated on the approved scheme plan. If the subdivision is undertaken in stages, the staging shall be undertaken in a manner that maintains servicing and legal access to each completed subdivision stage.
4. All required easements shall be created and granted or reserved.

Amalgamation

5. That the following amalgamation conditions shall apply. (LINZ Reference #1847222)

Stage 8

- "That Lot 431 (legal access) hereon be held as to two undivided one-half shares by the owners of Lots 114 & 115 hereon as tenants in common in the said shares and that individual titles shall be issued in accordance therewith."

Stage 10

- "That Lot 432 (legal access) hereon be held as to four undivided one-quarter shares by the owners of Lots 141, 142, 143 & 144 hereon as tenants in common in the said shares and that individual titles shall be issued in accordance therewith."
- "That Lot 433 (legal access) hereon be held as to six undivided one-sixth shares by the owners of Lots 156, 157, 158, 159, 160 & 161 hereon as tenants in common in the said shares and that individual titles shall be issued in accordance therewith."
- "That Lot 434 (legal access) hereon be held as to seven undivided one-seventh shares by the owners of Lots 166, 167, 168, 169, 170, 171 & 172 hereon as tenants in common in the said shares and that individual titles shall be issued in accordance therewith."

Stage 13

- "That Lot 435 (legal access) hereon be held as to four undivided one-quarter shares by the owners of Lots 207, 208, 209 & 210 hereon as tenants in common in the said shares and that individual titles shall be issued in accordance therewith.'
- "That Lot 443 (legal access) hereon be held as to two undivided one-half shares by the owners of Lots 205 & 206 hereon as tenants in common in the said shares and that individual titles shall be issued in accordance therewith."

Stage 14

- "That Lot 436 (legal access) hereon be held as to nine undivided one-ninth shares by the owners of Lots 228, 229, 230, 231, 232, 233, 234, 235 & Lot 1 DP 578200 (RT 1084942) hereon as tenants in common in the said shares and that individual titles shall be issued in accordance therewith."

Stage 16

- "That Lot 437 (legal access) hereon be held as to two undivided one-half shares by the owners of Lots 294 & 295 hereon as tenants in common in the said shares and that individual titles shall be issued in accordance therewith."
- "That Lot 442 (legal access) hereon be held as to six undivided one-sixth shares by the owners of Lots 193, 268, 269, 270, 271 & 272 hereon as tenants in common in the said shares and that individual titles shall be issued in accordance therewith."
- "That Lot 438 (legal access) hereon be held as to two undivided one-half shares by the owners of Lots 285 & 286 hereon as tenants in common in the said shares and that individual titles shall be issued in accordance therewith."
- "That Lot 445 (legal access) hereon be held as to three undivided one-third shares by the owners of Lots 273, 274 & 275 hereon as tenants in common in the said shares and that individual titles shall be issued in accordance therewith."

Consent notices

6. That a Consent notice be registered against the Record of Title for each utility lot created, to the effect that it shall be used as a utility lot only. Ongoing compliance with this condition shall be

ensured by way of a consent notice registered against the Record of Title to issue for that Lot hereon. The consent notice shall be prepared and registered by Council's solicitor at the request and expense of the consent holder.

7. That any temporary un-serviced balance lot shall be subject to the following consent notice which shall be prepared and registered by Council's solicitor at the request and expense of the consent holder:

This is an un-serviced balance allotment. No services (power, phone, water, sewer or stormwater) have been provided to this lot. No contributions (water, sewer, roading and reserves) have been paid and no credits are available.

The consent notice shall be removed/cancelled as each subsequent stage of the subdivision is completed.

8. No residential dwelling shall be erected on Lots 502 and 503. This is an un-serviced development lot. No services (power, phone, water, sewer or stormwater) have been provided to this lot. Connections to the relevant services will be required at the time future development occurs. This includes the erection of a dwelling or principal building on the lot. No contributions (water, sewer, roading and reserves) have been paid and no credits are available.

Ongoing compliance with this condition shall be ensured by way of a consent notice registered against the Record of Title to issue for Lots 502 & 503 hereon. The consent notice shall be prepared and registered by Council's solicitor at the request and expense of the consent holder.

9. That the following consent notices shall be cancelled.

- Lot 500 of RC225866:
 - i. CN12285127.2 (requiring a DSI prior to any residential development on the site).
 - ii. a new consent notice specifying no residential allotment to be erected on the lot due to it being unserviced and that a road frontage upgrade for Lincoln Rolleston Road is required for further subdivision.
- Lot 2 DP 568976 – CN12285127.3 (requires a DSI prior to any residential development on site).
- Lot 2 DP 578200 – CN12583717.2 (no residential dwellings to be erected, an unserviced lot).

10. Proposed Lot 316 shall be used as a local business centre, in alignment with the ODP requirements. That unless a resource consent has been granted otherwise, all future development and activities will be subject to the relevant Business 1 zone requirements in the Operative District Plan (Townships Volume)

Ongoing compliance with this condition shall be ensured by way of a consent notice registered against the Record of Title to issue for Lot 316 hereon. The consent notice shall be prepared and registered by Council's solicitor at the request and expense of the consent holder.

11. Unless a resource consent has been granted otherwise, any fence or freestanding wall shall comply with the requirements of the District Plan at the time the fence or freestanding wall is constructed. For further information please refer to the relevant rule in the District Plan or contact the duty planner at the Selwyn District Council.

On-going compliance with this condition shall be ensured by way of a consent notice registered against the Record of Title to issue for each lot hereon. The consent notice shall be prepared and registered by Council's solicitor at the request and expense of the consent holder.

12. Unless a resource consent has been granted otherwise or otherwise permitted by the District Plan, any lot which shares a boundary with a reserve or walkway shall be limited to a single fence erected within 5m of any Council reserve that is at least 50% visually transparent where it exceeds 1.2m in height (which shall be applied to the whole fence in its entirety).

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

Engineering

13. The engineering design plans and specifications for all works shall be submitted to the Development Engineering Manager for approval including, but not limited to:

- Water supply
- Sewerage
- Stormwater
- Roothing, including streetlighting and entrance structures
- Upgrade of existing road frontages
- Shared accessways
- Landscaping and irrigation.

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

14. All work shall comply with the conditions set out in the Engineering Approval and be constructed in accordance with the approved engineering plans.
15. All work shall comply with the Engineering Code of Practice, except as agreed in the Engineering Approval.
16. The consent holder shall include with the engineering plans and specifications submitted for Engineering Approval, copies of any other consents required and granted in respect of this subdivision, including any certificate of compliance or consent required by Canterbury Regional Council.
17. That a report be provided at Engineering Approval stage, by a suitably qualified and experienced person confirming that the engineering design of the subdivision is sufficient to mitigate flooding on every site, based on a 200-year Annual Exceedance Probability rainfall event.
18. Unless specific provision is made otherwise through the Engineering Approval the services to all lots shall extend from the road boundary to a point one metre inside the net area of the lot. Please note that the net area is the area excluding any right of way or accessway.
19. The consent holder shall provide accurate 'as built' plans of all services to the satisfaction of the Development Engineering Manager. All assets being vested in Council shall be provided in an appropriate electronic format for integration into Council's systems. Any costs involved in provision and transfer of this data to Councils systems shall be borne by the consent holder.
20. The consent holder shall provide a comprehensive electronic schedule of any assets to be vested in the Council to the satisfaction of the Development Engineering Manager. The schedule shall include but not be limited to installed material unit costs, type, diameter, class, quantity and include summary details.
21. The Consent Holder shall enter into a bond and be responsible for the maintenance of all subdivision and associated works vested in the Council in relation to the Consent at the issuance of the section 224(c) certificate and continue until the Council tests and accepts the quality of the bonded infrastructure and the agreed or stipulated maintenance period taking into account any needed repairs, replacement or rectification required for a period of:
- a) 12 months for roading, water, sewer and stormwater reticulation; and
 - b) 24 months for landscaping, reserve assets, stormwater treatment and discharge systems and sewer pump stations.

Roothing

22. The full length of the existing Lincoln Rolleston Road frontage to the application site shall be upgraded to township/urban standards to the road centreline, including but not limited to seal widening, kerbing, shared use paths and street lighting.
23. All roads shall be constructed in accordance with the approved engineering plans. The Ed Hillary Drive extension shall specifically be formed to a Collector Road standard in regard to Appendix 13 of the Operative District Plan (Townships Volume).
24. All roads shall be vested in the Selwyn District Council as road.
25. The corners of the lots at the intersection of Lincoln Rolleston Road and Ed Hillary Drive shall be splayed to allow for the future construction of a roundabout. The corner of lots at all other road intersections shall be splayed with a rounded minimum radius of 3 metres.
26. Street lighting shall be provided on all new roads and existing roads in accordance with the Engineering Approval.
27. The consent holder shall install street name signs displaying the Council approved street name and poles at each intersection in accordance with Policy R430.
28. A vehicle crossing to service Lots 110, 218, 242, 304, 431, 432, 433, 434, 435, 443, 436, 437, 442, 438 & 445 shall be formed in accordance with Appendix 13 of the District Plan (Townships Volume). The vehicle crossing shall be sealed to match the existing road surface for the full width of the crossing between the site boundary and sealed carriageway.
29. Unless as agreed through engineering approval, the vehicle accessways serving 110, 218, 242, 304, 431, 432, 433, 434, 435, 443, 436, 437, 442, 438 & 445 shall be formed in accordance with Appendix 13 of the District Plan (Townships Volume). Those shared accessways serving more than 6 lots shall provide a minimum formed width of 5.5m.

Water Supply, Stormwater and Sewer

30. Each lot within the subdivision shall be separately serviced with water, sewer and stormwater systems. This condition does not apply to stormwater where ground soakage is available.
31. Where sewer and water mains and stormwater systems in private property are to be vested, a written request shall be submitted for Council approval. Easements in gross in favour of Council shall be provided.
32. The net area of each lot shall be provided with an individual potable high pressure connection to the Rolleston water supply in accordance with the approved Engineering Plans.
33. Water meters shall be installed in the road reserve only (please note that multi meter boxes may be utilised).
34. Connection into Council's reticulated water supply shall either be carried out or supervised by Council's contractor CORDE at the cost of the consent holder.
35. As part of the works to provide the water supply to the subdivision the applicant is to enter into a developer's agreement with council prior to commencement of works for Council to cover the extra over costs to install a 375 mm diameter water main in Lincoln Rolleston Road. Details of the agreement can be confirmed at Engineering Approval.
36. That each lot shall be provided with a sewer lateral laid to the boundary of the net area of that lot in accordance with the approved Engineering Plans.
37. All laterals shall be installed ensuring grade and capacity are provided for and in accordance with Council engineering standards, giving regard to maximum upstream development density.
38. All sewer reticulation to be vested shall meet Council CCTV standards.
39. Connection to the Council sewer shall be arranged by the consent holder and the work shall be done by a registered drainlayer.

40. The consent holder shall install stormwater reticulation treatment and disposal systems to service the subdivision in accordance with the approved engineering plans and the requirements of Canterbury Regional Council.
41. The Council vested stormwater reticulation system installed as a part of the subdivision works shall be designed to cater to the following rainfall events:
 - Primary system – 10% AEP Rainfall event
 - Secondary system – 1% AEP Rainfall event
42. The consent holder shall prepare and submit a Stormwater Design Report and Management Plan in accordance with the requirements of Selwyn District Council and Canterbury Regional Council. This plan shall be provided for Selwyn District Council's approval and sign-off at the consent holder's cost. It shall include, but not be limited to:
 - A plan showing existing ground levels on neighbouring properties along with proposed levels on the subdivision sites. Interference with pre-existing stormwater flows needs to be considered so as not to cause ponding or nuisance on neighbouring or developed land.
 - Existing and proposed drainage plan with sub catchments and flow arrows to show how the drainage will be affected.
 - Calculations to demonstrate compliance with the Engineering Code of Practice and any relevant Environment Canterbury consent conditions.
 - Ongoing operation and maintenance requirements.
43. The proposed development shall not discharge run off onto adjacent properties unless via a controlled outlet approved as part of the Engineering Design Approval.
44. In the event that an adjacent neighbour's historical stormwater drainage was onto the site, the proposed development must maintain or mitigate the historical discharge.
45. Where a specific discharge consent is issued by Canterbury Regional Council (Environment Canterbury), any consent or associated conditions will be subject to Selwyn District Council acceptance, where these obligations will be transferred to Selwyn District Council. The consent holder will hold, operate and maintain the stormwater consent for a minimum of two years after the section 224(c) Completion Certificate has been issued. Council must be satisfied at the end of this period that all aspects of the system, including but not limited to compliance with consent conditions, operations and maintenance costs are acceptable to Council.
46. The consent holder shall provide a Stormwater Operations and Maintenance Manual prior to the approval of the section 224(c) Completion Certificate.
47. Where stormwater mains in private property are to be vested in Selwyn District Council, a written request shall be submitted to the Development Engineering Manager. Easements in gross in favour of Council shall be provided.

Power and Telecommunications Services

48. The consent holder shall provide electricity and telecommunications to the net area of each lot of the subdivision with direct frontage to a road by way of underground reticulation in accordance with the standards of the relevant network utility operator.
49. The consent holder shall provide infrastructure to the net area of each rear lot of the subdivision to enable electricity and telecommunications connections by way of underground reticulation in accordance with the standards of the relevant network utility operator.
50. The consent holder shall provide evidence in writing from the relevant authorities that electrical and telecommunications service connections have been installed to each lot.

Water races

51. That unless the water race is formally closed, the water race within the site shall be piped. Engineering plans for the piping of the water race shall be submitted to the Development Engineering Manager for approval. For clarity, Conditions 52 & 53 shall not apply in the event of the water race closure.
52. The inlet and outlet of the piped water race shall be precast concrete headwalls (unless an alternative option is approved as part of Engineering Approval) and the minimum diameter of the pipe shall be 300mm. Pipe diameter must be confirmed by detailed design.
53. Where the alignment of the piping is not located within the road reserve, an easement in gross favour of Council to the width that is the greater of:
 - 2.0m x (depth to invert) + OD
 - 3.0mWhere OD is the outside diameter of the pipe laid.

Site Stability and Site Works

54. That the consent holder ensure on a continuing basis (until Certificates of Title are available for each allotment) that dust is not generated from consolidated, disturbance or transportation of material or earthworks activities by keeping the surface of the material damp or by using another appropriate method of dust suppression.
55. A site ground investigation shall be carried out by a suitably qualified person and a report provided to council.
56. The Consent Holder shall confirm whether any earth fill has been placed on site. All earthworks completed on site are to be carried out in accordance with New Zealand Standard (NZS) 4431:2022 – Engineered fill construction for lightweight structures.
57. At the completion of all earthworks Certificates satisfying the conditions of New Zealand Standard (NZS) 4431:2022 – Engineered fill construction for lightweight structures are to be provided to the Selwyn District Council. These certificates will be accompanied by a detailed report highlighting the extent and nature of all earthworks undertaken.

Landscaping

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

Fencing Covenants

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

Reserves

61. Pursuant to the relevant legislation the consent holder shall vest Lot 401 in the Council as Recreation Reserve and Lots 402 & 403 as Local Purpose (Accessway) Reserves.
62. The consent holder shall supply to Council copies of all Certificates of Title for land, other than roads, that is vested in the Council.

Contaminated land

63. Soil and material that contains concentrations of contaminants in excess of soil contaminants standards or guidelines for residential land use under the National Environmental Standard (NES) for Assessing and Managing Contaminants in Soil to Protect Human Health shall be remediated in accordance with the Remediation Action Plan, submitted with the application.
64. All contaminated material that is removed from the site shall be taken to an authorised facility for disposal.
65. Where contaminated material is removed from the site, the consent holder shall submit to the Team Leader Compliance 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.
66. Any contaminated material that is excavated and stored on the site shall 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.
67. Any replacement soils shall 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.
68. The consent holder shall submit to the Team Leader Compliance a Site Validation Report prepared in accordance with the Ministry for the Environment Contaminated Land Management Guidelines No.1 – Reporting on Contaminated Sites in New Zealand (Revised 2011) at the end of the remediation process.
69. Where evidence of a contaminated site not identified in the application is found at any stage of the site development works, then work shall 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). Once the risk has been assessed and any required resource consent obtained, the consent holder shall undertake all necessary work to rehabilitate the site in accordance with either the standards for permitted activities or the conditions of the resource consent (as appropriate). All works shall be undertaken at the consent holders' expense.

Attachments

1. 235161 Approved Plans
2. 235161 Cultural ADP

Development Contributions (Subdivision Consents)

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

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

Note: The amounts set out in the attached table are applicable at the time of the granting of this consent. If the time between the date the resource consent is granted and the time which the Council would normally invoice for the development contributions (usually the time an application is made for the issue of Council's section 224(c) certificate for the subdivision) is more than 24 months, the development contributions will be reassessed in accordance with the development contributions policy in force at the time the consent was submitted. To

avoid delays, the consent holder should seek the reassessed amounts prior to the application for the section 224(c) Resource Management Act 1991 certificate. Please contact our Development Contributions Assessor on 03 347 2800 or at development.contributions@selwyn.govt.nz .

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	195.00	0.00	195.00	2,192.00	427,440.00	64,116.00	491,556.00
Wastewater	195.00	0.00	195.00	5,138.00	1,001,910.00	150,286.50	1,152,196.50
Stormwater	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Reserves	195.00	1.00	194.00	10,352.00	2,008,288.00	301,243.20	2,309,531.20
Roading	195.00	1.00	194.00	1,310.00	254,140.00	38,121.00	292,261.00
Lowes Road ODP	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Contribution					3,691,778.00	553,766.70	4,245,544.70

Notes to the Consent Holder

Lapse Period (Subdivision Consents)

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

S.224 Issued requirements

- b) S.224 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.

Monitoring

- c) In accordance with section 36 of the Resource Management Act 1991, the Council's basic monitoring fee has been charged.
- d) 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.
- e) Where the conditions of this consent require any reports or information to be submitted to the Council, please forward to the Council's Compliance and Monitoring Team, compliance@selwyn.govt.nz
- f) Any resource consent that requires additional monitoring due to non-compliance with the conditions of the resource consent will be charged additional monitoring fees on a time and cost basis.

Vehicle Crossings

- g) Any new or upgraded vehicle crossing requires a vehicle crossing application from Council's Assets Department prior to installation. For any questions regarding this process please contact transportation@selwyn.govt.nz. You can use the following link for a vehicle crossing information

pack and to apply online: <https://www.selwyn.govt.nz/services/roads-And-transport/application-to-form-a-vehicle-crossing-entranceway>

Building Act

- h) 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

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

Impact on Council Assets

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

Vehicle Parking During the Construction Phase

- k) Selwyn District Council is working to keep our footpaths safe and accessible for pedestrians. During the construction phase (and at all other times):

- Please park on the road or fully within your property.
- It is illegal to park on or obstruct a footpath.
- Arrange large deliveries when school children are not around
- Blocking the footpath can cause a school child to have to move out onto the road or cross the road at a location they are not familiar with.
- Parking on the footpath also damages the utility services like internet fibre underneath

Engineering/general

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

The application shall include:

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

All correspondence regarding engineering approvals is to be directed to: Development.Engineer@selwyn.govt.nz

- m) Maintenance Bonds (In accordance with the Council's Bonding Policy of Subdivision Works and Large Projects as at the date of issue of this consent) - Maintenance bonds shall be valued at 5% of the total value of works (plus GST).

The resource consent holder shall provide costings and estimates for the total value of works from an independent quantity surveyor, acceptable to Council, at the resource consent holder's expense.

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

1. Inflation;
2. Delays in works being completed; or
3. Repairs, rectification and or replacement is required

4. Price escalations.
- n) Road and street names and individual property address numbers shall be adopted only upon Council approval. The applicant shall supply to Council for consideration a minimum of 3 names, listed in preference, for those roads or streets that are to be vested in Council. This may be done at Engineering Approval.
 - o) Where existing road frontages are to be upgraded, this work is required to be approved and undertaken through the Engineering Approval.
 - p) All new residential lots adjoining legal roads and/or private roads/rights of way created by this subdivision will be issued property numbers by Council in accordance with Council Policy. The consent holder shall supply Council with a finalised Deposited Plan to enable numbers to be generated for issue and adoption.
 - q) The Council accepts new roads or reserves subject to land covenants in limited circumstances as outlined in the Policy for the Vesting of Road and Reserves Subject to Land Covenants which is attached to this decision. Water supply - For supervision purposes a minimum of 2 working days' notice is required. Please note a connection fee being the actual cost quoted by CORDE will apply.
 - r) A private road/right of way that serves a minimum of 5 (five) properties can be named if requested. The applicant shall supply a minimum of 3 names listed in preference for Council consideration. Council will consider those names that are deemed appropriate and approve a name that does not already exist or is not similar to any other name in Selwyn District.
 - s) The Stormwater Operations and Maintenance Manual shall include but not be limited to:
 - As built documents/images of system for baseline records. This would include the extent of the stormwater catchments, surveyed long-sections and x-sections of pipelines and stormwater management devices e.g. basins wetlands and swales, and where available, any baseline data i.e. water quality, quantity or soil monitoring results.
 - Contact details for maintenance personnel engaged by the developer over the maintenance period
 - As built documents/images of system for baseline records. This would include the extent of the stormwater catchments and any baseline data i.e. heavy metal level in receiving environment.
 - Maintenance procedures and how compliance with the consent conditions shall be achieved and recorded. This will also cover stormwater system maintenance during the maintenance period(s).
 - What actions will be undertaken when non-compliance is detected and recorded.
 - Where all cleanings from sumps are proposed to be disposed of – in accordance with Regional and local landfill requirements.
 - Summary of costs to maintain the system including details of the number of inspections and cleaning of sumps/disposal of sump material.
 - What actions will be undertaken before handover to Selwyn District Council is proposed ie notification procedure at least two months prior to requesting handover.
 - t) Where the collection and disposal of roof/surface water is to ground, the suitability of the natural ground to receive and dispose of the water without causing damage or nuisance to neighbouring properties, shall be determined by a suitably qualified person/engineer and evidence of results is to be provided at engineering approval.
 - u) Early consultation with council's stormwater engineer is recommended to ensure the latest stormwater standards including design rainfall are incorporated into the detailed design.
 - v) Council has the right to have designs peer reviewed at the consent holder's cost.
 - w) All stormwater reticulation to be vested shall meet council CCTV standards

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

Yours faithfully

Selwyn District Council



Richard Bigsby