

**RESOURCE CONSENT DECISION:  
165383**



<b>APPLICANT:</b>	GW Wilfield Ltd
<b>PROPOSAL:</b>	To change conditions 2, 3, 8, 9, 27, 48 and 68 of resource consent 145470 (as amended by 155098, 155417 and 155584)
<b>LOCATION:</b>	West Coast and Weedons Ross Roads, West Melton
<b>LEGAL DESCRIPTION:</b>	Rural Section 37879 being 25.1462ha in area more or less, as contained in Certificate of Title CB549/209  Rural Section 37783 being 64.2186ha in area more or less, as contained in Certificate of Title CB11A/748  Lot 2 DP 391578 being 2.8549ha in area more or less, as contained in Certificate of Title 367736
<b>ZONING:</b>	The property is zoned Living 2 and Living 2A under the provisions of the Partially Operative District Plan (Townships) Volume and Inner Plains under the provisions of the Partially Operative District Plan (Rural) Volume.
<b>STATUS:</b>	This application has been assessed as a variation of conditions pursuant to Section 127 of the Resource Management Act 1991 in respect of subdivision consent 145470 granted on 16 January 2015 to undertake a subdivision in three stages to create 158 residential and rural-residential lots and a balance rural lot, with roads and reserves to vest. As such the relevant provisions of the Partially Operative District Plan (Townships and Rural Volumes) and the Resource Management Act 1991 have been taken into account
This application was formally received by the Selwyn District Council on 12 July 2016. Assessment and approval took place on 4 August 2016 under a delegation given by the Council.	

**DECISION**

“That the application 165383 to change Conditions 2, 3, 8, 9, 27, 48 and 68 of resource consent 145470 (as amended by consent 155098, 155417 and 155584) be approved pursuant to Section 127 of the Resource Management Act 1991.

Condition 2 shall now read:

*That the subdivision shall proceed in general accordance with the attached approved subdivision plans (Davie, Lovell-Smith, Drawing C.18130 Sheet 1 Revision **28** dated*

**July 2016** and Sheets 2 – 5 Revision **R6**, all dated August 16) and the details included with the application, including the creation of any additional balance lots and utility lots required, except where varied by the following conditions of consent.

Condition 3 shall now read:

*That the consent shall be staged as follows (with balance lots for each of Stages 1 – ~~3A~~ **3A2**):*

Stage	Lots included in stage
1	1 – 74, 251, 255, 301, 400, 502 – 504, 700 & 701
2	75 – 132, 252, 302 402, <b>501</b> & 702
<b>3A1</b>	133 – <b>147</b> , 253, 254, 303, <b>403</b> , <b>501</b> & 703 & <b>704</b>
<b>3A2</b>	<b>148 – 152, 154, 304 and 705</b>
3B	153, 155 – 158 & 401

Condition 8 shall now read:

*Stages **3A1** and 3B: that the areas of Lots 146 (Stage **3A1**) and 158 (Stage 3B) that are located within the Inner Plains zone shall be shown on the survey plan, with no dwelling to be located within these areas. On-going compliance with this condition shall be ensured by way of a consent notice to this effect registered on the certificate of title for each of Lots 146 and 158.*

Condition 9 shall now read:

*Stage **3A1**: that the area within 300m of the existing intensive livestock production activity on Rural Section 10802 (CB10A/296) adjoining shall be shown on the survey plan, with the separation distance measured from the edge of any permanent building, enclosure or yard in which the intensive farming activity occurs or is permitted by a rule in the Plan (or a resource consent).*

*Unless a resource consent has been granted otherwise, no sensitive activity shall be established in this area. ‘Sensitive activity’ includes any of the following activities: Residential Activity; Travelling Accommodation; Community Facility; Recreational Facility or Recreational Activity; Place of Assembly; Restaurant; Educational Facility; or Camping Ground Facility; but excludes Temporary Accommodation.*

*On-going compliance with this condition shall be ensured by way of a consent notice to this effect registered on the certificate of title for **each of Lots 703 and 704**.*

**Stage 3A2: That this consent notice shall be cancelled insofar as it relates to Lots 148 – 152, 154 and 304**

*Stage 3B: That this consent notice shall be cancelled insofar as it relates to Lots 153 and 155 – 158*

Condition 27 shall now read:

*That Lots 5 – 10 (Stage 1) and 118 – 120 and 122 (Stage 2) shall be subject to the following condition:*

Acoustic insulation

That, unless a resource consent has been granted otherwise, any dwelling, family flat, and any rooms within accessory buildings used for sleeping or living purposes:

- i) at ground floor level, within 35m from the edge of the sealed carriageway of State Highway 73 for Lots 5-10, 118-120 and 122, and within 60m from the edge of the sealed carriageway of State Highway 73 for Lots 5 and 122 as indicated on the approved subdivision plans (Davie, Lovell-Smith, Drawing C.18130 Sheet 1 Revision **28 dated July 2016** and Sheets 2 – **6** Revision **R6**, all dated **August 16**); and
- ii) at first floor level or above, within 80m of the edge of the sealed carriageway of State Highway 73 for Lots 5-10, 118-120 and 122,

shall have internal noise levels from road traffic that do not exceed the limits set out below with all windows and doors closed.

	24 hours
Within Bedrooms	35 dBA (Leq 24 hour)
Within Living Area Rooms	40 dBA (Leq 24 hour)

Note: Living Area Rooms means any room in a dwelling other than a room used principally as a bedroom, laundry, bathroom, or toilet.

Ongoing compliance with this condition shall be ensured by way of a consent notice to this effect registered against the certificate of title to issue for each of Lots 5 – 10 (Stage 1) and Lots 118 – 120 and 122 (Stage 2).

Condition 48 shall now read:

That:

- a. Stormwater shall be managed for all events up to and including a 2% AEP (1in 50 year) storm.
- b. Calculations shall be provided with the plans for engineering approval to support the design.
- c. That the land comprising Stormwater Flow Paths, indicated on Proposed Swale Network plan '**swale network R5.dwg**', shall be separately shown on the survey plan. This area shall include the area measured from the point at which a horizontal line 200mm above the invert level of the swale touches the banks.
- d. That land within the Stormwater Flow Paths shown on the survey plan shall not be altered by means of blocking or rerouting the Stormwater Flow Paths.

On-going compliance with clause (d) of this condition shall be ensured by way of a consent notice to this effect registered on the certificate of title for each of:

Stage	Lots
1	<b>2-3, 6-9, 24-28, 30-32, 55, 56, 62</b>

<i>Stage</i>	<i>Lots</i>
2	<u>106</u> -108, 112
<u>3A2</u>	<u>148</u>
3B	401

Condition 68 shall now read:

*Stage 3A1: That Lots 253 and 254 shall each vest in Council as Local Purpose (Landscape) Reserve”*

*Note to the Consent Holder*

- a. All other conditions of Resource Consent 145470 (as amended by 155098, 155417 and 155584) remain unchanged and in effect.

**CONDITIONS OF 145470 (AS AMENDED BY 155098, 155417, 155584 & 165383)**

1. That the following conditions of consent shall be met prior to the issue of the Section 224(c) Completion Certificate, at the expense of the Consent Holder.
2. That the subdivision shall proceed in general accordance with the attached approved subdivision plans (Davie, Lovell-Smith, Drawing C.18130 Sheet 1 Revision 28 dated July 2016 and Sheets 2 – 5 Revision R6, all dated August 16) and the details included with the application, including the creation of any additional balance lots and utility lots required, except where varied by the following conditions of consent.

Stage 1: That Lots 1 and 2 hereon shall be held together and one Computer Freehold Register be issued to include both parcels.

3. That the consent shall be staged as follows (with balance lots for each of Stages 1 – 3A):

Stage	Lots included in stage
1	1 – 74, 251, 255, 301, 400, 502 – 504, 700 & 701
2	75 – 132, 252, 302 402, 501 & 702
3A1	133 –147, 253, 254, 303, 403, 703 & 704
3A2	148 – 152, 154, 304 & 705
3B	153, 155 – 158 & 401

4. That the subdivision stages shall proceed sequentially and may not be undertaken concurrently.
5. That all required easements shall be duly created and granted or reserved.
6. That any utility lot created shall be used as a utility lot only and may not be used for calculating future boundary adjustments or subdivisions. On-going compliance with this condition shall be ensured by way of a consent notice to this effect registered on the certificate of title for each utility lot created.

7. That, given the location of the site within the West Melton Lighting Observatory Area, any outdoor lighting is to be shielded so that any light spill is directed at an angle 90 degrees below the vertical. On-going compliance with this condition shall be ensured by way of a consent notice to this effect registered on the certificate of title for each of Lots 1 – 158.

8. Stages 3A1 and 3B: that the areas of Lots 146 (Stage 3A1) and 158 (Stage 3B) that are located within the Inner Plains zone shall be shown on the survey plan, with no dwelling to be located within these areas.

On-going compliance with this condition shall be ensured by way of a consent notice to this effect registered on the certificate of title for each of Lots 146 and 158.

9. Stage 3A1: that the area within 300m of the existing intensive livestock production activity on Rural Section 10802 (CB10A/296) adjoining shall be shown on the survey plan, with the separation distance measured from the edge of any permanent building, enclosure or yard in which the intensive farming activity occurs or is permitted by a rule in the Plan (or a resource consent).

Unless a resource consent has been granted otherwise, no sensitive activity shall be established in this area. 'Sensitive activity' includes any of the following activities: Residential Activity; Travelling Accommodation; Community Facility; Recreational Facility or Recreational Activity; Place of Assembly; Restaurant; Educational Facility; or Camping Ground Facility; but excludes Temporary Accommodation.

On-going compliance with this condition shall be ensured by way of a consent notice to this effect registered on the certificate of title for each of Lots 703 and 704.

Stage 3A2: That this consent notice shall be cancelled insofar as it relates to Lots 148 – 152, 154 and 304

Stage 3B: That this consent notice shall be cancelled insofar as it relates to Lots 153 and 155 – 158

#### *General Engineering Conditions*

10. All work shall comply with the Engineering Code of Practice, except as agreed with Council.

11. That the plans and specifications for all works, including: water; water races; irrigation; sewer; roading; stormwater; and landscaping, shall be submitted to Council for approval. Engineering approval of complying documents shall be given in writing and work shall not commence until this has been received from Council. Any subsequent amendments to the plans and specifications shall be submitted to Council for approval.

12. The consent holder shall forward with the engineering plans and specifications, copies of any other consents required and granted in respect of this subdivision, including any certificate of compliance or consent required by Canterbury Regional Council.

13. Unless specific provision is made otherwise, the services to each of each lot shall extend from the road boundary to a point one metre inside the net area

of the lot. Please note that the net area is the area excluding any right of way or accessway.

14. That accurate 'as built' plans of all services be provided to the satisfaction of the Asset Manager. All assets being vested in Council shall be provided in an appropriate electronic format for integration into Council's systems. Actual costs involved in provision and transfer of this data to Councils systems shall be borne by the consent holder.
15. That where the subdivision results in any assets being vested in Council, then a comprehensive electronic schedule of these shall be provided to Council's Asset Manager. The schedule will include but not be limited to installed material unit costs, type, diameter, class, quantity etc and include summary details.
16. That where the subdivision results in any Council assets being decommissioned, then a comprehensive electronic schedule of these shall be provided to Council. The schedule will include but not be limited to material type, diameter, class, length and position (x, y and z co-ordinates), and shall be identified against the asset ID already provided in Council's Asset Register.

*Site stability and site works*

17. That all site works are to be undertaken in accordance with the conditions of resource consent 145471.
18. That the Consent Holder ensure on a continuing basis (until Certificates of Title are available for each allotment) that dust is not generated from: consolidated material; the disturbance or transportation of material; or earthworks activities by keeping the surface of the material damp or by using another appropriate method of dust suppression. This applies to exposed areas of earth, stockpiles and unsealed roads.
19. That the consent holder shall ensure on a continuing basis that dust created by the disturbance or transportation of materials is confined to within the boundaries of the application site.
20. That dust generating activities shall cease during times of high winds where dust suppression methods are insufficient to stop fugitive dust leaving the site.
21. Any filling on the site is to take into account the current land stormwater and drainage pattern and is not to divert stormwater onto adjoining properties.
22. At the completion of earthworks for each stage of the subdivision, Certificates satisfying the conditions of NZS4431:1989 – Code of Practice for Earth Fill for Residential Development are to be provided to the Selwyn District Council. These certificates will detail the extent and nature of all earthworks undertaken.

*Contamination remediation*

23. Soil and material that contains concentrations of contaminants in excess of soil contaminants standards or guidelines for residential land use shall be remediated in accordance with the Malloch Environmental Ltd Remediation Action Plan (Revision 1) submitted with the application (attached, which forms part of this consent), with the works to remediate the sheep yard area to be

undertaken as part of Stage 1. The works to remediate the former homestead area shall be undertaken no later than as part of Stage 3.

24. A Site Validation Report to Council approval shall be produced in accordance with the Ministry for the Environment Contaminated Land Guidelines before the excavated areas are backfilled with clean material.

*Noise attenuation*

25. Stage 1: That an earth bund for the mitigation of traffic noise shall be constructed along the frontage of State Highway 73 to a height of not less than 2m and a width of not less than 8.5m and in accordance with the approved engineering plans. The bund must be prepared in such a manner as to prevent compaction, or consistently maintained to fill gaps as they develop. In the alternative an acoustic fence along the frontage of State Highway 73 shall be erected, retained and maintained to a height of not less than 2m and a surface mass of not less than 8.0kg/m<sup>2</sup>. The fence shall be continuous and maintained with no gaps or cracks. Pedestrian, cycle way or vehicle penetrations through the barrier are not possible.

The bund or fence shall be landscaped in accordance with the approved engineering plans by retention of existing hedges or by new planting of sufficient height to visually screen dwellings from the State Highway.

26. That Lots 5 – 10 (Stage 1) and Lots 118 – 120 and 122 (Stage 2) shall be subject to the following condition:

*Acoustic barrier*

*There shall be no access to State Highway 73 from this property.*

*That no dwelling shall be located within 20m of the State Highway 73 boundary.*

*The 2m high acoustic barrier (earth bund or acoustic fence) shall be retained and consistently maintained to a height of 2m. Where the barrier is an earth bund, it shall be retained and maintained to a width of not less than 8.5m. Where the barrier is a fence, it shall be retained and maintained with a surface mass of not less than 8.0kg/m<sup>2</sup>. The barrier shall be continuous and maintained with no gaps or cracks. Penetrations through the barrier (eg gates) are not permitted. Landscaping shall also be retained and maintained to a sufficient height to visually screen dwellings from the highway.*

*Acoustic insulation*

*That, unless a resource consent has been granted otherwise, any dwelling, family flat, and any rooms within accessory buildings used for sleeping or living purposes shall be located no closer than 20m from the edge of the sealed carriageway of State Highway 73.*

Ongoing compliance with this condition shall be ensured by way of a consent notice to this effect registered against the certificate of title to issue for each of Lots 5 – 10 (Stage 1) and Lots 118 – 120 and 122 (Stage 2).

27. That Lots 5 – 10 (Stage 1) and Lots 118 – 120 and 122 (Stage 2) shall be subject to the following condition:

*Acoustic insulation*

*That, unless a resource consent has been granted otherwise, any dwelling, family flat, and any rooms within accessory buildings used for sleeping or living purposes:*

- i) at ground floor level, within 35m from the edge of the sealed carriageway of State Highway 73 for Lots 5-10, 118-120 and 122, and within 60m from the edge of the sealed carriageway of State Highway 73 for Lots 5 and 122 as indicated on the approved subdivision plans (Davie, Lovell-Smith, Drawing C.18130 Sheet 1 Revision 28 dated July 2016 and Sheets 2 – 5 Revision R6, all dated August 16); and*
- ii) at first floor level or above, within 80m of the edge of the sealed carriageway of State Highway 73 for Lots 5-10, 118-120 and 122,*

*shall have internal noise levels from road traffic that do not exceed the limits set out below with all windows and doors closed.*

<i>24 hours</i>	
<i>Within Bedrooms</i>	<i>35 dBA (Leq 24 hour)</i>
<i>Within Living Area Rooms</i>	<i>40 dBA (Leq 24 hour)</i>

*Note: Living Area Rooms means any room in a dwelling other than a room used principally as a bedroom, laundry, bathroom, or toilet.*

*Ongoing compliance with this condition shall be ensured by way of a consent notice to this effect registered against the certificate of title to issue for each of Lots 5 – 10 (Stage 1) and Lots 118 – 120 and 122 (Stage 2).*

#### *Roading and access*

28. Stage 1: That no application for building consent or resource consent shall be made for development within Lots 4 or 5 prior to the establishment of an underpass generally in the location of these lots, or an alternative pedestrian and cycle connection across State Highway 73 has been provided in accordance with Condition 29 below.

On-going compliance with this condition shall be ensured by way of a consent notice to this effect registered on the certificate of title for each of Lots 4 and 5.

29. Stage 2: That either:
- a. An underpass shall be established across State Highway 73 in the general location of Lots 4 and 5 of this proposal in accordance with the approved engineering plans; or
  - b. An alternative pedestrian and cycle connection across State Highway 73 shall be established and the intersection of State Highway 73 and Weedons Ross Road upgraded in accordance with a Corridor Management Plan for State Highway 73 generally between Iris Taylor Avenue and Lot 5 of this subdivision, agreed between the consent holder, the Selwyn District Council Roading Manager and the New Zealand Transport Agency.
30. Stage 2: That the consent notice registered against Lots 4 and 5 in compliance with Condition 28 above shall be cancelled.



31. That all roads (including intersections with existing roads) shall be constructed in accordance with the approved engineering plans.
32. That all roads shall vest in Council as Road.
33. Entrance structures shall not be placed on Council road reserve.
34. That a vehicle crossing and accessway to service each rear lot with shared access shall be formed in accordance with Appendix 13 of the Partially Operative District Plan (Townships Volume). Each vehicle crossing shall be sealed to match the existing road surface for the full width of the crossing and from the edge of the formed road to the property boundary. Each vehicle accessway shall be sealed if it serves three or more lots.
35. That where a residential lot has frontage to an area specifically formed as a parking layby, no vehicle crossing shall be constructed across the parking layby without prior approval of Councils Roading Department. On-going compliance with this condition shall be ensured by way of a consent notice to this effect registered on the certificate of title for each affected lot.
36. That street lighting shall be provided to service all roads and walkways of the subdivision, in accordance with the approved engineering plans and specifications. All lighting provided, including: intersection lighting; street lighting; and walkway lighting is to be shielded so that any light spill is directed at an angle 90 degrees below the vertical. Lighting poles (rather than bollards) shall be used unless specifically approved otherwise.
37. That any crossing (including pedestrian or cycle crossings) over water races shall be constructed in accordance with approved Engineering Plans.

*Water, Stormwater and Sewer*

38. That each lot within the subdivision shall be separately serviced with water, sewer and stormwater systems.
39. Stage 1: That where connections to both reticulated water and sewer have been provided to Lots 1, 2 and 55 – 57, consent notice 8145447.4 registered against underlying certificate of title 367736 (Lot 2 DP 391578) shall be cancelled.
40. That a reticulated water supply shall be provided to this development in accordance with the approved engineering plans, including a water supply bore and all associated infrastructure.
41. That where sewer or water mains or stormwater systems in private property are to be vested in Council, a written request shall be submitted to Council for approval. Easements in gross in favour of Council shall be provided.
42. That each lot with an area of 3000m<sup>2</sup> or less shall be provided with an individual connection to the reticulated potable water supply in accordance with the approved engineering plans. Water lateral lines are to be laid to the net area of each lot. Each lateral shall be fitted with a water manifold and water meter in accordance with Council Policy 208, the approved engineering plans and subsequent amendments to both documents. Water meters shall be installed in the road reserve only.

43. That each lot with an area greater than 3000m<sup>2</sup> shall be provided with an individual connection to the reticulated potable water supply in accordance with the approved engineering plans, restricted to 3,000 litres/day. Water lateral lines are to be laid to the net area of each lot. Each lateral shall be fitted with a water manifold and appropriately sized restrictor in accordance with Council Policy 208, the approved engineering plans and subsequent amendments to both documents. Water restrictors shall be installed in the road reserve only.
44. That the consent holder shall investigate the capacity of the receiving Council sewer network to accept the additional flows from this subdivision, and report the results of this investigation with the application for engineering approval.
45. That should the sewer capacity investigation identify that additional capacity is required, the consent holder shall provide additional storage or pipeline capacity as required to cater for the additional load resulting from the subdivision in accordance with the approved engineering plans.
46. That each residential lot shall be provided with a sewer lateral laid to the boundary of the net area of that lot in accordance with the approved engineering plans. All sewer reticulation to be vested in Council shall meet Council CCTV standards. All laterals shall be installed ensuring grade and capacity are provided for and in accordance with Council engineering standards, giving regard to maximum upstream development density.
47. That the consent holder shall install stormwater reticulation, treatment and disposal systems to service the subdivision in accordance with the approved engineering plans and the requirements of the Canterbury Regional Council.
48. That:
  - a. Stormwater shall be managed for all events up to and including a 2% AEP (1in 50 year) storm.
  - b. Calculations shall be provided with the plans for engineering approval to support the design.
  - c. That the land comprising Stormwater Flow Paths, indicated on Proposed Swale Network plan 'swale\_network\_R5.dwg', shall be separately shown on the survey plan. This area shall include the area measured from the point at which a horizontal line 200mm above the invert level of the swale touches the banks.
  - d. That land within the Stormwater Flow Paths shown on the survey plan shall not be altered by means of blocking or rerouting the Stormwater Flow Paths.

On-going compliance with clause (d) of this condition shall be ensured by way of a consent notice to this effect registered on the certificate of title for each of:

Stage	Lots
1	2-3, 6-9, 24-28, 30-32, 55, 56, 62
2	106-108, 112
3A2	148

Stage	Lots
3B	401

49. Unless otherwise agreed through engineering approval, all lots with an area of 3000m<sup>2</sup> or less are to be graded to the road.
50. That the consent holder shall prepare and submit a Stormwater Management Plan in accordance with the requirements of Selwyn District Council and the Canterbury Regional Council. This plan shall be provided for Selwyn District Council's approval and sign-off at the Consent Holders cost.

#### *Water races*

51. That a consent notice shall be registered against the certificate of title to issue for each lot within 10 metres or 6 metres (as applicable) of an open water race, stating (as applicable):

*All buildings and structures are required to be setback 10m from water races in accordance with Councils Water Race Bylaw. Please contact Councils water race officer if buildings or structures are required within the 10m setback. District Plan setback requirements also still apply.*

52. If Council has approved a reduced setback for any lot, the following alternative text may be used:

*All buildings and structures are required to be setback 6m from the bank of the water race in accordance with an authorisation granted under Councils Water Race Bylaw. The bylaw as a whole and District Plan boundary setback requirements also still apply.*

53. Except that this condition shall not apply to any lot where it can be shown that the bank of the water race is at least 10 metres from the boundary of that lot.

#### *Electricity and Telecommunications*

54. That electricity supply and telecommunications be supplied to the net area of each residential lot of the subdivision by way of underground reticulation in accordance with the standards of the relevant network utility operators.
55. The consent holder shall provide evidence in writing from the relevant authorities that electrical and telephone service connections have been installed to each residential lot.

#### *Landscaping and irrigation*

56. That subdivision entrance structures shall not be placed on Council reserve (including road reserve).
57. The consent holder shall landscape the street frontages. The minimum standard (unless otherwise agreed through Engineering Plan approval) will include grass berms and street trees. A landscaping proposal shall be submitted to the Council for approval at the time of submission of the engineering plans and specifications, and the landscaping shall be undertaken in accordance with the approved plans.
58. Unless advised otherwise, the consent holder shall install an irrigation system to service all landscaped areas, which shall comply with the approved engineering plans. A full design showing all engineering details shall be

submitted to the Council for approval at the time of submission of the engineering plans and specifications.

59. Any irrigation system installed shall be maintained by the consent holder to the completion of the defects liability period. The consent holder shall demonstrate that this system performs as designed and installed by them, making good all defects to the Asset Managers requirements.
60. 'As Built' plans of the system shall be supplied to Council's Asset Manager in accordance with the 'As Built' requirements contained elsewhere in this approval.

*Fencing adjoining reserves*

61. That no more than one fence shall be erected within 5.0 metres of a reserve and parallel or generally parallel to that boundary. Any such fence shall not exceed 1.2 metre in height except that where a fence or other screening structure is over 1.2 metre in height, then the whole of that structure shall be at least 50% visually transparent. No fence or screening structure shall exceed a height of 1.8 metres. Note that for the purposes of this condition a fence or other screening structure is not the exterior wall of a building or accessory building. On-going compliance with this condition shall be ensured by way of a consent notice to this effect registered on the certificate of title for each lot adjoining a reserve vested in, or otherwise transferred to, Council.
62. The consent holder will ensure that Council is indemnified from liability to contribute to the cost of erection or maintenance of boundary fences between reserves and adjoining lots. The consent holder shall submit to the Council:
  - a. A fencing covenant, in the form approved by the Council, duly executed by the consent holder (or other adjoining lot owner) for execution by the Council.
  - b. A written undertaking from the consent holder's solicitor that the fencing covenant will be registered prior to the sale or development of any of the adjoining lots.

*Land to transfer to Council*

63. That the Consent Holder shall supply to Council copies of all Certificates of Title for land, other than roads, that is vested in, or otherwise transferred to, Council.
64. Stage 1: That Lot 251 shall vest in Council as Local Purpose (Landscape) Reserve.
65. Stage 1: That Lot 255 shall vest in Council as Local Purpose (Drainage) Reserve.
66. Stage 1: That Lot 400 shall vest in Council as Local Purpose (Utility) Reserve.
67. Stage 2: That Lot 252 shall vest in Council as Recreation Reserve.
68. Stage 3A1: That Lots 253 and 254 shall each vest in Council as Local Purpose (Landscape) Reserve.

*Review*

69. That pursuant to section 128 of the Resource Management Act 1991, the Council may review all conditions by serving notice on the consent holder

within 1 month of any 12 month period following the date of this decision, in order to deal with any adverse effects on the environment that may arise from the exercise of this consent.

## **DEVELOPMENT CONTRIBUTIONS**

Development contributions are not conditions of this resource consent and there is no right of objection or appeal. The consent holder is advised that pursuant to the Local Government Act 2002 and the Council's Development Contribution Policy contained in the Selwyn Community Plan (LTCCP) the following contributions are to be paid in respect of each stage of this subdivision before the Council will issue its certificate pursuant to section 224(c) of the Resource Management Act 1991.

Note: The amounts set out below are applicable at the time of the granting of this consent. The actual amounts to be paid will be reassessed in accordance with the Consumer Price Index at the time an application is made for the issue of Council's section 224(c) certificate for each stage of the subdivision. To avoid delays, the Consent Holder should seek the reassessed amounts prior to the application for the section 224(c) Resource Management Act 1991 certificate.

As Lots 1 and 2 are to be amalgamated, Stage 1 is subject to payment for 73 lots.

### *Reserves*

- i. Stage 1: That a reserve fund contribution shall be paid to the Council in a sum equal to 5% of the market value of a 2,635m<sup>2</sup> sized lot located in this area x 72.
- ii. Stage 2: That a reserve fund contribution shall be paid to the Council in a sum equal to 5% of the market value of a 2,980m<sup>2</sup> sized lot located in this area x 58.
- iii. Stage 3A1: That a reserve fund contribution shall be paid to the Council in a sum equal to 5% of the market value of a 5,631m<sup>2</sup> sized lot located in this area x 15.
- iv. Stage 3A2: That a reserve fund contribution shall be paid to the Council in a sum equal to 3% of the market value of a 1.1778ha sized lot located in this area x 6.
- v. Stage 3B: That a reserve fund contribution shall be paid to the Council in a sum equal to 3% of the market value of a 1.3361ha sized lot located in this area x 4.

Note: The monetary value of this reserve fund contribution is to be calculated, agreed and paid in accordance with a valuation supplied by the consent holder. Credits will be given for reserves vested in Council at a rate that reflects their value for recreation purposes.

A credit for underlying title Lot 2 DP 391578 (367736) has been shown as part of Stage 1, while a credit for underlying title RS 37783 (CB11A/748) has been shown as part of Stage 3B.

### *Water*

- vi. That a calculated connection fee be paid for reticulated water supply. The fee is for the creation of the additional connections to the reticulated system, being the actual cost of the work as quoted by SICON Ferguson or other suitably qualified contractor. Council contractors SICON Ferguson Ltd are required onsite to stand over while the connection to the West Melton reticulated water supply is being done if another contractor is undertaking the required work. A minimum of 2 working days notice is required.
- vii. Stage 1: That a contribution shall be paid towards the cost of a new water treatment facility at West Melton, being 50% of the actual tendered price.  
The cost estimate for this work is \$30,000 for the UV unit + \$295,809 for building, controls, valves and pipework connecting the treatment building to existing reservoirs. On this basis the contribution would be \$162,900.
- viii. Stage 1: That a contribution shall be paid towards the cost of modelling the new water supply, being 50% of the actual cost.  
Opus Consultants run the hydraulic model on behalf of Council. The cost estimate for this work is \$5,000. On this basis the contribution would be \$2,500.

#### *Sewer*

- ix. Stage 1: That a calculated contribution for the Eastern Selwyn Sewer Scheme is payable on the creation of 73 additional connections, being \$753,798 (\$10,326 per additional connection, including GST).
- x. Stage 2: That a calculated contribution for the Eastern Selwyn Sewer Scheme is payable on the creation of 58 additional connections, being \$598,908 (\$10,326 per additional connection, including GST).
- xi. Stage 3A1: That a calculated contribution for the Eastern Selwyn Sewer Scheme is payable on the creation of 15 additional connections, being \$154,890 (\$10,326 per additional connection, including GST).
- xii. Stage 3A2: That a calculated contribution for the Eastern Selwyn Sewer Scheme is payable on the creation of 6 additional connections, being \$61,956 (\$10,326 per additional connection, including GST).
- xiii. Stage 3B: That a calculated contribution for the Eastern Selwyn Sewer Scheme is payable on the creation of 5 additional connections, being \$51,630 (\$10,326 per additional connection, including GST).

#### *Roading*

- xiv. Stage 1: That a calculated contribution be paid to Council for roading improvements within the CRETS area on the creation of 72 additional lots, being \$49,392 (\$686 per additional lot, including GST ('UDS Area' rate)).
- xv. Stage 2: That a calculated contribution be paid to Council for roading improvements within the CRETS area on the creation of 58 additional lots, being \$39,788 (\$686 per additional lot, including GST ('UDS Area' rate)).
- xvi. Stage 3A1: That a calculated contribution be paid to Council for roading improvements within the CRETS area on the creation of 15 additional lots, being \$10,290 (\$686 per additional lot, including GST ('UDS Area' rate)).

- xvii. Stage 3A2: That a calculated contribution be paid to Council for roading improvements within the CRETS area on the creation of 6 additional lots, being \$4,116 (\$686 per additional lot, including GST ('UDS Area' rate)).
- xviii. Stage 3B: That a calculated contribution be paid to Council for roading improvements within the CRETS area on the creation of 4 additional lots, being \$2,744 (\$686 per additional lot, including GST ('UDS Area' rate)).

A credit for underlying title 367736 (Lot 2 DP 391578) has been shown as part of Stage 1, while a credit for underlying title CB11A/748 (RS 37783) has been shown as part of Stage 3B.

#### **NOTES TO THE CONSENT HOLDER**

- a. Pursuant to section 125 of the Resource Management Act 1991, if not given effect to, this resource consent shall lapse five years after the date of decision 145470 (being 16 January 2015) unless a longer period is specified by the Council upon application under section 125 of the Act.
- b. In accordance with section 36 of the Resource Management Act 1991, the Council's basic monitoring fee has been charged.
- c. The Land Information New Zealand reference number for the amalgamation is **1310052**.
- d. All of Land Information New Zealand's normal requirements apply to the issuing of amalgamated titles. These include requirements that the land is in the same ownership and that any existing joint family home settlements are cancelled or extended to include all the land being amalgamated.
- e. All applications for Engineering Approval shall be uploaded electronically to the Selwyn District Council Website at: [www.selwyn.govt.nz/services/subdivisions/engineering-approval/](http://www.selwyn.govt.nz/services/subdivisions/engineering-approval/) All applications shall include:
  1. Design specifications
  2. Design drawings
  3. Design calculations
  4. Relevant Resource Consents or Certificates of Compliance.
 All correspondence regarding engineering approvals shall be directed to: Development.Engineer@selwyn.govt.nz
- f. This property may be located within an area covered by an Environment Canterbury stormwater consent. It is the responsibility of the property owner to contact Environment Canterbury customer services to ensure that any activity undertaken on site complies with the relevant consent conditions.
- g. Onsite stormwater treatment and disposal systems must comply with the requirements of Selwyn District Council, the Natural Resources Regional Plan and other relevant documents. Where compliance via a Certificate of Compliance cannot be provided, then a resource consent must be obtained.
- h. Where a specific discharge consent is issued by Canterbury Regional Council (Environment Canterbury), any consent or associated conditions imposed by them will be subject to Council acceptance where these obligations will be transferred to Selwyn District Council.

- i. The consent holder will hold, operate and maintain the stormwater consent for a minimum of two years after the s224 Completion Certificate has been issued. Council must be satisfied at the end of this period that all aspects of the system, including but not limited to compliance with consent conditions, operations and maintenance costs are acceptable to Council.
- j. Where the collection and disposal of roof/surface water is to ground, the suitability of the natural ground to receive and dispose of the water without causing damage or nuisance to any neighbouring property shall be determined by a suitably qualified engineer.
- k. The Stormwater Management Plan shall include but not be limited to:
  - As built documents/images of system for baseline records. This would include the extent of the stormwater catchments, surveyed long-sections and x-sections of pipelines and stormwater management devices e.g. basins wetlands and swales, and where available, any baseline data i.e. water quality, quantity or soil monitoring results.
  - Contact details for maintenance personnel engaged by the developer over the maintenance period
  - As built documents/images of system of system for baseline records. This would include the extent of the stormwater catchments and any baseline data ie heavy metal level in receiving environment.
  - Maintenance procedures and how compliance with the consent conditions shall be achieved and recorded. This will also cover stormwater system maintenance during the construction and maintenance period(s).
  - What actions will be undertaken when non-compliance is detected and recorded.
  - Where all cleanings from sumps are proposed to be disposed of – in accordance with Regional and local landfill requirements.
  - Summary of costs to maintain the system including details of the number of inspections and cleaning of sumps/disposal of sump material.
  - What actions will be undertaken before handover to Selwyn District Council is proposed ie notification procedure at least two months prior to requesting handover.
- l. Early consultation with council's stormwater engineer is recommended to ensure the latest stormwater standards including design rainfall are incorporated into the detailed design.
- m. Lots greater than 3000m<sup>2</sup> in area will require a potable water storage tank as part of the erection of a dwelling or other principal building on the site, with a minimum capacity of three days storage (9,000 litres).
- n. Structures over, in or under a water race must have approval of Council prior to being constructed.
- o. Please note that you will also require approval from New Zealand Transport Agency to work on State Highway 73 pursuant to Section 51 of the Government Roding Powers Act 1989. Please contact the New Zealand



Transport Agencies State highway network consultants, Opus International Consultants, at least 3 weeks prior to undertaking work on the State Highway.

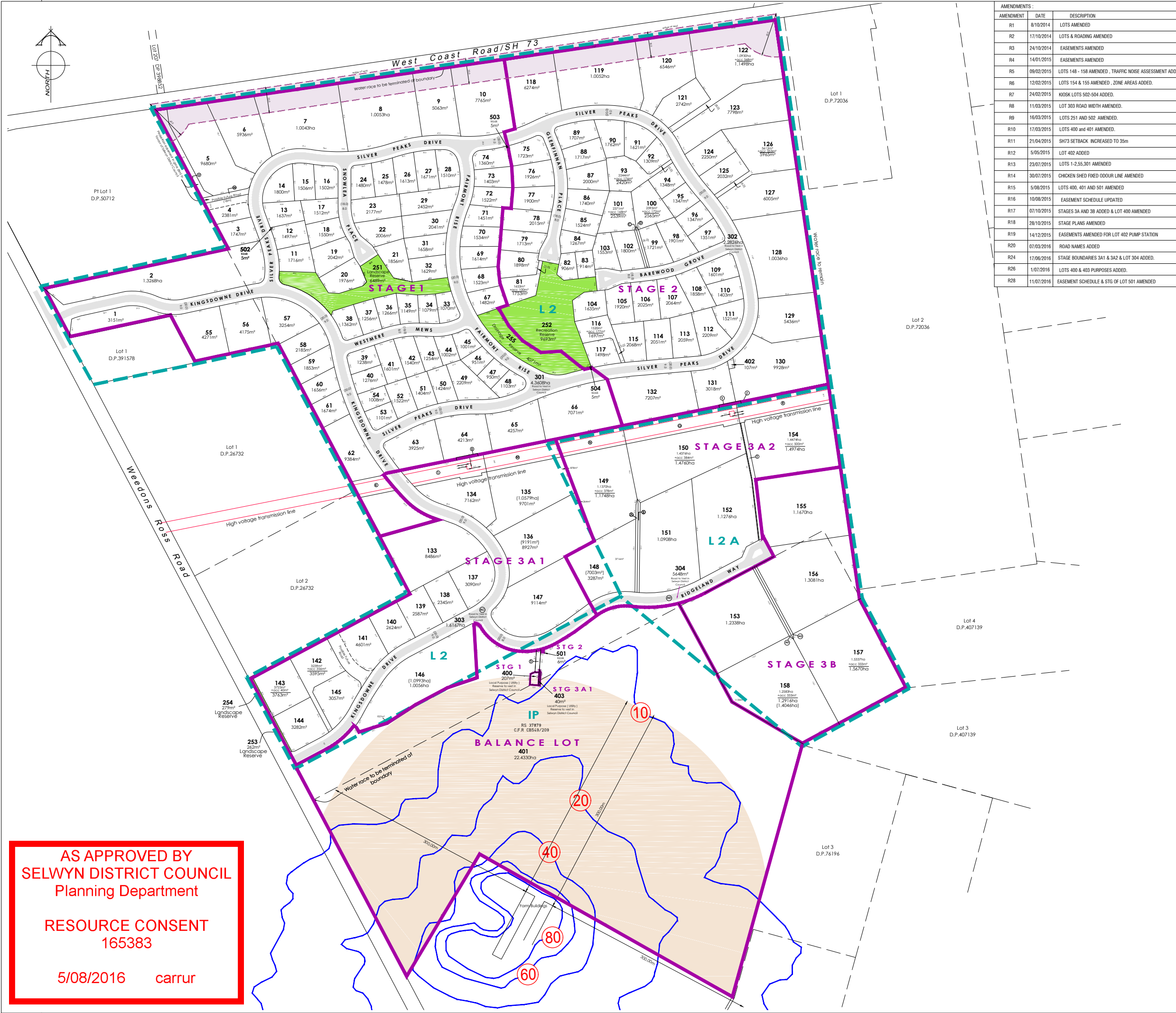
- p. Road and street names and individual property address numbers shall be adopted only upon Council approval. The applicant shall supply to Council for consideration a minimum of 3 names, listed in preference, for those roads or streets that are to be vested in Council.
- q. All new property numbers identifying new dwelling lots as a result of subdivision adjoining legal roads and/or private roads/rights of way will be issued property numbers by Council in accordance with Council Policy. The applicant shall supply Council with a finalised lot Deposited Plan to enable numbers to be generated for issue and adoption.
- r. The consent holder is to contact the Transportation Department to coordinate an inspection of the vehicle crossing and accessway formations in accordance with Condition 34 above. At least two days notice shall be given before work commences.
- s. Standard investigations must be carried out at building consent stage to verify conditions at the actual building locations in order to satisfy the requirements of NZS3604:2011 – Timber Framed Buildings.
- t. The location of all of buildings and structures must comply with minimum safe distances from transmission line conductors. These distances are set out in the New Zealand Electrical Code of Practice (NZECP34: 2001) and are compulsory. Please contact Transpower New Zealand Ltd for further information - [www.transpower.co.nz](http://www.transpower.co.nz) or 0508 526 369 (0508 LANDOWNER).
- u. The Electricity (Hazards from Trees) Regulations 2003 manage vegetation near transmission lines. Please contact Transpower New Zealand Ltd for further information - [www.transpower.co.nz](http://www.transpower.co.nz) or 0508 526 369 (0508 LANDOWNER).

Yours faithfully

**Selwyn District Council**



Rachael Carruthers  
*Resource Management Planner*




AMENDMENT	DATE	DESCRIPTION
R1	8/10/2014	LOTS AMENDED
R2	17/10/2014	LOTS & ROADING AMENDED
R3	24/10/2014	EASEMENTS AMENDED
R4	14/01/2015	EASEMENTS AMENDED
R5	09/02/2015	LOTS 148 - 158 AMENDED, TRAFFIC NOISE ASSESSMENT ADDED.
R6	12/02/2015	LOTS 154 & 155 AMENDED, ZONE AREAS ADDED.
R7	24/02/2015	KIOSK LOTS 502-504 ADDED.
R8	11/03/2015	LOT 303 ROAD WIDTH AMENDED.
R9	16/03/2015	LOTS 251 AND 502 AMENDED.
R10	17/03/2015	LOTS 400 AND 401 AMENDED.
R11	21/04/2015	SH73 SETBACK INCREASED TO 35m
R12	5/05/2015	LOT 402 ADDED
R13	23/07/2015	LOTS 1-2,55,301 AMENDED
R14	30/07/2015	CHICKEN SHED FIXED ODOUR LINE AMENDED
R15	5/08/2015	LOTS 400, 401 AND 501 AMENDED
R16	10/08/2015	EASEMENT SCHEDULE UPDATED
R17	07/10/2015	STAGES 3A AND 3B ADDED & LOT 400 AMENDED
R18	28/10/2015	STAGE PLANS AMENDED
R19	14/12/2015	EASEMENTS AMENDED FOR LOT 402 PUMP STATION
R20	07/03/2016	ROAD NAMES ADDED
R24	17/06/2016	STAGE BOUNDARIES 3A1 & 3A2 & LOT 304 ADDED.
R26	1/07/2016	LOTS 400 & 403 PURPOSES ADDED.
R28	11/07/2016	EASEMENT SCHEDULE & STG OF LOT 501 AMENDED

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- Consent Notice area subject to restriction on odour sensitive activities  
 Consent notice area subject to traffic noise.  
 Stage Boundary  
 Zone boundary

PROPOSED MEMORANDUM OF EASEMENTS				
Nature	Servient Tenement Lot No.	Tenement Shown	Dominant Tenement	
Right of way, right to drain water & sewage & to convey water, electric power, telecommunications & computer media	149	A	Lot 150	
	150	B	Lot 149	
	101	C	Lot 101	
	100	D	Lot 101	
	157	AD	Lot 158	
	158	AE	Lot 157	
Right to convey water and electricity in gross	401	S	Grantee Selwyn District Council	
	42 44 130 131 134 135 149 150 154	K X Z Y L M N O R	Grantee Transpower	
Right of way in gross	154	T	Grantee Selwyn District Council	
Pedestrian easement in gross	4 5	W V	Grantee Selwyn District Council	

PROPOSED SCHEDULE OF EASEMENTS				
Nature	Servient Tenement Lot No.	Tenement Shown	Grantee	
Right to convey water and electricity in gross	303 304	AC AD	Selwyn District Council	
	303	AC	Orion New Zealand Limited	

SCHEDULE OF AREAS	
Description	Area
Residential Lots - (Lots 1-158)	58.4556 ha
Road to Vest in Selwyn District Council (Lots 301-304)	8.8249 ha
Reserves to Vest in Selwyn District Council (Lots 251-255)	2.0794 ha
Right of Ways & Access	4038m <sup>2</sup>
Utility Lot 400	207m <sup>2</sup>
Kiosk Lots (501-504)	21m <sup>2</sup>
Lot 402	107m <sup>2</sup>
Balance Lot 401	22.4330ha
<b>Total Area :</b>	<b>92.2302 ha (92.2197ha CFRs)</b>
<b>Comprised in:</b>	<b>C.F.R's.367736, CB11A/748 &amp; CB549/209</b>



**DAVE LOVELL-SMITH**  
PLANNING SURVEYING ENGINEERING

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

**JOB TITLE:** GW Wilfield Ltd

**SHEET TITLE:** Proposed Subdivision of Lot 2 D.P.391578, RS.37783 (S.O.8333) & RS.37879 (S.O.8404)

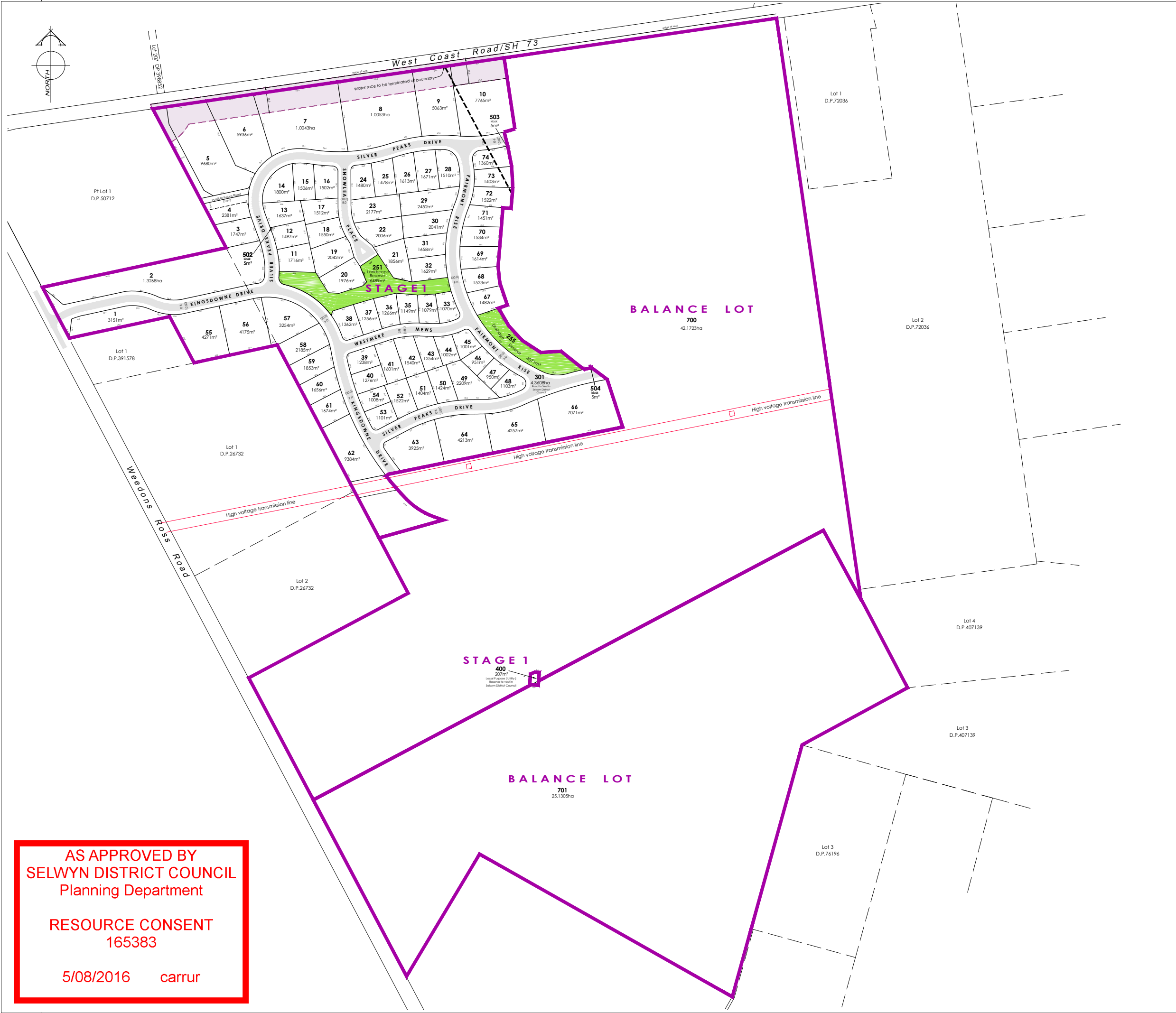
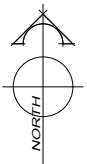
**DRAWING STATUS:** Proposed Subdivision

**SCALE:** 1:2500@A1 1:5000@A3 **DATE:** July 2016


**CAD FILE:** J:\18130\SUBCON\CONSENT OVERALL\_R28.dwg **REVISION:**

**DRAWING No.:** C.18130 **SHEET No.:** 1 OF 6 **R28**

**AS APPROVED BY**  
**SELWYN DISTRICT COUNCIL**  
 Planning Department  
  
**RESOURCE CONSENT**  
 165383  
  
 5/08/2016 carrur



- NOTES:
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 Consent notice area subject to traffic noise.

**AS APPROVED BY  
SELWYN DISTRICT COUNCIL  
Planning Department**

**RESOURCE CONSENT  
165383**

**5/08/2016 carrur**

Total Area : 92.2301 ha (92.2197ha CFRs)  
Comprised in: C.F.R's.367736, CB11A/748  
& CB549/209



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

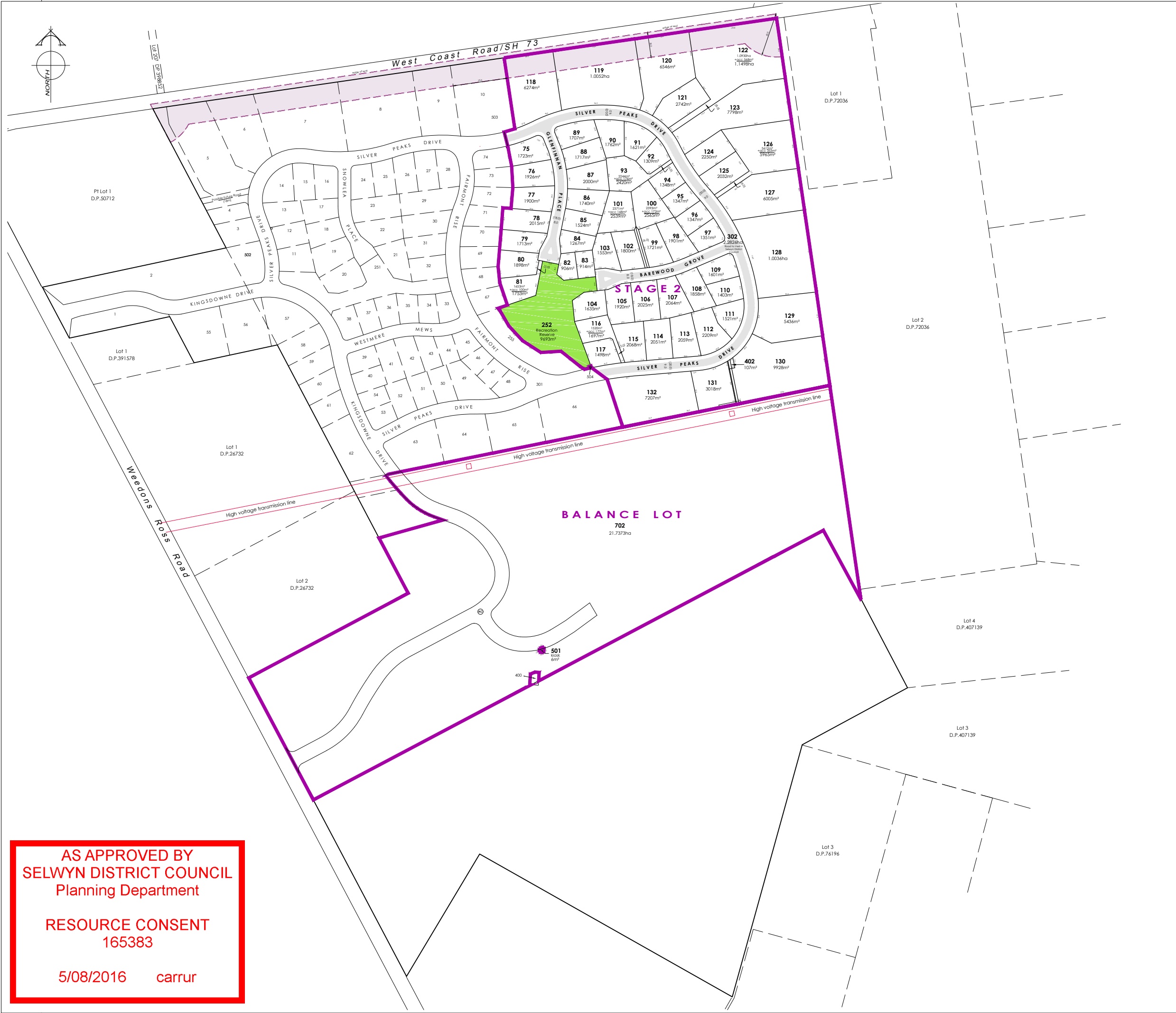
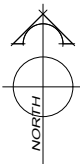
JOB TITLE: **GW Wilfield Ltd**

SHEET TITLE: **Stage 1 & Balance Lots**


DRAWING STATUS: **Proposed Subdivision**

SCALE: 1:2500@A1 DATE: August 16  
1:5000@A3

CAD FILE: J:\18130\Staging Process\Staging Process Wilfield\_R6.dwg REVISION:  
DRAWING No: **C.18130** SHEET No: 2 OF 6 **R6**



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**AS APPROVED BY  
SELWYN DISTRICT COUNCIL  
Planning Department**

**RESOURCE CONSENT  
165383**

**5/08/2016 carrur**

Total Area : 92.2301 ha (92.2197ha CFRs)  
Comprised in: C.F.R's.367736, CB11A/748  
& CB549/209



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Telephone: 03 379-0793 Website: www.dls.co.nz E-mail: office@dls.co.nz

JOB TITLE: **GW Wilfield Ltd**

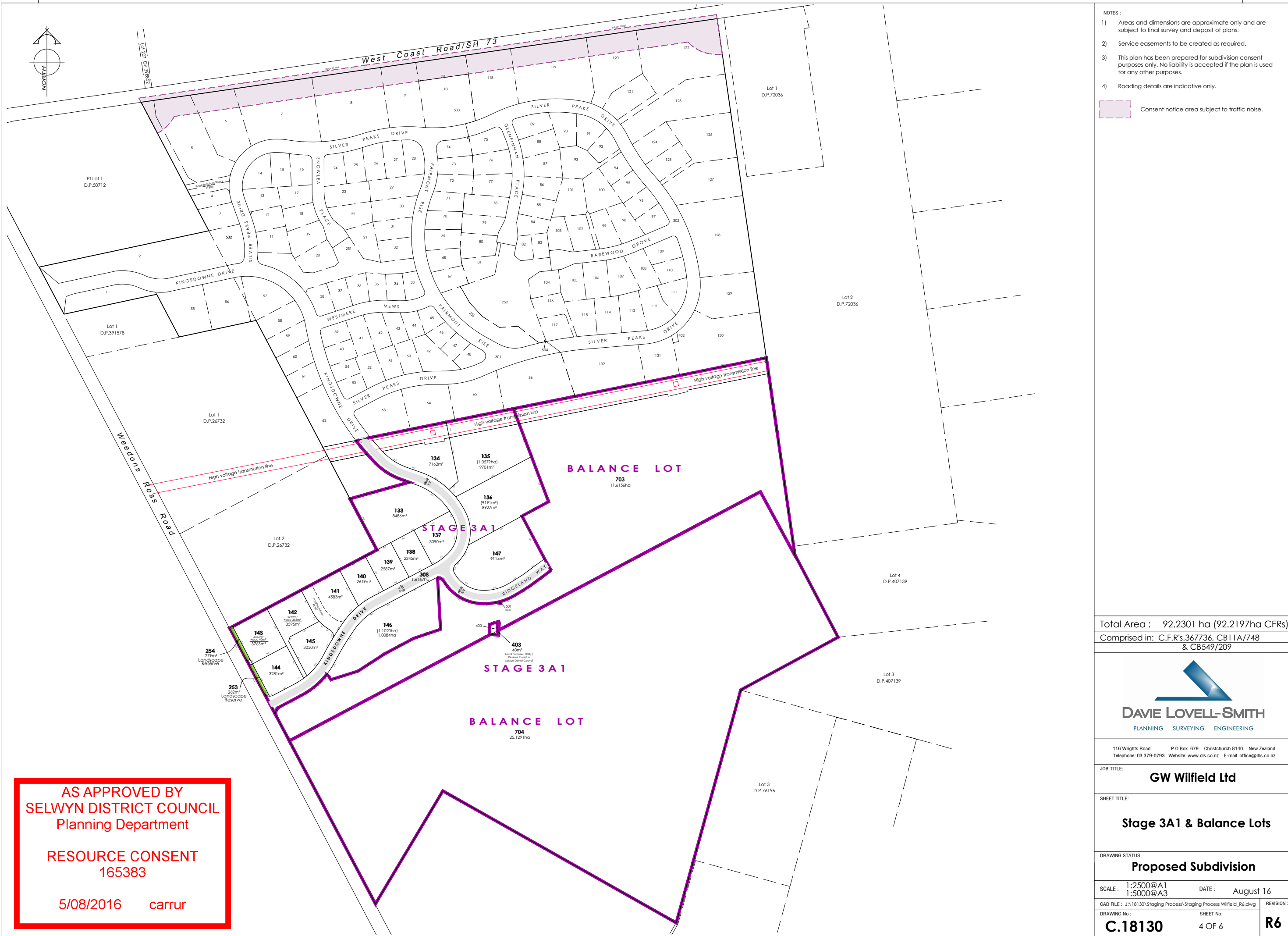
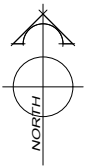
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DRAWING STATUS: **Proposed Subdivision**


SCALE: 1:2500@A1 DATE: August 16  
1:5000@A3

CAD FILE: J:\18130\Staging Process\Staging Process Wilfield\_R6.dwg REVISION:  
DRAWING No: **C.18130** SHEET No: 3 OF 6

**R6**



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**AS APPROVED BY  
SELWYN DISTRICT COUNCIL  
Planning Department**

**RESOURCE CONSENT  
165383**

**5/08/2016 carrur**

Total Area : 92.2301 ha (92.2197ha CFRs)  
Comprised in: C.F.R's.367736, CB11A/748 & CB549/209



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Telephone: 03 379-0793 Website: www.dls.co.nz E-mail: office@dls.co.nz

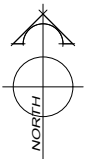
JOB TITLE: **GW Wilfield Ltd**

SHEET TITLE: **Stage 3A1 & Balance Lots**

DRAWING STATUS: **Proposed Subdivision**

SCALE: 1:2500@A1 DATE: August 16  
1:5000@A3

CAD FILE: J:\18130\Staging Process\Staging Process Wilfield\_R6.dwg REVISION:  
DRAWING No: **C.18130** SHEET No: 4 OF 6 **R6**



West Coast Road/SH 73

P1 Lot 1  
D.P.50712

Lot 1  
D.P.391578

Lot 1  
D.P.26732

Lot 2  
D.P.26732

Weapons Road

254

253

Lot 1  
D.P.72036

Lot 2  
D.P.72036

Lot 4  
D.P.407139

Lot 3  
D.P.407139

Lot 3  
D.P.76196

149  
1.1379ha  
14323m<sup>2</sup>  
1.1746ha

STAGE 3A2

150  
1.4379ha  
14323m<sup>2</sup>  
1.4762ha

151  
1.0908ha

304  
5646m<sup>2</sup>

154  
1.4432ha  
14323m<sup>2</sup>  
1.4974ha

152  
1.1276ha

BALANCE LOT

705  
29.1102ha

10

20


40


80

60

R.S.10802

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 Consent Notice area subject to restriction on odour sensitive activities

 Consent notice area subject to traffic noise.

Total Area : 92.2301 ha (92.2197ha CFRs)  
 Comprised in: C.F.R's.367736, CB11A/748  
 & CB549/209



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

JOB TITLE: **GW Wilfield Ltd**

SHEET TITLE: **Stage 3A2 & Balance Lot**

DRAWING STATUS: **Proposed Subdivision**

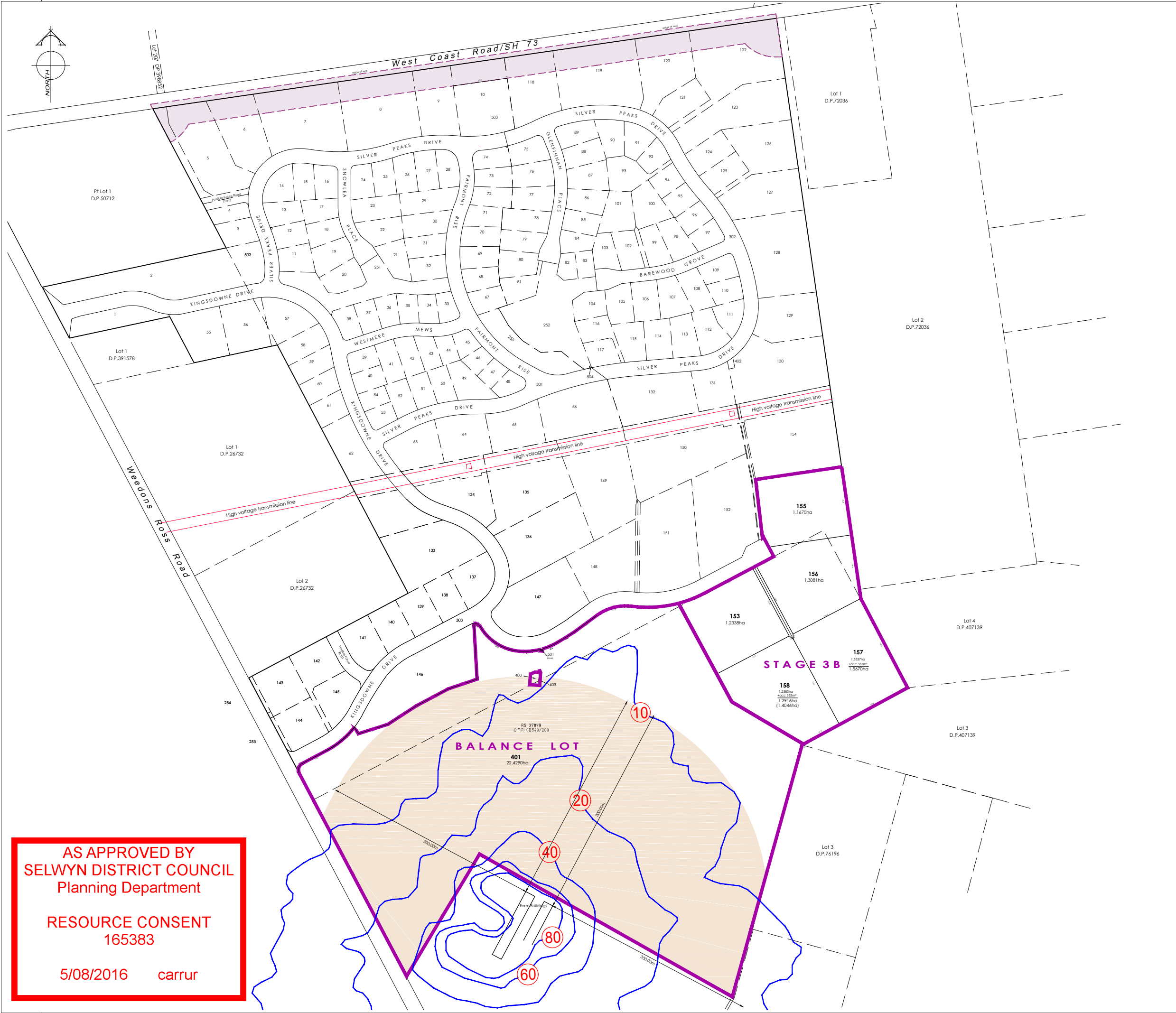
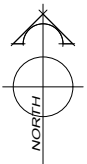
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 DRAWING No: SHEET No:  
**C.18130** 5 OF 6 **R6**


**AS APPROVED BY  
 SELWYN DISTRICT COUNCIL  
 Planning Department**


**RESOURCE CONSENT  
 165383**

**5/08/2016 carrur**



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 Consent Notice area subject to restriction on odour sensitive activities

 Consent notice area subject to traffic noise.

Total Area : 92.2301 ha (92.2197ha CFRs)  
 Comprised in: C.F.R's.367736, CB11A/748 & CB549/209



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 Telephone: 03 379-0793 Website: www.dls.co.nz E-mail: office@dls.co.nz

JOB TITLE: **GW Wilfield Ltd**

SHEET TITLE: **Stage 3B & Balance Lot**

DRAWING STATUS: **Proposed Subdivision**

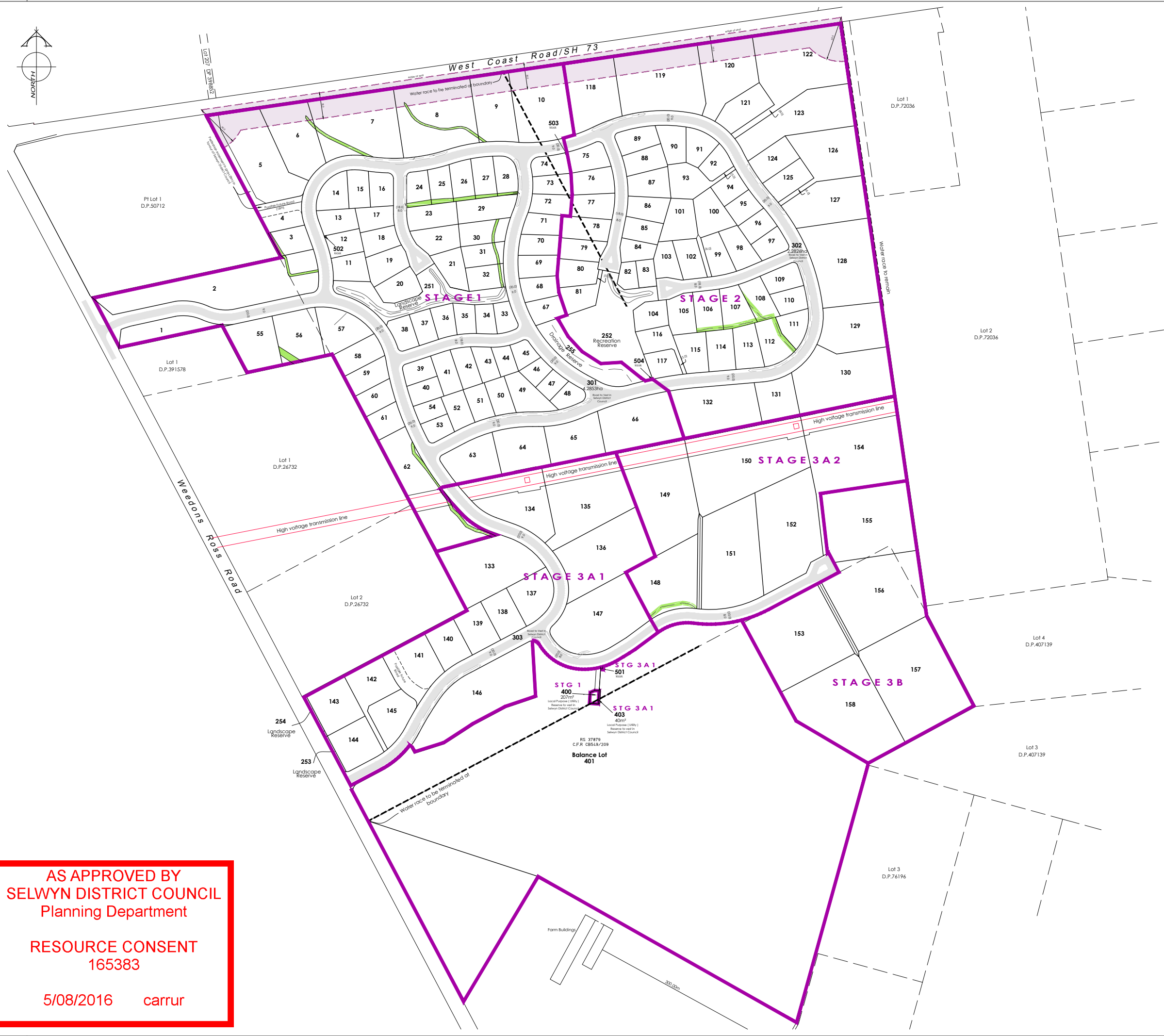
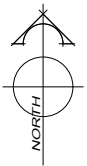
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 DRAWING No: **C.18130** SHEET No: 6 OF 6 **R6**




**AS APPROVED BY  
 SELWYN DISTRICT COUNCIL  
 Planning Department**

**RESOURCE CONSENT  
 165383**

**5/08/2016 carrur**



AMENDMENTS:		
AMENDMENT	DATE	DESCRIPTION
R1	21/04/2015	SH73 SETBACK INCREASED TO 35m
R3	17/06/2016	STAGE BOUNDARIES ADDED
R4	1/07/2016	STAGE 1 SWALES AMENDED
RS	11/07/2016	LOTS 1 & 2 UPDATED, SWALE LOT 147 AMENDED

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Consent Notice area subject to traffic noise.
  - 4) Roadside activities subject to traffic noise.
-  Consent notice area subject to traffic noise.  
 Indicative Consent Notice areas subject to Stormwater flow paths  


Total Area : 92.2333 ha (92.2197ha CFRs)  
 Comprised in: C.F.R.'s.367736, CB11A/748 & CB549/209



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 Telephone: 03 379-0793 Website: www.dls.co.nz E-mail: office@dls.co.nz

JOB TITLE: **GW Wilfield Ltd**

SHEET TITLE: **Proposed Subdivision of Lot 2 D.P.391578, RS.37783 (S.O.8333) & RS.37879 (S.O.8404)**

DRAWING STATUS: **Proposed Swale Network**

SCALE: 1:2500@A1 DATE: July 2016  
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CAD FILE: J:\18130\SUBCON\SWALE NETWORK\_RS.dwg REVISION:  
 DRAWING No: SHEET No:  
**C.18130** **R5**

**AS APPROVED BY  
 SELWYN DISTRICT COUNCIL  
 Planning Department**

**RESOURCE CONSENT  
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**5/08/2016 carrur**