

Report / Decision on a Non-notified Subdivision Consent Application

Sections 95A / 95B and 104 and 104C

Application Number:	RMA/2020/3076
Applicant:	Yoursection Limited
Site address:	511 Halswell Road, 2 & 4 Glovers Road.
Site area:	24.3ha
Legal Description:	Lots 1 and 2 DP 83635, Pt RS 1593 and RS 772
Zoning:	Residential New Neighbourhood
Overlays and map notations:	Flood Management Area, High Flood Hazard Management Area, Liquefaction Management Area, Remainder of Port Hills and Banks Peninsula Slope Instability Management Area
Activity Status - subdivision:	Restricted Discretionary
Activity Status - land use:	Restricted Discretionary
Description of Application:	87 lot fee simple subdivision & associated land use

Proposal

Subdivision and Associated Works

The application is described in application report and further refined in the responses to the request for further information. Key elements of the proposal are set out below:

- 87 residential allotments (375m² to 617m²) over three stages, associated access lots, recreation reserve (Lot 260) and road to vest.
- New intersection onto Glovers Road
- Temporary swale stormwater system that discharges to Green Stream
- Demolition of all existing buildings
- Land-use consent for earthworks to form the subdivision (which are not already addressed by the consents below).
- Except for the stormwater outfall, no works are to be taken within 7 metres of Greens Drain or the portion of the road side drain on Halswell Road that is generally wet.
- Earthworks and remediation under the NES Human Health that have not been captured by the below referenced consents (i.e. within 10m of the east boundary within the subdivision area and the formation of the stormwater swale system).

The main changes to the proposal since the lodgement of the application are:

- that a stormwater basin and earthworks are no longer proposed in the southern half of the application site; and
- no residential lots (or earthworks) are proposed along the east boundary

The replacement swale system is intended to be an interim measure until the Council builds a larger public facility.

The applicant has adopted standard conditions for earthworks within greenfield areas that seek to manage:

- a. dust management
- b. erosion and sediment control
- c. traffic management
- d. limited hours of operation being (except for erosion and sediment control measures
- e. management of noise within construction limits as per the District Plan.

The bulk earthworks are expected to be completed over one earthworks season and are currently underway under the below mentioned consents.

The proposal is changing the application site from semi-rural environment to a fully developed residential area under the Residential New Neighbourhood (RNN) zone. The proposal also includes consent for subdivision

under the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (NES). Consents are already in place for soil disturbance under the NES as set out below and those conditions will be followed under this proposal for steps to be undertaken for any necessary land remediation.

Existing Consents

Landuse Consent RMA/2020/163 was issued for the disturbance of soil to remediate some contaminated areas of soil at 511 Halswell Road. These works have been completed and remediated so that the land is remediated to or below expected background levels¹.

Landuse Consent RMA/2020/2557 was issued on 9 December 2020 for soil disturbance for the remediation of contamination under the NES Human Health for 2 and 4 Glovers Road (except within the 7m setback from the bank of Green Stream).

Landuse Consent RMA/2020/2770 was issued on Resource consent has also been sought separately for earthworks associated within the deposition of soil and stockpiling within the stages 1-3 application site except that consent does not allow for filling within 10m of the eastern boundary.

Site 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.

¹ Site Validation Report, dated April 2020 by Malloch Environmental Ltd

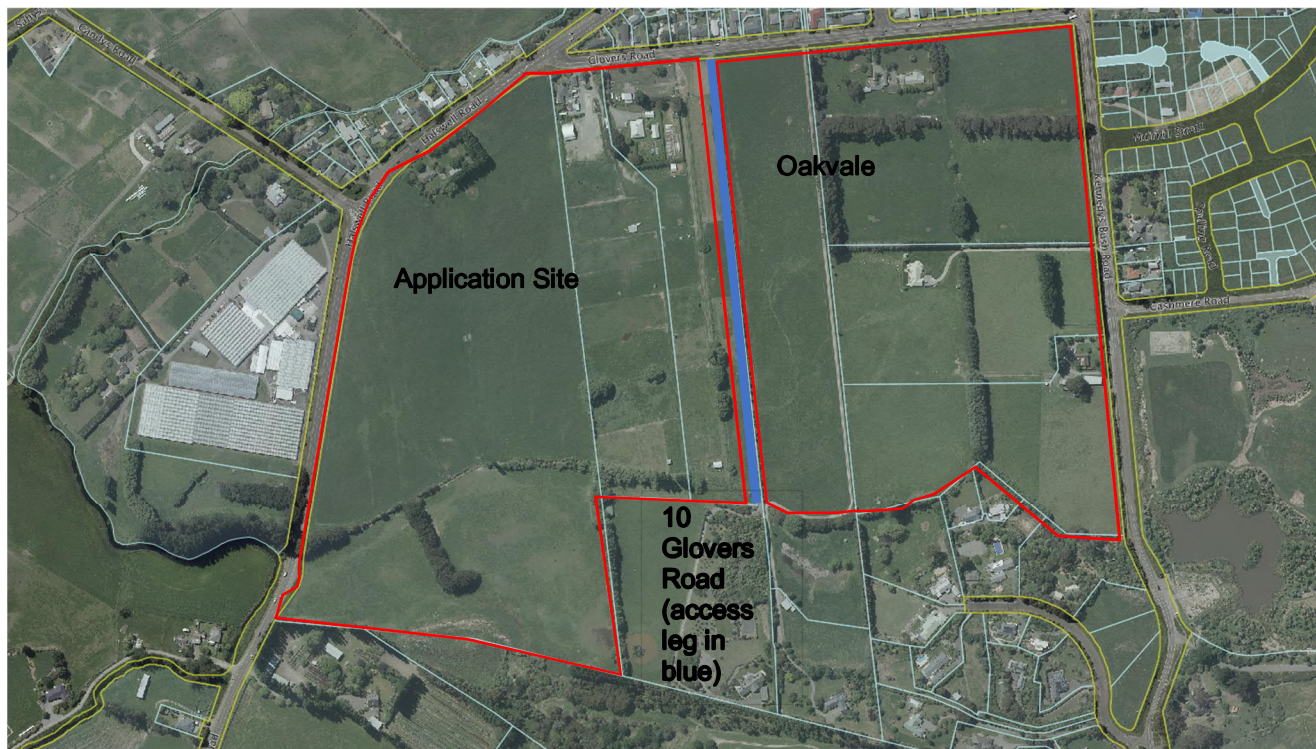


Figure 1: Application Site and Surrounds (Source: Smart Map using 2018 Aerial Photography)

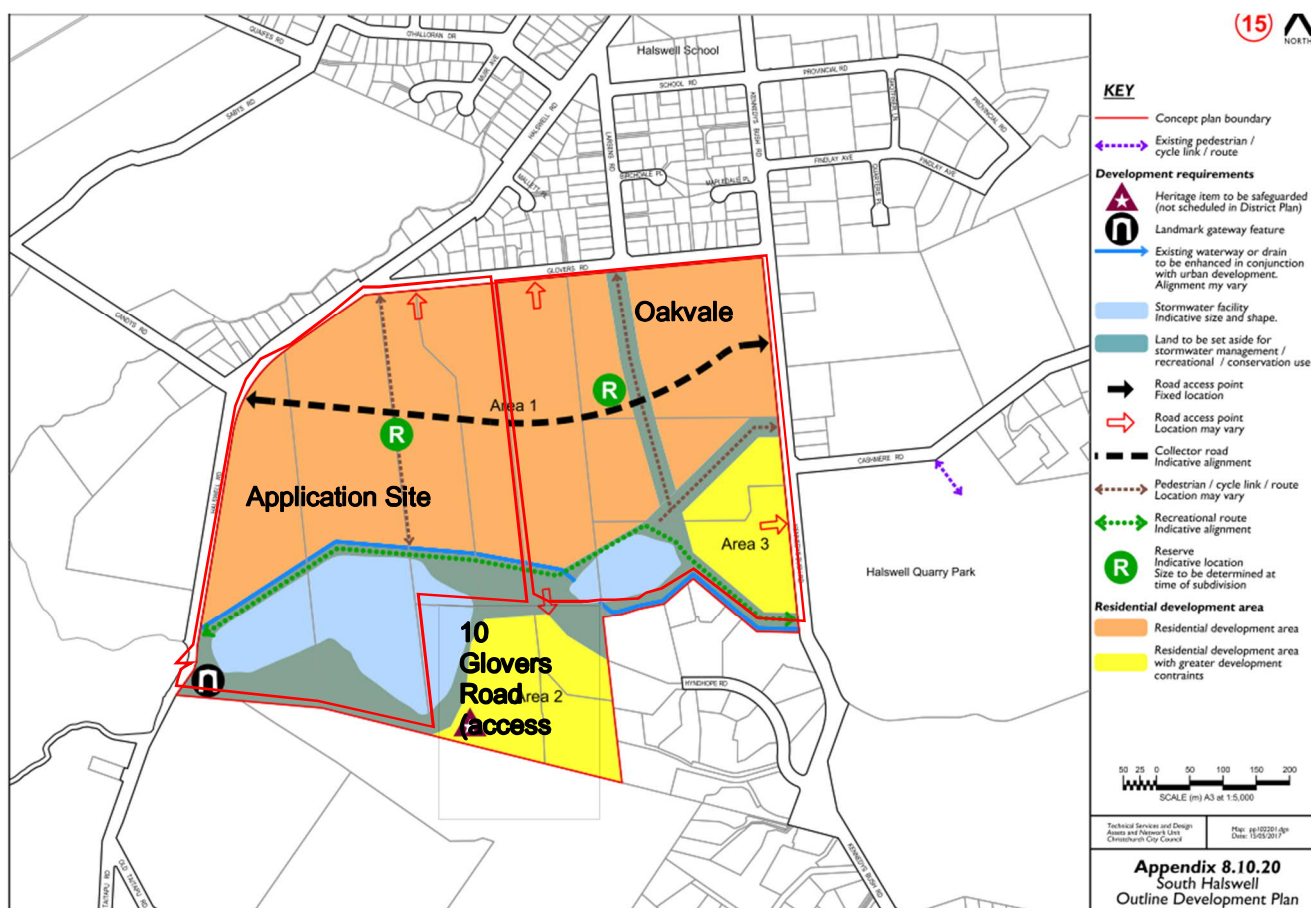


Figure 2: Annotated Abstract of South Halswell Outline Development Plan Illustration

District Plan Provisions and Activity Status

Christchurch District Plan - Zoning and Planning Maps

The site is zoned Residential New Neighbourhood. In addition:

- Halswell Road is a major arterial (State Highway 75) and Glovers Road is a Collector Road;
- Green Stream is an Environmental Asset Waterway;
- The majority of the site is in a Flood Management Area (FMA) except for a small area in the northeast corner and southeast corner;
- Some small and isolated depressions are in the High Flood Hazard Management Area (HFHMA) (outside of the residential subdivision area);
- A small portion of the site to the south is in the Remainder of Port Hills and Banks Peninsula Slope Instability Management Area (outside of the residential subdivision area); and
- There are no listed cultural or heritage sites on the application site.

Christchurch District Plan – ODP

The South Halswell ODP comprises of an illustration and is supported by text which sets out the context, some general guidance, development form and design (which are also matters of discretion for the consideration of this application) and development requirements. The development requirements are both rules for the purposes of subdivision and land use. There is also a directive under Policies 8.2.2.9(c) that subdivision, use and development shall be in accordance with the development requirements in the relevant *outline development plan*, or otherwise achieve similar or better outcomes.

I note that the ODP makes several references to the South West Area Plan (SWAP). After reviewing the SWAP, I consider that there are no features in it that are particularly relevant to the subject residential subdivision area. While there are some features in the SWAP (including tangata whenua values) that affect the southern area of the application site, that land area is not being developed in this application.

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	<p>The volume of filling above ground level will exceed 10m³ – a total of 5500m³ proposed²</p> <p>The height of fill above ground level will exceed 0.3m – A maximum filling depth of 1.4m is proposed</p> <p>The depth of excavation below ground level will exceed 0.6m – maximum excavation depth is 1.7m proposed (stormwater management area)</p>	<p>Timing, location, scale and nature of earthworks</p> <p>Earthworks method</p> <p>Mitigation of effects as they impact flooding and surface drainage</p> <p>Criteria in 5.4.1.5 RD2 b.</p>	No clause
8.9.2.3 RD1	<p>8.9.2.1 P1</p> <p>a. Earthworks volume and depth</p> <p>b. Depth of earthworks</p> <p>c. Earthworks gradient</p>	<p>The proposed earthworks will exceed the 20m³ maximum volume in Table 9) - 32500m³ is proposed</p> <p>The proposed earthworks will exceed the 0.6m. maximum depth proposed is 1.7 metres (stormwater management area)</p>	<p>8.9.4 Matters for discretion:</p> <p>8.9.4.1 - Nuisance</p> <p>8.9.4.2 - Resources and assets (versatile soils)</p> <p>8.9.4.3 - Land stability</p> <p>8.9.4.4 - Coastal hazard</p> <p>8.9.4.6 - Amenities</p> <p>8.9.4.7 - Indigenous biodiversity, natural character and landscape features</p> <p>8.9.4.8 - Historic heritage</p> <p>8.9.4.9 - Sites of Ngāi</p>	8.9.1 a. - Must not be publicly notified

² This is inclusive of the filling required for the residential allotments for stages 1-3 and the construction of the stormwater management area.

Activity status rule	Standard not met	Reason	Matters of control or discretion	Notification clause
			Tahu cultural significance 8.9.4.10 - Coastal environment	
9.4.4.1.3 RD4	9.4.4.1.1P6(a)	Two cherry trees in front of 2 Glovers Road will be removed and this work may not be undertaken by a Council appointed arborist	9.4.6 (a)-(o)	

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
8.5.1.3 RD2	8.6.8 Wastewater disposal	The proposed wastewater disposal does not comply as a wastewater capacity certificate has not been provided.	8.7.4 - General matters 8.8.6 - Servicing	8.4.1.1
8.5.1.3 RD2	8.5.1.2 C5 / 8.6.11 Additional standards for the Residential New Neighbourhood Zone	The water supply alignment may not accord with the ODP 8.10.20.D DEVELOPMENT REQUIREMENTS 6(a) because it <u>may</u> not run along the internal collector road as per the Masterplan	8.7.4 - General matters 8.8.8 - Compliance with outline development plans and density <i>only relevant to a. and b.</i> 8.8.9 - Additional matters - Residential New Neighbourhood Zone	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).

National Environmental Standard

In this case it is more likely than not that a HAIL activity is being or has been undertaken on parts of the site. The applicant has submitted a detailed site investigation (DSI) stating that the soil contamination exceeds the applicable standard although this may be remedied under existing land use consents if background

contamination levels are achieved. Taking a precautionary approach and pursuant to Regulation 10(2) a restricted discretionary activity resource consent is required for the subdivision, with Council reserving discretion over the adequacy of the detailed site investigation, the suitability of the land for the activity, the approach to remediation, the adequacy of the site management plan, the transport, disposal and tracking of soil, the requirements for and conditions of a financial bond, the timing and nature of review conditions and the duration of the consent.

Effects on the environment and adversely affected persons [Sections 95D, 95E and 104(1)(a)]
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As a restricted discretionary activity, the assessment of the effects of the subdivision and land use is limited to the matters over which the Council has limited its discretion outlined in Chapter 5, 8 and 9 of the Christchurch District Plan and the NES as outlined above. I have considered the matters of discretion and outline the following key matters in relation to effects:

- Given the zoning, it is reasonable to expect that there will be a change from a rural environment to an urban environment via further subdivision and ancillary works. The proposed residential lots are well suited for detached housing. This would reflect a more conventional housing type that is already common in the existing locality. While I would expect the newer housing to be more compact, I consider that the subdivision design is sympathetic to the surrounding land uses in the context of the current zoning.
- A concept subdivision plan has been submitted for the wider site that generally illustrates the potential for a high level of integration and connectivity with the wider subdivision area. It aligns well with the subdivision layout on the neighbouring Oakvale subdivision to the east and broadly looks to align with the ODP (good integration/connectivity would be reliant on the neighbouring access leg also being developed).
- The applicant has amended the proposal (residential lots and works) to stay away from the more sensitive areas of the site (being the heritage, cultural and waterway values associated with the southern half of the site as set out in the Southwest Area Plan and ODP). MKT (TRIM 21/886367) have recommended conditions to address cultural effects which have generally been adopted by the applicant. On that basis MKT do not consider Rūnanga are an adversely affected party. In addition the proposed earthworks in this application have been amended so that they are no longer within close proximity of the trees along the access leg to 10 Glovers Road.
- The proposal secures 15 dwellings per hectare across the application site via a consent notice as adopted by the applicant from draft conditions.
- The proposed earthworks are mostly the same as those already consented. There are some minor variations but these do not materially relate to neighbours or lead to additional effects on them such as drainage or amenity. Conditions adopted by the applicant will ensure that construction effects can be managed to mitigate amenity effects on neighbours.
- Having consulted with Ms Isobel Stout (Senior Environmental Health Officer TRIM: 21/333327), I am satisfied that the NES conditions adopted by the applicant will help to manage human health effects. Sites will be remediated to at least guideline values. For any piece of land that is a HAIL site, if background levels of contamination are not achieved, a controlled activity consent will be required for a change of use (and potential soil disturbance) at the dwelling construction stage.
- Remediation of the lots to guideline values is not a guarantee that any surplus spoil from the consequent development of the lots will be accept at a cleanfill facility. This is not a matter for Council's control or discretion under this consent application process as the applicant is not proposing to construct residential units as part of this application.
- The works are not in close proximity to any standing water bodies (just a road side swale on Glovers Road) except for an outfall to Green Stream for the swale and I am not concerned that the waterway and its values will be at an undue risk from adverse effects. Council has a global discharge permit which allows treated stormwater to discharge into Green Stream.
- Mr Peter Barnes (Senior Planner, Parks and Open Space TRIM: 21/881617) has provided standard conditions of consent, which are representative of the proposal. He has raised no concerns with the size, dimension and location of the reserve in the revised subdivision design.
- Mr Michael Calvert (Transport Network Planner TRIM: 21/811622) has provided transport comments. In particular, he has reviewed the transport assessments and audit provided by the applicant and accepts that the additional traffic on the Glovers Road intersection with Halswell Road will continue to operate at an acceptable level of service for this subdivision proposal. His other key points are that future stages of subdivision (outside of this application) will provide a new major intersection to Halswell Road to better manage urban growth; there will be a need to upgrade Glovers Road to a 10m wide carriageway with a pedestrian island; and road frontage upgrades will be required to existing roads. He has not identified any issues with the internal layout of the subdivision. I note that there are no non-compliances with road and transport standards in the District Plan. I have prepared draft conditions to reflect Mr Calvert's advice, which have been adopted by the applicant.
- The NZTA have also prepared conditions, which have been adopted by the applicant as part of the proposal which make provision for the upgrade of Glovers Road and Halswell Road intersection. There is not a specific requirement in the District Plan to obtain their written approval for this application (there are no new

points of access onto the state highway). I conclude that they are not an affected party on the basis that they are supportive of the proposal (see the email from Stewart Fletcher, Principal Planner TRIM: 21/883873) and because of Mr Calvert's assessment above. Note: The District Plan has controls in place to manage reverse sensitivity effects - acoustic insulation is required to be provided to dwellings. Future lots to the north of Lots 74 to 81 will either need formal approval from the NZTA if they are to have direct vehicle access to Halswell Road or will need right of way access to an internal road. Based on informal consultation with the NZTA, I understand that they do not have any material concerns with direct access to Halswell Road.

- Mr David Hattam (Senior Urban Designer TRIM: 21/885637) has assessed the application and is generally supportive of it. He has identified that it would have been desirable for another east-west aligned public link through the subdivision to the east but this does not appear to be a fundamental concern for him. I agree that it would be more desirable but it is not necessary to achieve a suitable level of connectivity and integration for the wider community. He had also raised a concern that Lot 33 (on a prominent corner site) may not be orientated to allow an attractive street frontage and should be subject to further controls on future development. He has a concern that the owners of the lot may be inclined to have high fencing along the frontage to protect an outdoor living space(s) from the road environment. While this is a relevant consideration, it is only one intersection/lot amongst many and the overall effect is too low to justify a condition of consent that is more restrictive than the built form standards in the District Plan and/or make other alterations to the layout of the subdivision. There are controls in the District Plan already that restrict fence heights to no more than 1.2m as a permitted activity.
- Mr Brian Norton (Senior Stormwater Planning Engineer TRIM: 21/227715) has provided an assessment on stormwater and flooding matters. He identifies that a temporary stormwater system (swales) can be utilised for this subdivision until a permanent solution can be implemented in line with the ODP. He identifies that such a solution will be sufficient to remove contaminants in accordance with the relevant standards. He also identifies that because of a localised 'choke' point in the network any potential increase in stormwater generated on-site and from the temporary system will not increase the downstream flow rates in the Halswell catchment. The residential allotments are not located in the portion of the site in the HFHMA overlay.
- Ms Michelle McDonald (Team Leader Asset Planning WWW TRIM 21/308295) has identified that the point of connection for the water supply and outfall for sewer are both located in Glovers Road. She identifies that there are three routes for the subdivision to make these connections but the strongly preferred route is the future collector route as per the ODP. She has not sought conditions to make the collector road route mandatory and it seems more likely that the applicant³ will follow a route along Glovers Road. Her conditions address providing both a potable and fire-fighting water supply.
- Mr Peter Megarry (Subdivisions Engineer TRIM 21/886234) has assessed geotechnical and earthwork matters. He has reviewed the geotechnical reports submitted for the subdivision and does not raise any concern that the residential lots will not be at risk from material damage due to geotechnical hazards (i.e. liquefaction). He has also recommended conditions to manage earthworks and ensure that they do not adversely impact on the wider environment and neighbours including maintaining drainage patterns, the management of sediment and dust during works and which broadly reflect the proposal. His conditions have been adopted by the applicant. He had sought an updated statement of professional opinion (SOPO) based on some updated geotechnical advice provided when draft conditions were resolved with the applicant. However, I see that as more of a clarification/refinement that does not invalidate the original SOPO provided with the original application. The SOPO is effectively a statement from the geotechnical engineer certifying that in their view the proposed lots will not be subject to material under section 106 subject to certain mitigation measures. This is also relevant for the assessment of natural hazards under chapter 5.
- Finished subdivision levels allow residential lots to drain from front to back, then along access lots (if applicable) and then to roads before discharging to the swales. Standard conditions of consent now allow for a steeper lot slope (1 in 300 versus 1 in 500) to better enable overland flow to drain away from the lots.
- The draft conditions (including but not limited to earthworks) adopted by the applicant in my view sufficiently protect neighbours from adverse construction impacts so that any adverse effect is less than minor. There is no filling in close proximity to any neighbours.
- Two street trees (flowering cherries) are to be removed on Glovers Road due to road works (in front of 2 Glovers Road). There is no reason to believe that they are not in good health and does not provide amenity to the neighbourhood. The trees are not specifically listed in the District Plan for any purpose. They appear to have been privately planted and do not form part of a co-ordinated road-planting scheme. It is expected that additional street trees will be planted in a manner that is co-ordinated with the urban setting and road frontage upgrades. The trees are not listed in Chapter 9. Mr John Thornton, Arborist Environmental Consents has no concerns with the removal of the trees. I do not consider that the removal of the trees will have any material adverse effect (landscape/amenity/ in the context of the RNN zone).

³ Based on our discussions with the developer.

Conclusion

I consider that the effects of the proposal on the environment are **less than minor** and that 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 must not be publicly notified as:
The application does not meet any of the criteria in section 95(A)(5) precluding public notification.

Note: 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 (as a whole) 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 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 high quality residential development can occur. 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 email 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 respect to 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 assessment above I consider that the vehicle accesses and road is appropriate and ensures the safety and efficiency of the transport system, including with respect to the state highway network. 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 law⁴, 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)*

⁴ *R J Davidson Family Trust v Marlborough District Council* [2018] NZCA 316

- (c) *sufficient provision has not been made for legal and physical access to each allotment to be created by the subdivision.*
- (1A) *For the purpose of subsection (1)(a), an assessment of the risk from natural hazards requires a combined assessment of—*
 - (a) *the likelihood of natural hazards occurring (whether individually or in combination); and*
 - (b) *the material damage to land in respect of which the consent is sought, other land, or structures that would result from natural hazards; and*
 - (c) *any likely subsequent use of the land in respect of which the consent is sought that would accelerate, worsen, or result in material damage of the kind referred to in paragraph (b).*

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 discussed earlier in this report, the proposal is considered to suitably remedy the developed land to mitigate the effects of liquefaction to an appropriate standard (and does not impact on surrounding land) based on the relevant geotechnical reports, the SOPO, the assessment of Mr Megarry and the draft conditions adopted by the applicant.

Based on the assessment by Mr Norton and the draft conditions adopted by the applicant, I am satisfied that the proposal will not be materially affected by flooding or cause material damage to downstream/neighbouring land or property.

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 FOR EARTHWORKS

- (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.

SUBDIVISION CONSENT

- (A) That the application be processed on a **non-notified** basis in accordance with Sections 95A – 95E of the Resource Management Act 1991.
- (B) That the application **be granted** pursuant to Sections 104, 104C and 106 of the Resource Management Act 1991, subject to the following conditions imposed pursuant to Sections 108, 108AA and 220 of the Resource Management Act 1991:
 1. **Compliance with Application Information**
The survey plan, when submitted to Council for certification, is to be substantially in accordance with Stamp Approved Plan 1.
 2. **Staging**

- 2.1 The subdivision may be carried out in stages as per Stamp Approved Plan 1 and 2. At each stage, any balance land is to be left as a fully serviced allotment. Lots 500, 501, 502 and 401 shall be created as part of stage 1 and amalgamated into one title.

3. Allotment to Vest as Reserve

- 3.1 As agreed with the applicant Lot 260 is to be shown on the survey plan as Reserve to Vest, clear of any easements.

Advice Note: The agreed value of the Recreation Reserve may be credited against the Reserve Development Contributions. The agreed value of improvements on the 'Accepted' landscape plans for Lot 260 may be credited against the Reserve Development Contributions.

4. New Road to Vest

- 4.1 The new roads, being lot 270, 271, 272, 283 and 284 are to be formed and vested in the Council with underground wiring for electricity supply and telecommunications.

5. Engineering General

- 5.1 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 (the IDS) and the Construction Standard Specifications (the CSS). 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. 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 5.3 below.

- 5.2 Quality Assurance:

- A. Prior to the commencement of physical works on site, the Consent Holder shall submit to the Planning Team – Subdivision Engineers a Design Report, plans and Design Certificate complying with clause 3.3.2 of the IDS, for review and acceptance under clause 2.10 of the IDS 2018. The Design Report and engineering plans shall provide sufficient detail to confirm compliance with the requirements of the IDS and this consent, including compliance with Condition 5.1 above Asset Design and Construction and condition 5.3 below. This report can be submitted as two individual design reports addressing infrastructure as one part and the second part as a Geotechnical Report (which finalises any preliminary recommendations contained within the reports provided to date).
- B. Prior to the commencement of physical works on site, the Consent Holder shall submit to the Planning Team – Subdivision Engineers a Contract Quality Plan by Council and the Engineer's Review Certificate, complying with clause 3.3.3 of the IDS, for review and acceptance by Council under Clause 2.11 of the IDS 2018.
- C. Prior to the issue of certification pursuant to section 224(c) of the Resource Management Act, the Consent Holder shall submit to the Planning Team - Subdivision Engineers an Engineer's Report and an Engineer's Completion Certificate complying with clause 3.3.4 of the IDS, for review and acceptance under clause 2.12 of the IDS 2018. The Engineer's Report shall provide sufficient detail to confirm compliance with the requirements of the IDS and this consent, including compliance with consent conditions requiring mitigation measures with respect to any liquefaction and lateral spread hazards.

Advice note: Part 3 of the IDS sets out the Council's requirements for Quality Assurance. It provides a quality framework within which all assets must be designed and constructed. It also sets out the process for reporting to Council how the works are to be controlled, tested and inspected in order to prove compliance with the relevant standards. It is a requirement of this part of the IDS that the Consent Holder provides certification for design and construction as a prerequisite for the release of the section 224(c) certificate.

- 5.3 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.

- 5.4 All private sewer and stormwater laterals (serving rear lots) shall be installed under a global Building Consent or an exemption by a Licensed Certifying Drain Layer and the Code Compliance Certificate forwarded to Council's Subdivision Team as part of the Sec 224c application.
- 5.5 Pipeline CCTV inspections are to be carried out on all gravity pipelines in compliance with the Council Standard Specifications (CSS):
<https://www.ccc.govt.nz/consents-and-licences/construction-requirements/construction-standard-specifications/pipeline-cctv-inspections/>
- 5.6 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/>

Note: this includes RAMM and costing data

- 5.7 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.

6. Water Supply

- 6.1 The point of water supply for the subdivision shall be the DN200 AC water main Kennedys Bush Road. In order to provide the future servicing requirements of Lots 1 and 2 DP 83635, Pt RS 1593 and RS772, the existing DN100 AC and DN125 PE water main in Glovers Road shall be upgraded to a DN200 up to the intersection of Lot 270 (road to vest). A new submain shall be installed in Glovers Road to service existing connections between Kennedys Bush Road and Larsens Road. Existing crossovers shall be reinstated onto the new water main.

Advice Note: For costs associated with the installation of the new submain, Council will enter into an Infrastructure Provider Agreement with the developer.

- 6.2 As an alternative to Condition 6.1 above, the developer may establish
- a) The water main through the collector road as proposed in the ODP
 - Or
 - b) Partly along Glovers Road and through Lot 1 DP 1580 and Lot 1 DP 348222 following the route of the proposed ODP collector road.

In the case of option a), the existing DN100 AC water main between the intersection of Lot 270 and the new point of water supply in Glovers Road shall be upgraded to a DN200 water main and existing crossovers shall be reinstated onto the new water main. For both option a) and option b), the water main shall be held in an Easement in Gross following the path and set at the dimension of the future road.

- 6.3 The water main within Lot 270, Lot 271 and Lot 272 (roads to vest) shall be a minimum DN200.

Advice Note: 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.

- 6.4 Water mains shall extend along the full length of roads to vest and be terminated with temporary hydrants as per the requirements of the Infrastructure Design Standard.

Advice Note: The future stages of the development will require the DN200 water main to be extended through the intersection of Halswell Road and Candys Road as part of the upgraded intersection for which Council will enter into an Infrastructure Provider Agreement with the developer.

- 6.5 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 Three Water & Waste Asset Planning Team prior to the commencement of any physical work.

- 6.6 All water mains and submains for the subdivision shall be installed in the road to vest in Council.
- 6.7 All water supply reticulation within this development shall be polyethylene (PE80B and PE100).
- 6.8 The construction of Council vested water infrastructure shall be carried out by a Council approved water supply installer at the expense of the applicant.
- 6.9 All lots shall be served with a water supply to their boundary. Submains shall be installed to 1m past each lot boundary.
- 6.10 Any rear lot or lot within a right of way shall be serviced by its own lateral within a shared access. An easement for the right to convey water shall be created over the lateral in favour 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 unless the consent holder obtains a Building Consent exemption for the installation of the private laterals.

- 6.11 Where laterals are installed under a building consent exemption, construction shall be in accordance with the Construction Standard Specifications (CSS) and the Infrastructure Design Standard (IDS). Dummy connection boxes shall be installed at the entrance of the shared access or R.O.W. at the public road boundary or in the event that the water main is extended into the R.O.W, in an area set aside within the R.O.W and as close as possible to the terminal fire hydrant.

7. Sewer

- 7.1 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 Three Water and Waste Planning Team prior to the commencement of any physical work.
- 7.2 The approved sanitary sewer outfall for the subdivision shall be the DN180 PE100 pressure sewer main in Muirhill Street. The pressure sewer main shall be sized for the full future development on Lots 1 and 2 DP 83635, Pt RS 1593 and RS772.
- 7.3 The pressure sewer main outside of the subdivision shall
 - a. Follow the collector road as proposed in the ODP; or
 - b. Follow Glovers Road and Kennedys Bush Road; or
 - c. Follow Glovers Road partly and then follow the proposed ODP collector road through Lot 1 DP1580 and Lot 1 DP 348222.

In the case of option (a) or (c), the pressure sewer main shall be held in an Easement in Gross following the path and set at the dimension of the future road and shall be sized to receive discharge from Lot 1 DP348222, Lot 1 DP1580, Lot 1 and Lot 2 DP322542.

- 7.4 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.
- 7.5 Each lot shall have a Boundary Kit located within the legal road or R.O.W. 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.
- 7.6 Properties in a R.O.W. shall be serviced by a single pressure main. An isolation valve shall be installed on the pressure main at the boundary of the R.O.W and the public road. Easements in gross shall be created over Pressure Sewer Systems in private R.O.Ws.

- 7.7 Installation of the pressure sewer mains and boundary kits shall be carried out by a Council Authorised Drainlayer (Pressure Sewer Reticulation).
- 7.8 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:
- a. This 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.
 - b. 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.
 - c. 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.
 - d. 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.
 - e. 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.

8. Stormwater

- 8.1 The stormwater management and mitigation system shall be comprised of channels, sumps, pipes, swales, first flush basins, detention basins and/or wetlands. In addition to the below conditions, the system shall meet the requirements of the CCC Waterways, Wetlands and Drainage Guide (WWDG 2003/2011), the Infrastructure Design Standard (IDS 2019), the Construction Standard Specifications (CSS 2019) and the South West Area Christchurch Stormwater Management Plan.
- 8.2 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.
- 8.3 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 under other application. As the final design of the permanent stormwater facility is to be delivered by Council's consultants, Stages 1-3, (including Stages 2C and 3B) may utilise a temporary stormwater treatment system.
- 8.4 A temporary stormwater mitigation system, if used, shall consist of grassed swales for first flush treatment, designed in general accordance with Auckland Technical Publication 10. The swales shall discharge into Greens Stream via an outfall designed to reduce scour and erosion.
- 8.5 If a temporary mitigation system is used, the applicant shall register an easement in gross to drain water over all portions of the application site used for the stormwater facility/mitigation north of Greens Stream.
- 8.6 If a temporary mitigation system is used, the consent holder shall be responsible for implementing the permanent network connection within 6 months of being provided written notice by Council that the downstream stormwater management systems have been commissioned.

- 8.7 The filling of land shall not cause adverse flooding effects on other land. The consent holder shall provide a report summarising 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 required under conditions below.
- 8.8 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 the primary and secondary conveyance systems may be used to ensure this level of service is achieved.
- 8.9 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 and no flooding of buildings shall occur during the critical two percent annual exceedance probability storm event.
- 8.10 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.
- 8.11 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 furthest part of the lot.
- 8.12 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 secondary or emergency stormwater flowpaths are to be identified and protected by an easement in favour of Christchurch City Council, if required.
- 8.13 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. Any easements protecting temporary stormwater infrastructure shall specify that the facilities are to be maintained by the consent holder until they are decommissioned.
- 8.14 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.
- 8.15 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.

9. Transport

Waka Kotahi NZ Transport Agency Related Conditions

- 9.1 Prior to lodgement of detailed engineering plans with the Christchurch City Council for the upgrade of the Glovers Road / Halswell Road intersection, the consent holder shall consult with Waka Kotahi NZ Transport Agency as to the appropriateness of the proposed design. The engineering plans shall not be approved by CCC until NZTA has confirmed in writing that the proposed design is acceptable.
- 9.2 Prior to any works occurring on State Highway 75, 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 - c).
Waka Kotahi NZ Transport Agency Related 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. A CAR will be required for the vehicle crossing from the subject site to State Highway 6.

- b) The detailed design for the intersection of Halswell Road and Glovers Road is required to be submitted to and approved by Waka Kotahi NZ Transport Agency prior to submitting the CAR. *The detailed design shall include the following:*
- i. The formed carriageway width of Glovers Road, on completion of the upgrade of the road to urban standards, shall be a minimum of 10m.
 - ii. A pedestrian refuge shall be provided on Glovers Road at or near the intersection of Glovers and Halswell Roads. [n.b. engineers to confirm most appropriate location at detailed design stage, but the intention is that it be at the intersection].
 - iii. Provision shall be made for a safe pedestrian and cycle route on the southern corner of the Halswell Road/Glovers Road intersection, at such time as the site frontage is upgraded to urban standards.
- In developing the detailed design, the consent holder will need to consult with the Waka Kotahi appointed state highway maintenance contractor for North Canterbury (Southern Link) and a Waka Kotahi Regional Safety Engineer.
- c) A Corridor Access Request 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:
- i. The approved detailed design for the intersection of Halswell and Glovers Roads
 - ii. A Construction Traffic Management Plan that has attained approval from the Waka Kotahi appointed state highway maintenance contractor for North Canterbury (Southern Link).
 - iii. A detailed design safety road audit which has been prepared, processed and approved in accordance with Waka Kotahi guidelines for Road Safety Audit Procedures for Projects (<https://www.nzta.govt.nz/assets/resources/road-safety-audit-procedures/docs/road-safety-audit-procedures-tfm9.pdf>).

Council related Conditions and Advice Notes

- 9.3 Frontage improvements on Glovers Road are to include kerb and channel, a minimum 2.5 metre path, landscaping, minimum carriageway width of 10m, undergrounding of services, street lighting review. Advice Note: Council will enter into a Private Developer Agreement so that 1m of the footpath width is paid for by the Council.
- 9.4 The collector road (Lot 271) is to be constructed with a 10 metre carriageway with additional width for car parking in bays interspersed with landscaping build-outs. A shared path route shall be placed on the north/south aligned roads unless Council own alternative land in the locality on which the green corridor of the Outline Development Plan can be placed.
- 9.5 A pedestrian crossing facility is to be installed at the Glovers/Halswell Road intersection.
- 9.6 Road safety audits are to be undertaken by a suitably qualified independent traffic engineer at the detailed design and post construction stages of the development.

10. Reserves and Street Trees

- 10.1 Landscape Plans for Reserve land (Lot 260) is to be submitted to the Technical Design Services (Parks and Landscapes Team) for acceptance. All landscaping is to be carried out in accordance with the Accepted plan.

Advice Note: Where the Consent Holder has applied to vest assets as detailed on Accepted Landscape Plans, the Parks Unit (Parks Policy and Advisory Team) is required to agree to the value of the assets. If the Parks Unit (Parks Policy and Advisory Team) have not agreed to the value of the assets being credited against the Reserve Development Contributions or to reimburse the value of the assets to the Consent Holder, then the Consent Holder may vest the assets at their own expense, with the agreement of the Parks Unit (Parks Policy and Advisory Team).

- 10.2 The Landscape Plans are to provide sufficient detail to confirm compliance with the requirements of the IDS, the CSS, and the WWDG: 2003. All landscaping required by this condition is to be carried out in accordance with the accepted plan(s) at the Consent Holder's expense, unless otherwise agreed.

- 10.3 The Consent holder shall maintain plants/trees on Reserve land Lot 260 for the **24 months** Establishment Period (Defects Maintenance), until a final inspection and acceptance of the landscaping by Council. Acceptance shall be based upon the criteria outlined in the CSS, Part 7 Landscapes (current version).
- 10.4 The Consent Holder is to maintain an accurate and up-to-date monthly report on the condition of plants/trees and the works undertaken during the Establishment Period. 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)).
- 10.5 The relevant Council Unit staff may carry out an inspection of the reserve plants/trees after the first **6-12 months**, and a final inspection will be carried out at the end of the **24 month** Establishment Period (Defects Maintenance). Where it is not possible to determine the condition of plants/trees due to seasonal constraints (e.g. trees not being in full leaf) then the final inspection and final completion may be delayed until the condition of trees can be accurately determined.
- 10.6 The Consent holder shall enter into a separate bond with Technical Design Services (Parks and Landscapes Team) to the value of 50% of the cost to replace and replant all plants/trees on reserves. The bond shall be held for the Establishment Period of a minimum of **24 months** and shall be extended by a further **12/24 months** for the replacement planting(s), as required (e.g. in a situation where 50% or more of the landscaping is not accepted). The bond shall be released after the plants and trees have been inspected and Accepted by the relevant Council Unit staff.
- 10.7 Any replacement plantings and establishment period required due to plants/trees not being accepted are to be carried out at the Consent Holder's expense.

Street Tree Landscape Plans

- 10.8 Street tree landscape plans are to be submitted to the Technical Design Services (Parks and Landscapes Team) for acceptance. All landscaping is to be carried out in accordance with the Accepted plan.
- 10.9 The Landscape Plan(s) are to provide sufficient detail to confirm compliance with the requirements of the IDS (current version) and the CSS (current version).
- 10.10 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 the relevant Council Unit. Acceptance shall be based upon the criteria outlined in the CSS, Part 7 Landscapes.
- 10.11 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)).
- 10.12 The Team Leader Road Amenity & Asset Protection or his/her nominee may carry out an inspection of the trees after the first **6-12 months** and a final inspection will be carried out at the end of the **24 month** Establishment Period. Where it is not possible to determine the condition of trees due to seasonal constraints (e.g. trees not being in full leaf) then the final inspection and final completion may be delayed until the condition of trees can be accurately determined).
- 10.13 The Consent Holder shall enter into a separate bond with Technical Design Services (Parks and Landscapes Team) to the value of 50% of the cost to supply, replant and establish all street trees. The bond shall be held for the Establishment Period of a minimum of **24 months** and shall be extended by a further **12/24 months** for the replacement trees(s), if required (e.g. in a situation where 50% or more of the trees are not accepted). The bond shall be released after the trees have been accepted by the Team Leader Road Amenity & Asset Protection or his/her nominee.
- 10.14 Any replacement plantings and establishment period required due to trees not being accepted are to be carried out at the Consent Holder's expense.

Final Completion / Handover (Reserves and Street Trees)

- 10.15 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.

As – Built (Reserves and Street Trees)

- 10.16 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 - Built records and validated before the s224 certificate is issued.

11. Filling

- 11.1 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 and access lot/right of way frontage, plus a grade of 1:300 to the rear boundary.

12. Access Construction Standards

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

13. Street Lighting

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

14. Plans for Geodata Plot

- 14.1 As soon as practical after the Section 223 certificate has been issued the consent holder is to advise the handling officer that the digital dataset for the subdivision is available in Land online and can be used for creation of the parcels in Council's digital database.

15. As Built Plans

- 15.1 As built plans of stormwater retention/detention basins and swales are to be forwarded to the Subdivision Engineer together with capacity calculations to confirm that the works have been constructed in accordance with the engineering plan.

16. Geotechnical

- 16.1 All liquefaction hazard and lateral spread mitigation on site shall be designed in accordance with the recommendations in the Geotechnical Investigation Reports as set out below:

Document	Document Reference	Date
Geotechnical Investigation and Assessment Report for Subdivision - 511 Halswell Road, Halswell, Christchurch	MINZ190666-RP-001[A]	10 October 2019
Geotechnical Investigation and Assessment Report for Subdivision - Riverstone Subdivision, 2 & 4 Glovers Road, Halswell, Christchurch	MINZ200357-RP-001[A]	20 October 2021
Technical Memorandum - Trial Pre-load - 511 Halswell Road, Halswell, Christchurch	MINZ190666-TM-001[A]	28 January 2020

- 16.2 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 5.2C.
- 16.3 Post fill monitoring shall 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. Note: This is a recommendation of the Geotechnical Reports submitted with the application.

- 16.4 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 5.3. 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.
- 16.5 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."

Advice Notes:

- a. A consent notice in terms of Section 221 of the Resource Management Act will be registered on the titles for all residential lots.
- b. These requirements are contingent upon TC1 and TC2 land equivalence being achieved by the proposed earthworks and remediation works.

17. Telecommunications and Energy Supply

- 17.1 All lots shall have telecommunications and electrical supply laid to the net site area of each lot.

As-built plans and photographic evidence of the telecommunications and energy supply ducts or cables is to be supplied showing that the ducts or cables have been laid to the net area of each lot.

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

18. Right of Way Easements (Private Ways)

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

19. Service Easements

- 19.1 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.

20. Easements over Reserves

- 20.1 Easements over land that is to vest in the Council as reserve are to be shown on the survey plan in a Schedule of Easements. A solicitor's undertaking shall be provided to ensure that the easement is registered on the subject reserve at the time title is created. A section 223 certificate will not issue until such time as a section 239 certificate is issued by Council.

21. Existing easements under reserve to vest

- 21.1 If the Council requires the retention of existing easements over land that is to vest in the Council as Reserve a certificate pursuant to Section 239(2) of the Resource Management Act 1991 will be issued. Note: Easements will not be accepted over recreation reserves.

22. Easements in Gross

- 22.1 The legal instruments for easements in gross in favour of the Council are to be prepared by Council's consultant solicitor at the consent holder's cost. The consent holder's solicitor is to contact Anderson Lloyd Lawyers (Mike Kerr) requesting the preparation of the easement instruments. As built plans for the services covered by the easement are to be provided at Section 223 certification stage.

23. Road and/or Lane Names

23.1 The new roads are to be named.

A selection of names in order of preference is to be submitted for each new road. For historical purposes a brief explanation of the background for each submitted name is preferred. The names are to be in accordance with the Council's Policy on Naming of Roads and Rights of Way dated 2 November 1993.

The allocated names when approved are to be shown on the survey plan submitted for certification.

Advice Note: Road names are required to be approved by the Community Board. Community Board meetings are only held approximately once a fortnight, however Council Reports need to be completed two weeks prior to the meeting date. It would be in your interest to start the naming process early so that this process does not hold up this development as it can take up to six weeks. To request a road name, find the form and more information at <https://ccc.govt.nz/consents-and-licences/resource-consents/subdivision-consents/road-and-right-of-way-naming/>

The consent holder shall order and install the road's nameplates. The nameplates shall be designed and installed in accordance with the IDS and CSS.

The location of the nameplates shall be submitted to Council's Subdivision Engineer for approval prior to their installation.

Advice Note: Nameplates usually take six weeks to manufacture. The location of the nameplates can be submitted in a plan which identifies the road's landscaping and location of street lighting as required by this application. The consent holder is responsible for the cost of providing and installing the nameplates.

24. Amalgamations

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

- a. Lot 290 (Access Lot) hereon be held as to 6 undivided one ninth shares by the owners of Lots 8, 9, 10, 14, 15 & 16 and 1 one third share by the owners of Lot 501.
- b. Lot 291 (Access Lot) hereon be held as to 7 undivided one seventh shares by the owners of Lots 27, 28, 29, 30, 31, 32 & 33.
- c. Lot 292 (Access Lot) hereon be held as to 5 undivided one eighth shares by the owners of Lots 40, 41, 42, 43, 44, & 1 three eighth shares by the owners of Lot 502.
- d. Lot 293 (Access Lot) hereon be held as to 3 undivided one third shares by the owners of Lots 41, 42 & 43.
- e. Lots 401, 500, 501 & 502 hereon be amalgamated and one record of title issue.

The LINZ request number will be provided when available and the suitability of the conditions confirmed. Any changes made to these conditions by LINZ shall be included in the Land Transfer Plan for approval under section 223.

25. Public Utility Sites

25.1 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.

26. Residential New Neighbourhood Density Requirements

26.1 Any residential development of Lots 500, 501, 502 and 401 shall provide for a minimum net density of 15 dwellings or residential lots per hectare over that entire land area plus 10 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.

27. Cultural

- 27.1 Should any archaeological material or sites be discovered during the course of the work on the site, work in the area of the site shall stop immediately and the appropriate agencies, including Heritage New Zealand Pouhere Taonga and Mana Whenua, shall be contacted immediately, in accordance with the Accidental Discovery Protocol set out in Appendix 3 of the Mahaanui Iwi Management Plan.

Advice Notes:

- A. Ngāi Tahu Subdivision and Development Guidelines should be referred to by the applicant particularly in regard to stormwater controls and landscaping.
- B. The Erosion and Sediment Control Plan should comply with all the recommendations from Environment Canterbury's Erosion and Sediment Control Guidelines for the Canterbury Region.
- C. To enhance indigenous biodiversity values, it is recommended to plant locally sourced indigenous vegetation of any landscaping plan.

28. Environmental Health

- 28.1 All contaminated soils removed from the site during subdivision works will not be suitable to be disposed of at a cleanfill facility and must be disposed of at a facility whose waste acceptance criteria permit the disposal. All necessary validation reporting must be supplied at the time of section 224(c) demonstrating compliance with land use consents RMA/2020/2557 and RMA/2020/163. Advice Note: It is recommend that the validation reporting also identifies which land is at background levels rather than guideline values. Please liaise with the Senior Environmental Health Officer to discuss the significance of this for consequent development of dwellings.

- 28.2 Evidence of the disposal of surplus soils from the site to an authorised facility shall be submitted to the Environmental Compliance Section of Council by way of waste manifest and/or weighbridge receipts within 2 months of the excavation. Submission may be by way of email to rcmon@ccc.govt.nz.

29. Earthworks

- 29.1 Earthworks shall only be carried out beyond that allowed by RMA/2020/2770 to support the establishment of erosion and sediment control measures (all lots), construct the stormwater management system (all lots), and the filling and formation of roads, reserves and residential lots (excluding Lots 500, 501, 502 and 401).
- 29.2 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.
- 29.3 The EMP shall be designed by a suitably qualified person and a design certificate ([Appendix IV in IDS Part 3](#)) supplied with the EMP for acceptance at least 5 working days prior to the works commencing. The best practice principles, techniques, inspections and monitoring for erosion and sediment control shall be based on ECan's Erosion and Sediment Control Toolbox for Canterbury <http://esc.canterbury.co.nz/>.

The EMP shall include (but is not limited to):

- The identification of environmental risks including erosion, sediment and dust control, spills, wastewater overflows, dewatering, and excavation and disposal of material from contaminated sites;
- A site description, i.e. topography, vegetation, soils, etc;
- Details of proposed activities;
- A locality map;
- Drawings showing the site, type and location of sediment control measures, on-site catchment boundaries and off-site sources of runoff;
- Drawings and specifications showing the positions of all proposed mitigation areas with supporting calculations if appropriate;
- Stabilised entrance/exit and any haul roads;

- Site laydown and stockpile location(s) and controls;
- 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.

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

Advice Note:

- a. Any changes to the accepted EMP must be submitted to the Council in writing following consultation with the Council's Subdivision Engineer. The changes must be accepted by the Subdivision Engineer prior to implementation.
 - b. The EMP for this consent can be accepted alongside the same documentation for RMA/2020/2770
- 29.4 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 EMP has been installed;
 - an Engineering Completion Certificate (Appendix VII in IDS Part 3), signed by an appropriately qualified and experienced engineer, has been submitted to the Council. This is to certify that the erosion and sediment control measures have been properly installed in accordance with the accepted EMP.
- 29.5 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 the Council.
- 29.6 All works on site shall be subject to a Traffic Management Plan (TMP) which must be prepared by a suitably qualified person and submitted for acceptance prior to the commencement of earthworks. No works are to commence until the TMP has been accepted and installed.
- 29.7 The TMP shall identify the nature and extent of temporary traffic management and how all road users will be managed by the use of temporary traffic management measures. It shall also identify the provision of on-site parking for construction staff. Activities on any public road should be planned so as to cause as little disruption, peak traffic safety delay or inconvenience to road users as possible without compromising safety. The TMP must comply with the Waka Kotahi NZTA Code of Practice for Temporary Traffic Management (CoPTTM) and the relevant Road Controlling Authority's Local Operating Procedures.
- 29.8 The TMP shall be submitted to the relevant Road Controlling Authority through the web portal www.myworksites.co.nz. To submit a TMP a Corridor Access Request (CAR) must also be submitted. A copy of the accepted TMP and CAR shall be supplied to the Council's resource consent monitoring team (via email to rcmon@ccc.govt.nz) at least 3 working days prior to the commencement of works under this consent.
- Note: Please refer to <https://ccc.govt.nz/transport/legal-road/traffic-management-news-and-information> for more information.
- 29.9 Any change in ground levels shall not cause a ponding or drainage nuisance to neighbouring properties. All filled land shall be shaped to fall to the road boundary. Existing drainage paths from neighbouring properties shall be maintained. Following the completion of the filling and associated work an engineering report including a finished section level as built, with retained wall height and

slope batter details, shall be submitted to the Subdivision Engineering Section of the Council. This report must be undertaken by a suitably qualified engineer. The information contained in this report will be placed on the property record.

- 29.10 All concentrated stormwater or collected groundwater, including that from behind the retaining walls, shall be discharged in a controlled manner to the Council network.
- 29.11 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 from a suitably qualified and experienced chartered or registered engineer. The statement of professional opinion is to be submitted to the Christchurch City Council via rcmon@ccc.govt.nz a minimum of five working days prior to any compacting activities commencing.
- 29.12 The earthworks and construction work shall be under the control of a nominated and suitably qualified engineer.
- 29.13 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).
- 29.14 Any change in ground levels shall not affect the stability of the ground or fences on neighbouring properties
- 29.15 The consent holder shall submit a report and calculations detailing any filling proposed against existing boundaries and the mitigation proposed to avoid adverse effects on adjoining properties. Any retaining wall construction over 0.5m high shall be included and certified as part of the Earth Fill Report in condition 29.16.

Note: This report may be presented as part of the Design Report for the subdivision works under condition 5.2.

- 29.16 All filling exceeding 300mm above excavation level shall be in accordance with NZS 4431:1989 Code of Practice for Earth Fill for Residential Development. At the completion of the work an Earth Fill report including a duly completed certificate in the form of Appendix A of NZS 4431 shall be submitted to the Council at rcmon@ccc.govt.nz so that the information can be placed on the property record. This report shall detail depths, materials, compaction test results and include as-built plans showing the location and finished surface level of the fill.
- 29.17 No construction work, other than maintenance of dust and erosion and sediment control measures, shall be undertaken on Sundays, Public Holidays or outside the hours of 7.30am to 6.00pm Monday to Saturday, without the Council's prior consent.
- 29.18 All construction work (including any demolition and/or site preparation works) shall be designed, managed and conducted to ensure that construction noise complies with the requirements of NZS 6803:1999 Acoustics – Construction Noise for residential / rural / industrial / commercial areas (see applicable Table on Page 11 of this standard).

30. Consent Notice

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

Geotechnical All Residential Lots (excluding 500, 501, 502 and 401)

- a. 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."

Sewer Lots All Residential Lots (excluding 500, 501, 502 and 401)

- b. This 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.
- c. 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.
- d. 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.
- e. 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.
- f. 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 500, 501, 502 and 401

- g. Any residential development of Lots 500, 501, 502 and 401 shall provide for a minimum net density of 15 dwellings or residential lots per hectare over that entire land area plus 10 residential dwellings or allotments.

31. 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.

32. Lapsing of Consent

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

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

Please note that a development contribution may be required under the provisions of the CCC Development Contributions Policy applicable at the time of application. The Council requires Development Contributions to be paid prior to the issue of the Code Compliance Certificate for a building consent, commencement of a Resource Consent, the issue of a section 224 certificate for a subdivision consent, or authorisation of a service connection.

Development contribution requirements are as defined in Council's Development Contributions Policy established under the Local Government Act 2002. Full details of the policy are available from our website at www.ccc.govt.nz/consents-and-licences/development-contributions/. If you have any queries in relation to this matter, please contact one of our Development Contribution Assessors on phone (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.

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.

Lighting in Private Ways

The Council does not require lighting within private ways, nor will it accept the ongoing maintenance or running costs associated with lighting within the private way. Any proposal to light the private way shall include a method of payment of the ongoing costs by the benefiting owners.

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: Paul Lowe, Team Leader

Date: 21/07/2021

Reviewed by: Rachel Cottam , Planner

Date: 25/06/2021

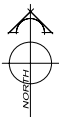
Decision

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

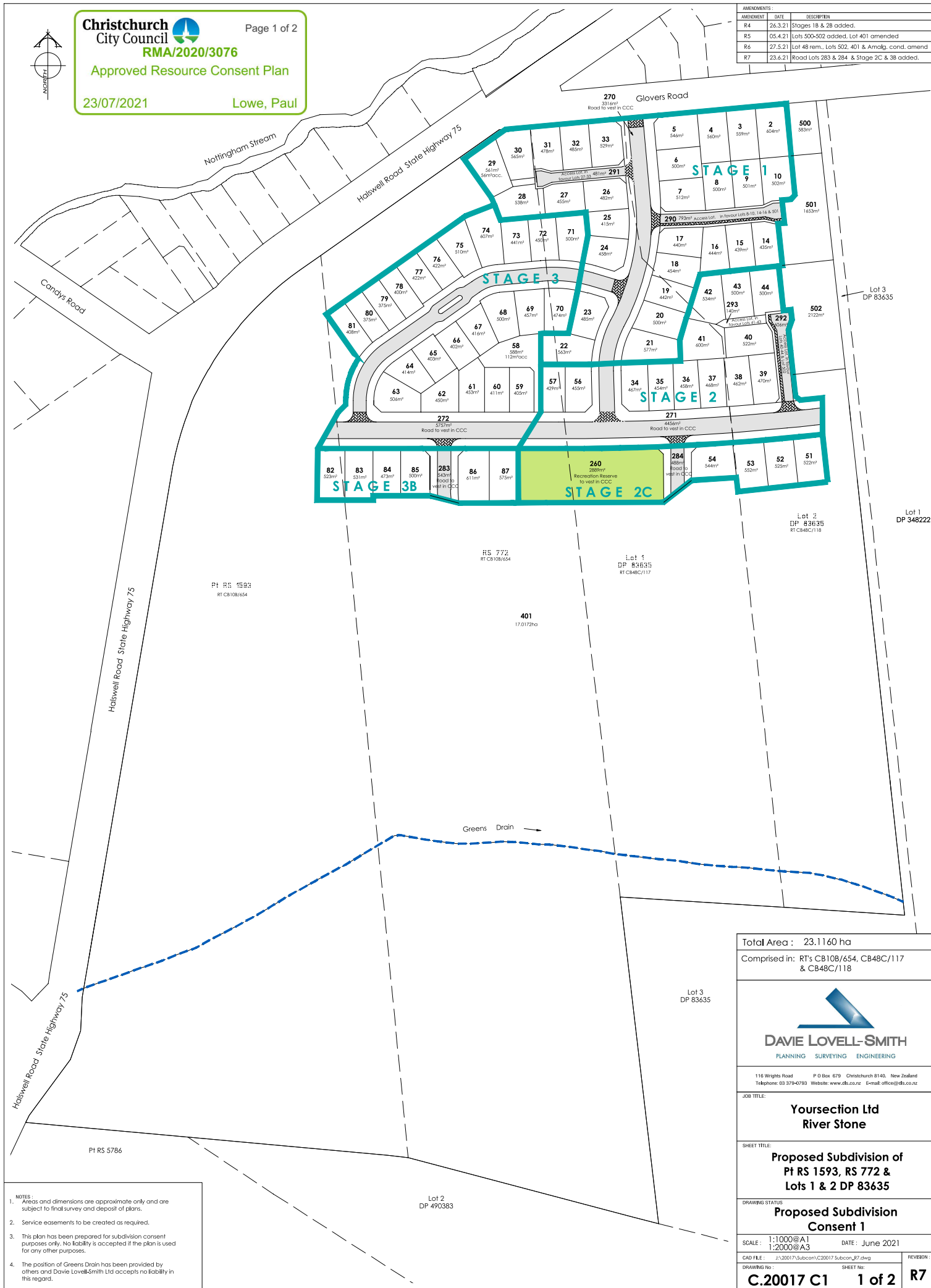
Delegated officer:

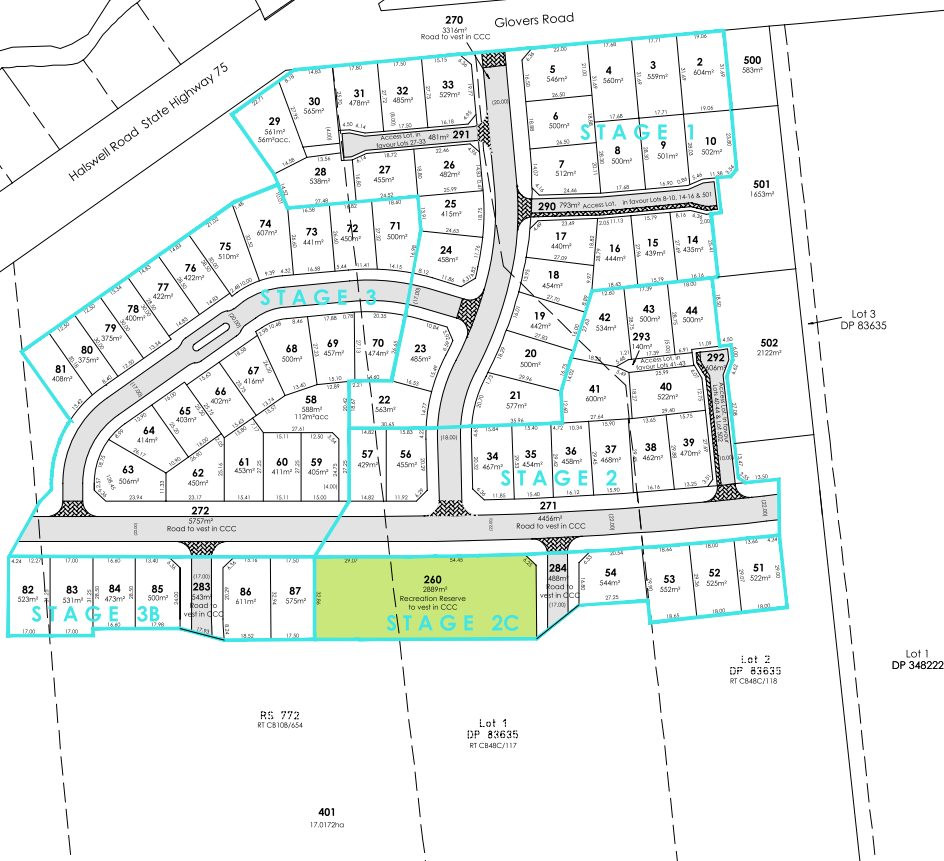


Andrew Long
Senior Planner
23/07/2021



AMENDMENT	DATE	DESCRIPTION
R4	26.3.21	Stages 18 & 28 added.
R5	05.4.21	Lots 500-502 added, Lot 401 amended
R6	27.5.21	Lot 48 rem., Lots 502, 401 & Amalg. cond. amend
R7	23.6.21	Road Lots 283 & 284 & Stage 2C & 38 added.





REVISION	DATE	DESCRIPTION
R1	6/1/20	Lots 185 & 255 access amended
R2	11/1/20	Lots 186, 256 & 257 and staging amended
R3	1/10/21	Lot 55 removed and Lot 245 amended
R4	26/3/21	Stages 1 & 2B added
R5	05/4/21	Lot 500/502 added. Amalg. conditions amended
R6	27/5/21	Lot 48 removed. Lots 502, 401 & Amalg. cond. amend
R7	23/6/21	Road Lot 293 & 294, & Stage 2C, & 3B added

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 Dave Lovell-Smith Ltd accepts no liability in this regard.

PROPOSED AMALGAMATION CONDITIONS

1/ Lot 290 (Access Lot) hereon be held as to 6 undivided one ninth shares by the owners of Lots 6, 9, 10, 14, 15 & 16 and 1 one third share by the owners of Lot 501.

2/ Lot 291 (Access Lot) hereon be held as to 7 undivided one seventh shares by the owners of Lots 27, 28, 29, 30, 31, 32 & 33.

3/ Lot 292 (Access Lot) hereon be held as to 5 undivided one ninth shares by the owners of Lots 40, 41, 42, 43, 44 & 1 four ninth share by the owners of Lot 502.

4/ Lot 293 (Access Lot) hereon be held as to 3 undivided one third shares by the owners of Lots 41, 42 & 43.

5/ Lots 401, 500, 501 & 502 hereon be amalgamated and one record of title issue.

SCHEDULE OF AREAS	
Description	Area
Residential Lot - (Lots 2 - 10, 14 - 44, 51 - 54 & 56 - 87)	3,714ha
Access - (Lots 290 - 293)	200m ²
Road to west (Lot 270 - 272, 293 & 294)	1,450ha
Reserve to west (Lot 260)	288m ²
Lots 401 & 500 - 502	17,450ha
Total Area:	23,116ha
Comprised in:	RTs C8108/654, C848C/117 & C848C/118

DAVE LOVELL-SMITH PLANNING SURVEYING ENGINEERING	
118 Hargreaves Road Telephone: 03 3742972 Website: www.dls.co.nz Email: dls@dsl.co.nz	P.O. Box 679 Christchurch 8146, New Zealand
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 1	
SCALE: 1:7500 (A1) 1:15000 (A3)	DATE: June 2021
DRAWING NO: C.20017 C1 (SHEET NO)	SHEET NO: 2 of 2 R7