

Report / Decision on a Non-notified Subdivision Consent Application

Sections 95A / 95B and 104 and 104C

Application Number:	RMA/2021/3845
Applicant:	Yoursection Limited
Site address:	511 Halswell Road
Site area:	15.9761ha
Legal Description:	Lots 1 and 2 DP 83635, Pt RS 1593 and RS 772
Zoning:	Residential New Neighbourhood
Overlays and map notations:	Liquefaction Management Area, High Flood Hazard Management Area, Flood Management Area, Remainder of Port Hills and Banks Peninsula Slope Instability Management Area
Activity Status - subdivision:	Restricted Discretionary
Activity Status - land use:	Restricted Discretionary
Activity Status - NESCS:	Restricted Discretionary
Description of Application:	47 lot fee simple subdivision, associated earthworks and associated land use

The proposal

This application is to undertake a 47-lot staged residential subdivision with associated earthworks, roading and infrastructure.

The key elements of the subdivision proposal are described below:

Subdivision:

- This subdivision proposal is to create 47 residential lots to be completed in four stages. The lots sizes range from 341-712m²;
- The proposal is stages 4,6,7 and 9 of the Riverstone development;
- A 13.7756ha and 8325m² balance allotments will also be created;
- Four roads to vest and one allotment to vest to the crown (stage higher roundabout on Halswell Road) is also proposed;
- Most allotments will gain access via the proposed road or proposed right of ways;
- A new connection is to provided to the state highway opposite Candys Road as part of stage 9. Consultation with Waka Kotahi has been undertaken as part of this application.

Earthworks:

- The proposed subdivision will result in bulk earthworks of an approximate volume of 19,000m³. Earthworks are proposed to complete the shaping of the allotments, mitigate flooding effects and stabilise the land and road formation.
- Earthworks within the flood management area are proposed.

Sites and Surrounds

A description of the site and surrounds is contained in the application report and further information. Key features of the site and surrounds include:

- Green Stream lies in the southern half of the application site.
- Halswell Road (State Highway 75) is located to the west of the site.
- Residential development is located on the north side of Glovers Road.
- To the east is a tree lined access leg (6m wide) forming part of 10 Glovers Road.
- There are no known springs in the proposed works area.

- There are two street trees outside 2 Glovers Road (Flowering Cherry trees planted in 1990 and are around 4.5m in height).

The application site and surrounds are illustrated in Figure 1 below. The subject site is part of a larger Greenfield Subdivision area controlled by the South Halswell Outline Development Plan (ODP) (Appendix 8.10.20) under the Residential New Neighbour Hood zone as illustrated in Figure 2 below. The orange area in Figure 2 below is relatively flat farmland and is bordered by Green Stream. The stream is the low point in the drainage catchment. The intention is for this land to be developed at a minimum net density of 15 dwellings per hectare. The yellow area is generally elevated being at the foot of the Port Hills (there are no minimum density requirements for this area). This area includes the dwelling for 10 Glovers Road. Apart from the access leg of 10 Glovers Road the main body of the residential area (the orange area in the ODP) is within the control of two developers being the subject applicant and Oakvale Farms Limited to the east.



Figure 1: Application Site and Surrounds (Source: Smart Map using 2018 Aerial Photography)

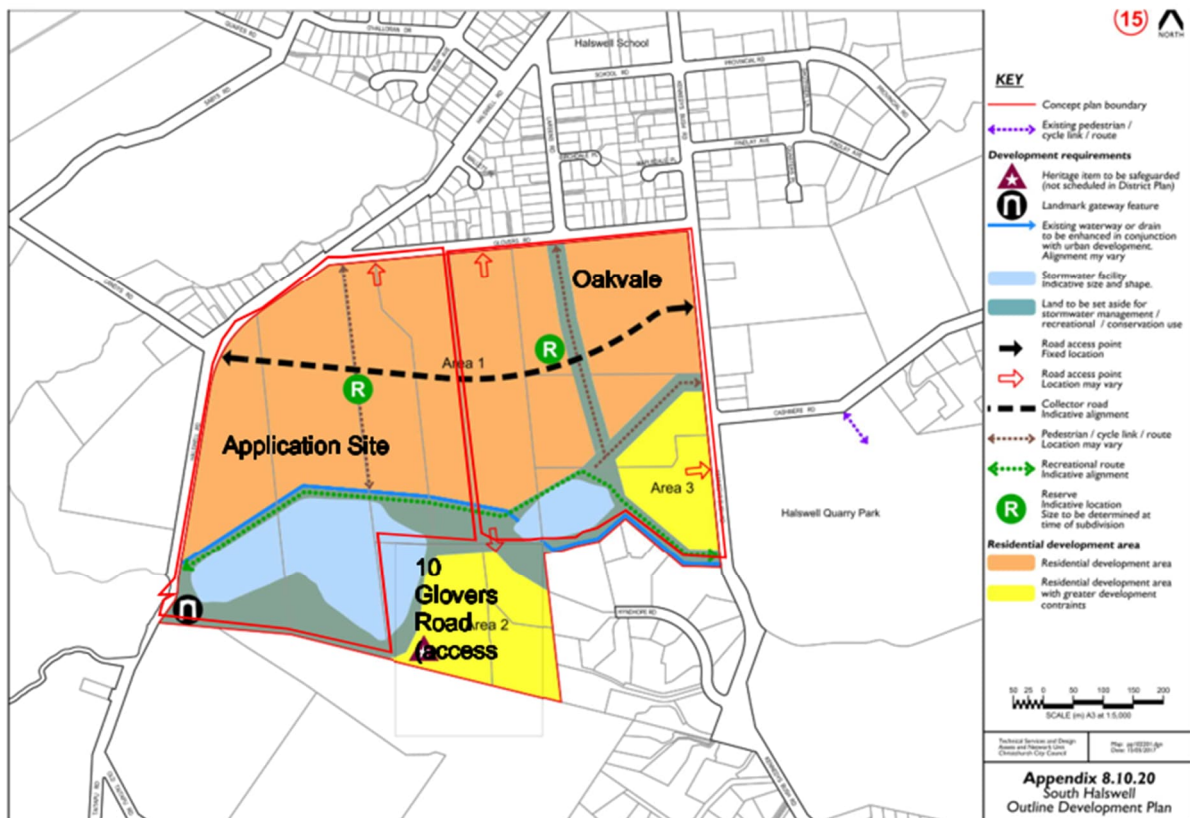


Figure 2: Annotated Abstract of South Halswell Outline Development Plan Illustration

Relevant rules and activity status

Christchurch District Plan

The site is zoned Residential New Neighbourhood.

The site is located in the South Halswell Outline Development Plan.

Land use rules

The proposal requires land use consent for a restricted discretionary activity under the following rule(s):

Activity status rule	Standard not met	Reason	Matters of control or discretion	Notification clause
5.4.1.5 RD2	5.4.1.1 P13 - Filling or excavation not provided for in P10-12 or P17-18	The total volume of filling and excavation will exceed 25m ³ – 19,000m ³ proposed. The height of fill above ground level will exceed 0.3m – 0.53m proposed. The depth of excavation below ground level will exceed 0.6m – 1.2m proposed.	Timing, location, scale and nature of earthworks Earthworks method Mitigation of effects as they impact flooding and surface drainage Criteria in 5.4.1.5 RD2 b.	No clause
8.9.2.3 RD1	8.9.2.1 P1 a. Earthworks volume and depth b. Depth of earthworks c. Earthworks gradient	The proposed earthworks will exceed the 20m ³ maximum volume in Table 9) – 19,000m ³ is proposed.	8.9.4 Matters for discretion: 8.9.4.1 - Nuisance 8.9.4.2 - Resources and assets (versatile soils) 8.9.4.3 - Land stability 8.9.4.6 - Amenity	8.9.1 a. - Must not be publicly notified

Subdivision rules

The proposal requires subdivision consent for a restricted discretionary activity under the following rule(s):

Activity status rule	Standard not met	Reason	Matters of control or discretion	Notification clause
5.5.2 C1	-	Any subdivision which creates a vacant allotment within the Liquefaction Management Area is classified as a controlled activity under Chapter 5	Location, size and design of allotments, structures, roads, access, services or foundations as they relate to the liquefaction hazard; Timing, location, scale and nature of earthworks as they relate to the liquefaction hazard; and Liquefaction hazard remediation methods. Criteria in 5.5.2 C1 b.	Shall not be limited or publicly notified.
5.6.1.1 RD3	-	Any subdivision within the "Remainder of the Port Hills and Banks Peninsula" Slope Instability Management Area is classified as a restricted discretionary activity.	5.6.1.6 - Slope Instability Management Areas	Must not be limited or publicly notified
8.5.1.2 C4	-	Subdivision to create allotments for access, utilities, emergency service facilities, roads and reserves is classified as a controlled activity and the minimum net site area requirements do not apply.	8.7.3 - Allotments for access, utilities, roads and reserves	8.4.1.1
8.5.1.3 RD2	8.6.11 Additional standards for the Residential New Neighbourhood Zone	The proposed subdivision does not comply as 15 households per hectare is not achieved in this application and the 800m walkable is not achieved.	8.7.4 - General matters 8.8.8 - Compliance with outline development plans and density 8.8.9 - Additional matters - Residential New Neighbourhood Zone	8.4.1.1 Limited or public notification may apply
8.5.1.3 RD2	8.6.8 Wastewater disposal	The application does not contain a wastewater capacity certificate	8.7.4 - General matters 8.8.6 - Servicing	8.4.1.1
8.5.1.3 RD4	-	Subdivision within a Flood Management Area is classified as a restricted discretionary activity.	8.7.4 - General matters 8.8.7 - Flood Management Area	8.4.1.1

Rule 8.4.1.1 specifies that any application for a controlled or restricted discretionary subdivision consent shall not be publicly or limited notified (except in relation to restricted discretionary applications seeking access on to a State Highway). This provision does not apply as the application contains land use non-compliances, which do not have any restrictions on the notification decision.

Rule 8.4.1.1 does not apply for subdivision in the Residential New Neighbourhood Zone that does not meet Rule 8.6.11.a outline development plan or Rule 8.6.11.b Residential net density.

Planning Matters

Although the site is small areas of High Flood Hazard Management Areas, no rules are triggered in Chapter 5.4.6.

The proposal is changing the application site from semi-rural environment to a fully developed residential area. For direct neighbouring properties and users of the locality, this will create a change in outlook and activity in the area. Notwithstanding the application site is zoned for residential use therefore it is generally anticipated

that residential activities will be established in this area. I note that residential activity could be established prior to any subdivision application taking place.

National Environmental Standard

The National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (NES) controls subdivision of land and soil disturbance where an activity on the Hazardous Activities and Industries List (HAIL) is being carried out or is more likely than not to have been carried out.

The application site has been identified as HAIL land therefore the NES applies. The proposal requires consent as a restricted discretionary activity under the following regulation(s):

Activity status regulation	Regulation not met	Reason	Matters of control or discretion	Notification clause
Regulation 10(2) Restricted discretionary activities	Regulation 8(3) Disturbing soil	A Detailed Site Investigation exists and the report states that soil contamination exceeds the applicable standard in Regulation 7.	Specified in Regulation 10(3)	No clause
Regulation 10(2) Restricted discretionary activities	Regulation 8(4) Subdividing or changing use	A Detailed Site Investigation exists and the report states that soil contamination exceeds the applicable standard in Regulation 7.	Specified in Regulation 10(3)	No clause

Effects on the environment and adversely affected persons [Sections 95D, 95E and 104(1)(a)]

Subdivision

As a restricted discretionary activity the assessment of the effects of the proposal is limited to the matters over which the Council has limited its discretion outlined in Chapters 5 and 8 of the Christchurch District Plan.

In my opinion, the effects of this proposal relate to subdivision design roading, outline development plan outcomes, earthwork effects and health of the land.

Subdivision Design

The proposed development creates non-compliances as outlined above which require the assessment of Rules 8.7.4, and 8.8.9 in terms of subdivision design and compliance with the outline development plan. The non-compliances include not achieving 15 households per hectare and walkable blocks. Regardless of the non-compliances there is a broad discretion to consider a wide range of subdivision design and ODP matters for any greenfield subdivision proposal.

General matters of subdivision

Rule 8.7.4 outlines the general matters of subdivision which provides guidance to assess the proposal's subdivision design, hazard constraints, servicing and infrastructure, transport networks, open spaces, natural and cultural values and consent notices. I consider that the proposed subdivision is appropriate under these matters noting that:

- All allotments can contain permitted land use activities. I consider that the allotments proposed are suitable for residential development;
- The dimensions and orientation of the allotments will provide opportunities for subsequent dwelling design to capture solar gain;
- As outlined below, the proposed allotments will not constrain the future development which could occur west or south of the site as the layout provides a walkable layout and roading connections to follow through when future development occurs;
- The proposal is mainly in accordance with the outline development plan for Halswell South. This is further assessed below;
- The proposed boundaries have not been created as a result of natural topography, drainage, other features of the natural environment and sites of cultural significance as none of these matters are particularly relevant on this piece of land;
- Servicing conditions have been proposed to require all allotments to be fully serviced;
- The proposal does not create any reverse sensitivity effects to any nearby national grid or electricity distribution lines;
- Corner allotments have appropriate corner rounding;

- The application site is not located within a site of cultural significance;
- The proposed reserves (including utility and recreational) have been sufficiently designed to facilitate an increased pedestrian connectivity within the ODP area (This further assessed below); and
- Consent notices have been proposed for foundation design and sewer

Overall, I consider that the application has satisfied the requirements in Rule 8.7.4.

Halswell South Outline Development Plan and Urban Design

The site is located within the Halswell South ODP. The proposal does not achieve 800m perimeter block as the proposal does not connect to the eastern neighbouring property. The proposed development does not achieve 15 households per hectare currently.

Overall I consider that the proposal is in general accordance with the ODP and any effects on the delivery of the outcomes sought by the ODP are **less than minor** for the following reasons:

- In terms of the walkable block, once development to the east developed the 800m walkable perimeter will be able to be achieved;
- The proposal incorporates all features as required by the ODP.
- Larger allotments are located at corner sites to provide for larger scale building typologies;
- The reserve and road connections provide for an integrative and connecting subdivision which can connect to the east and south of the site;
- Most of the residential allotments proposed can achieve an interactive street frontage and minimises the use of rear allotments.
- The applicant has volunteered a consent notice that will address the 15 households per hectare on the future balance allotments collectively. I accept this approach.

Urban Design

In regard to the urban design, specialist input has been obtained from Council's Urban Designer David Hattam. Mr Hattam considers there is a variety of sections sizes, good connectivity and street frontage which avoids the use of multiple rear allotment. Any narrow sites are well orientated. While Mr Hattam has recommended change in footpath location in terms of road 6, it is not considered to be a fundamental issue. Overall Mr Hattam is satisfied with the subdivision design.

Transport Design

The application is proposing local road connections including a connection to eastern neighbouring property and direct road connection to State Highway 75 (Halswell Road). The roading design has been reviewed by Council Weng-Kei Chen. Mr Chen considers the design to be appropriate and has recommended conditions including:

- A consent notice ensuring a footpath is constructed along Halswell Road at a later date;
- Integrating into the eastern neighbouring access lot (if owned by Council);
- Tree protection of the proposed road (Lot 282) in terms of the eastern neighbouring property access lot;
- Turning facilities to be provided to allow adequate turning of rubbish truck; and
- Traffic safety audits to be conducted at the engineering acceptance stage and works completion stage

These recommendations have been accepted by the applicant. I adopt Mr Chen's recommendations.

The applicant has consulted with Waka Kotahi NZ Transport Agency and has obtained their written approval. Waka Kotahi as part of the approval have provided conditions which the applicant has volunteered in this consent. The conditions ensure that the subdivision integration with Halswell Road is acceptable and safe and will not have adverse effects on the transport network.

Overall I consider the road design to be appropriate and any transport effects to be less than minor.

Other subdivision design matters

The matters of control in Rule 8.7.4 cover a wide range of matters required to be addressed to ensure a subdivision proposal is appropriate. Conditions have been proposed for the following items:

- Engineering general conditions and the requirement for acceptance of engineering plans;
- Street lighting;
- Telecommunications and energy supply;
- Easement conditions;
- Road naming; and
- GST forms to be completed at the s224 certification

These conditions generally ensure that the subdivision is designed and constructed to an appropriate standard and in line with the Infrastructure Design Standard (IDS) and Construction Standard Specifications (CSS). They help to secure the right form of land tenure for residential titles and public land and assets (such as easements, and reserves). Many of these are also administration conditions to ensure processes up to the s224 certification are implemented correctly. The applicant has not raised any concerns in regard to these conditions. The conditions have been accepted.

Servicing

The servicing proposed in this application has been assessed by Council's specialists. In regard to water and sewer the proposal has been accepted by Council's Senior Planning Engineer Daniela Murugesh and Senior Stormwater Planning Engineer Brian Norton. Ms Murugesh and Mr Norton have recommended conditions which the applicant has accepted.

Rule 8.6.8 requires that a wastewater capacity certificate is provided to confirm that the allotments have adequate wastewater capacity. This application does not include a wastewater capacity certificate. Wastewater capacity has been assessed as above and it has been identified that the site has no sewer constraints. Conditions have been recommended to enable all allotments to be connected to wastewater services. I consider the lack of a wastewater capacity certificate to create no effects in this instance.

Natural Hazards

The site is located within the liquefaction management area. This is further discussed in the s106 assessment below. The application site is also located within the Remainder of Port Hills and Banks Peninsula Slope Instability Management Area. I note that this area of the site is the balance allotment where no development is currently proposed. I consider that no further assessment is required at this time until this area of the site gets developed in the future. I consider the effects to be **less than minor**.

The site is also located within the flood management area which further discussed in the earthworks assessment below.

Earthworks

The proposal contains the following earthwork non-compliances:

- An approximate volume of 19,000m³ is proposed;
- Earthworks within the flood management area are proposed.

The proposed earthworks create an exceedance of earthworks in both Chapters 5 and 8.9 of the District Plan. I consider the primary effects relate to nuisance which include dust, sedimentation, erosion, change of drainage patterns, effects on groundwater and surface water in which could affect neighbouring properties, roading networks, waterways and the wider environment, land stability, amenity and natural values. The proposed works have the potential to create nuisance effects which include dust, sedimentation, erosion, change of drainage patterns, effects on ground water and surface water in which could affect neighbouring properties, roading networks, waterways and the wider environment. It can also result in land stability issues which can further exacerbate these nuisances. I consider that most nuisance effects can be controlled via conditions. Specialist input has been obtained from Senior Subdivisions Engineer Doru Hozias. Mr Hozias has proposed erosion and sediment control conditions to address any nuisance effects created by the application. In terms of amenity, no changes in ground levels will be occurring adjacent to neighbouring properties.

In terms of the earthworks within the flood management area, Specialist input has been obtained from Senior Stormwater Planning Engineer Brian Norton. Mr Norton has proposed this as a condition to require assessment of floor levels at engineering design phase which has been accepted by the applicant. I consider that this addresses any effects of flooding created within the site. It is noted that proposed filling areas are not in close proximity to neighbouring properties and therefore are unlikely to create displacement effects on the neighbouring property. I consider the effects of the proposed works in the FMA to be **less than minor**.

Health of the Land

In the underlying subdivision, some contamination was found which has not been fully validated therefore creating a restricted discretionary activity. Specialist input has been obtained from Councils Environmental Health Officer Isobel Stout. It is noted that resource consent RMA/2020/163 has been validated while resource consent RMA/2020/2557 is nearing completion. It is noted no contamination has been identified in the area for the application site. Mrs Stout considers the application does not require any contamination conditions as a result. I adopt Mrs Stout's assessment and consider the effects to be less than minor.

Conclusion

The land has been zoned residential and development is anticipated, and I consider that any adverse effects on the environment can be adequately mitigated by the recommended conditions of consent. The effects of the non-compliances are less than minor and there are no affected parties.

Notification assessment [Sections 95A and 95B]

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

Public notification

- Step 1. The application does not meet any of the criteria for mandatory notification in section 95A(2).
- Step 2. The application does not meet any of the criteria in section 95(A)(5) precluding public notification. Although Rule 8.4.1.1 a. precludes public notification of the subdivision consent there is no such rule for the land use activity.
- Step 3. There are no rules or NES requiring public notification, and any adverse effects on the environment will be no more than minor (section 95A(8)).
- Step 4. There are no special circumstances that warrant public notification (section 95A(9)).

Limited notification assessment

- Step 1. There are no affected groups or persons as outlined in section 95B(2) and (3).
- Step 2. The application does not meet any of the criteria in section 95B(6) precluding limited notification, as there are no rules precluding it and the application is not for a controlled activity land use consent.
- Step 3. As discussed above, no persons are considered to be affected under section 95E (sections 95B(7) and (8)).
- Step 4. There are no special circumstances that warrant notification to any other persons (section 95B(10)).

Conclusion on notification

There is no requirement for public or limited notification of either the subdivision or land use aspect of this application.

Relevant objectives, policies, rules and other provisions of the District Plan [Section 104(1)(b)(vi)]

Subdivision

The objectives and policies for subdivision and development are focused on connectivity and suitability of subdivision design, preserving amenity/natural features and providing allotments for the anticipated use. The relevant objectives and policies for this application are listed in 8.2.2, 8.2.2.1, 8.2.2.2, 8.2.2.3, 8.2.2.4, 8.2.2.5, 8.2.2.6, 8.2.3, 8.2.3.2, 8.2.3.3 and 8.2.3.4.

The proposed allotments are suitable for the anticipated land use of residential activity as discussed previously in this report. I consider the proposal to be in general accordance with Halswell South ODP. I consider the proposal to be consistent with the objectives and policies of Chapter 8.

Residential

The relevant policies of Chapter 14 are Policies 14.2.1, 14.2.1.1, 14.2.4, 14.2.4.1 and 14.2.4.4.

Although the development application has not proposed any residential dwellings it has provided the basis on which good residential development can occur. Overall the proposal is consistent with the objectives and policies of chapter 14 of the District Plan.

Earthworks

The objectives and policies for earthworks focus on ensuring earthworks will not increase the risks of hazards, increase of effects on neighbouring properties or water quality/ground water, amenity values and does not cause risk to the health and safety of people. The relevant objectives and policies in regards to this proposal 8.2.4, 8.2.4.1, 8.2.4.4, 8.2.5.1, 8.2.5.2 & 8.2.5.3.

The purpose of the earthworks for this subdivision is to shape the allotments to drain back to front and works in reserves and proposed roads. Conditions have been proposed to ensure effects in regards to nuisance, shading, visual, tree protection, and loss of privacy are reduced. I consider the proposal to be consistent with the objectives and policies of Chapter 8.9.

Natural Hazards

The relevant objectives and policies of Chapter 5 are 5.2.2.1.1, 5.2.2.1.2, 5.2.2.1.3, 5.2.2.1.4, 5.2.2.1.8, 5.2.2.1, 5.2.2.3.1. These policies ensure no development occurs in places where effects of a natural hazards are unacceptable. The objectives and policies also provide guidance with managing and assessing natural hazards. As outlined in the s104 and 106 assessment, the adverse effects of natural hazards are less than minor and the proposal is consistent with the objectives and policies of Chapter 5.

Transport

The relevant objectives and policies of Chapter 7 are 7.2.1 and 7.2.1.3. As outlined in the s95/104 assessment above I consider that the vehicle accesses and road is appropriate and ensures the safety and efficiency of the transport system. I consider the proposal is consistent with the objectives and policies of Chapter 7.

Conclusion

The proposal is consistent with the objectives and policies of the District Plan.

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

The NES for Assessing and Managing Contaminants in Soil to Protect Human Health is relevant to the application as a HAIL activity is being carried out or is more likely than not to have been carried out on the land. The relevant provisions are discussed in previous sections of this report.

For completeness, I note that the District Plan gives effect to the relevant provisions of higher order instruments referred to in s104(1)(b), including the Regional Policy Statement and Regional Plans. As such, there is no need to specifically address them in this report.

Any other matters which are relevant and reasonably necessary to determine the application [Section 104(1)(c)]

There are no other matters relevant to the consideration of this application.

Part 2 of the Resource Management Act 1991 [Section 104(1)]

The above considerations are subject to Part 2 of the Act which outlines its purpose and principles.

Taking guidance from recent case law¹, the District Plan is considered to be the mechanism by which Part 2 is given effect to in the Christchurch District. The Plan has recently been reviewed, and was competently prepared via an independent hearing and decision-making process in a manner that appropriately reflects the provisions of Part 2. Accordingly, no further assessment against Part 2 is considered necessary.

Section 106

s106 Consent authority may refuse subdivision consent in certain circumstances

- (1) *A consent authority may refuse to grant a subdivision consent, or may grant a subdivision consent subject to conditions, if it considers that—*
- (a) *there is a significant risk from natural hazards; or*
 - (b) *(repealed)*
 - (c) *sufficient provision has not been made for legal and physical access to each allotment to be created by the subdivision.*

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

- (1A) For the purpose of subsection (1)(a), an assessment of the risk from natural hazards requires a combined assessment of—
- (a) the likelihood of natural hazards occurring (whether individually or in combination); and
 - (b) the material damage to land in respect of which the consent is sought, other land, or structures that would result from natural hazards; and
 - (c) any likely subsequent use of the land in respect of which the consent is sought that would accelerate, worsen, or result in material damage of the kind referred to in paragraph (b).

This section of the Act is particularly relevant in relation to geotechnical concerns following the Canterbury earthquakes. The land is identified as being within the Liquefaction Management Area in the Christchurch District Plan and rule 5.5.2a applies as vacant allotments being created in this application. The land is Green Zoned, with no technical category assigned to the site.

The applicant has submitted a geotechnical report prepared by Miyamoto International New Zealand Limited which has been reviewed in RMA/2021/3219 by Council Subdivision Engineer Peter Megarry. His comments and recommendations are still relevant to this application and have been accepted by the applicant.

I accept the advice provided to me regarding the risk of natural hazards, and conclude that there are no grounds to refuse consent under section 106(1)(a). In terms of section 106(1)(c) I am satisfied that adequate legal and physical access is provided to each allotment.

Recommendations

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 plans submitted with the application.
 - 2. All earthworks associated with the creation and formation of the subdivision shall be carried out in accordance with the conditions of subdivision consent.

Advice Note: Any monitoring required will be dealt with under the subdivision consent.

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. **Scheme Plan and Staging**
 - .1 General Survey Plan
The survey plan, when submitted to Council for certification, is to be substantially in accordance with the stamped approved application plan.
 - 1.2 Staging
The subdivision may be carried out in stages. If staged, each stage is to be in accordance with the staging shown on the application plan. That the development may proceed in stages in no particular order in accordance with the approved subdivision plan except as set out below.
 - 1.3 Amalgamations
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 294 hereon (Legal Access) be held as to two undivided one - half shares by the owners of Lots 98 and 99 hereon as tenants in common in the said shares and that individual records of title issue.”

“That Lot 296 hereon (Legal Access) be held as to two undivided one –half shares by the owners of Lots 151 and 152 hereon as tenants in common in the said shares and that individual records of title issue.”

LINZ request No 1766442

1.6 New Road to Vest

The new roads, being lots 273-275, 276 and 282 are to be formed and vested in the Council to the satisfaction of the Subdivision Engineer with underground wiring for electricity supply and telecommunications.

The new roads are to be named and shown on the survey plan submitted for certification.

Advice Note: The process for naming roads is set out at <https://ccc.govt.nz/consents-and-licences/resource-consents/resource-consent-activities/subdivision-consents/road-and-right-of-way-naming/> . *The approval of roads names is by the relevant Community Board and may take six weeks. The processing of that application will be on a time and costs basis and charged under this consent.*

1.7 Road Widening to vest

Lot 285 shall be vested to Her Majesty the Queen as road widening being 1057m² in area.

Any existing fences or walls outside the new road frontage boundary are to be removed.

1.8 Right of Way Easements (Private Ways)

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

1.9 Service Easements

The service easements as set out on the application plan or required to protect services crossing other lots shall be duly granted or reserved.

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.

1.11 Existing Easements over areas of Road to Vest

The portion of the existing easements shown on the approved scheme plan that extend over the road to vest are to be surrendered.

1.14 Easements in Gross

The legal instruments to create the required easements in gross in favour of the Council must be prepared & registered by the Council's solicitor at the consent holder's cost and will be based on the Council's standard easement instrument templates (as appropriate) as determined by the Council's solicitor. The consent holder's solicitor is to contact the Council's solicitor (Anderson Lloyd Lawyers) requesting the preparation and registration of the required easement instruments. Areas which are to be the subject of easements in gross in favour of the Council must not to be the subject of any other easements for the same purpose.

As built plans for the services covered by the easement(s) are to be provided to the Council at Section 223 certification stage.

1.15 Public Utility Sites

Any public utility site and associated rights of way easements and/or service easements required by a network operator are approved provided that they are not within any reserves to vest in the Council.

1.16 Plans for Geodata

The surveyor is to forward a copy of the title plan and survey plan to the Subdivision Planner (that issued the consent), Resource Consents 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.

2. Quality Assurance

2.1 Asset Design and Construction

All infrastructure assets to be vested in the Council are to be designed and constructed in accordance with the Christchurch City Council's Infrastructure Design Standard (IDS) and the Construction Standard Specifications (CSS).

2.2 Quality Assurance

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

A. Submit a Design Report, Engineering Plans, Erosion and Sedimentation Plans, Environmental Management Plan and Design Certificate complying with clause 3.3.2 to the Subdivision Engineers (Planning Team 1). The Design Report and engineering plans are to provide sufficient detail to confirm compliance with the requirements of the IDS and this consent.

B. Submit a Contract Quality Plan for review by the Council and an Engineer's Review Certificate complying with clause 3.3.3.

Physical works shall not commence until a Council Engineering Officer confirms that the above documentation has been received and accepted.

C. Submit an Engineer's Report and Completion Certificate complying with clause 3.3.4.

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 certification is provided for design and construction as a pre-requisite for the release of the 224c certificate. The extent of the documentation required should reflect the complexity and/or size of the project.

General Advice Note for Quality Assurance

Landscape plan acceptance can be submitted at a separate time to the engineering design acceptance and is to be approved by Council. Landscape Plans shall be submitted to landscape.approvals@ccc.govt.nz as well as the Subdivision Engineer.

2.3 Traffic Management

An approved Traffic Management Plan (TMP) shall be implemented and no works are to commence until such time as the TMP has been installed. The TMP must be submitted to the Council through the following web portal <http://www.myworksites.co.nz>.

2.4 Laterals for rear Lots

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.

If approved under a building consent, passed 252 (FS and SW drains) mandatory building inspections pursuant to the Building Code is required prior to the issue of the s224Certificate.

If approved under a Building Act Exemption, a PS3 form and as-builts will be required to be provided and accepted prior to the issue of the s224 Certificate.

2.5 CCTV Inspections

Pipeline CCTV inspections are to be carried out on all gravity pipelines to be vested in compliance with the Council Standard Specifications (CSS): <https://www.ccc.govt.nz/consents-and-licences/construction-requirements/construction-standard-specifications/pipeline-cctv-inspections/>

2.6 Services As-Built Requirements

As-Built plans and data shall be provided for all above and below ground 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/>

Advice Note: this includes RAMM and costing data (GST)

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.

As-Builts (Reserves and Street Trees)

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 once the trees are planted.

Advice note: The as-builts can be supplied post s224 certifications on the provision of a 100% bond.

2.7 Minimum Levels

To be considered satisfactory for sewer and stormwater drainage minimum ground levels shall be based on a level of 100mm above the kerb at the street or right of way frontage, plus a grade of 1:300 to the rear boundary.

2.8 Minimum Floor Levels

A storm water design and flood modelling report shall be provided for the subdivision which addresses the critical 10% and 2% and 0.5% annual exceedance probability rainfall events in the post-development scenario. This report shall form a part of the Engineering Design Report and shall include (but may not be limited to) following information in PDF and GIS *.shp file format:

- A plan showing design ground levels (100mm contours or appropriate) and proposed secondary flow paths.
- A plan showing the predicted extent of flooding (for flood depths in excess of 100mm) for the critical 2 percent and 0.5 percent annual exceedance probability rainfall events.
- A plan showing predicted floodwater levels for the critical 2 percent and 0.5 percent annual exceedance probability rainfall events marked at every 10m interval along all overland flow paths
- All elevations shall be in Reduced Level, Christchurch Drainage Datum.

2.9 Earthworks

2.9.1 Earthworks shall be carried out in accordance with stamped approved plan page 2.

All filling and excavation work shall be carried out in accordance with an 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 (via email to rcmon@ccc.govt.nz) prior to any work starting on site.

Erosion and Sediment Control

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

2.9.3 Run-off must be controlled to prevent muddy water flowing, or earth slipping, onto neighbouring properties, legal road (including kerb and channel), or into a river, stream, drain or wetland. Sediment, earth or debris must not fall or collect on land beyond the site or enter the Council's stormwater system. All muddy water must be treated, using at a minimum the erosion and sediment control measures detailed in the site specific Erosion and Sediment Control Plan, prior to discharge to the Council's stormwater system. (Possible sources of contaminants from construction activities include uncontrolled runoff, dewatering, sawcutting and grooving).

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

All concentrated stormwater or collected groundwater, including that from behind the retaining walls, shall be discharged in a controlled manner to the Council network.

2.9.4 The Erosion and Sediment Control Plan shall show the positions of all stockpiles on site. Temporary mounds shall be grassed or covered to prevent erosion until such time as they are removed. Stockpiles shall be placed as far as practicable from internal boundaries adjoining residential properties.

Advice note: Topsoil shall not be worked excessively, to protect the integrity of the soil microbes.

- 2.9.5 The draft Environmental Management Plan (EMP) provided with the application is accepted in principle. All filling and excavation work shall be carried out in accordance with an EMP which identifies how the environmental risks of the project will be managed. Unless approved as part of a separate Environment Canterbury (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 (via email to rcmon@ccc.govt.nz) prior to any work starting on site.
- 2.9.6 The EMP shall include an Erosion and Sediment Control Plan (ESCP) covering all earthwork associated with the consented development. The ESCP shall be designed by a suitably qualified and experienced professional and a design certificate ([Appendix IV in IDS Part 3](#)) supplied with the ESCP for acceptance by the Council under clause 3.8.2 of the IDS at least ten days prior to the works commencing.
- 2.9.7 The ESCP shall follow best practice principles, techniques, inspections and monitoring for erosion and sediment control, and be based on ECan's Erosion and Sediment Control Toolbox for Canterbury <http://esc Canterbury.co.nz/>.

Advice Note: Any changes to the accepted ESCP must be submitted to the Council in writing and the changes must be accepted by the Subdivision Engineer prior to implementation.

- 2.9.8 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, sensitive receptors such as waterways 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, stockpiles;
 - 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;
 - 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.

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

- 2.9.9 The accepted EMP shall be implemented on site over the construction phase. No earthworks shall commence on site until:
- The Council has been notified (via email to rcmon@ccc.govt.nz) no less than 3 working days prior to work commencing, of the earthworks start date and the name and details of the site supervisor.
 - The contractor has received a copy of all resource consents and relevant permitted activity rules controlling this work
 - The works required by the EMP have been installed.
 - An Engineering Completion Certificate (IDS – Part 3, Appendix VII), signed by an appropriately qualified and experienced engineer, is 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.

Nuisance

- 2.9.10 Dust emissions shall be appropriately managed within the boundary of the property in compliance with the Regional Air Plan. Dust mitigation measures such as water carts, sprinklers or polymers shall be used on any exposed areas. The roads to and from the site, and the site entrance and exit, must remain tidy and free of dust and dirt at all times.
- 2.9.11 All loading and unloading of trucks with excavation or fill material shall be carried out within the subject site.

Works within the Legal Road

- 2.9.12 All work within the legal road, or activities outside the legal road that affect the normal operating conditions of the legal road, cannot start until the consent holder has been issued with the following:
- Approved Works Access Permit (WAP); and
 - Approved Traffic Management Plan (TMP).

Advice Note: A Corridor Access Request (CAR) application and TMP can be submitted to the Council through the following web portal <http://www.myworksites.co.nz>.

Fill

- 2.9.13 Any change in ground levels shall
- not cause a ponding or drainage nuisance to neighbouring properties.
 - not affect the stability of the ground or fences on neighbouring properties.
 - maintain existing drainage paths for neighbouring properties.
- 2.9.14 The fill sites shall be stripped of vegetation and any topsoil prior to filling. The content of fill shall be clean fill (as defined by the Christchurch District Plan – Chapter 2 Definitions).
- 2.9.15 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 Engineers 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 for all lots, including utility reserves, within the subdivision that contain filled ground. This report shall detail depths, materials, compaction test results and include as-built plans showing the location and depth of fill and a finished level contour plan.
- 2.9.16 The consent holder shall submit a design report and calculations detailing any filling proposed against existing boundaries and the means by which to comply with the Earthfill Report in respect to adjoining properties.

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

Advice note: This report may be presented as part of the Design Report for the subdivision works under condition 7.1.

- 2.9.17 Any retaining wall construction shall be included and certified as part of the Earthfill Report.
- 2.9.18 Retaining walls shall be located outside of legal road or reserve area. Walls retaining fill shall be located within the lot containing that fill.

Final Completion

- 2.9.19 All disturbed surfaces shall be adequately topsoiled and vegetated as soon as possible to limit sediment mobilisation. Areas of land disturbed at any one time shall not exceed 2ha.
- 2.9.20 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.
- 2.9.21 Should the Consent Holder cease or abandon work on site for a period longer than 6 weeks, or be required to temporarily halt construction during earthworks, they shall first install preventative measures to control sediment discharge / run-off and dust emission, and shall thereafter

maintain these measures for as long as necessary to prevent sediment discharge or dust emission from the site.

Advice Note: It is the consent holder's responsibility to ensure that the activity, including where carried out by contractors on their behalf, complies with the below district plan standard - failure to do so may result in enforcement action and the need for additional land-use consent:

- Rule 6.1.6.1.1 P2 - All earthworks related construction activities shall meet relevant noise limits in Tables 2 and 3 of [NZS 6803:1999 Acoustics - Construction Noise](#), when measured and assessed in accordance with that standard.
- Rule 8.9.2.1 P1 Activity Standard e. - [Earthworks](#) involving mechanical or illuminating equipment shall not be undertaken outside the hours of 07:00 – 19:00 in a Residential Zone. Between the hours of 07:00 and 19:00, the noise standards in Chapter 6 Rule [6.1.5.2](#) and the light spill standards at Chapter 6 Rule [6.3.6](#) both apply.
- Earthworks involving soil compaction methods which create vibration shall comply with German Standard DIN 4150 1999-02 (Structural Vibration – Effects of Vibration on Structures) and compliance shall be certified via a statement of professional opinion provided to the Council (via email to rcmon@ccc.govt.nz) from a suitably qualified and experienced chartered or registered engineer. The statement of professional opinion is to be submitted to Christchurch City Council via rcmon@ccc.govt.nz a minimum of five working days prior to any compacting activities commencing.

3. Geotechnical

- 3.1 All liquefaction hazard and lateral spread mitigation on site shall be designed in accordance with the recommendations in the Geotechnical Investigation Reports:
- 3.2 All infrastructural assets to be vested in the Council shall be designed and constructed in accordance with the Infrastructure Design Standard (IDS) 2018 and the Construction Standard Specifications (CSS).
- 3.3 Asset structures shall include but not be limited to gravity and pressure pipelines, manholes, chambers, valves, hydrants, stormwater treatment devices, culverts or any other physical asset to be vested in Council including road pavements. Bridges and pump stations shall be designed to importance level 3 (IL3) as defined in NZS 1170.
- 3.4 In addition to the above, to be considered suitable in terms of section 106(1A)(a) and (b) of the Resource Management Act, all proposed infrastructure shall be designed to resist the effects associated with earthquake induced liquefiable soils and lateral spread from a seismic event as defined in condition 3.5.
- 3.5 To mitigate liquefaction (vertical settlement) hazards and lateral spread (horizontal displacement), any proposed asset structures shall be designed for a seismic event with a 25 year return period under the serviceability limit state (SLS) event and with a 500 year return period for the ultimate limit state (ULS) event as defined by NZS 1170.5:2004.

Beyond a SLS seismic event, it is recognised asset structures may become progressively less serviceable.

Ground Improvement

- 3.6 Site earthworks and remediation shall be carried out to improve the ground performance in terms of the MBIE guidelines 'Repairing and rebuilding houses affected by the Canterbury earthquakes' (3rd Edition 15 March 2017) or subsequent revisions. Ground performance shall achieve a minimum technical categorisation on all residential lots equivalent to TC2. The technical category will be confirmed in the Engineers Report prepared for the section 224(c) certificate under condition 2.2A. As recommended in the geotech reports provided, post fill monitoring should be carried out over a period of 2 months following the placement of fill. Any settlement in excess of that found in the trial should be discussed with council and an subsequent action agreed.

3.7 Specific Foundation Design

That a consent notice in terms of Section 221 of the Resource Management Act be registered on the titles for all lots that are categorised in the Final Geotechnical Report as TC2 land.

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

geotechnical engineer. The design shall take into consideration the potential for liquefaction and associated effects (vertical settlement and lateral spread) appropriate for Technical Category 2 land and shall be investigated and designed in accordance with MBIE Guidelines 'Repairing and rebuilding houses affected by the Canterbury earthquakes' (3rd Edition 15 March 2017) or subsequent revisions."

Note: These requirements are contingent upon TC1 and TC2 land equivalence being achieved by the proposed earthworks and remediation works.

Note: Condition 3.7 is an ongoing condition of Consent for which a consent notice pursuant to s221 of the Resource Management Act will be issued.

3.8 Geotechnical Completion Report

Prior to the request for the section 224 certificate the Consent Holder shall supply a Final Geotechnical Report on the mitigation measures put in place during the construction phase to minimise both the liquefaction and lateral spread potential of the land during the SLS and a ULS seismic event in condition 3.5. The report shall recommend the Technical Category of the land in terms of the MBIE guidance document 'Repairing and Rebuilding Houses Affected by the Canterbury Earthquakes' and include a Statement of Professional Opinion on the Suitability of Land for Building Construction, using the template in IDS Part 4 Appendix II.

4. Water Supply

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 Engineering Acceptance by the Water and Wastewater Asset Planning Team prior to the commencement of any physical work.

The Point of Supply for all residential lots in this subdivision shall be the existing DN200 AC water main in Kennedys Bush Road.

Advice Note: Although a full water reticulation design was completed and submitted to Council for approval as part of the engineering approval for River Stone Stages 1, 2, 2c, 3 and 3b (RMA/2020/3076) which is for the subdivision in its entirety and was approved on 25/11/2021, the servicing conditions for RMA/2021/3845 must refer to an existing point of supply rather than a point of supply yet to be installed under an earlier subdivision stage. However, it is likely that the actual point of supply will be infrastructure installed for Stages 1, 2, 2c, 3 and 3b.

The DN250 PE100 water main in Road 02 shall be extended through the intersection of Halswell Road and Candys Road as part of the intersection upgrade and shall be terminated with hydrants, as per the provisions of the Infrastructure Design Standard. f

Advice Note 1: Refer to the stamped, approved water supply plans for the termination point of the DN250 PE100 water main.

Advice Note 2: For costs associated with the increase in diameter of the water main only, if over and above that required to service the subdivision, Council will enter into an Infrastructure Provider Agreement with the developer. It is believed that the existing and future subdivision will require a DN200 water main for most of the water main to be established within Lot 270, 271 and 272 and the design report must therefore clearly demonstrate the design requirements for the existing and future subdivisions only. The Infrastructure Provider Agreement will include the extension of the water main through the Halswell Road/Candys Road intersection.

DN180 PE100 water mains shall be extended along the full lengths of all legal roads to vest and shall be terminated with hydrants, as per the provisions of the Infrastructure Design Standard.

All water mains and submains for the subdivision shall be installed in road to be vested in Council. The construction of Council vested water infrastructure shall be carried out by a Council Authorised Water Supply Installer at the expense of the applicant.

Advice Note: Refer to <https://ccc.govt.nz/assets/Documents/Consents-and-Licences/construction-requirements/Authorised-Water-Supply-Installer-Register.pdf> for a list of authorised water supply installers.

All lots shall be served with a water supply lateral connection to their boundary. Submains shall be installed to 1m past each lot boundary as per the provisions of the Infrastructure Design Standard.

Each water supply lateral connection to a vacant lot shall be installed with a dummy connection spacer rod in accordance with CSS Part 4, SD 403.

Any rear lot or lot within a Right of Way shall be serviced by its own DN32 lateral within a shared access. The water supply lateral connections shall be located within the property, immediately (less than 1.0m) behind the legal road boundary and within a shared access as shown in IDS Part 7, Figure 3. If the water main is extended into the Right of Way, the water supply lateral connections shall be located in an area set aside within the Right of Way and as close as possible to the terminal fire hydrant. An easement for the right to convey water shall be created over the lateral in favor of the lot serviced by the lateral. Laterals shall be installed by a Licensed Certified Plumber and shall not cross the boundary of the net site area of other sites.

Advice Note: This will require a Building Consent.

5. Sewer

The subdivision shall be serviced by 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 Engineering Acceptance by the Water and Wastewater Asset Planning Team prior to the commencement of any physical work.

The approved sanitary sewer outfall for the subdivision shall be the existing DN180 PE100 pressure sewer main in Muirhill Street.

Advice Note: Although a full pressure sewer design was completed and submitted to Council for approval as part of the engineering approval for River Stone Stages 1, 2, 2c, 3 and 3b (RMA/2020/3076) which is for the subdivision in its entirety and is pending approval, the servicing conditions for RMA/2021/3845 must specify an existing outfall rather than an outfall yet to be installed under an earlier subdivision stage. However, it is likely that the actual outfall will be infrastructure installed for Stages 1, 2, 2C, 3 and 3B.

The consent holder shall put in place measures to enable the initial operation of the local pressure sewer system within and from the subdivision during the build phase, including (but not limited to) ensuring self-cleansing flow and limiting sewage retention time within the system when the design number of pressure sewer tanks are not yet in operation. These measures shall be reported to the Subdivisions Engineer prior to seeking section 224(c) certification.

Each lot shall have a Boundary Kit located within the legal road or Right of Way outside the boundary of the lot. The pressure lateral from the Boundary Kit is to extend at least 600mm into the net site of each lot.

Properties in a Right of Way shall be serviced by a single pressure main. An isolation valve shall be installed on the pressure main at the boundary of the Right of Way and the legal road. Easements in gross shall be created over Pressure Sewer Systems in private Rights of Way.

Installation of the pressure sewer mains and boundary kits shall be carried out by a Council Authorised Drainlayer (Pressure Sewer Reticulation).

Advice Note: Refer to <https://ccc.govt.nz/assets/Documents/Consents-and-Licences/construction-requirements/Authorised-Drainlayer-Register.pdf> for a list of authorised drainlayers.

The following conditions shall be recorded pursuant to Section 221 of the RMA in a consent notice registered on the titles of each residential lot:

- 1.1.1. The property shall be served by a local pressure sewer unit 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 Units specified under a Building Consent. The local pressure sewer unit will be supplied complete with an IOTA OneBox Control Panel.

- 1.1.2. Ownership and control of the local pressure pump, chamber, boundary kit and OneBox Control Panel shall 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.
- 1.1.3. 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.
- 1.1.4. The property owner shall ensure that the local pressure sewer unit is connected at all times to an electricity supply and shall remain responsible for the cost of the electricity required to operate it.
- 1.1.5. The property owner shall adhere to the user requirements of the local pressure sewer unit. In the event that the local pressure sewer unit is damaged as a result of a breach of this obligation, the Council may recover the costs of repair from the property owner.

Advice Note: This is an on-going condition and a consent notice will be issued under section 221 of the Act at the time of section 224(c) certificate.

6. Stormwater

1. In addition to the below conditions, the system shall meet the requirements of the CCC Waterways, Wetlands and Drainage Guide (WWDG 2003 including updates), the Infrastructure Design Standard (IDS 2019), the Construction Standard Specifications (CSS 2019) and the South West Area Christchurch Stormwater Management Plan.
2. The consent holder shall demonstrate that authorisation for construction and operational phase stormwater discharge has been obtained from Christchurch City Council, otherwise separate authorisation from Environment Canterbury shall be obtained.
3. The consent holder shall submit an Engineering Design Report for acceptance by 3 Waters and Waste and Resource Consents Units. The Engineering Design Report shall demonstrate how 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 all stormwater infrastructure and mitigation systems.
4. 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 ('Greens Basins') to be constructed by others and/or under other application.
5. The filling of land shall not cause adverse flooding effects on other land. The consent holder shall provide a report summarizing any effects 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.
6. The surface water management and mitigation system shall be designed to ensure complete capture and conveyance of all stormwater runoff from the site 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. A combination of primary and secondary conveyance systems may be used to ensure this level of service is achieved.
7. The primary stormwater reticulation network shall be designed to convey (at minimum) 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.
8. 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.

9. The designer of the surface water management system shall provide a report which identifies all secondary flow paths proposed for storm events that exceed the capacity of the stormwater management and mitigation system. All overland flow paths are to be identified and protected by an easement in favour of Christchurch City Council, if required.
10. The consent holder shall provide easements in gross over all stormwater infrastructure located outside of legal road or utility reserve areas to be vested with Council.
11. The consent holder shall operate all 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.
12. The consent holder shall provide as-built plans of the stormwater management systems and confirm that they have been constructed in accordance with the approved plans and comply with the IDS, particular Part 3: Quality Assurance and Part 12: As-Builts.

7. Access Construction Standards

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 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 and accepted by Council.

9. Transport

9.1 Street Lighting

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

9.2 Traffic Safety Audit

The applicant shall provide traffic safety audits undertaken by a suitable qualified independent traffic engineer at the engineering acceptance stage (design) and at works completion (post construction).

Detailed engineering design for the transport network shall ensure the recommendations of the Safety Engineer in the preliminary scheme design (concept) safety audit are incorporated in the design.

Road Connection along eastern boundary – Lot 282

The physical road formation in Lot 282 shall extend three metres into the eastern neighbouring access lot, if the access lot is owned by Council. It may also vest as road under this consent should the relevant landowner agree to that. Alternatively that section of road may be transferred as road at a later date via the relevant Council process.

All associated engineering plans and approvals shall include this work.

9.3 Halswell Road - Lots 402 and 404

The future development of balance lots 402 and 404 shall provide for the upgrade of Halswell Road, including a minimum 2.5m pathway and upgraded lighting if required.

This is an ongoing consent notice for which a consent notice will be issued.

Advice Note: Council will enter into a Private Developer Agreement with the consent holder.

9.5 State Highway

- 9.5.1 Prior to the obtaining of section 224 approval, for stage 9 of the subdivision, the roundabout at the intersection of State Highway 75 and the site shall be formed in accordance with the subdivision plans (subject to any amendments required by way of condition 9.5.2) submitted by the consent holder and labelled as "Proposed Subdivision of Pt RS 1593, RS 772 & Lots 1 & 2 DP 83635" and dated October 2021.

- 9.5.2 Prior to the formation of the roundabout at the intersection of State Highway 75 and the site, the consent holder shall submit to the Christchurch City Council a copy of the Waka Kotahi NZ Transport Agency's approval to undertake works on the State Highway (as detailed in advice notes a & b).
- 9.5.3 Prior to the obtaining of section 224 approval for the subdivision, road access to the subdivision shall be available to either Kennedys Bush Road or Halswell Road and shall not be exclusively via Glovers road.
- 9.5.4 Further subdivision of the site, beyond those subdivision consents approved in RMA/2021/3219 and RMA/2021/3845, shall be restricted such that section 224 certification shall not be obtained until such a time as the roundabout at the intersection of State Highway 75 and the site has been formed and is fully operational.

Advice Notes:

- a) *It is a requirement of the Government Roadway Powers Act 1989 that any person wanting to carry out works on a state highway first gain the approval of Waka Kotahi NZ Transport Agency for the works and that a Corridor Access Request (CAR) is applied for and subsequently a Work Access Permit issued before any works commence.*
- b) *A CAR is made online via www.beforeudig.co.nz and/or www.submitica.co.nz. The CAR needs to be submitted at least 15 working days before the planned start of works. A copy should also be sent to the Waka Kotahi NZ Transport Agency environmental planning team at environmentalplanning@nzta.govt.nz. The Corridor Access Request will need to include a Construction Traffic Management Plan that has attained approval from the Waka Kotahi appointed state highway maintenance contractor for North Canterbury (Southern Link Canterbury).*

9.6 Turning Facilities

The subdivision design shall provide for adequate rubbish truck turning facilities which is legally secured within the application site at each stage.

Advice note: The subdivision engineer may accept turning facilities outside of the site if the Consent Holder legally secures land adjacent land.

10. Greenspace

10.2 Street Tree Landscape Plans

Street tree landscape plans are to be submitted to the Technical Design Services (Parks and Landscapes Team at landscape.approvals@ccc.govt.nz) for acceptance. All landscaping is to be carried out in accordance with the Accepted plan.

The Landscape Plans are to provide sufficient detail to confirm compliance with the requirements of the IDS (current version) and the CSS (current version).

The Consent Holder shall maintain the street trees for the **24 months** Establishment Period (Defects Maintenance) until final inspection and acceptance of the trees by Council. Acceptance shall be based upon the criteria outlined in the CSS, Part 7 Landscapes.

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

The Team Leader Road Amenity & Asset Protection, or their 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 the Parks Unit (Policy and Advisory 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 **24 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 their nominee.

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

10.4 Final Completion / Handover (Reserves and Street Trees)

The Consent Holder shall submit, 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, on completion of the **24 month** Establishment Period, prior to final inspection for formal handover to Council and release of the Establishment Bond.

23. Protection of Trees in the adjoining access leg – Lot 282

These conditions do permit the removal of any trees on the adjoining access leg at 10 Glovers Road if it remains in private ownership. The applicant will need to ensure that all works associated with trees are permitted under other legislation. This is in relation to Lot 3 DP 83635 (10 Glovers Road).

- 23.1 An arborist report from a suitably qualified and experienced person shall be provided setting out:
- A. The surveyed location of trees and associated values in accordance with the CSS; and
 - B. Identifying driplines of the trees.

Advice note – Council will be undertaking this action.

- 23.2 A construction management plan shall be prepared in accordance with good arboriculture practices setting out how trees will be retained and protected during works in accordance with the CSS. This includes but is not limited to:

- Details of proposed works within the utility reserve and potential effects on trees;
- Measures to allow any pruning;
- Protection of tree (including their roots) from all works including earthworks, trenching and construction activities;
- Avoiding soil compaction and severing of tree roots;
- Replacement of damaged or removed trees with a similar species in a location as close as practical to the original location of that tree; and
- Supervision of works by an arborist.

- 23.3 A report (in accordance with the CSS) shall be provided at completion of works detailing the health of the trees and their suitability to be retained in public ownership.

- 23.4 If the access leg is in Council ownership, trees may be removed if they are in poor health or located within the road corridor. All efforts shall be made to retain as many trees as practicable if the access leg is in Council's ownership.

15. Existing Buildings

Buildings located over the new lot boundaries and/or as shown on the application plan are to be demolished or removed.

16. Telecommunications and Energy Supply

- 16.1 All lots shall be provided with the ability to connect to a telecommunications and electrical supply network at the boundary of the net site area of each lot. As-builts (from a licenced surveyor or network utility operator) and photos shall be provided to demonstrate that ducts and/or cables have been laid to the boundary of the net site area for each lot.

- 16.2 The consent holder is to provide a copy of the reticulation agreement letter from the communications network operator and a letter from the electrical energy network operator, or their approved agent, to confirm capacity is available to the sites.

17. Accidental Discovery

- 17.1 In the event of the discovery/disturbance of any archaeological material or sites, including taonga (treasured artefacts) and koiwi tangata (human remains), the consent holder shall immediately:
- a) Cease earthmoving operations in the affected area of the site; and

- b) Advise the Council of the disturbance via email to rcmon@ccc.govt.nz
- c) Advise appropriate agencies, including Heritage New Zealand Pouhere Taonga and the local Mana Whenua (Ngāi Tūāhuriri Rūnanga or swap in relevant rūnanga) of the disturbance.

Advice Note: Please be aware that an archaeological site may be any place that was associated with human activity in or after 1900, and provides or may be able to provide, through investigation by archaeological methods, significant evidence relating to the historical and cultural heritage of New Zealand.

- 17.2 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.

+ Residential New Neighbourhood Density Requirements

Any residential development or subdivision of Lots 402, 404, 500, 501 and 502 shall provide for a minimum net density of 15 dwellings or residential lots per hectare over that entire land area plus 15 residential dwellings or allotments.

Note: This is an ongoing condition of Consent for which a consent notice pursuant to s221 of the Resource Management Act will be issued.

17.3. Consent Notice

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

Sewer – All residential allotments

The property shall be served by a local pressure sewer unit 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 Units specified under a Building Consent. The local pressure sewer unit 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 shall 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 property owner shall ensure that the local pressure sewer unit is connected at all times to an electricity supply and shall remain responsible for the cost of the electricity required to operate it.

The property owner shall adhere to the user requirements of the local pressure sewer unit. In the event that the local pressure sewer unit is damaged as a result of a breach of this obligation, the Council may recover the costs of repair from the property owner.

Residential New Neighbourhood Density Requirements – Lots 402, 404, 500, 501, 502

Any residential development or subdivision of Lots 402, 404, 500, 501 and 502, shall provide for a minimum net density of 15 dwellings or residential lots per hectare over that entire land area plus 15 residential dwellings or allotments.

Specific Foundation Design - TBC

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

geotechnical engineer. The design shall take into consideration the potential for liquefaction and associated effects (vertical settlement and lateral spread) appropriate for Technical Category 2 land and shall be investigated and designed in accordance with MBIE Guidelines 'Repairing and rebuilding houses affected by the Canterbury earthquakes' (3rd Edition 15 March 2017) or subsequent revisions."

Halswell Road - Lots 402 and 404

The future development of balance lots 402 and 404 shall provide for the upgrade of Halswell Road, including a minimum 2.5m pathway and upgraded lighting if required.

Note: Council will prepare the Consent Notice.

18. Goods and Services Taxation Information

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.

ADVICE NOTES FOR CONSENT HOLDERS, TO BE READ IN CONJUNCTION WITH THE DECISION

Your Rights of Objection

If you do not agree with the Council's decision on this resource consent application, the conditions, or any additional fees that have been charged, you may lodge an objection with the Council under Section 357 or 357B of the Resource Management Act 1991. You have 15 working days from the date you receive this letter within which to lodge your objection **to the decision**. Objections **to additional fees** must be received within 15 working days of the date on which you receive the invoice. Your objection must be in writing and should clearly explain the reasons for your objection.

Commencement of this consent

The commencement date for your resource consent is the date of this letter advising you of the Council's decision, unless you lodge an objection against the decision. The commencement date will then be the date on which the decision on the objection is determined.

Lapsing of this consent

This resource consent for subdivision will lapse 5 years after the date of commencement of consent (i.e. the date of this letter) unless it has been given effect to by the Council issuing a certificate pursuant to Section 223 of the Resource Management Act 1991.

Application may be made under Section 125 of the Resource Management Act 1991 to extend the duration of the resource consent, and this must be submitted and approved prior to the consent lapsing.

Lapsing of s223 Certification

The s223 certification will lapse 3 years after the date of issue, the Section 223 certificate will lapse (if that certified plan has not been deposited in accordance with Section 224 of the Resource Management Act 1991). The s223 certificate can be re-certified only if the subdivision consent has not lapsed.

Development Contributions

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

To help fund community facilities, the Local Government Act 2002 (LGA) allows a council to require development contributions if the effect of a development requires the council to provide new or upgraded infrastructure.

This Notice informs you of the DCs required by the Council for the development but is not a request for payment. An invoice will be issued by the Council when it requires payment of the DC's. Payment will be required before issue of a code compliance certificate for a building consent, commencement of the resource consent activity, issue of a section 224(c) certificate for a subdivision consent or authorisation of a service connection, whichever is first. An invoice can be issued earlier at your request. Council may also issue an invoice, at its discretion, if it considers the development is already utilising Council infrastructure for which DCs are being required.

Development contribution assessment summary

Development Contributions Summary		Application Ref:		RMA/2021/3845		
				Assessment		
Customer Name	Yoursection Limited					
Project Address	511 Halswell Road					
Assessment Date	24/11/2021					

Activity	Catchment	Existing HUE	Proposed HUE	Net Increase to HUE Demand	Discount	Chargeable HUE	HUE Rate (incl GST)	DC Charge (incl GST)	Reduction (incl GST)	Net DC Charge (incl GST)
		A	B	C	D	E	F	G	H	I
Network Infrastructure										
Water Supply	West	2.00	49.00	47.00	0.00%	47.00	\$1,849.24	\$86,914.28	\$0.00	\$86,914.28
Wastewater Collection	South West	2.00	49.00	47.00	0.00%	47.00	\$8,038.26	\$377,798.22	\$0.00	\$377,798.22
Wastewater Treatment & Disposal	Christchurch	2.00	49.00	47.00	0.00%	47.00	\$1,075.65	\$50,555.55	\$0.00	\$50,555.55
Stormwater & Flood Protection	Halswell	2.00	49.00	47.00	0.00%	47.00	\$15,489.90	\$728,025.30	\$0.00	\$728,025.30
Road Network	Growth	2.00	49.00	47.00	0.00%	47.00	\$3,863.84	\$181,600.48	\$0.00	\$181,600.48
Active Travel	Metro Zone	2.00	49.00	47.00	0.00%	47.00	\$979.46	\$46,034.62	\$0.00	\$46,034.62
Public Transport	Metro Zone	2.00	49.00	47.00	0.00%	47.00	\$553.63	\$26,020.61	\$0.00	\$26,020.61
Community Infrastructure	District Wide	2.00	49.00	47.00	0.00%	47.00	\$988.43	\$46,456.21	\$0.00	\$46,456.21
Total Network & Community Infrastructure								\$1,543,405.27		\$1,543,405.27
Reserves										
Regional Parks	District Wide	2.00	49.00	47.00	0.00%	47.00		\$5,462.83	\$0.00	\$5,462.83
Garden & Heritage Parks	District Wide	2.00	49.00	47.00	0.00%	47.00		\$7,586.71	\$0.00	\$7,586.71
Sports Parks	District Wide	2.00	49.00	47.00	0.00%	47.00		\$18,224.23	\$0.00	\$18,224.23
Neighbourhood Parks	Growth	2.00	49.00	47.00	0.00%	47.00		\$25,549.16	\$0.00	\$25,549.16
Total Reserves								\$56,822.93		\$56,822.93
								GST 15%		\$208,725.42
								Total Development Contribution		\$1,600,228.20

Where both a resource consent and building consent are required as part of the same development, a development contribution (DC) assessment will be undertaken for both consents. However the applicant need only pay for one assessment. As a result, the Council will only invoice in accordance with either the assessment on the resource consent or the assessment on the building consent, whichever is the lower of the two (after any corrections or reassessments undertaken in accordance with the DCP).

The DC assessment is valid for 24 months from the date the assessment is issued (usually with the consent). If the original assessment expires before payment is made, reassessment of the DCs required will be carried out at the same time the invoice is generated.

Reassessments will incorporate any increases to the development contribution requirement in line with the Producers Price Index (PPI) as described in Parts 2.9 and A.7.3 of the DCP. PPI adjustments will incorporate all years between the original application and the time the reassessment is carried out.

Reconsiderations and objections

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

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

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

Under section 199C of the Local Government Act 2002 you can object to the assessed DC requirement on the following grounds:

- the development contribution was incorrectly calculated or assessed under the DCP; or
- the territorial authority incorrectly applied its DCP; or
- the information used to assess your development against the DCP, or the way the territorial authority has recorded or used it when requiring a development contribution, was incomplete or contained errors.

An Objection to DCs form must be lodged with the Council within 15 working days of receiving this DC Notice or a reconsidered assessment. A deposit of \$1,000.00 will be required to lodge an objection.

A form to request a reconsideration or lodge an objection can be found on our website.

To request an invoice please contact a Development Contributions Assessor by phone on (03) 941-8999 or email developmentcontributions@ccc.govt.nz. Once an invoice has been issued payment is required within 30 days. Please quote the project number with all correspondence.

Further information regarding development contributions can be found on our website www.ccc.govt.nz or by contacting a Development Contributions Assessor on (03) 941-8999.

Payments to Council

If any payments to Council are to be made through internet banking please email the details to resourceconsentapplications@ccc.govt.nz and a tax invoice will be raised. The internet banking details are:

Bank: *Bank of New Zealand*
 Account Name: *Christchurch City Council*
 Account Number: *02 0800 0044765 003*

The information you need to enter to help us identify your payment will be specified at the bottom of the invoice (i.e. Particulars, Code and Reference details).

Please note that all payments will be credited to our account on the next business day. Any payment made without the details above may take some time to be lodged against the correct account.

Please email resourceconsentapplications@ccc.govt.nz to notify us when you have made payment.

Council Site Characteristics Information

The Councils Site Characteristics Information on this site is as follows:

District Plan	This property or parts of, are within the High Flood Hazard Management Area (HFHMA) in the Christchurch District Plan. A resource consent is likely to be required for new buildings or to subdivide this property. Further information can be found at www.ccc.govt.nz/hfhma .
District Plan	Property or part of property within the Liquefaction Management Area (LMA) Overlay which is operative.
District Plan	Property or part of property is within an Outline Development Plan area which is affected by specific provisions that are operative.
District Plan	Property or part of property within the Christchurch District Plan Remainder of Port Hills and Banks Peninsula Slope Instability Management Area overlay.
District Plan	This property or part of this property is close to at least one waterway. It may be within the setback for a Downstream Waterway. Within that setback, District Plan rules apply to activities including buildings, earthworks, fences and impervious surfacing. Any part of the property within the setback will be affected by those rules.
District Plan	This property or part of this property is close to at least one waterway. It may be within the setback for an Environmental Asset Waterway. Within that setback, District Plan rules apply to activities including buildings, earthworks, fences and impervious surfacing. Any part of the property within the setback will be affected by those rules.
District Plan Zone	Property or part of property within the Residential New Neighbourhood Zone which is operative.
District Plan Zone	Property or part of property within the Rural Urban Fringe Zone which is operative.
Ecan Requirement	There may be objectives, policies or rules in a regional plan or a regional bylaw that regulate land use and activities on this site. Please direct enquiries to Canterbury Regional Council (Environment Canterbury).
Ecan Requirement	A resource consent or permit may also be required from the Canterbury Regional Council or other territorial authority, particularly with respect to water bodies managed by those authorities. Please refer to the relevant regional plan and any relevant bylaws, and contact the Christchurch City Council if you are uncertain which authority manages the water body in question.

Electoral Ward	Property located in Halswell Electoral Ward
Flooding Related	Property or part of property within the Flood Management Area (FMA) Overlay which is operative.
Flooding Related	This property is not in a tsunami evacuation zone. It is not necessary to evacuate in a long or strong earthquake or during an official Civil Defence tsunami warning. Residents may wish to offer to open their home to family or friends who need to evacuate from a tsunami zone, and should plan with potential guests to do so in advance. More information can be found at https://ccc.govt.nz/services/civil-defence/hazards/tsunami-evacuation-zones-and-routes/
Ground Characteristic	Christchurch City Council holds indicative information on liquefaction hazard for Christchurch. Information on liquefaction, including an interactive web tool, can be found on the Council website at ccc.govt.nz/liquefaction . Depending on the liquefaction potential of the area that the property is in, the Council may require site-specific investigations before granting future subdivision or building consent for the property.
Ground Characteristic	Council records show a spring on the property.
Land Characteristic Other	Land Information New Zealand (LINZ) engaged Tonkin and Taylor to provide a Geotechnical Report on Ground Movements that occurred as a result of the Canterbury Earthquake Sequence. The report indicates this property may have been effected by a degree of earthquake induced subsidence. The report obtained by LINZ can be accessed on their website at https://www.linz.govt.nz and search Information for Canterbury Surveyors.
Land Characteristic Other	The Tonkin & Taylor Darfield Earthquake 4 September 2010 Geotechnical Land Damage Assessment & Reinstatement Stage 1 Report indicates areas of observed surface manifestations of liquefaction resulting from the earthquake. This property is within one of the identified areas. The report can be viewed at www.eqc.govt.nz/canterbury-quake/stage-one/stage1.aspx
Utility Related	This property is in a local pressure sewer system catchment within the Christchurch wastewater network. If there is a house on the property, there will already be a wastewater pressure pump and tank. If a house is yet to be built, a new wastewater pressure pump and tank will need to be installed. General information about pressure sewer systems can be found on the Council website. More detailed information can be obtained by contacting Council Customer Services on 03 941 8999.

Terrestrial Ecology

A site survey may need to be undertaken to confirm presence/absence of lizards. If lizards are identified, further details such as the confirmation of species present, a rough estimate of the number of animals which may be affected, and the general location of lizards throughout the site will be required. An application for a DOC wildlife permit (Wildlife Act Authority) will be needed for this site as construction will impact a known population of indigenous lizards. A lizard management plan will be needed as part of this application.

Archaeological Sites

This site may be an archaeological site as declared by Heritage New Zealand Pouhere Taonga. Under Section 43 of the Heritage New Zealand Pouhere Taonga Act 2014, an archaeological site may be any place that was associated with human activity in or after 1900, and provides or may be able to provide, through investigation by archaeological methods, significant evidence relating to the historical and cultural heritage of New Zealand. **Please contact Heritage New Zealand Pouhere Taonga on infosouthern@heritage.org.nz or (03) 357 9629 before commencing work on the land.**

Allocated Street Numbers

Street number allocation was not available at time of granting this consent. For any street number allocation enquiries please email streetnumbering@ccc.govt.nz

Future Cancellation of Amalgamation Condition

To cancel the amalgamation condition a document pursuant to section 241(3) of the Resource Management Act 1991 will be required from the Council. Although the execution of such a document is not a subdivision consent the Council will need to be satisfied that similar requirements to a subdivision consent have been met before cancelling the amalgamation condition. There is a fee for this, as per the Subdivisions Fees Schedule.

Building consent requirements

This subdivision consent has been processed under the Resource Management Act 1991 and relates to planning matters only. You will also need to comply with the requirements of the Building Act 2004. Please contact a Building Consent Officer (941-8999) for advice on the building consent process.

Reported and recommended by: Rachel Cottam, Planner

Date: 10/02/2022

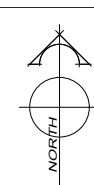
Decision

That the above recommendations be adopted for the reasons outlined in the report.

Delegated officer:



Paul Lowe
Team Leader Planning
14/02/2022



AMENDMENTS:		
AMENDMENT	DATE	DESCRIPTION
R8	05.7.21	Stage 4 & 5 amended.
R9	05.7.21	Stages 18, 28 & 5 removed & Stg 9 added.
R10	17.9.21	External Boundary updated.
R11	5.10.21	External Boundary updated.
R12	21.12.21	Lot 276 amended & Lot 283 added
R13	2.02.22	Stages 2, 28 & 5 amended
R14	10.2.22	Lot 282 added to Consent 2

NOTES:

1. Areas and dimensions are approximate only and are subject to final survey and deposit of plans.
2. Service easements to be created as required.
3. This plan has been prepared for subdivision consent purposes only. No liability is accepted if the plan is used for any other purposes.
4. The position of Greens Drain has been provided by others and Davie Lovell-Smith Ltd accepts no liability in this regard.

Christchurch

City Council

RMA/2021/3845

Approved Resource Consent Plan

11/02/2022

Page 1 of 2

Cottam, Rachel

PROPOSED AMALGAMATION CONDITIONS

1/ Lot 294 (Access Lot) hereon be held as to 2 undivided one half shares by the owners of Lots 98 & 99.

2/ Lot 296 (Access Lot) hereon be held as to 2 undivided one half shares by the owners of Lots 151 & 152.

SCHEDULE OF AREAS

Description	Area
Residential Lots - (Lots 88- 104, 126-153, 164 & 165)	2.3935ha
Access - (Lots 294 & 296)	288m²
Road to vest in CCC (Lots 273 - 276)	1.0420ha
Road to vest in Crown (Lots 282 & 285)	1421m²
Lots 402 & 404	14.5217ha

Total Area : 18.1301ha

Comprised in: RT's CB10B/654, CB48C/117 & CB48C/118

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

JOB TITLE:

Yoursection Ltd
River Stone

SHEET TITLE:

Proposed Subdivision of
Pt RS 1593, RS 772 &
Lots 1 & 2 DP 83635

DRAWING STATUS

Proposed Subdivision
Consent 2

SCALE: 1:750@A1
1:1500@A3

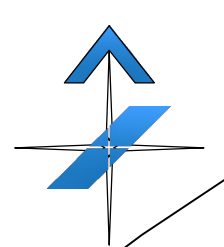
DATE: February 2022

CAD FILE: J:\20017\Subcon\C20017 Subcon_R14.dwg

DRAWING No: C.20017 C2

SHEET No: 2 of 2

REVISION: R14



Surface Analysis: Elevation Ranges			
Number	Color	Minimum Elevation (m)	Maximum Elevation (m)
1		-1.750	-1.250
2		-1.250	-1.000
3		-1.000	-0.750
4		-0.750	-0.500
5		-0.500	-0.250
6		-0.250	-0.075
7		-0.075	0.075
8		0.075	0.250
9		0.250	0.500
10		0.500	0.750
11		0.750	1.000
12		1.000	1.250
13		1.250	1.500

