

**FINAL DECISION OF COMMISSIONER ON NON-NOTIFIED
SUBDIVISION / LAND USE CONSENT APPLICATION
Sections 104 And 104C**

Application Number:	RMA/2019/1733
Applicant:	Yoursection Limited
Site address:	848 Cashmere Road and 1 Sutherlands Road, Christchurch
Site area:	9.5308ha
Legal Description:	Pt Lot 6 and Lot 7, DP2380
Zoning:	Residential New Neighbourhood
Overlays and map notations:	Liquefaction Management Area, the remainder of Port Hills and Banks Peninsula Slope Instability Management Area.
Activity Status:	Subdivision Restricted Discretionary
Activity Status:	Land Use Restricted Discretionary
Activity Status:	NES: Restricted Discretionary
Description of Application:	142 Lot fee simple lot subdivision, associated earthworks and dwellings with road boundary setback intrusions

Introduction

1. I was appointed by Christchurch City Council (**Council**) to determine this application.
2. I issued an interim decision on 7 September 2020. That decision was final in terms of my findings, but interim as to conditions. I directed that the Applicant and the s42A officer, Ms Cottam, liaise and provide a complete set of conditions and related documents to give effect to the matters I identified.
3. Following that decision, Ms Thomas for applicant and Ms Cottam liaised as directed. There were some minor areas of uncertainty which were raised with me. Following clarification, a complete set of conditions addressing those matters was provided on 21 September 2020.
4. I have made some minor corrections to that set which are largely of a typographical nature. I have also made an amendment to the Advice Note following Condition 14 of the Subdivision consent to include a reference to the additional 1 metre strip so that it reflects Condition 1.1a and b of that consent.
5. I am satisfied that the purpose of the Resource Management Act 1991 is met by the granting of the consents on the conditions attached.
6. Consent is therefore **granted** as follows:
 - (i) Land use consent is **granted** pursuant to ss104, 104C, 108 and 108AA of the Resource Management Act, subject to the attached conditions imposed pursuant to ss108 and 108AA of the Resource Management Act 1991.

- (ii) Subdivision consent is **granted** pursuant to ss104, 104C and 106 of the Resource Management Act, subject to the attached conditions imposed pursuant to ss108, 108AA and 220 of the Resource Management Act 1991.



David Caldwell
Independent Commissioner
Date: 22 September 2020

LAND USE CONSENT

- (A) That the application be processed on a **non-notified** basis in accordance with Sections 95A – 95E of the Resource Management Act 1991.
- (B) That the application **be granted** pursuant to Sections 104, 104C, 108 and 108AA of the Resource Management Act 1991, subject to the following condition:
1. The development shall proceed in accordance with the information and stamped approved plans, entered into the Council's records as RMA/2019/17333 (11 pages).

Earthworks for Formation of Vehicle Crossing within 5m of Trees for Future Dwellings (All Residential Lots excluding Lots 1, 43-47 and 139-141 which will be accessed from Sutherlands Road)

2. This consent only allows works within 5m of a street tree dripline within 5 years for the date of the title being issued for the lot to which the crossing applies.
3. Any earthworks within the legal road associated with the construction of a new vehicle crossing and to install water supply connections shall be setback a minimum of 2m from the trunk of any adjoining street tree.

Advice Note: The minimum separation distances between street trees and driveways that are specified in the Christchurch City Council Infrastructure Design Standard (IDS) must be adhered to (refer IDS 10.9.11 Location of trees in streets).

4. No other works or parking of vehicles or stockpiles or storage of materials are permitted within 5m of a street tree on legal road except that vehicles may park on the carriageway of the road.
5. Prior to the commencement of works, a temporary protective fence shall be erected around the street tree at a minimum distance of 2m from the trunk of the tree, except that this can be reduced to 1.5m where the vehicle crossing is to be installed or to the edge to of any sealed area such as a footpath or kerb and channel).
6. The temporary protective fence shall be constructed of mesh material with a "post" system spaced at intervals of at least a metre apart and consisting of a type that has no underground strip footing.
7. The temporary protection fence shall be maintained at all times during the construction process. If the protective fencing is damaged it shall be repaired immediately.
8. No water used to wash down machinery (e.g. concrete mixers) likely to contain concrete or fuel shall be disposed of on the root plate of the trees or tree pit.
9. At the completion of works any exposed earth within the berm shall be reinstated and planted with grass.
10. Any person undertaking works within 5m of a street tree under this consent shall notify Christchurch City Council no less than five working days prior to works commencing, (email to rcmon@ccc.govt.nz) of:
 - a) The earthworks start date and the name and contact details of the site supervisor;
 - b) The temporary protective fence being erected (provide photographic evidence);
 - c) A schedule/list of activity.
11. Within 5 working days of sealing the vehicle crossing photographs of the site are to be taken at the completion of the work and are to be forwarded to rcmon@ccc.govt.nz.
12. The site manager shall keep a copy of this consent on site at all times and they will be responsible for informing the labour force with regard to the conditions of the consent.

Residential Units on Lots 52 to 62

13. Any building on Lots 52-62 shall comply with all applicable operative District Plan rules at the date of issue of this consent with the exception of the following:
 - a. A road boundary setback of 2m shall apply for Lots 53 to 62 along Cashmere Road except that a setback of 3m shall apply for one continuous length of 3m along that road boundary.
 - b. A road boundary setback of 3m shall apply along Cashmere Road for Lot 52.
 - c. One tree capable of reaching a height of 5m at maturity shall be planted in the 3m setback referred to in (a) and (b) above in each of the lots identified in this condition.
 - d. Fencing shall be a maximum of 1.8 metres in height for Lots 57-62 within the road boundary setback of Cashmere Road.
 - e. Fencing shall be a maximum of 1.5 metres in height for Lots 52-56 within the road boundary setback of Cashmere Road.

Residential Units on Lots 114 -129, 131-136

14. Any buildings on Lots 114-129, 131-136 shall comply with all applicable operative District Plan rules at the date of issue of this consent with the exception of the following:
 - a. A road boundary setback of 3 metres shall apply.
 - b. One tree capable of reaching a height of 4m at maturity shall be planted in the 3m road boundary setback in each of the lots identified in this condition.

Subdivision Earthworks

15. All earthworks associated with the creation and formation of the subdivision within 15 metres of the northern boundary shall be carried out in accordance with the conditions of the subdivision consent RMA/2019/1733. Land use consent RMA/2020/47 has been issued for the remainder of the application site.

Advice Note: Conditions 13 and 14 do not apply to residential activities that are authorised by other resource consents or that are permitted activities in the District Plan.

Riparian Management Plan (Lots 114 – 129, 131 – 136 and 138 – 139)

16. The consent holder shall maintain the plants within Area AA to AY in accordance with the Riparian Management Plan (prepared in accordance with condition 14.5 of the subdivision consent RMA/2019/1733) at quarterly intervals for a minimum period of 12 months or until each owner takes possession of each lot, whichever occurs later.
17. The consent holder shall be responsible for monitoring implementation of the Riparian Management Plan for a period of 3 years after it has completed enhancement works on the drain and shall undertake any works required to give effect to the Riparian Management Plan within that three year period.

Advice Notes:

The Council will require payment of its administrative charges in relation to monitoring of conditions, as authorised by the provisions of section 36 of the Resource Management Act 1991. The current monitoring charges are:

- (i) A monitoring programme administration fee of \$102.00 to cover the cost of setting up the monitoring programme; and
- (ii) A monitoring fee of \$116.80 for the first monitoring inspection to ensure compliance with the conditions of this consent; and
- (iii) Time charged at an hourly rate if more than one inspection, certification of conditions, or additional monitoring activities (including those relating to non-compliance with conditions), are required.

The monitoring programme administration fee and inspection fees will be charged to the applicant with the consent processing costs. Any additional monitoring time will be invoiced to the consent holder when the monitoring is carried out, at the hourly rate specified in the applicable Annual Plan Schedule of Fees and Charges.

SUBDIVISION CONSENT

- (A) That the application be processed on a **non-notified** basis in accordance with Sections 95A – 95E of the Resource Management Act 1991.
- (B) That the application **be granted** pursuant to Sections 104, 104C and 106 of the Resource Management Act 1991, subject to the following conditions imposed pursuant to Sections 108, 108AA and 220 of the Resource Management Act 1991:

1. Compliance with Application Information

- 1.1 The survey plan, when submitted to Council for s223 certification, is to be substantially in accordance with the stamped approved application plans except as set out below:
- a. The easement in gross to allow the Council to access Quarry Road Branch Drain No. 1 for maintenance purposes and for the purposes of enhancing the north bank of the drain shall include the waterway Quarry Road Branch Drain No.1 and shall extend 4 metres from the southern banks of the waterway. The easement in gross shall be granted on terms which allow the Council to remove any obstructions within the easement area and to recover any reasonable costs of doing so from the landowner and shall be shown on the survey plan when the plan is submitted to Council for s223 certification.
 - b. The 3 metre wide landscape and planting area and the 1 metre wide access strip on the south bank of Quarry Road Branch Drain No.1 required by condition 14.1 of this consent shall be illustrated on the subdivision plan at the time of the section 223 application as Area AA to AY.

2. Staging

- 2.1 The subdivision may be carried out in stages and may be undertaken in any order provided that each stage is provided with legal road access. If staged, each stage is to be in accordance with the staging shown on the scheme plan.
- 2.2 At each stage any balance land is to be left as a fully serviced allotment that retains the underlying credits, if any, for development contributions.

3. Allotments to Vest as Local Purpose (Utility) Reserves

- 3.1 In the event that stormwater run off entering the site from Cashmere Road or from the pre-existing culvert discharging into the site from Cashmere Road and/or properties on the south side of Cashmere Road will be managed within the site, Lots 206, 231 and 232 shall be shown on the survey plan as Local Purpose (Utility) reserve to vest.

However in the event that this stormwater will not be managed within the site, Lots 231 and 232 shall not be required for as Local Purpose (Utility) reserve and shall instead be incorporated into residential allotments.

Advice notes:

In regards to Lot 231, a 5m wide allotment was volunteered by the consent holder for Local Purpose (Utility) Reserve purposes in the event that stormwater run off entering the site from Cashmere Road or from the pre-existing culvert discharging into the site from Cashmere Road and/or properties on the south side of Cashmere Road will be managed within the site. Should that stormwater be managed within the site, Council will purchase an extra 3m width (being Lot 232) from the consent holder for a local purpose utility reserve.

Any underground infrastructure across land to be vested as Reserve will require an easement application in compliance with s239, prior to the issuing of a s223 certificate. The application should be made to the Consent Planner, at the Consent Holders expense.

Lot 206 holds no credit towards the final reserve development contributions assessment. Lot 231 also holds no credit if it is required for Local Purpose (Utility) Reserve. The agreed 'landscape improvements' on the 'Accepted' landscape plans for Lots 206, 231 and 232 are to hold no credits against reserve development contributions.

4. Allotment to Vest as Recreation Reserve

- 4.1 Lot 201 is to be shown on the survey plan as Recreation Reserve to Vest, clear of any easements.

Advice Note: This reserve holds a credit for reserve development contributions.

5. Rooding

- 5.1 Lots 202, 203, 204, 205, 208, 211 and 216 shall be vested in the Council as road for road widening.
- 5.2 Any existing fences or walls outside the new road frontage boundary are to be removed.
- 5.3 In regards to Lots 202, 203, 204 and 205, any stormwater control structures shall be outside the edge of the existing seal.

6. Rooding

- 6.1 The new roads, being lots 210, 212- 215, 217, 218-221, are to be formed and vested in Council with underground wiring for electricity supply and telecommunications.

7. Engineering General

7.1 Liquefaction Hazard Mitigation

For mitigation of liquefaction (vertical settlement) and lateral spread (horizontal displacement) hazards, any of the proposed public structures shall be designed, in respect to a seismic event for a 1 in 150 years period of return under the serviceability limit state (SLS) and for 1 in 500 years period of return for the ultimate limit state (ULS).

7.2 Asset Design and Construction

All infrastructure assets that are to be vested in the Council shall be designed and constructed in accordance with the latest version of the IDS (post-earthquake) and of the Construction Standard Specifications (CSS).

The applicant is to design all infrastructure to resist the effects associated with earthquake induced liquefiable soils. In particular, the infrastructure must be designed in accordance with the conditions of this consent.

7.3 Quality Assurance

The design and construction of the subdivision and all assets shall be subject to a project quality system in accordance with Part 3 - Quality Assurance, of the IDS.

Prior to the commencement of physical works on site for the construction of the subdivision including infrastructure, the Consent Holder shall submit to the Council's Subdivision Engineer an Engineering Design Report, Plans and Design Certificate complying with clause 3.3.2 of the IDS – Part 3. The Engineering Design Report and engineering plans are to provide sufficient detail to confirm compliance with the requirements of the IDS and the conditions of this consent, including compliance with consent conditions requiring mitigation measures in respect to liquefaction related hazards. This report can be submitted as two individual design reports being infrastructure as one part and the remainder of the site as a second part.

Prior to the commencement of physical works on site, the Consent Holder shall submit to the Council's Subdivision Engineer a Contract Quality Plan for review by the Council subdivision engineer and the Engineer's Review Certificate", complying with clause 3.3.3 of the IDS.

Physical works shall not commence until a Council's Subdivision Engineer confirms that the above documentation has been received and accepted.

Prior to the issue of certification pursuant to section 224(c) of the Resource Management Act, the Consent Holder shall submit to the Council's Subdivision Engineer the "Engineering Design Report" complying with clause 3.3.4 of the IDS and an "Engineer's Completion Certificate" (Appendix VII of IDS – Part 3).

The "Engineering Design Report" shall provide sufficient detail to confirm compliance with the requirements of the IDS and this consent, including compliance with consent conditions requiring mitigation measures in respect to liquefaction related hazards

Advice Note: Part 3 of the IDS sets out the Council's requirements for Quality Assurance. It provides a quality framework within which all assets must be designed and constructed. It also sets out the process for reporting to Council how the works are to be controlled, tested and inspected in order to prove compliance with the relevant standards. It is a requirement of this part of the IDS that the Consent Holder provides certification for design and construction as a pre-requisite for the release of the section 224(c) certificate. The extent of the documentation required should reflect the complexity and/or size of the project.

The surveyor is to forward a copy of the title plan and survey plan to the Subdivision Planner (that processed the consent), Resource Consents & Building Policy Unit as soon as the plan has been lodged (or earlier if possible) for checking at Land Information New Zealand for entering into the Council GIS system.

All private sewer and stormwater laterals (serving rear lots) shall be installed under a single global Building Consent by a Licensed Certifying Drain Layer and the Code Compliance Certificate forwarded to Council's Subdivision Team as part of the Section 224c application.

Pipeline CCTV inspections are to be carried out on all gravity pipelines in compliance with the Council Standard Specifications (CSS):

<https://www.ccc.govt.nz/consents-and-licences/construction-requirements/construction-standard-specifications/pipeline-cctv-inspections/>

As-Built plans and data shall be provided for all infrastructure and private work in compliance with the Infrastructure Design Standards (IDS):

<https://www.ccc.govt.nz/consents-and-licences/construction-requirements/infrastructure-design-standards/as-built-survey-and-data-requirements/>

As-Built Plans are to be provided for any easements in gross over pipelines. The plans are to show the position of the pipelines relative to the easements and boundaries.

8. Water Supply

- 8.1 The point of water supply for the subdivision shall be the DN355 OD PE100 water main in Sutherlands Road.
- 8.2 The water supply shall be designed by a suitably qualified person in accordance with the Infrastructure Design Standard and in general accordance with the NZ Fire Service Fire Fighting Water Supplies Code of Practice NZS 4509:2008 to the satisfaction of the Water & Wastewater Asset Planning Team. Engineering drawings supported by hydraulic model outputs shall be sent to the Subdivisions Engineer for acceptance by the Three Water & Waste Asset Planning Team prior to the commencement of any physical work.
- 8.3 The water supply network shall comply in all respects with the design standards and codes whilst the subdivision is supplied from a single connection.
- 8.4 All water mains and submains for the subdivision shall be installed in legal road to be vested in Council. Water mains shall be extended along the full length of roads to vest and be terminated with temporary hydrants as per the requirements of the Infrastructure Design Standard. All water mains within the subdivision shall be a minimum DN 180 PE100 diameter.
- 8.5 The work shall be carried out by a Council approved water supply installer at the expense of the applicant.
- 8.6 All lots shall be served with a water supply to their boundary. Submains shall be installed to 1m past each lot boundary. Rear lots and lots within a R.O.W shall be served with laterals installed by a Licensed Certified Plumber into their net site areas under a Building Consent for each stage. Alternatively, the consent holder can seek Building Consent (BC) exemption for the installation of the private laterals. Where the laterals are installed under BC exemption construction shall be in accordance with the CSS and the IDS. Dummy connection boxes shall be installed at the entrance of the R.O.W. or in the event that the water main is extended into the R.O.W, in an area set aside within the R.O.W and as close as possible to the terminal fire hydrant.

9. Sewer

- 9.1 The sewer system for this subdivision is to be a Local Pressure Sewer System designed in accordance with Council's Infrastructure Design Standards and Construction Standard Specifications. Engineering drawings supported by hydraulic calculations shall be sent to the Subdivisions Engineer for acceptance by the Three Water and Waste Planning Team prior to the commencement of any physical work.
- 9.2 The approved sanitary sewer outfall shall be the DN180 OD PE100 pressure sewer main within Sutherlands Road. The connection to the outfall shall be from Lot 210 (road to vest).
- 9.3 Measures shall be put in place to Council's satisfaction and acceptance to enable the initial operation of the local pressure sewer system within and from the subdivision during the build phase, including ensuring self-cleansing flow and limiting sewage age within the system when the design number of pressure sewer tanks are not yet in operation.
- 9.4 Each lot shall have a Boundary Kit located within the legal road or R.O.W. outside the boundary of the lot. The lateral from the Boundary Kit is to extend at least 600mm into the net site of each lot.
- 9.5 Properties in a R.O.W. shall be serviced by a single pressure main. An isolation valve shall be installed on the pressure main at the boundary of the R.O.W and the public road. Easements in gross shall be created over Pressure Sewer Systems in private R.O.Ws.
- 9.6 Installation of the pressure sewer mains and boundary kits shall be carried out by a Council Authorised Drainlayer (Pressure Sewer Reticulation).
- 9.7 The following conditions shall be recorded pursuant to Section 221 of the RMA in a consent notice registered on the titles of each lot:

The property is to be served by a local pressure sewer system comprising a pump and storage chamber which can accommodate at least 24 hours average dry weather flow to be supplied by either Aquatec or EcoFlow and installed by a Council Authorised Drainlayer (Pressure Sewer Tanks) at building consent stage in accordance with the Requirements for Local Pressure Sewer Pumps specified under a Building Consent. The pressure sewer system will be supplied complete with an IOTA OneBox Control Panel.

Ownership and control of the local pressure pump, chamber, boundary kit and OneBox Control Panel will be vested with Council. The property owner shall enter into a Deed with the Christchurch City Council, drafted in terms approved by the Christchurch City Council, vesting ownership in the system prior to Code Compliance Certificate being issued for a dwelling on the relevant site.

The Council and its agents or contractors shall have the right of access to the property for the purpose of maintenance, monitoring or renewal of any part of the local pressure sewer system vested with Council.

The electricity supply for the system shall be from the dwelling and metered to the dwelling serviced by the system. The property owner shall be responsible for the power costs of operating the system.

The property owner shall ensure adherence with the operational requirements of the local pressure sewer system and if in breach of this obligation, the property owner shall promptly at the property owner's expense properly and substantially repair and make good all injury or damage caused to the local pressure sewer system. If the property owner fails to promptly comply with this obligation then the Council may perform the obligation and recover any costs incurred from the Property Owner.

10. Stormwater

- 10.1 The stormwater management system shall be comprised of channels, sumps, pipes, swales and waterways. In addition to the below conditions, the system shall meet the requirements of the CCC Waterways, Wetlands and Drainage Guide (WWDG 2003 including Chapters 6, 21 and Appendix 10 updated 2011/12), the Infrastructure Design Standard (IDS 2018), the Construction Standard Specifications (CSS 2018) and the South West Area Christchurch Stormwater Management Plan.
- 10.2 The consent holder shall demonstrate that authorisation for operational phase stormwater discharge under the Christchurch City Council's Water Supply, Wastewater and Stormwater Bylaw

2014 has been obtained from Christchurch City Council, otherwise separate authorisation from Environment Canterbury shall be obtained.

- 10.3 Unless otherwise approved by Council Engineers, stormwater generated from all roofs, roads and hardstanding areas within all allotments shall be collected via channels, sumps, pipes or swales and discharged into a permanent stormwater mitigation facility to be constructed offsite within Council land at 32 Sutherlands Road ("Sutherlands Basins"). If the permanent stormwater mitigation facility has not been commissioned, and/or a stormwater network connection made to the facility at the time of s224c application, a temporary first flush and detention system may be constructed within the site.
- 10.4 If a temporary stormwater mitigation system is not used, no building work or sealing of roads shall be undertaken on the site until the Sutherlands Basins facility and all required portions of network including a culvert under Sutherlands Road have been commissioned., or until an alternative method of treating and discharging stormwater has been approved by the Christchurch City Council.
- 10.5 Any temporary stormwater management and mitigation facilities shall be protected by registration of easement in gross. The easement in gross instrument shall specify that all temporary stormwater mitigation facilities are to be operated and maintained by the consent holder until they are decommissioned.
- 10.6 A temporary stormwater mitigation system, if used, shall consist of a first flush sedimentation basin and detention basin generally designed in general accordance with WWDG Chapter 6. Subject to approval by Council engineers, a combined single-basin system may be used.
- 10.7 The temporary first flush sedimentation basin shall:
 - a. Be designed to hold the volume of stormwater runoff generated from the first 25mm of rain falling on impervious areas within the development site;
 - b. Have batter slopes of 1 vertical in 4 horizontal average, or flatter;
 - c. Be vegetated with an approved grass species mixture.
 - d. Have an average stormwater storage depth of 1 metre or less;
 - e. Discharge via a choked outlet to Quarry Road Drain Branch No.1 at flow rates to be agreed by Council engineers at detailed design phase.
- 10.8 Stormwater in excess of the temporary first flush basin shall discharge into a detention basin designed in general accordance with WWDG Chapter 6. The detention basin shall:
 - a. Be sufficiently sized to control peak flows from the fully developed site to pre-developed 'greenfield' flow rates for all storms up to and including the critical 2 percent annual exceedance probability storm event.
 - b. Be designed using runoff coefficients and other hydrological parameters agreed by Council engineers at detailed design phase.
 - c. Have batter slopes of 1 vertical in 4 horizontal average or flatter;
 - d. Have an average stormwater storage depth of 1 metre or less;
 - e. Discharge via a choked outlet to Quarry Road Drain Branch No.1 at flow rates to be agreed by Council engineers at detailed design phase.
- 10.9 If a temporary mitigation system is used, the stormwater network shall be designed to facilitate future connection to the permanent downstream network. The future connection point and minimum invert levels shall be confirmed with Council Engineers at the detailed design phase. The consent holder shall be responsible for implementing the permanent network connection within 6 months of being provided written notice by Council that the downstream stormwater management systems have been commissioned.
- 10.10 The filling of land shall not cause adverse flooding effects on other land. The consent holder shall provide a report summarizing any effects such as disruption of overland flow caused by filling within the site, and identify all measures proposed to avoid, remedy or mitigate those effects. This report shall form part of the Engineering Design Report required by Condition 7.3.

- 10.11 The surface water management system shall be designed to ensure complete capture and conveyance of all stormwater runoff from the site and all upstream contributing catchments (assuming Maximum Probable Development) for all rainfall events up to and including the critical two percent annual exceedance probability storm. This will require internal reticulation and conveyance to meet Council's inundation standards as specified in the WWDG. Further, the conveyance system shall be designed to ensure that even for events where the critical peak stormwater runoff flow rate occurs that all resulting runoff shall actually reach the stormwater mitigation facility. A combination of primary and secondary conveyance systems may be used to ensure this level of service is achieved.
- 10.12 The primary stormwater reticulation network shall be designed to convey (at minimum) the stormwater generated from all contributing catchments for the critical twenty percent annual exceedance probability storm event. No flooding of private property shall occur during the critical ten percent annual exceedance probability storm event and no flooding of buildings shall occur during the critical two percent annual exceedance probability storm event.
- Advice Note: The stormwater network standards set in the above conditions will require internal reticulation sized to serve stormwater generated from other development upstream of the site. Council will enter into an Infrastructure Provision Agreement with the developer to reimburse for the cost of upsized stormwater reticulation to service these upstream development areas.*
- 10.13 The consent holder shall manage any stormwater runoff entering the site from Cashmere Road. Any works proposed within the public road corridor shall be approved by the Council Transport Network Planner and/or the Council Asset Engineer Policy.
- 10.14 The consent holder shall manage any stormwater emanating from the pre-existing culvert discharging into the application site from Cashmere Road and/or properties on the south side of Cashmere Road as at the date this consent is granted in such a way to avoid or mitigate nuisance to or flooding of allotments and/or roading within the site unless there is an alternative method of managing that flow within the existing Council network within Cashmere Road which will mitigate nuisance to or flooding of allotments and/or roading within the site.
- 10.15 Any subsoil drainage is used to manage groundwater levels within the development shall be designed in accordance with WWDG Chapter 5. Unless otherwise approved by Council Engineers subsoil drainage systems shall discharge into Quarry Road Drain Branch No.1.
- 10.16 As part of the Engineering Design Report required by Condition 7.3, the consent holder shall demonstrate how the design will meet the relevant standards in the IDS, CSS, WWDG and the South West Area Stormwater Management Plan and the Engineering Design Report shall contain all of the plans, specifications and calculations for the design and construction of all stormwater infrastructure and mitigation systems.
- 10.17 Stormwater laterals are to be laid to at least 600mm inside the boundary of all lots at the subdivision stage. Unless otherwise approved by Council Engineers, the laterals are to be laid at sufficient depth to ensure protection and adequate fall is available to serve the furthestmost part of the lot.
- 10.18 The designer of the surface water management system shall provide a report which identifies all overland flow paths proposed for storm events that exceed the capacity of the stormwater management and mitigation system. All overland stormwater flow paths are to be identified and protected by an easement in favour of Christchurch City Council, if required.
- 10.19 Safe and adequate access to stormwater facilities for maintenance and sediment removal shall be provided and designed in accordance with WWDG Sections 6.8 & 6.9.
- 10.20 The consent holder shall provide easements in gross over all stormwater infrastructure or overland flow paths located outside of legal road or utility reserve areas to be vested with Council.

- 10.21 The consent holder shall operate all permanent stormwater infrastructure to vest into Council for at least 12 months following the issue of the Section 224(c) certificate, after such time Council may accept responsibility for operation and maintenance,

Advice note: Council will only be vesting a permanent stormwater system.

- 10.22 A Maintenance and Operations manual for all stormwater management facilities shall be provided which shall include a description of the activity, the design assumptions, maintenance schedule and monitoring requirements.

Advice note: this condition is not required if a permanent stormwater management system is installed.

11. Transport

- 11.1 The Sutherlands Road frontage is to be upgraded at the cost of the applicant to include a service strip, shared path, kerb and channel, car parking/landscaping and seal widening. No car parking/landscaping will be required along the site frontage to the north of the new intersection with Sutherlands Road or south of Lot 206, to enable retention of pin oaks where feasible.

- 11.2 Road Safety Audits shall be undertaken as part of the detailed Engineering Design Report and post-construction by a suitably qualified independent traffic engineer.

- 11.3 Street lighting is to be installed in the new road(s) to vest in compliance with Part 11 (Lighting) of the Infrastructure Design Standard.

Advice note: There may be changes required to the road design as a result of the recommendations of the road safety audit.

Sutherlands Road cross-section to be confirmed after confirmation of the location of the Sutherlands Road trees

12. Greenspace

12.1 Design and Development of reserves and streetscapes

The consent holder shall submit to the Council (Asset and Network Unit (Parks)) a Landscape Design Report which shows the landscaping proposed for the reserves (Lots 201, 206 and 231, 232 (if Lots 231 and 232 are vested in the Council as Local Purpose (Utility Reserve)), and streetscapes for acceptance. All landscaping is to be carried out in accordance with the Accepted Landscape Plans. Planting shall occur within 1 April to 30 September in any given year. In the event that a subdivision's civil works are completed outside of this planting season, the developer will be required to bond the value of the plants and trees until the planting is complete.

The Landscape Design Report and plans are to provide sufficient detail to confirm compliance with the requirements of the IDS, the CSS: and the WWDG: 2003. All landscaping required by this condition is to be carried out in accordance with the accepted report and plan(s) at the Consent Holder's expense, unless otherwise agreed. The Consent Holder shall maintain the works for 24 months for the Establishment Period (Maintenance and Defects Period) from the time of issue of the Section 224 Certificate.

Where the Consent Holder has applied to vest assets as detailed on Accepted Landscape Plans, but the Asset and Network Unit (Parks) have not agreed to the value of the assets being credited against the Reserve Development Contributions or to reimburse the value of the assets to the Consent Holder, then the Consent Holder may vest the assets at their own expense.

12.2 Establishment Period (Defects Liability Period)

The Establishment Period (Defects Maintenance) for Lots 201, 206, 231 and 232 (if Lots 231 and 232 are vested in Council as Local Purpose (Utility Reserve) may include an inspection by Parks Operations staff after the first **6 – 12 months**, and a final inspection will be carried out at the end of the **24 month** Establishment Period (Defects Maintenance). Where it is not possible to determine the condition of plants/trees due to seasonal constraints (e.g. trees not being in full leaf) then the final inspection and final completion may be delayed until the condition of trees can be accurately determined.

During the 24 month Establishment Period, any diseased, dead or replacement plantings are to be replaced at the Consent Holder's expense. The Establishment Period and the term of the bond may be extended by a further 12 months for the replacement planting(s). Refer: CSS, Section Establishment. The Consent Holder is to keep an accurate and up-to-date monthly report on plant and tree conditions during the Establishment Period of the works undertaken. The report shall be submitted, if requested, by the Engineer within five days of the end of each month during the Establishment Period (Refer sample report: Landscape Construction Monthly Establishment Report, CSS, Part 7 Landscape (current version)).

The Consent Holder shall enter into a separate bond with Council Asset & Network Unit (Parks) Team to the value of 50% of the cost to replace and replant all plants on reserves. The bond shall be held for the Establishment Period of a minimum of 24 months and shall be extended by a further 12 months for the replacement planting(s), if required. The bond shall be released after the plants have been inspected and Accepted by the Council Parks Operation staff.

Any replacement plantings and establishment period required due to plants/trees not being accepted are to be carried out at the Consent Holder's expense.

12.3 Street Trees

The Consent Holder shall submit a plan(s) for proposed street trees to the Council's Asset & Network Unit (Parks) Team for acceptance. The plan(s) are to provide sufficient details to confirm compliance with the requirements of the IDS (current version) and the CSS Part 7: Landscapes (current version). All street tree works are to be carried out in accordance with the accepted report and plan(s) at the Consent Holder's expense. The Consent Holder shall maintain the street trees for the 24 month Establishment Period (Defects Maintenance) from the time the trees have been planted up until the final inspection and acceptance of the trees by the Council Parks Operations staff. The Establishment Period and the term of the bond may be extended by a further 12 months for the replacement planting(s), if required.

The Consent Holder is to keep an accurate and up-to-date monthly report on tree conditions and establishment works undertaken. The report shall be submitted, if requested, by the Engineer within five days of the end of each month during the Establishment Period (Refer sample report: Landscape Construction Monthly Establishment Report, CSS, Part 7 Landscape (current version)).

Advice Note: Refer to ISA Part 10: 10.8.11 Locations of trees in streets, and CSS Part 7: 4.0 Supply of Tree and Plant Materials.

The Team Leader Road Amenity & Asset Protection or his/her nominee may carry out an inspection of the trees after the first **6 -12 months** and a final inspection will be carried out at the end of the **24 month** Establishment Period. Where it is not possible to determine the condition of trees due to seasonal constraints (e.g. trees not being in full leaf) then the final inspection and final completion may be delayed until the condition of trees can be accurately determined).

The Consent Holder shall enter into a separate bond with Council Asset & Network Unit (Parks) Team to the value of 50% of the cost to supply, replant and establish all street trees. The bond shall be held for the Establishment Period of a minimum of **24 months** and shall be extended by a further **12 months** for the trees(s), if required (e.g. in a situation where 50% or more of the trees are not accepted). The bond shall be released after the trees have been accepted by the Team Leader Road Amenity & Asset Protection or his/her nominee.

Any replacement plantings and establishment period required due to trees not being accepted are to be carried out at the Consent Holder's expense.

12.4 Trees within Sutherlands Road Frontage

A council approved arborist is to inspect and complete any remedial work required on the three poplar trees and 12 existing Pin Oak trees located on legal road Sutherlands Road to make those trees safe for public open space, at the consent holder's expense, before they will be accepted by the Council Arborist for their respective stages.

Advice Note: The amount of trees retained will depend on the final design of the Sutherland Road's upgrade, required by Condition 11. The trees are intended to be retained if feasible subject to the Sutherlands Road upgrade works.

12.5 Final Completion / Handover

The Consent Holder shall submit, if requested, the required completion documentation in accordance with IDS Part 2:2.12 Completion of Land Development Works and the Quality Assurance System to provide evidence that the work is completed in accordance with the agreed standards and conditions of this consent. This is to be submitted, if requested, on completion of the Establishment Period referred to in Condition 12.2, prior to formal handover to Council and release of the Establishment Bond.

12.6 As – Builts

The Consent Holder shall submit As-Built plans for any landscape improvements on land to be vested as reserve and for any street trees, in accordance with IDS, Part 12 As-Builts records **before the s224 certificate is issued.**

13. Earthworks

13.1 Earthworks shall comply with approved plans 8 to 11.

13.2 Nuisance

The consent holder shall be responsible for all contracted operations relating to the exercise of this consent and shall ensure that all personnel working on the site are made aware of the conditions of this consent, have access to the contents of this consent document and all associated erosion and sediment control plans and methodology, and shall ensure compliance with consent conditions.

All filling and excavation work shall be carried out in accordance with a final Environmental Management Plan (EMP) which shall include an Erosion and Sediment Control Plan (ESCP). Unless approved as part of a separate ECan resource consent for stormwater discharge or ECan resource consent for excavation/filling the EMP will require formal acceptance by Christchurch City Council's Subdivision Engineer (email to rcmon@ccc.govt.nz) prior to any work starting on site. The EMP shall be designed by a suitably qualified person and a design certificate ([Appendix IV in IDS Part 3](#)) supplied with the EMP for acceptance at least 5 days prior to the works commencing.

The best practice principles, techniques, inspections and monitoring for erosion and sediment control shall be based on ECan's Erosion and Sediment Control Toolbox for Canterbury <http://escscanterbury.co.nz/>. The EMP shall include (but is not limited to):

- The identification of environmental risks including erosion, sediment and dust control, spills, wastewater overflows, dewatering, and excavation and disposal of material from contaminated sites;
- A site description, i.e. topography, vegetation, soils, etc;
- Details of proposed activities;
- A locality map;
- Drawings showing the site, type and location of sediment control measures, on-site catchment boundaries and off-site sources of runoff;
- Drawings and specifications showing the positions of all proposed mitigation areas with supporting calculations if appropriate;
- Drawings showing the protection of natural assets and habitats (including springs);
- A programme of works including a proposed timeframe and completion date;
- Emergency response and contingency management;
- Procedures for compliance with resource consents and permitted activities;
- Environmental monitoring and auditing, including frequency;
- Corrective action, reporting on solutions and update of the EMP;
- Procedures for training and supervising staff in relation to environmental issues;
- Contact details of key personnel responsible for environmental management and compliance.
- Details of the construction phase site access (including around Sutherlands Road) and how it is designed to avoid the generation of dust and transfer of materials onto Sutherlands Road.

Advice Note: IDS clause 3.8.2 contains further detail on Environmental Management Plans.

An Engineering Completion Certificate ([Appendix VII in IDS Part 3](#)), signed by an appropriately qualified and experienced engineer, shall be completed and presented to Council. This is to certify that the erosion and sediment control measures have been properly installed in accordance with the accepted EMP

Any change, due to on-site conditions, to the accepted Erosion and Sediment Control Plan shall be accepted in writing by the CCC subdivision engineer prior to implementation.

The consent holder must notify Christchurch City Council no less than three working days prior to works commencing, (email to rcmon@ccc.govt.nz) of the earthworks start date and the name and contact details of the site supervisor.

Should the Consent Holder cease, abandon earth related works on site, stop the works for a period longer than 6 weeks, or be required to allow time gaps along the earthworks proposed timeline, it shall first take adequate preventive and remedial measures to control sediment discharge / run-off and dust emission, and shall thereafter maintain these measures for so long as necessary to prevent sediment discharge or dust emission from the site. All such measures shall be of a type and to a standard which are to the satisfaction of the Council's subdivision engineer.

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

No work, with the exception of dust and sediment control, shall be undertaken on Sundays, Public Holidays, or outside the hours of 7.00 am to 6.00 pm Monday to Friday and 8.00 am to 4.00 pm Saturday without the Council's prior consent.

Adequate dust control measures must be in place at all times so as to minimise any nuisance to the neighbouring properties / residential activities. Appropriate equipment (water cart, sprinklers, K-Lines, etc) is to be available on site at all times. The roads to and from the site are to remain tidy at all times. These will need to be regularly monitored and swept or vacuumed if necessary at the end of each day.

Any fill adjacent to Lot 8 DP 2380 (876 Cashmere Road) (including any stormwater control as required), shall be submitted to Council for acceptance prior to works commencing. The fill must include a batter slope that is entirely contained within Lot 8 DP 2380.

Advice Note: These works will require land owner permission.

Any change in ground levels shall not cause a ponding or drainage nuisance to neighbouring properties. All filled land (except the batter slope in condition x) shall be shaped to fall to the future road boundary as illustrated on the approved plan and not neighbouring land unless Condition x applies. Existing drainage paths from neighbouring properties shall be maintained or stormwater run off must be mitigated so that it does not cause a nuisance to neighbouring properties.

All filling exceeding 300mm above excavation level shall be in accordance with the Code of Practice for Earthfill for Residential Purposes NZS 4431:1989. At the completion of the work an Earthfill report including a duly completed certificate in the form of Appendix A of NZS 4431 shall be submitted to Council at rcmon@ccc.govt.nz so that the information can be placed on the property record. This report shall detail depths, materials, compaction test results and include as-built plans showing the location and finished surface level of the fill. The engineering report shall include details of retaining wall height and slope batter details.

Noise from excavation and traffic (on site machineries / trucks) must be limited to comply with requirements of NZS 6803 "Acoustic – Construction Noise".

All loading and unloading of trucks with excavation or fill material is to be carried out within the subject site except where works are being undertaken on public land such as public roads.

All bared surfaces shall be adequately top-soiled and vegetated as soon as possible to limit sediment mobilisation.

Stockpiles shall be located at least 20m away from the boundary of northern and western boundary.

13.3 Transport

An approved Traffic Management Plan (TMP) shall be implemented for this earthworks / construction activity and no works are to commence until such time as the TMP has been installed. The TMP shall be prepared by an STMS accredited person, submitted through the web portal www.myworksites.co.nz and approved by the Christchurch Transport Operation Centre – please refer to www.tmpforchch.co.nz.

The construction access shall be located approximately 75 metres south of the applications site (1 Sutherlands Road) northern boundary. This will include a temporary culvert to be installed in this location. The sizing and design of culvert will require acceptance by Christchurch City Council's Subdivision Engineer (email to rcmon@ccc.govt.nz) as part of the Erosion and Sediment Control Plan. The haulage route must be no further north than the indicative northern most road aligned on an east/west basis on as shown on the Approved Plans. The existing culvert on Sutherlands Road (northeast corner) shall not be used for construction access and shall be removed as part of works.

Any damage to the existing carriageway created by the movement of traffic onto/off of the application site shall be repaired to CSS standards at the cost of the applicant. Prior to any further earthworks the applicant shall ensure that the condition of the road and carriageway is recorded. The road carriage formation must be maintained during works to maintain the function of the road for through traffic at the point of construction access.

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, shall be reinstated as specified in the Construction Standard Specifications (CSS) at the expense of the consent holder and to the satisfaction of Council.

Advice Note: This condition is in relation to the consented works in RMA/2020/47 that are monitored under this consent and in regards to the works within the waterway onsite.

14. **Waterways**

- 14.1 Quarry Road Drain Branch No. 1 and a 3 metre wide area along its south bank shall be naturalised and enhanced in accordance with the stamped approved plans prepared by Xteriorscapes Landscape Architects, dated September 2020, reference 19042-01-001, 002, 003 and 19042-02-001. The Engineering Design Report required by condition 7.3 shall demonstrate that the design will meet all of the applicable standards and shall contain all of the plans, specifications and calculations for the design and construction of the surface water management systems, including design profiles of Quarry Road Drain Branch No 1.
- 14.2 The applicant shall engage a suitably qualified freshwater ecologist to oversee and advise on design and construction of the waterway enhancement. The freshwater ecologist shall provide advice in regards to protecting the spring in the EMP. Written confirmation of this involvement shall be provided to Christchurch City Council Surface Water and Land Drainage Planner and the Waterways Ecologist, by way of email to rcmon@ccc.govt.nz
- 14.3 In accordance with the stamped approved plans referred to in condition 14.1:
- Carex virgata and other riparian edge species are to be spaced 700-900mm. These species are to be planted 200-300mm from the edge in continuous lines or masses.
 - Shrub species (such as pittosporum) are to be spaced around 1.5m.
 - Larger tree species such as Kowhai and Plangianthus are to be spaced around 3.0m.
 - Tree and shrub species should be predominantly local sourced and indigenous
 - The Cordyline (cabbage tree) is to be placed away from the waterway to avoid leaf debris from entering the waterway.
 - The 1.2m fence line is to be setback from the waterway's southern bank by 4 metres.
 - With the exception of boundary fences, no manmade structures are to be within the 10m setback of the identified spring.
- 14.4 All practicable measures shall be carried out to ensure that fish are not stranded or harmed during the works within the waterway and its setback; fish salvage measures shall be in accordance with best practice guidelines/methods, and fish salvaging shall be carried out by a suitably qualified person. Results of the fish salvage should be entered into the NZ Freshwater Fish Database and supplied to the Council's Waterways Surface Water and Land Drainage Planner by way of email to rcmon@ccc.govt.nz

- 14.5 The consent holder shall engage a suitably qualified ecologist to prepare a Riparian Management Plan which identifies the maintenance requirements for plants within Area AA to AY (in particular the frequency of weeding) and the approved plant species for replacement in the event of plant loss).
- 14.6 In regard to Lots 114-129, 131-136 and 138, 139, any development or works shall meet the following requirements:
- a. The landscaping area within Area AA to AY (as referenced in Condition 1(b) of this consent) shall be established and maintained in accordance with the Landscaping Plan included in the stamped and approved plans entered into the Council's records as RMA/2019/1733.
 - b. The landscaping area within Area AA to AY (as referenced in Condition 1(b) of this consent) shall be maintained in accordance with the Riparian Management Plan referred to in condition 14.5.
 - c. No structures, buildings or works are permitted in Area AA to AY except for the maintenance or replacement of landscaping or planting referred to in (a) and (b) of this condition 14.6, or work undertaken by Council under the terms of the easement of gross in this area.
 - d. Fencing in Area AA to AY shall be limited to open style wooden fencing and shall be set back 4m from the southern bank of the waterway.
 - e. During the construction of any building on any lots within Area AA to AY, the landscaping and planting referred to in (a) of this condition 14.6 shall be fully fenced and made inaccessible during the construction process.
 - f. The landowner shall pay the Council's reasonable legal costs and disbursements attributable to any breach of the setback requirement

Advice Note: The above is an ongoing condition of consent which will be imposed as a consent notice. Area AA to AY represents the 3 metre wide landscaping and planting area and the 1 metre access strip on the southern bank of Quarry Road Branch Drain No. 1 which is required by condition 1(b) to be shown on the title plan. All necessary changes can be made to the consent notice at the time of section 224(c) to reflect these areas which will shown on the LT plan at s223 certification and to allow the landscape plan and the riparian management area in condition 14.1 and 14.5 to be referenced and attached to the consent notice.

15. Cultural Values

- 15.1 Should any archaeological material or sites be discovered during the course of work on the site, work in that area of the site shall stop immediately and the appropriate agencies, including Heritage New Zealand Pouhere Taonga and the Mana Whenua, shall be contacted immediately, in accordance with the Accidental Discovery Protocol set out in Appendix 3 of the Mahaanui Iwi Management Plan: http://www.mkt.co.nz/wp-content/uploads/2016/05/Mahaanui-IMP-web_Part32.pdf

16. Access Construction Standards

- 16.1 The access formation shall be designed and constructed in accordance with the CCC Infrastructure Design Standard. Physical works shall not commence until a Council engineering officer confirms that the Engineering Design Report, Plans and Design Certificate complying with clause 3.3.1 of the IDS and the Contract Quality Plan and Engineer's Review Certificate complying with clause 3.3.2 has been received by Council.

17. Street Lighting

- 17.1 Street lighting is to be installed in the new road(s) to vest in compliance with Part 11 (Lighting) of the Infrastructure Design Standard.

18. Engineering Plans

- 18.1 Engineering plans for the construction of the new road(s), access to rear lots, street lighting, drainage, sediment control, water supply, earthworks, landscaping and tree planting shall be lodged with the Subdivisions Engineer and approved prior to the commencement of any physical works. All works are to be in accordance with Council's Infrastructure Design Standard.

18.2 Engineering works are to be installed in accordance with the approved plans.

19. Health of Land

- 19.1 Testing of the stockpile sourced from Prebbleton shall continue to be undertaken by a suitably qualified and experienced practitioner (SQEP) as detailed in the letter of 22/1/20 from Malloch Environmental to Gillman Wheelans. The soil test results shall be forwarded to the Compliance Manager, Christchurch City Council at rcmon@ccc.govt.nz as soon as they become available.
- 19.2 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 shall immediately notify the Council Attention: Team Leader Environmental Health, by way of email to rcmon@ccc.govt.nz. Any measures to manage the risk from potential soil contamination shall also be communicated to the Council prior to work re-commencing.
- 19.3 In the event that the sampling identifies soil contaminants at concentrations exceeding the residential 10% produce Soil Contaminant Standards for the protection of human health, a Remedial Action Plan (RAP) shall be prepared by a suitably qualified and experienced practitioner.
- 19.4 The RAP shall be prepared in general accordance with Contaminated Land Management Guidelines, No.1, Ministry for the Environment (revised 2011), and shall include (but not be limited to) a detailed discussion of the remedial options available and the extent of remedial works required, the necessary pre-remediation site management procedures (e.g. fencing, warning signs, stormwater diversion, etc), that will avoid, mitigate, or remedy any adverse effects of the remedial works on human health.
- 19.5 At least 10 working days prior to the commencement of the remedial works, the RAP shall be submitted to Compliance Manager, Christchurch City Council at rcmon@ccc.govt.nz for review and certification that it is within the scope of this consent and it meets the conditions of this consent.
- 19.6 Remediation of the area around SS66 as indicated on the sampling plan appended to the Soil Contamination Risk Detailed Site Investigation Report - Paddocks & Remediation Action Plan, May 2019, Malloch Environmental, shall be carried out in accordance with the Remedial Actions from part 17 and 18 of the above report.
- 19.7 Prior to s224 certification, a Site Validation Report (SVR) shall be provided to the Compliance Manager, Christchurch City Council for review. The SVR shall be prepared by a suitably qualified and experienced practitioner, in accordance with the Ministry for the Environment publication Contaminated Land Management Guidelines, No.1 (revised 2011). The SVR should contain sufficient detail to address the following matters:
- i. a summary of the works undertaken, a statement confirming whether the disturbance works have been completed in accordance with the Remedial Action Plan;
 - ii. the location and dimensions of the excavations carried out, including a relevant site plan;
 - iii. records of any unexpected contamination encountered during the works, if applicable;
 - iv. the location and dimensions of contaminated soil remaining on site including a relevant site plan (if applicable);
 - v. a summary of sampling and analysis undertaken for validation sampling, and for unexpected contamination (if applicable), tabulated analytical results including laboratory transcripts, and interpretation of the results in the context of the NESCS (2012);
 - vi. Copies of disposal dockets for the material removed from site and any 'Cleanfill' imported onto the site; and
 - vii. Details regarding any complaints and/or breaches of the procedures set out in the Remedial Action Plan.
- 19.8 All sampling undertaken on site, including site validation testing, shall be overseen by a suitably qualified and experienced contaminated land professional. All sampling shall be undertaken in accordance with CLMG, No. 5 – Site Investigation and Analysis of Soils, Ministry for the Environment, revised 2011.

Advice Note: This condition is in relation to the consented works in RMA/2020/47 that are monitored under this consent.

20. Telecommunications and Energy Supply

- 20.1 All lots shall be provided with the ability to connect to a telecommunications and electrical supply network at the boundary of the net area of each lot. "Ability to connect" means that ducts or cables must be laid to the boundary of the net area.
- 20.2 As evidence of the ability to connect, the consent holder is to provide a copy of the reticulation agreement letter from the telecommunications network operator and a letter from the electrical energy network operator, or their approved agent.

21. Right of Way Easements (Private Ways)

- 21.1 The rights of way easements as set out on the application plan shall be duly granted or reserved.

22. Service Easements

- 22.1 If any service easements are required to protect services crossing other lots shall be duly granted or reserved.
- 22.2 Easements over adjoining land or in favour of adjoining land are to be shown in a schedule on the Land Transfer Plan. A solicitor's undertaking will be required to ensure that the easements are created on deposit of the plan.

23. Easements over Reserves

- 24.1 Easements over land that is to vest in the Council as reserve are to be shown on the survey plan in a Schedule of Easements. Evidence of approval by the Reserves Officer Sub-committee of Council to create the easements is required.

24. Easements in Gross

- 24.1 The legal instruments for easements in gross in favour of the Council are to be prepared by Council's consultant solicitor at the consent holder's cost. The consent holder's solicitor is to contact Anderson Lloyd Lawyers (Mike Kerr) requesting the preparation of the easement instruments.

25. Existing easements under reserve to vest

- 25.1 If the Council requires the retention of existing easements over land that is to vest in the Council as Reserve a certificate pursuant to Section 239(2) of the Resource Management Act 1991 will be issued.

26. Road and/or Lane Names

- 26.1 The new roads are to be named.
- 26.2 A selection of proposed names in order of preference is to be submitted for each new road. For historical purposes a brief explanation of the background for each submitted name is preferred. The names are to be in accordance with the Council's Policy on Naming of Roads and Rights of Way dated 2 November 1993.
- 26.3 The allocated names when approved are to be shown on the survey plan submitted for certification.

Advice Note: Road names are required to be approved by the Community Board. Community meetings are only held approximately once a month. It would be in your interest to start the naming process early so that this process does not hold up this development.

- 26.4 The location of the nameplates shall be submitted to Council's Subdivision Engineer for approval prior to their installation. The location of the nameplates can be submitted in a plan which identifies the road's landscaping and location of street lighting as required by this application.
- 26.5 The consent holder shall order and install the road's nameplates. The nameplates shall be designed and installed in accordance with the IDS and CSS.

Advice Note: Nameplates usually take six weeks to manufacture so please allow for this with regards to timing of certification. The consent holder is responsible for the cost of providing and installing the nameplates.

27. Amalgamations

- 27.1 The following amalgamation condition has been approved by Land Information New Zealand. The condition is to be included in the digital Title Plan dataset.

That Lot 224 hereon (legal access) be held as to five undivided one-fifth shares by the owners of Lots 4-8 hereon as tenants in common in the said shares and that individual records of title be issued in accordance therewith

That Lot 225 hereon (legal access) be held as to four undivided one-fourth shares by the owners of Lots 17-20 hereon as tenants in common in the said shares and that individual records of title be issued in accordance therewith

That Lot 226 hereon (legal access) be held as to five undivided one-fifth shares by the owners of Lots 38-42 hereon as tenants in common in the said shares and that individual records of title be issued in accordance therewith

That Lot 227 hereon (legal access) be held as to four undivided one-fourth shares by the owners of Lots 32-35 hereon as tenants in common in the said shares and that individual records of title be issued in accordance therewith

This condition is to be imposed pursuant to Section 220 (1)(b)(iv) Resource Management Act 1991.

LINZ request No 1645746

28. Specific Foundation Design Lots 1—141

- 28.1 Any structure requiring a Building Consent, in terms of Building Act provisions, shall have specific foundation design by a chartered engineer or by an appropriately qualified geotechnical engineer.

The design shall take in consideration the potential for liquefaction induced vertical settlement and associated effects from that and shall be at least in accordance with MBIE Guidelines – Foundation Design for a TC2 area.

This is an on-going condition for which a Consent Notice will be issued.

29. Consent Notice

- 29.1 The following consent notice pursuant to Section 221 of the Resource Management Act 1991 will be issued by the Council:

Specific Foundation Design Lots 1—141

Any structure requiring a Building Consent, in terms of Building Act provisions, shall have specific foundation design by a chartered engineer or by an appropriately qualified geotechnical engineer.

The design shall take in consideration the potential for liquefaction induced vertical settlement and associated effects from that and shall be at least in accordance with MBIE Guidelines – Foundation Design for a TC2 area.

Waterways Lots 114-129, 131-136, 138 - 139

In regard to Lots 114-129, 131-136 and 138, 139, any development or works shall meet the following requirements:

- a. The landscaping area within Area AA to AY (as referenced in Condition 1(b) of this consent) shall be established and maintained in accordance with the Landscaping Plan included in the stamped and approved plans entered into the Council's records as RMA/2019/1733.

- b. The landscaping area within Area AA to AY (as referenced in Condition 1(b) of this consent) shall be maintained in accordance with the Riparian Management Plan referred to in condition 14.5.
- c. No structures, buildings or works are permitted in Area AA to AY except for the maintenance or replacement of landscaping or planting referred to in (a) and (b) of this condition 14.6, or work undertaken by Council under the terms of the easement of gross in this area.
- d. Fencing in Area AA to AY shall be limited to open style wooden fencing and shall be set back 4m from the southern bank of the waterway.
- e. During the construction of any building on any lots within Area AA to AY, the landscaping and planting referred to in (a) of this condition 14.6 shall be fully fenced and made inaccessible during the construction process.
- f. The landowner shall pay the Council's reasonable legal costs and disbursements attributable to any breach of the setback requirement

Sewer Lots 1-141

The property is to be served by a local pressure sewer system comprising a pump and storage chamber which can accommodate at least 24 hours average dry weather flow to be supplied by either Aquatec or EcoFlow and installed by a Council Authorised Drainlayer (Pressure Sewer Tanks) at building consent stage in accordance with the Requirements for Local Pressure Sewer Pumps specified under a Building Consent. The pressure sewer system will be supplied complete with an IOTA OneBox Control Panel.

Ownership and control of the local pressure pump, chamber, boundary kit and OneBox Control Panel will be vested with Council. The property owner shall enter into a Deed with the Christchurch City Council, drafted in terms approved by the Christchurch City Council, vesting ownership in the system prior to Code Compliance Certificate being issued for a dwelling on the relevant site.

The Council and its agents or contractors shall have the right of access to the property for the purpose of maintenance, monitoring or renewal of any part of the local pressure sewer system vested with Council.

The electricity supply for the system shall be from the dwelling and metered to the dwelling serviced by the system. The property owner shall be responsible for the power costs of operating the system.

The property owner shall ensure adherence with the operational requirements of the local pressure sewer system and if in breach of this obligation, the property owner shall promptly at the property owner's expense properly and substantially repair and make good all injury or damage caused to the local pressure sewer system. If the property owner fails to promptly comply with this obligation then the Council may perform the obligation and recover any costs incurred from the Property Owner.

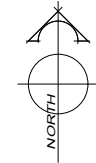
Council will prepare the consent notice.

30. Goods and Services Taxation Information

- 30.1 The subdivision will result in non-monetary contributions to Council in the form of land and/or other infrastructure that will vest in Council. Council's GST assessment form is to be completed to enable Council to issue a Buyer Created Tax Invoice.

31. Lapsing of Consent

- 31.1 The period within which this consent may be given effect to shall be 5 years from the date on which consent was granted. The consent will be given effect to when the survey plan has been certified pursuant to Section 223 of the Resource Management Act 1991.



AMENDMENT	DATE	DESCRIPTION
R1	16.4.19	LAYOUT UPDATED
R2	09.5.19	LAYOUT UPDATED
R3	15.5.19	LAYOUT UPDATED
R4	23.7.19	LAYOUT UPDATED
R5	29.8.19	LAYOUT UPDATED STAGE 1B
R6	03.9.19	LAYOUT UPDATED NORTHERN BOUNDARY
R7	13.2.20	STAGING UPDATED, LOTS 58, 59, 116-121, 139-140 & 227 AMENDED, 201, 207 & 208 ADDED, 228 REM, LOTS 61-63 & 113-116 AMENDED
R8	06.8.20	LOT 207 SPLIT INTO LOTS 207A & 207B.
R9	08.9.20	SW EASEMENT AMENDED

- NOTES:
- Areas and dimensions are approximate only and are subject to final survey and deposit of plans.
 - Service easements to be created as required.
 - This plan has been prepared for consent purposes only. No liability is accepted if the plan is used for any other purposes.
 - Road details are indicative only.
 - The Stormwater Easement, along the northern boundary of Lots 114-129, 131-136, 138 & 139 is indicative only, width is subject to survey and is to be measured at 4m from the south bank of the waterway, measured at the waterline.

AMALGAMATION CONDITIONS

That Lot 224 hereon (Access Lot) be held as to 5 undivided one fifth shares by the owners of Lots 4-8.

That Lot 225 hereon (Access Lot) be held as to 4 undivided one fourth shares by the owners of Lots 17-20.

That Lot 226 hereon (Access Lot) be held as to 5 undivided one fifth shares by the owners of Lots 38-42.

That Lot 227 hereon (Access Lot) be held as to 4 undivided one fourth shares by the owners of Lots 32-35.

SCHEDULE OF AREAS	
Description	Area
Residential Lots - (Lots 1 -141) Nett area	7.1854ha
Right of Ways and Access	489m ²
Access Lots - (Lots 224, 225, 226 & 227)	1388m ²
Road to vest in CCC (Lots 202-205, 208 & 210-221)	2.0716ha
Recreation Reserve to vest in CCC (Lot 201)	327m ²
Local purpose (Utility) Reserve to vest in CCC (Lots 206 & 231)	403m ²
Local Purpose (Pedestrian) Reserve to vest in CCC (Lot 232)	86m ²

Total Area : 9.5263ha (RT 9.5308ha)
 Comprised in: RT's CB11K/1284 & CB7D/169


DAVIE LOVELL-SMITH
 PLANNING SURVEYING ENGINEERING

116 Wrights Road P O Box 679 Christchurch 8140, New Zealand
 Telephone: 03 379-0793 Website: www.dls.co.nz E-mail: office@dls.co.nz

**Quarry Paddocks
 Sutherlands Road**

**Proposed Subdivision of
 Lot 7 & Pt Lot 6 DP 2380**

Application for Subdivision Consent

SCALE: 1:750@A1 1:1500@A3	DATE: September 2020
CAD FILE: J:\19812\C19812 Concept_R9.dwg	REVISION:
DRAWING No: C.19812	SHEET No: 1 OF 1
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