Resource Management Act 1991

Christchurch City Council

Report / Decision on a Non-notified Subdivision Consent Application

Sections 95A / 95B and 104 and 104C

Application Number:	**RMA/2018/2135**
Applicant:	G W Cashmere Ltd
Site address:	117/119 Kennedys Bush Road
Site area:	6.25ha
Legal Description:	Lots 1 & 2 DP 474804 & Lot 2 DP 356839
Zoning:	Residential New Neighbourhood
Overlays and map notations:	Slope Hazard – Remainder of Port Hills & Banks Peninsula Slope Instability Management Area Liquefaction Hazard
Activity Status - subdivision:	Restricted Discretionary
Activity Status - land use:	Restricted Discretionary
Description of Application:	95 lot subdivision

The proposal

The applicant is seeking consent to create 95 residential allotments at 117 & 119 Kennedys Bush Road. The proposal will involve the creation of roads, allotments and a temporary stormwater facility and will be completed in 6 stages. The application is for a joint subdivision and land use consent, with the land use component consisting of earthworks required to be undertaken on site in order facilitate the proposed development. Stage 5B is shown as a future development allotment and will act as the location for a temporary stormwater facility until such time as it is no longer required.

The proposed site forms part of the South East Halswell Outline Development Plan and will provide for connectivity through to the existing site to the north - Quarry View subdivision (RMA/92016019) via connection with the proposed collector road to the east which has recently been granted consent under (RMA2018/1732 – 876 Cashmere Rd). Access will continue through to Kennedys Bush Road and Cashmere Road to the south. Footpaths will accompany the collector road on both sides as it does with the road to the south.

The applicant has provided a geotechnical report from Southern Geophysical Ltd, Servicing Report and a Detailed Site Investigation report by Malloch Environment. These reports are further examined below.

With the exception of Stage 2 of the subdivision, the point of supply for water will be the DN250 OD PE100 which has been established through the site by Council to align with Lot 109 (Road to Vest). The point of supply for the Stage 2 lots will be the DN200 AC water main in Kennedys Bush Road. A temporary stormwater basin is to be established within Stage 5 B which will remain in place until the connection to Sutherlands Basin is put in place with some stormwater going to the existing basins in the Quarry View subdivision. The sewer will be a mixture of gravity feeds for lots close to Kennedys Bush Road and Cashmere roads with a Low pressure network connecting into the main located within the collector road for other lots.

Land use consent is required for earthworks to help form the subdivision.

In the proposals current form the application will breach the standards relating to:

- Natural Hazards
- Additional standards for the residential new neighbourhood zone
- Outline Development Plan - Awatea
- Earthworks
- Roading

Description of site and existing environment

The application site and surrounding environment are described in section 3.2 of the AEE submitted with the application. I adopt the applicant's description.

Figure 1 Location of proposed development

Activity status

Christchurch District Plan

The site is zoned Residential New Neighbourhood. The New Neighbourhood Zone generally includes new areas of green-field land where large-scale residential development is planned. The zone will allow a wide range of residential house types and section sizes to provide for a wide spectrum of household sizes and affordable housing. Families will therefore be able to remain within the neighbourhood throughout their lifetime as they move to housing types that suit their life stage. These areas are intended to achieve higher overall residential densities than traditionally achieved in suburban developments.

The New Neighbourhood Zone will be developed in accordance with an Outline Development Plan to ensure a more integrated and sustainable development is achieved. Key development features and constraints are required to be recognised and provided for. Residents will have good access to local services and facilities, open space and recreational activities. New housing areas will also be well integrated with existing neighbouring areas. Where facilities and amenities are not already provided by adjoining residential neighbourhoods and suburban centres, the new neighbourhood will deliver new services and facilities of an appropriate scale.

It is important to set out here that the ODP includes an illustration and is accompanied by text which addresses context, guidance, development form and design and development requirements, In terms of the text, only the development requirements sit as rules in the District Plan for subdivision and land use applications (refer to 8.6.11(a) and Rule 14.12.2.16). Development requirements also have elevated importance in terms of Policy 8.2.2.9(c) and 14.2.5.1(a) in so far that use, development and subdivision shall generally meet the development requirements or otherwise achieve a similar or better outcome. The remaining text of the ODP is still a relevant

consideration for any relevant resource consent application and are referenced in the matters of control and discretion for this application. They also in my view aid in the interpretation of wider objectives in Chapter 8 and 14 and help inform the anticipated environment.

Non-compliances are set out below.

Chapter 8 Subdivision

- **Pursuant to Rule 8.5.1.3b RD2** consent is required for a restricted discretionary activity as the proposal does not achieve compliance with rule **8.6.11d** Additional standards for the residential new neighbourhood zone which seeks *"The subdivision shall be in accordance with the development requirements specified in the relevant outline development plan."* Council's discretion is limited to the matters set out in 8.7.4 and under the matters of discretion for the purpose of imposing conditions 8.8.9. The non-compliances relate to:

  - Lots 61 & 88 fail to meet the required lot size for a corner site of 400m² with 336m with 301m

- **Pursuant to Rule 8.5.1.3b RD2** consent is required for a restricted discretionary activity as the proposal does not achieve compliance with rule **8.6.11 f (ii)** Additional standards for the residential new neighbourhood zone which seeks All other Culs-de Sac shall have a maximum length of 100m. Council's discretion is limited to the matters set out in 8.8.9.

  - The cul-de-sac 5A (Lot 114) is approximately 103m in length.

- **Pursuant to Rule 8.5.1.3 RD2** consent is required for a restricted discretionary activity as the proposal does not achieve compliance with rule **8.6.11(i)** Additional standards for the residential new neighbourhood zone which seeks (*i).Any block containing residential allotments shall have a publicly accessible maximum perimeter length of 800m.*Council's discretion is limited to the matters set out in 8.7.4 and under the matters of discretion for the purpose of imposing conditions 8.8.9.

  - The lots around the periphery of the site and adjoining private property not being contained in a block that has an 800m perimeter (or less) that is walkable and publically accessible.

Land Use

Chapter 5 Natural Hazards

- **Pursuant to Rule 5.5.2 C1** consent is required for any subdivision which creates an additional vacant allotment or allotments in the Liquefaction Management Area. Council's control is limited to the matters set out in Table 5.5.2a. This rule sets out that no notification is required. The proposed subdivision is in an LMA.

- **Pursuant to Rule 8.9.2.3 RD1** consent is required for a restricted discretionary activity as the proposal does not achieve compliance with rule **P1** Earthworks Table 9 allows for a maximum depth of 0.6m and a maximum volume of 20m³. Council's discretion is limited to the matters set out in 8.9.4.

The proposed volume of works will exceed 20m³ with an overall cut to fill of 24,000m³.

National Environmental Standard

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

In this case it is more likely than not that a HAIL activity is being or has been undertaken on the site. The applicant has submitted a detailed site investigation (DSI) stating that the soil contamination exceeds the applicable standard. Pursuant to Regulation 10(2) a restricted discretionary activity resource consent is required, 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 an 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)]

Land-use and Subdivision

As a restricted discretionary activity the assessment of the effects of the subdivision is limited to the matters over which the Council has limited its discretion outlined in Chapter 8 of the Christchurch District Plan. The assessment matters in Chapter 5, 7, 8, and 14 of the Christchurch District Plan provide guidance as to the matters that require consideration. In my opinion the effects of this proposal relate to the following;

- ....Subdivision design;
- ....Natural Hazards
- ....Earthworks
- ....Servicing and Infrastructure
- ....Outline Development Plan

Subdivision design

The relevant matters are those within Rule 8.7.4.1 a. to r. I have turned my mind to these matters and having regard to the size, shape and orientation of the allotments, I consider that the lots proposed will be adequate to provide for intended variety of uses in accordance with the Residential New Neighbourhood zoning and will be compatible with the pattern of development within the site's vicinity.

It is noted that Lots 61 & 88 which are corner sites, fail to meet the minimum standard under the RNN rules of 400m². These sites are situated in an area opposite the Quarry Reserve and form part of the higher density as sought under the Development Form and Design where opportunities for higher density development opposite the Halswell Quarry was sought by the ODP. I am satisfied that these sites will be buildable and provide for the relevant matters as set down under Rule 8.7.4 a to r.

Natural Hazards

Effects relating to natural hazards are addressed in the assessment of the proposal against section 106 of the RMA below. Effects associated with natural hazards are considered to be internal to the application site and primarily relate to specific foundation design being required for vacant sites.

Earthworks

Earthworks of approximately 24,000m³ will be carried out on the site to ensure that all future house sites will drain towards the street at a grade of 1/500. It is anticipated that for the majority of the site, filling up to 500mm depth will be required. The maximum depth of fill above existing ground is anticipated to be approximately 0.8m. The total area of the site is 6.2515ha.

The extent of the earthworks required for this development arises from the need to alter the existing topography of the site so that it no longer drains towards the southeast corner, in order to achieve the drainage for the site to the Sutherland's Road stormwater basin. The works will include road corridors, filling land and provide level building platforms, trench excavation for underground services and may be needed to create sediment and attenuation basins for construction and interim stormwater management.

Given the zoning of the land, the earthworks can be expected given that works are required for infrastructure, new access-ways, and drainage gradients. The matters for discretion relating to earthworks under 8.9.4 consider issues relating to nuisance, resources & assets, amenity, Indigenous biodiversity, natural character, and landscape features. My assessment of the key matters is below:

Amenity

Issues of visual amenity and nuisance for earthworks (in the context of a future residential development anticipated by the zoning) would mainly be for a limited duration and controlled as development takes place. The applicant has adopted conditions as part of the proposal that will manage construction activities to mitigate the effects of earthworks for neighbouring residents (existing and in the future) including:

i. .....Limited hours of operation
ii. .....Limitations on construction noise.
iii.....Dust control.
iv. .....Stabilisation of exposed surfaces on completion of works.
v. .....Avoiding drainage nuisance around the periphery of the site.

The land immediately to the north is currently being developed, with the vacant land to the east covered by the same ODP(having been zoned RNN for future development). Earthworks will be carried out which will ensure that all future house sites will drain towards the new streets at a grade of 1/500.

The proposed earthworks & levels plans are held on Council's TRIM records under ***18/92511.***

The applicant in their response to a request for further information (TRIM records under 18/1105730), has also provided further information from Site Solutions (dated 16 October 2018 item 1) in relation to the boundary treatments with lots 19 – 22, 50 – 54, 57 & 58. In summary a low retaining wall is proposed within the Cashmere View land, with a boundary fence atop to a maximum combined height not exceeding 2m. Where the retaining is necessary, the 'wall' will be constructed of either rounds/half rounds or the fence posts as the uprights, with the horizontal planks anticipated to be 50mm thick. Over a 20m stretch of boundary this equates to a footprint of appropriate 2.25m^2.

A subsoil drain will be formed as part of the wall construction with a positive fall to an approved outlet. Consideration to additional boundary treatment for privacy will be carried out upon completion which will involve hedging.

Lots 12, 29-32, 34 & 39 – 43 will have a low retaining wall if required, otherwise earthworks will be designed to match into the existing ground levels on the boundary.

Filling is required to ensure adequate flood protection/drainage, meaning the land will inevitably be elevated above the neighbouring properties with the potential for overlooking and loss of privacy. This has become a city-wide issue in recent years with the adoption of higher standards to mitigate the effects of flooding, including allowance for climate change. There is also a minimum yield requirement of 15 households per hectare, making it difficult for the developer to provide larger sections along the boundaries to protect neighbour's amenity as much as the neighbours might prefer such an outcome.

The applicant in their RFI response dated 16th of October 2018 held on TRIM record 18/1086070 under item 1 has indicated that the fill depth up to the boundary with the adjoining lots, with appropriate retaining and subsoil drainage will have a depth of between 0.2m and 0.6m. This combined with the fencing and given the orientation of the sites, it is likely that the placement of the dwellings will ensure outdoor living areas are north west facing. This being the case and given the layout of the existing sites to the west, I consider any effect to be less than minor.

At this time prior to final engineering plans being accepted I have proposed a number of conditions for earthworks which will form part of the recommended conditions and which have been adopted by the applicant.

As a result of the recommended conditions I do not have any drainage or amenity concerns as a result of the proposed earthworks.

Servicing and Infrastructure

Waste Water Mitigation

A majority of the site will be serviced via a lower pressure sewer system that will connect into the existing main within the collector road. Stage 2 allotments will discharge via gravity to the existing main in Kennedys Bush Road.

The pressure sewer system will be similar to the system installed in the Quarry View subdivision to the north of this site and will be an EONE system supplied by EcoFlow. A hydraulic analysis of the pressure sewer network and proposed layout plans is to be provided at the time of application for engineering plan approval.

Water Supply

The proposed development, with the exception of stage 2, will be serviced via an existing DN180 PE 100 main under the collector road. The existing lots fronting Kennedys Bush Rd will continue to be serviced via the existing main in Kennedys Bush Road. For Stage 2 of the subdivision the point of supply will be the DN250 OD PE100 which has been established through the site by Council to align with Lot 109 (Road to Vest) of this consent.

Water mains shall be extended along the full length of Roads to Vest and to within 65m of the end of a cul-de-sac as per the provisions of the Infrastructure Design Standard. The water main within Lot 113 (Road to Vest) shall be connected to the DN100 AC in Cashmere Road at the cost of the developer in order to provide a dual feed to the subdivision.

The applicant has stated that the proposed modelling will done to ensure compliance with the firefighting water supply requirements of the plan.

Stormwater

Stormwater generated from all allotments, reserves and roading constructed under this application shall discharge into Quarry View basins until such time as a connection becomes available to the Sutherlands Road basins. The Quarry View basins will only be used to partly mitigate the development and a temporary basin shown in stage 5B is to be constructed to ensure that the predeveloped flows are not exceeded for all storms up to and including a 50 year storm of 36 hours duration. This temporary solution will remain in place until such time as a connection can be made to the new Sutherland's Road basins, at which time the temporary basins will be remediated and converted to new residential allotments and provide for a connection point through to the east side of the ODP land area.

Stormwater from Cashmere Rd & Kennedys Bush Roads will be redirected into the proposed development in order to provide relief to the quarry area & upper Halswell catchment. New kerb and channel will be installed along the subdivision frontage which will capture runoff and direct it to sumps in the intersections to Kennedy's Bush & Cashmere Roads. Secondary flow paths will take excess water flow during large events to the Quarry View basins, with secondary flow also provided to run towards the Cashmere Rd & Halswell Quarry catchment areas.

Summary
In summary the site can be serviced to meet the needs of the proposed subdivision and conditions will be put in place which will ensure this outcome. For this reason and given the information stated above I consider this site meets the required outcomes sought under section 8.7.4.3 of the Operative District Plan.

Transport Networks

Under General Matters 8.7.4.4 Transport networks, the provision, location, design, safety and efficiency of any road, frontage road, access (including access for fire-fighting), pedestrian access way, service lane, cycle way/route/lane, corner rounding, intersections, landscaping or parking area including the formation and construction, is to be suited to the development it serves and is to be acceptable to the Council.

The applicant in this case is creating Rights of Ways and Road to vest in order to service the site. The applicant exceeds the permitted cul-de-sac length for Lot 114 (shown on stage 5A) at 103m in length where 100m is the accepted length. This is considered to generate adverse effects that are less than minor and will also change once the proposed road on Stage 5B is extended to link with Lot 8 DP 2380 (to the east) at the time of future development on that land.

Expert advice was sought from Mike Calvert a transport network planner with the Transport Asset Unit. Mr Calvert's report can be found on Council TRIM records system under 18/1137448, in short Mr Calvert was happy with the proposal as set out by the applicant and tweaking of the design can be dealt with at the engineering plan approval stage of the consent.

I accept Mr Calvert's comments and conclusions as stated in his report and consider any effects to be less than minor.

Outline Development Plan

The relevant matters under the Outline Development Plan (ODP) for South East Halswell are those within Rule 8.10.19C and D. I have turned my mind to these matters and again having regard to the size, shape and orientation of the allotments, I consider that the lots will be adequate to provide for intended variety of uses in

accordance with the desired outcomes of the ODP and will be compatible with the pattern of development within the site's vicinity.

Development Form and Design

Under the development form and design, the ODP considers the main features such as views to the southwards to the Port Hills and Halswell Quarry Park through the alignment of roads and reserves to form view shafts, take advantage of existing mature trees to provide identity, appropriate treatment is for the interface of development with Cashmere Road, allow for larger section sizes and planting buffers where existing residential properties are to remain or where the boundary of the RNN abuts properties in the RS zone and to allow for opportunities for higher density development opposite Halswell Quarry Park.

While the overall design elements and features are not requirements for the purposes of rule 8.6.11(a) or rule 14.12.2.16, the applicant has provided for a stormwater system which will feed into the overall strategy for the area. The area at this time requires a connection through to the Sutherlands Rd basins, in order to facilitate ongoing development sites within this ODP. The applicant as part of this consent is able to connect at this time through to Sutherland's road and as such will connect in the immediate term to the Quarry View basins and provide for a temporary basin within stage 5B of their development.

The applicant has provided two roads and two rights of way which provide for view shafts to the south (views of both the Halswell Quarry Park and Port Hills) and have provided for a good interface treatment along with the adjacent road to the south (Cashmere Rd).

David Hattam of Council's Urban Design Team has provided comments under TRIM reference 18/1087307 and I have included his overview of the proposal below;

Overall, I am satisfied with the proposal from a design perspective as long as the additional connection to the east is secured. Otherwise, my concerns about general connectivity remain, that it will not be easy to walk around the neighbourhood with a choice of routes. Other matters, in particular the limited choice of housing and the reliance on access ways, mean that the overall balance of the assessment is not positive from an urban design perspective.

It is noted however that the applicant has provided for some variation of density with higher density development shown opposite the Halswell Quarry as required under the ODP and has allowed for some larger sites adjacent to the boundaries of the existing residential development to the south-west and northern boundaries.

In summary I'm satisfied that the applicant has met with enough elements of the ODP as set down to provide for the overall desired outcomes sought by the district plan and therefore consider the proposal meets the standards set down by the development form and design provision of the ODP. I consider any affect to be less than minor.

Development Requirements

Under the development requirements of the ODP, the outline development plan considers the integration, open space, access & transport, stormwater, water, wastewater and staging of the proposal.

As discussed above the servicing of the site has been provided for and I consider this to be consistent with the requirements as set down under the ODP.

In relation to point 1 - Integration, where "good connectivity" between different land ownership areas through road, open space and pedestrian and cycle way linkages is desired. The applicant has provided for the collector road connection which will see a connection through to the Quarry View subdivision and continue through to Kennedys Bush Rd. Access to the south (Cashmere Rd) has also been provided for.

The applicant at this stage has not provided for good connectivity to the east, however this is largely due to the temporary stormwater basin which is shown along the boundary with Lot 8 DP 2380 to the east. In time, once a stormwater connection is provided for to Sutherland's road basins, this stage will be further developed into residential allotments and provide for a local road connection through to the eastern blocks. Council has provided for some flexibility within the design in order to allow the applicant to reach their desired outcome while still protecting and ensuring the eventual connection through to the eastern blocks. The safe guard to the proposal is that the applicant has agreed to place a consent notice on Lot 118 to ensure the connection.

Lot 118 shall be maintained by the consent holder as a temporary stormwater basin and shall not be developed for residential purposes until:

A. An appropriate stormwater outfall is available to take flows from this consented area which ensures compliance with the Council's Global Consent (CRC120223 or any replacement); and,
B. A subdivision plan has been lodged with Council for Lot 8 DP 2380, detailing cross boundary connections for services, pedestrians and vehicular traffic, if required.

Unless the consent holder can demonstrate that any further subdivision of Lot 118 can occur without adversely effecting A or B above.

In considering open space matters, there are no reserves required within this development part of the ODP.

As stated however the site has provided for connection points to the west, south and north and eventually the east of the site, which will provide for adequate connectivity between these areas.

The site provides for stormwater infrastructure and can be provided with both water and sewer connections to the required outfalls.

In summary while the overall development is not consistent with all of the required development requirements of the ODP, it is considered that the proposed site will achieve the desired outcomes anticipated for residential development with the RNN zone in so far that it is practical to do so.

Staging

The applicant is proposing to develop the site in 6 stages with stage 5 broken into stage 5 A & B. Stage 5B being Lot 118 will be created as a temporary stormwater basin as explained above and will be remediated and developed for residential allotments at a later stage.

The proposed staging is logical and will provide for the servicing of the sites as required. I do not consider any other site to be disadvantaged through the proposed staging with the collector road being the first main point of connection being required. The proposed staging will be conditioned in a flexible manner in order to allow for unexpected issues arising through the development process and to allow for possible earlier connection to the eastern blocks should the neighbouring site to the east decide initiate development prior to stage 5B being created.

Natural and cultural values;

There are no sites identified as being of Cultural significance to this development.

Consent Notices

A consent notice is proposed which has been accepted by the applicant and which relate to the following;

- 7.23 Temporary Stormwater Basin
- 6.11 to 6.15 Pressure Sewer Tanks
- 10.5 Foundation Design

I consider any adverse effect to be less than minor.

Contamination

The applicant at the time of the application submitted a Detailed Site Inspection report (DSI) in relation to the site which was referred to Isobel Stout an environmental health officer with the Christchurch City Council for an assessment against the National Environment Standard. I have summarised and included some of Ms Stout's comments below in Italics. Ms Stout's report is held on Council TRIM records as 18/948989.

The proposed site has provided a preliminary site investigation report from Fran Hobkirk Environmental Scientist, reviewed by Nicola Peacock a Principal Environmental Engineer from Malloch Environmental Ltd. This report is held in Council TRIM records 18/925111.

The site is mainly pastoral land with no record of HAIL activity on site. It is however agricultural land and the structures are old enough to have been likely to have lead paint used on them. This assumption has led to the

measuring of lead levels in soils consistently above standards for a residential land use. This area of land will need to be remediated preferably, in order for the land to be made suitable for the new residential use.

The DSI recommends that the soils be removed off site and this is the simplest option requiring a relatively small amount of validation work done after the excavation.

The text of the application however indicates that the applicant wishes to explore the option of mixing the soils on site, effectively diluting the lead to levels under standards for residential use. Whilst this approach is valid it does potentially add lead to otherwise uncontaminated soils. The profile on the LLUR will be quite different I expect and would cover many more lots than the removal approach. Legally Council is bound to accept either method as both can result in land suitable for residential use but I support the comments of the SQEP that mixing in this case may not be the best environmental outcome especially as the source of the lead is not natural (lead paint).

Which leads me to a comment around naturally occurring arsenic in the Halswell area. A number of other subdivision consents nearby have discovered arsenic in soils at levels consistently above the published background levels in some areas. So far this land lies east of this particular subdivision site and west of Te Puna Wai. Results moving eastward of Sutherlands Rd have shown arsenic levels returning to background levels. The arsenic picked up around the structures has either been quite elevated in two positions or pretty much at background levels so the pattern of arsenic consistently around 20-25mg/kg is not seen.

In terms of conditions for this one then first off I need a Remedial Action Plan (RAP). In this they will have to state exactly how they intend to remediate the soils in the area are around the structures linked to 117 Kennedys Bush Rd.

The consent holder is to commission from a Suitably Qualified and Experienced Practitioner in contaminated land assessment a Remedial Action Plan (RAP) which must also include the methods for validation of the site after the remediation works. The RAP shall be written in accordance with the Ministry for the Environment Guidelines for Reporting on Contaminated Sites in New Zealand (revised 2011).
Delivery of the SVR may be by way of email to rcmon@ccc.govt.nz.

All contaminated soils removed from the site will not be suitable to be disposed of at a clean fill facility and must be disposed of at a facility whose waste acceptance criteria permit the disposal.

Council is to be notified at least 5 working days in advance of the earthworks commencing. This may be by way of email to rcmon@ccc.govt.nz.

As part of the s224 process, a Site Validation Report (SVR) shall be prepared and submitted to Council.
The SVR shall include as a minimum

- *Volumes of materials moved on site;*
- *Details of any variations to the proposed work plan;*
- *Details of any discharges or contingency measures employed during the earthworks;*
- *Photographic evidence of the site works;*
- *Evidence the objectives of the final site remediation have been met with regard to residential land use.*
- *Evidence of the disposal of any soils off site to an authorised facility.*

The SVR shall be written in accordance with the Ministry for the Environment Guidelines for Reporting on Contaminated Sites in New Zealand (revised 2011).

Delivery of the SVR may be by way of email to rcmon@ccc.govt.nz.

I accept the advice of Ms Stout and consider that any effects on human health will be less than minor and no persons will be affected and have adopted her recommended conditions as part of this consent.

Conclusion

I therefore, based on the assessment above, consider any effect to be less than minor and that there are no affected persons.

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. Under section 95(A) (5) (b) the application must not be notified as the subdivision is a restricted discretionary activity and the land use application is a restricted discretionary activity for residential activity.

Step 3. This step is not applicable as notification of the application is prevented by Step 2.

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. There are no rules or NES preventing limited notification, and the application is not for a controlled activity land use consent under the District Plan (section 95B (6)).

Step 3. As discussed above, no persons are considered to be affected under section 95E (sections 95B (7) and (8)).

Step 4. There are no special circumstances that warrant notification to any other persons (section 95B (10)).

Conclusion on notification

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

Recovery Plans and Regeneration Plans

Section 60(2) of the Greater Christchurch Regeneration Act 2016 requires that decisions and recommendation on resource consent applications are not inconsistent with Recovery Plans and Regeneration Plans. For restricted discretionary activities, Section 60(5) states that such plans are a matter over which discretion is restricted and that section 87A (3) of the RMA applies accordingly.

Excepting the Land Use Recovery Plan (LURP), none of the current Recovery Plans, nor the Cranford Regeneration Plan, are relevant to this application.

The LURP is relevant; however, the new District Plan provisions against which this consent has been assessed above, align with the LURP and accordingly no specific further consideration of the higher order documents is considered necessary.

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

I adopt the applicant's assessment of the policies and objectives as set out in section 7 of their report.

Regard must be had to the relevant objectives and policies in the Christchurch District Plan. Of particular note, Chapter 3, 5, 6, 7, 8 and 14 contains a number of high level strategic objectives to guide the recovery and future development of the City.

Chapter 3 – Strategic Directions
Chapter 5 – Natural Hazards
Chapter 6 – General rules and Procedures
Chapter 7 – Transport
Chapter 8 – Subdivision
Chapter 14 - Residential

In considering these, it is noted that the proposed development is situated within the Canterbury Regional Policy Statement as a residential Greenfield priority area. This land was rezoned by the District Plan and the proposed development has addressed the areas of hazard risks identified for the site.

The proposal is considered consistent with the ODP in matters relating to the policies and objectives under chapter 8.2 and 14.2 which sets out 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. Overall the proposal will in general terms achieve the desired outcomes of the plan for the creation of future residential sites.

In my opinion the application is generally consistent with the relevant objectives and policies, as the new allotments will be appropriately designed and serviced for the anticipated purpose enable the recovery of the City through development of identified Greenfield and intensification areas.

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) and that being the case I have not referred to them in my 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 II of the Resource Management Act 1991 [Section 104(1)]

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

The proposal is considered to be consistent with Part II matters as it will avoid, remedy or mitigate adverse effects on the environment (section 5) and maintain the amenity and quality of the surrounding environment (section 7(c) and 7(f)).

Section 106

s106 Consent authority may refuse subdivision consent in certain circumstances

(1) A consent authority may refuse to grant a subdivision consent, or may grant a subdivision consent subject to conditions, if it considers that—

- *(a) there is a significant risk from natural hazards; or*
- *(b) (repealed)*
- *(c) sufficient provision has not been made for legal and physical access to each allotment to be created by the subdivision.*

(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. The land is classified by CERA as Green Zone.

The applicant has submitted a geotechnical report prepared by Aurecon which has been reviewed by Council's Senior Subdivisions Engineer (Yvonne McDonald). I have included some of Ms McDonald's comments and suggested conditions below:

"Aurecon state the corresponding technical categories (TC), as defined in the MBIE guidelines, are TC2 for zones 1 and 2. Despite some values suggesting TC1 equivalence, Aurecon have assumed TC2 for the whole of these zones, as "there is a risk of punching bearing failure of foundations into the underlying liquefied soil through the thin crust with potential differential settlements across building platforms".

For zone 3, Aurecon argue that the majority of this area is TC2 equivalent and quote the observed site performance, the LSN values, the 0.5m engineered fill adding to the non-liquefiable crust over 2.0m, calculated ULS settlements under TC2 levels as supporting this (the SLS values are those that support a TC3 categorisation). They apply this rationale only to areas outside the central southern and south east portions, which they believe will still perform equivalent to TC3. They recommend ground improvement in these areas such as a strengthened crust e.g. a densified and strengthened continuous capping layer equivalent to 2m thickness of densely compacted gravel fill or basely reinforced re-compacted site won fill.

Foundation options recommended by Aurecon in the TC2 areas are those in the MBIE guidelines "Repairing and rebuilding houses affected by the Canterbury earthquakes", and should be based on site specific investigations at building consent stage. Foundations in the TC3 area will depend on the extent of ground strengthening.

Accordingly, and based upon their liquefaction analysis and the implementation of their recommendations, Aurecon believe under Section 106, that the site can be developed.

Aurecon said in their geotechnical report 'If stormwater ponds or drainage channels are to be constructed at the site, the risk of lateral spreading should be confirmed by a geotechnical engineer once the final location and geometry is known." Aurecon have provided a lateral spreading assessment dated 2 October 2018 to address this. The design basin depth has been estimated at 0.9m and it is to be located 10m from vested paths, 5m from adjacent property boundaries and over 25m from dwellings. It is primarily in zone 3, as defined above, which Aurecon have found to be equivalent to TC2. Aurecon have reviewed the site performance of adjacent areas for lateral spread under the CES including areas categorised as TC3 and no lateral spreading damage has been recorded.

Aurecon undertook a numerical assessment using Zhang et al 2004 of a 1.0m free face with groundwater as above at 1.5m bgl. These assumptions limit the zone of influence to 2.0m depth (twice the free face height). The calculated lateral spread is up to 55mm (<50mm) at 5m setback for SLS events, increasing to 295mm (<100mm) for ULS. At 10m setback, these values decrease to 30mm for SLS and 170mm (<100mm) for ULS. The values in brackets are excluding CPT306 and CPT 106. Aurecon describe the limitations of this calculation, the uncertainties and mitigating factors for the assessment including the limited life of the basin to support their statement that the lateral spreading risk will be minor to moderate and within the anticipated TC2 deformation limits.

I accept their assessment.

Geotechnical

Subject to my recommended conditions of consent for this subdivision, any adverse effects as a result of the geotechnical risks will be mitigated, avoided or remedied and there will be no adverse effects on neighbouring properties (taking into consideration the relevant matters of discretion). Should consent be granted, I suggest the following conditions related to Chapter 5 of the District Plan be imposed.

1. Liquefaction Hazard and Lateral Spread Mitigation

All liquefaction hazard and lateral spread mitigation on site shall be designed in accordance with the recommendations in the Aurecon Quarry view Subdivision Geotechnical Subdivision Consent Report Revision 1 prepared for GW Cashmere Ltd, ref: 253852, dated 4 May 2018.

2. Asset Design and Construction

All infrastructural assets to be vested in the Council shall be designed and constructed in accordance with the IDS 2016 and the Construction Standard Specifications (CSS).

In addition to the above, to be considered suitable in terms of section 106(1A)(a) and (b) of the Resource Management Act, all proposed infrastructure shall be designed to resist the effects associated with earthquake induced liquefiable soils and lateral spread from a seismic event as defined below.

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) and with a 500-year return period for the ultimate limit state (ULS) as defined by NZS 1170.5:2004.

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

Note: Asset structures shall include but not be limited to gravity and pressure pipelines, manholes, chambers, valves, hydrants, stormwater treatment devices, culverts or any other physical asset to be vested in Council including road pavements. Bridges and pump stations shall be designed to importance level 3 (IL3) as defined in NZS 1170.

3. Ground Improvement

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. The liquefaction hazard and lateral spread mitigation on site shall be designed in accordance with the recommendations in the Aurecon Quarry view Subdivision Geotechnical Subdivision Consent Report Revision 1 prepared for GW Cashmere Ltd, ref: 253852, dated 4 May 2018. The technical category for residential lots will be confirmed in the Engineers Report prepared for the section 224(c) certificate under condition 4 – Geotechnical Completion Report.

4. Geotechnical Completion Report

Prior to the request for the section 224 certificate the Consent Holder shall supply a Final Geotechnical Report on the mitigation measures put in place during the construction phase to minimise both the liquefaction and lateral spread potential of the land during the SLS and a ULS seismic event in condition 2 – Asset Design and Construction. The report shall recommend the Technical Category of the residential 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.

5. Consent Notice

That a consent notice, as detailed in condition 6 – Foundation Design, in terms of Section 221 of the Resource Management Act be registered on the titles for all residential lots that are categorised in the Final Geotechnical Report as TC2 land.

If for any reason residential lots are given a Geotechnical Technical Category 3 Classification, these lots should be withdrawn from the development and shown as balance lots that do not met the requirements of Section 106 of the Resource Management Act without further mitigation measures being undertaken.

6. Foundation Design

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 foundation design shall be in accordance with the latest MBIE Technical Guidance Repairing and Rebuilding Houses affected by the Canterbury Earthquakes for structures being constructed on TC2 land.

Note: These requirements are contingent upon TC1 and TC2 land equivalence being achieved by the proposed earthworks and remediation works. Should the land not be brought to the indicated level by site earthworks / remediation the wording of the consent notices will differ according to the technical category to which the land is equivalent.

This is an ongoing condition which will be secured by consent notice."

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

Recommendations

LAND USE CONSENT

(A) That the application be processed on a **non-notified** basis in accordance with Sections 95A – 95E of the Resource Management Act 1991.

(B) That the application **be granted** pursuant to Sections 104, 104C, 108 and 108AA of the Resource Management Act 1991, subject to the following condition:

1. The development shall proceed in accordance with the information and plans submitted with the application. The stamped approved plans are entered into Council records as RMA/2018/2135 (1 page).

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 the stamped approved application plan.

2. Staging
The subdivision may be carried out in stages. If staged, each stage is to be in accordance with the staging shown on the application plan

At each stage any balance land is to be left as a fully serviced allotment that retains the underlying credits, if any, for financial contributions.

3. New Road to Vest
The new roads, being lots 109, 113, 114 & 117 are to be formed and vested in the Council to the satisfaction of the Subdivision Engineer with underground wiring for electricity supply and telecommunications.

4. Engineering General

4.1 *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).

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

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

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

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

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

An Engineer's Report is a document specific to a project, which describes how the project was managed and administered in compliance with the IDS, the Construction Standard Specifications, the Contract Quality Plan and the resource consent or project brief. It provides background information to the release of the 224(c) certificate.

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

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

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

4.5 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/

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

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

4.7 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.

5. Water Supply

5.1 With the exception of Stage 2 of the subdivision, the point of supply will be the DN250 OD PE100 which has been established through the site by Council to align with Lot 109 (Road to Vest). Water mains shall be extended along the full length of Roads to Vest and to within 65m of the end of a cul-de-sac as per the provisions of the Infrastructure Design Standard. The water main within Lot 113 (Road to Vest) shall be connected to the DN100 AC in Cashmere Road at the cost of the developer in order to provide a dual feed to the subdivision.

5.2 The point of supply for the Stage 2 lots will be the DN200 AC water main in Kennedys Bush Road.

5.3 The water supply shall be designed by a suitably qualified person in accordance with the Infrastructure Design Standard and in accordance with the NZ Fire Service Fire Fighting Water Supplies Code of Practice NZS 4509:2008 to the satisfaction of the Water & Wastewater Asset Planning Team. Engineering drawings supported by hydraulic model outputs shall be sent to the Subdivisions Engineer for acceptance by the Three Water & Waste Asset Planning Team prior to the commencement of any physical work.

5.4 All water mains within the development shall be a minimum DN180 OD PE100 diameter.

5.5 The work shall be carried out by a Council approved water supply installer at the expense of the applicant.

5.6 All lots shall be served with a water supply to their boundary. Submains shall be installed to 1m past each lot boundary. Rear lots shall be served with laterals installed by a Licensed Certified Plumber into their net site areas under a Building Consent for each stage. Alternatively, the consent holder can seek Building Consent (BC) exemption for the installation of the private laterals. Where the laterals are installed under BC exemption construction shall be in accordance with the CSS and the

IDS. Dummy connection boxes shall be installed at the entrance of each R.O.W. A copy of the Code Compliance Certificate shall be forwarded through to the Council's Engineering Team as part of the Section 224c application.

6. Sewer

6.1 With the exception of Stage 2 of the subdivision and as feasible for part of Stage 6 of the subdivision (Lots 58 to 61, 88, 90 to Lot 96, Lot 101 to Lot 104), the sewer system is to be a Local Pressure Sewer System designed in accordance with Council's Infrastructure Design Standards and Construction Standard Specifications. Engineering drawings supported by hydraulic calculations shall be sent to the Subdivisions Engineer for acceptance by the Three Water and Waste Planning Team prior to the commencement of any physical work.

6.2 The Stage 2 lots shall be serviced via gravity and the approved sanitary sewer outfall for the 12 lots shall be the DN200 AC sewer in Kennedys Bush Road. The gravity sewer system shall be designed in accordance with Council's Infrastructure Design Standards and Construction Standard Specifications. Engineering drawings shall be sent to the Subdivisions Engineer for acceptance prior to the commencement of any physical work.

6.3 Lots 58 to 61, 88, 90 to Lot 96 and Lot 101 to Lot 104 may be serviced via gravity and the approved sanitary sewer outfall for the 16 lots shall be the DN200 uPVC sewer in Cashmere Road. The gravity sewer system shall be designed in accordance with Council's Infrastructure Design Standards and Construction Standard Specifications. Engineering drawings shall be sent to the Subdivisions Engineer for acceptance prior to the commencement of any physical work.

6.4 Sanitary sewer laterals for the lots to be serviced via gravity shall be laid to at least 600mm inside the net site area of all residential lots at the subdivision stage. The laterals will be installed at sufficient depth to ensure that adequate fall is available to serve the furthermost part of the lots.

6.5 Where the number of lots exceeds the Building Act drainage discharge requirements for a 100mm common sewer pipe, a 150mm private common sewer pipe shall be installed. Gravity network sewers to be vested in Council shall be a minimum of 150 mm diameter. Network sewers and connections to network sewers shall be installed by a Council Authorized Drain layer at the expense of the applicant.

6.6 The approved sanitary sewer outfall for the lots to be serviced by local pressure shall be the DN180 OD PE100 pressure main which has been established through the site by Council to align with Lot 109 (Road to Vest).

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

6.8 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 ROW and the public road. Easements in gross shall be created over Pressure Sewer Systems in private R.O.Ws.

6.9 Installation of the boundary kit and connection to Council's sewer system shall be carried out by a Council Authorised Drain-layer (Pressure Sewer Reticulation).

6.10 Measures shall be put in place to Council's satisfaction and acceptance for enabling initial operation of the local pressure sewer system within the subdivision during the build phase to ensure a self-cleansing flow and limiting sewage age within the system when the design number of pressure sewer tanks are not yet in operation.

6.11 Each lot is to be served by a local pressure sewer system comprising a pump and storage chamber to be supplied by either Aquatec or EcoFlow and installed by a Council Authorised Drain-layer (Pressure Sewer Tanks) ***at building consent stage*** in accordance with the Requirements for Local Pressure Sewer Pumps specified under a Building Consent. The pressure sewer system will be supplied complete with an IOTA OneBox Control Panel.

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

6.13 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.

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

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

Conditions 6.11 to 6.15 above shall be recorded pursuant to Section 221 of the RMA in a consent notice registered on the titles of each property to be serviced via local pressure sewer.

7. Stormwater

7.1 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 including Chapters 6, 21 and Appendix 10 updated 2011/12), the Infrastructure Design Standard (IDS 2017), the Construction Standard Specifications (CSS 2017) and the South West Area Christchurch Stormwater Management Plan.

7.3 The consent holder shall demonstrate that authorisation for construction phase and operational phase stormwater discharge has been obtained either from Christchurch City Council, otherwise separate authorisation from Environment Canterbury shall be obtained.

7.4 Unless otherwise approved by Council Engineers, stormwater generated from all roofs, roads and hardstanding areas within all allotments shall be collected via channels, sumps, pipes or swales and discharged into a permanent stormwater mitigation facility to be constructed offsite within Council land at 32 Sutherlands Road ("Sutherlands Basins"). If the permanent stormwater mitigation facility has not been commissioned, and/or a stormwater network connection made to it, at the time of s224c application, a temporary first flush and detention system shall be constructed within the site.

7.5 Any temporary stormwater management and mitigation facilities not located within Council-owned land or Local Purpose (Utility) Reserve shall be protected by registration of easement in gross.

7.6 A temporary stormwater mitigation system, if used, shall consist of a first flush sedimentation basin and detention basin generally designed in general accordance with WWDG Chapter 6. Subject to approval by Council engineers, a combined single-basin system may be used.

7.7 The temporary first flush sedimentation basin shall:

a. Be designed to hold the volume of stormwater runoff generated from the first 25mm of rain falling on impervious areas within the development site;
b. Have batter slopes of 1 vertical in 4 horizontal average, or flatter;
c. Be vegetated with an approved grass species mixture.
d. Have an average stormwater storage depth of 1 metre or less;
e. Discharge via a choked outlet to Quarry Road Drain Branch No.1 at flow rates to be agreed by Council engineers at detailed design phase.

7.8 Stormwater in excess of the temporary first flush basin shall discharge into a detention basin designed in general accordance with WWDG Chapter 6. The detention basin shall:

a. Be sufficiently sized to control peak flows from the fully developed site to pre-developed 'greenfield' flow rates for all storms up to and including the critical 2 percent annual exceedance probability storm event.
b. Be designed using runoff coefficients and other hydrological parameters agreed by Council engineers at detailed design phase.

c. Have batter slopes of 1 vertical in 4 horizontal average or flatter;
d. Have an average stormwater storage depth of 1 metre or less;
e. Discharge via a choked outlet to Quarry Road Drain Branch No.1 at flow rates to be agreed by Council engineers at detailed design phase.

7.9 If a temporary mitigation system is used, the stormwater network shall be designed to facilitate future connection to the permanent downstream network (to be constructed by others). The future connection point and minimum invert levels shall be confirmed with Council Engineers at the detailed design phase. The consent holder shall be responsible for implementing the permanent network connection within 6 months of being provided written notice by Council that the downstream stormwater management systems have been commissioned.

7.10 The filling of land shall not cause adverse flooding effects on other land. The consent holder shall provide a report summarizing any effects disruption of overland flow caused by filling within the site, and identify all measures proposed to avoid, remedy or mitigate those effects. This report shall form part of the Engineering Design Report required under Condition 7.13 below.

7.11 Unless otherwise approved by Council engineers, 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. Further, the conveyance system shall be designed to ensure that even for events where the critical peak stormwater runoff flow rate occurs that all resulting runoff shall actually reach the first flush treatment system. A combination of the primary and secondary conveyance systems may be used to ensure this level of service is achieved.

7.12 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.

7.13 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.

7.14 A buffer of average width 5 metres is to be established between the temporary stormwater basins and all residential lot boundaries as mitigation for the utility works. The Council may at its discretion allow some variance to this buffer width and planting requirements.

7.15 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 furthermost part of the lot.

7.16 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 flow-paths are to be identified and protected by an easement in favour of Christchurch City Council, if required.

7.17 Safe and adequate access to surface water mitigation facilities for maintenance and sediment removal shall be provided and designed in accordance with WWDG Sections 8.8 & 8.9.

7.18 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.

7.19 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.

7.20 The consent holder shall provide as-built plans of the stormwater management systems together with capacity calculations and confirm that they have been constructed in accordance with the

approved plans and comply with the IDS, particular Part 3: Quality Assurance and Part 12: As-Builts.

7.21 A Maintenance and Operations manual for all stormwater water management and mitigation facilities shall be provided and shall form part of the Resource Consents and 3 Waters Planning Unit acceptance. This manual is to include a description of the activity, the design assumptions, maintenance schedule and monitoring requirements.

7.22 *Temporary Stormwater Facility*

Lot 118 shall be maintained by the consent holder as a temporary stormwater facility and shall not be developed for residential purposes until:

A. An appropriate stormwater outfall is available to take flows from this consented area which ensures compliance with the Council's Global Consent (CRC120223 or any replacement); and,

B. A subdivision plan has been lodged with Council for Lot 8 DP 2380, detailing cross boundary connections for services, pedestrians and vehicular traffic, if required by Council.

Unless the consent holder can demonstrate that any further subdivision of Lot 118 can occur without adversely affecting A or B above.

Consent Notice required;
This condition will be an ongoing condition of consent and will be registered against the title of lot 118, pursuant to section 221 of the Resource Management Act 1991.

8.0 Minimum Levels and Filling

8.1 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 or access lot frontage, plus a grade of 1:500 to the rear boundary.

8.2 Where the ground level is to be altered, the top of any drainage structure is to be adjusted to match the new ground level. All work is to be carried out to the satisfaction of the Asset and Network Planning Unit.

9. Access Construction Standards

9.1 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.

10. Liquefaction Hazard and Lateral Spread Mitigation

10.1 All liquefaction hazard and lateral spread mitigation on site shall be designed in accordance with the recommendations in the Aurecon Quarry view Subdivision Geotechnical Subdivision Consent Report Revision 1 prepared for GW Cashmere Ltd, ref: 253852, dated 4 May 2018.

10.2 *Asset Design and Construction*

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 below.

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) and with a 500-year return period for the ultimate limit state (ULS) as defined by NZS 1170.5:2004.

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

Note: 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.

10.3 *Ground Improvement*
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. The liquefaction hazard and lateral spread mitigation on site shall be designed in accordance with the recommendations in the Aurecon Quarry view Subdivision Geotechnical Subdivision Consent Report Revision 1 prepared for GW Cashmere Ltd, ref: 253852, dated 4 May 2018. The technical category for residential lots will be confirmed in the Engineers Report prepared for the section 224(c) certificate under condition 4 – Geotechnical Completion Report.

10.4 *Geotechnical Completion Report*
Prior to the request for the section 224 certificate the Consent Holder shall supply a Final Geotechnical Report on the mitigation measures put in place during the construction phase to minimise both the liquefaction and lateral spread potential of the land during the SLS and a ULS seismic event in condition 2 – Asset Design and Construction. The report shall recommend the Technical Category of the residential 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.

10.5 *Consent Notice*
That a consent notice, as detailed in condition 6 – Foundation Design, in terms of Section 221 of the Resource Management Act be registered on the titles for all residential lots that are categorised in the Final Geotechnical Report as TC2 land.

If for any reason residential lots are given a Geotechnical Technical Category 3 Classification, any structure requiring a Building Consent, in terms of Building Act provisions, and proposed over those lots shall have specific foundation design by a chartered engineer or by an appropriately qualified geotechnical engineer. The design shall take in consideration the potential for liquefaction and the associated effects (vertical settlements and lateral spread), shall be in accordance with MBIE Guidelines – "Repairing and Rebuilding Houses affected by the Canterbury Earthquakes" (December 2012) or any subsequent revision document and shall provide for that technical category that has been achieved after applying ground improvement works.

10.6 *Foundation Design*
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 foundation design shall be in accordance with the latest MBIE Technical Guidance Repairing and Rebuilding Houses affected by the Canterbury Earthquakes for structures being constructed on TC2 land.

Note: These requirements are contingent upon TC1 and TC2 land equivalence being achieved by the proposed earthworks and remediation works. Should the land not be brought to the indicated level by site earthworks / remediation the wording of the consent notices will differ according to the technical category to which the land is equivalent.

This is an ongoing condition which will be secured by consent notice.

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

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

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

13. Health of Land

The consent holder is to commission from a Suitably Qualified and Experienced Practitioner in contaminated land assessment a Remedial Action Plan (RAP) which must also include the methods for validation of the site after the remediation works. The RAP shall be written in accordance with the Ministry for the Environment Guidelines for Reporting on Contaminated Sites in New Zealand (revised 2011).

All contaminated soils removed from the site will not be suitable to be disposed of at a clean-fill facility and must be disposed of at a facility whose waste acceptance criteria permit the disposal.

Council is to be notified at least 5 working days in advance of the earthworks commencing. This may be by way of email to; *rcmon@ccc.govt.nz.*

As part of the s224 process, a Site Validation Report (SVR) shall be prepared and submitted to Council.

The SVR shall include as a minimum:

- Volumes of materials moved on site;
- Details of any variations to the proposed work plan;
- Details of any discharges or contingency measures employed during the earthworks;
- Photographic evidence of the site works;
- Evidence the objectives of the final site remediation have been met with regard to residential land use.
- Evidence of the disposal of any soils off site to an authorised facility.

The SVR shall be written in accordance with the Ministry for the Environment Guidelines for Reporting on Contaminated Sites in New Zealand (revised 2011).

Delivery of the SVR may be by way of email to rcmon@ccc.govt.nz.

14. Plans for Geodata Plot

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. Existing Buildings

The demolition or removal of buildings located over the new lot boundaries and/or as shown on the application plan.

Building Consent may be required for the removal of the building or part thereof.

16. Telecommunications and Energy Supply

All lots shall be provided with the ability to connect to a telecommunications and electrical supply network at the boundary of the net area of each lot. ***"Ability to connect" means that ducts or cables must be laid to the boundary of the net area.***

As evidence of the ability to connect, the consent holder is to provide a copy of the reticulation agreement letter from the telecommunications network operator and a letter from the electrical energy network operator, or their approved agent.

17. Right of Way Easements (Private Ways)

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

The registered users of the right of way shall maintain the access and the liability and apportionment of the costs of maintenance shall be written into the legal document granting or reserving the right of way easement.

18. Service Easements

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

Easements over adjoining land or in favour of adjoining land are to be shown in a schedule on the Land Transfer Plan. A solicitor's undertaking will be required to ensure that the easements are created on deposit of the plan.

19. Easements in Gross

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.

20. Road and/or Lane Names

The new roads are to be named.

A selection of names in order of preference is to be submitted for each new road and Access Lots 108 & 110. 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.

Post and nameplate fees are to be paid.

Note: Nameplates are not ordered from the manufacturer until the fee has been paid and usually take six weeks to manufacture. The fees payable will be those that are current at the time of payment.

21. Amalgamations

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

"That Lot 108 hereon (Legal Access) be held as to 8 undivided one - eight shares by the owners of Lots 25, 26, 27, 28, 29, 30, 31, 32 & 33 hereon as tenants in common in the said shares and that individual certificates of title issue."

"That Lot 110 hereon (Legal Access) be held as to 10 undivided one - tenth shares by the owners of Lots 35, 36, 37, 38, 39, 40, 41, 42, 43 and 44 hereon as tenants in common in the said shares and that individual certificates of title issue."

"That Lot 111 hereon (Legal Access) be held as to 4 undivided one - fourth shares by the owners of Lots 97, 98, 99 and 100 hereon as tenants in common in the said shares and that individual certificates of title issue."

"That Lot 112 hereon (Legal Access) be held as to 5 undivided one - fifth shares by the owners of Lots 92, 93, 94, 95 and 96 hereon as tenants in common in the said shares and that individual certificates of title issue."

LINZ request No1545863

22. Public Utility Sites

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

23. Street Trees

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

23.2 The Consent Holder is to keep an accurate and up-to-date monthly report on tree conditions and establishment works undertaken. The report shall be submitted, if requested, by the Engineer within five days of the end of each month during the Establishment Period (Refer sample report: Landscape Construction Monthly Establishment Report, CSS, and Part 7 Appendix 1).

Advice Note:

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

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

23.4 *Final Completion / Handover*
The Consent Holder shall submit, if requested, the required completion documentation in accordance with IDS Part 2:2.12 Completion of Land Development Works and the Quality Assurance System to provide evidence that the work is completed in accordance with the agreed standards and conditions of this consent. This is to be submitted, if requested, on completion of the 12 month Establishment Period, prior to formal handover to Council and release of the Establishment Bond.

23.5 *As – Builts*
The Consent Holder shall submit As-Built plans showing street tree species and locations and confirm that they have been planted in accordance with the accepted plans and comply with the IDS, in particular Part 12 (As Builts).

24. Road Frontage Upgrading

24.1 Road Frontage Upgrading at the cost of the applicant is required for Kennedys Bush Road and Cashmere Roads, and will be required in accordance with the Christchurch City Council Infrastructure Design Standards and Construction Standard Specifications and shall include kerb and channel, footpath and landscaped berm.

24.2 For Cashmere Road --this will accommodate the proposed parking on south side, pedestrian refuge and future path along the Park frontage.

24.3 For Kennedy Bush Road-The new intersection will require a right turning facility being collector / collector. The new intersection and Corner splay for future roundabout will require further design from your Traffic Engineer.

Cashmere Road/ Kennedy Bush intersection---CCC will scheme the intersection. Council will enter into a reimbursement agreement for these works. A Private Developer Agreement will be entered into with regards to any works sought by the CCC that are outside those required by the conditions of this consent or the IDS.

24.4 The south side of the subdivision intersection on Cashmere Road and the west side of the subdivision intersection of the collector with Kennedys Bush Road will need to be defined with a section of kerb and channel

24.5 Car parking bays along the proposed collector road shall be located to ensure that the number of car parking spaces is not reduced through the location of vehicle accesses or street trees.

24.6 The intersection of the collector road with Kennedys Bush Road is to be designed with a central pedestrian island and kerb alignments that minimise reworking in the future to accommodate a roundabout. *(Comment: The pavers shown on the scheme plan will need to be removed as well, as that is a treatment for a local road intersection not a collector)*

24.8 Alignment of kerb and channel and the footpath are to be reviewed and finalised at the time of engineering plan acceptance.

24.9 The vehicle access from Cashmere Road to 876 Cashmere Road is to be retained until such time as alternative access is available.

Safety Audit Recommendations;

24.10 Access to Lot 33 shall be located off access lot 108 not Kennedys Bush Road.

24.12 A footpath adjacent to car parking bay on south side of Cashmere Road shall be provided by the applicant.

24.13 A shared path shall be provided by the applicant and located immediately adjacent to car parking bays along collector road.

25. 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.

26. Earth Works Conditions:

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

26.2 The Erosion and Sediment Control Plan shall show the positions of all stockpiles on site. Temporary mounds shall be grassed or covered to prevent erosion until such time as they are removed. Topsoil shall not worked excessively, to protect the integrity of the soil microbes. Stockpiles shall be placed as far as practicable from internal boundaries adjoining residential properties.

26.3 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) and any Remedial Action Plan. Unless approved as part of a separate ECan resource consent for stormwater discharge or ECan resource consent for excavation/filling the ESCP will require formal acceptance by Christchurch City Council's Subdivision Engineer (email to rcmon@ccc.govt.nz) prior to any work starting on site. The EMP shall be designed by a suitably qualified person and a design certificate (on the Infrastructure Design Standard Part 3: Quality Assurance Appendix IV template https://www.ccc.govt.nz/assets/Documents/Consents-and-Licences/construction-requirements/IDS/IDS-Part-03-Quality-Assurance-V3-September-2016.PDF) supplied with the EMP for acceptance at least 5 days prior to the works commencing.

26.4 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://esccanterbury.co.nz/. The EMP shall include (but is not limited to):

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

The accepted EMP shall be implemented on site over the construction phase. No earthworks shall commence on site until:

- 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 (IDS – Part 3, Appendix VII), signed by an appropriately qualified and experienced engineer, is completed and presented to Council. This is to certify that

the erosion and sediment control measures have been properly installed in accordance with the EMP for the site.

26.5 Dust emissions shall be appropriately managed within the boundary of the property and in accordance with the Regional Air Plan. Dust mitigation measures such as water carts or sprinklers shall be used on any exposed areas. The roads to and from the site are to remain tidy at all times.

26.6 All loading and unloading of trucks with excavation or fill material shall be carried out within the subject site.

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

26.8 No work, other than maintenance of dust and erosion and sediment control measures, shall be undertaken on Sundays, Public Holidays or outside the hours of 7.00am to 7.00pm Monday to Saturday, without the Council's prior consent.

26.9 All construction work shall be designed, managed and conducted to ensure that construction noise complies with the requirements of NZS 6803:1999 Acoustics – Construction Noise (see Table 3, Page 11 of this standard).

Vibration from construction work shall not exceed the limits of, and shall be measured and assessed in accordance with, German Standard DIN 4150 1999-02 Structural Vibration – Effects of Vibration on Structures.

26.10 Any change in ground levels shall not cause a ponding or drainage nuisance to neighbouring properties.

Note: stormwater drainage from boundary retaining walls, especially that adjacent to 113 Kennedys Bush Rd, may require the creation of easements to provide a stormwater outfall from these walls.

26.11 Any change in ground levels shall not affect the stability of the ground or fences on neighbouring properties or the legal road. The construction details of retaining walls required to support existing infrastructure within legal road or private access-ways affected by the development shall be submitted to Council for acceptance as part of the Design Report.

Note: The consent holder shall obtain any necessary building consents for retaining walls and permission to erect any structures on streets, where necessary.

26.12 The fill sites shall be stripped of vegetation and any topsoil prior to filling. The content of fill shall be clean fill.

26.13 All filling exceeding 300mm above excavation level shall be in accordance with the Code of Practice for Earth-fill for Residential Purposes NZS 4431:1989. At the completion of the work an engineering report including a duly completed certificate in the form of Appendix A of NZS 4431 shall be submitted to Council at rcmon@ccc.govt.nz for all lots within the subdivision that contain filled ground. This report shall detail depths, materials, compaction test results and include as-built plans showing the location and depth of fill and finished contours.

26.14 The construction details of retaining walls required to retain fill against external boundaries and their associated subsoil or toe drainage shall be submitted to Council for acceptance as part of the Design Report. The wall construction and materials shall be certified with the NZS 4431 certification for earth-fill.

26.15 At the completion of the earthworks operations, the berm areas outside the line of the roadway construction shall be sown down with grass seed.

26.16 All bared surfaces shall be adequately topsoiled and vegetated as soon as possible to limit sediment mobilisation.

26.17 Any public road, footpath, landscaped area or service structure that has been affected / damaged by the contractor(s), consent holder, developer, persons involved with earthwork development or vehicles and machinery used in relation to the earthworks / construction works shall be reinstated as specified in the Construction Standard Specifications (CSS) at the expense of those identified above and to the satisfaction of Council.

26.18 Should the Consent Holder cease or abandon work on site for a period longer than 6 weeks, or be required to temporarily halt construction during earthworks, they shall at first take adequate preventative and remedial measures to control sediment discharge / run-off and dust emission, and shall thereafter maintain these measures for as long as necessary to prevent sediment discharge or dust emission from the site.

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

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

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

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

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

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

Development Contributions

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

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

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

Development contribution assessment summary

DEVELOPMENT CONTRIBUTIONS SUMMARY

PIM or Consent Ref:	RMA/2018/2135		
Customer Name	Brian Gillman Ltd		ASSESSMENT
Project Address	117 Kennedys Bush Road		
Assessment Date	26/09/2018		

Assessment Summary

Location:		HUE Credits Current	Assessed	Discounts	Assessed HUE After Discount	Change	DC Rate (incl GST)	DC Charge (incl GST)
Halswell East		**HUE**	**HUE**		**HUE**	**HUE**		
Activity	**Catchment**	**A**	**B**	**C**	**D**	**E**	**G**	**F= E x G**
Network Infrastructure								
Water supply	District-wide	2.00	96.00	0%	96.00	94.00	$2,395.45	$225,172.30
Wastewater collection	District-wide	2.00	96.00	0%	96.00	94.00	$6,349.15	$596,820.10
Wastewater treatment and disposa	District-wide	2.00	96.00	0%	96.00	94.00	$2,904.90	$273,060.60
Stormwater & flood protection	Heathcote Greenfield	2.00	96.00	0%	96.00	94.00	$3,195.85	$300,409.90
Road network	Greenfield	2.00	96.00	0%	96.00	94.00	$3,315.45	$311,652.30
Active travel	District-wide	2.00	96.00	0%	96.00	94.00	$425.50	$39,997.00
Public transport	District-wide	2.00	96.00	0%	96.00	94.00	$717.60	$67,454.40
Total Community and Network Infrastructure								$1,814,566.60
Reserves								
Regional parks	District-wide							$253,386.40
Garden and heritage parks	District-wide							$15,134.00
Sports parks	District-wide							$237,820.00
Neighbourhood parks	Greenfield							$896,365.20
							15.00%	$419,644.20
					Total Development Contribution			$3,217,272.20

Where both a resource consent and building consent is required as part of the same development, a development contribution assessment will be undertaken for both consents. However the applicant need only pay for one assessment. As a result, Council will only invoice the lowest development contribution requirement assessed (or lowest reassessment if necessary).

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

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

Reconsiderations and objections

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

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

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

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

- the development contribution was incorrectly calculated or assessed under the DCP; or
- the territorial authority incorrectly applied its DCP; or

- The information used to assess your development against the DCP, or the way the territorial authority has recorded or used it when requiring a development contribution, was incomplete or contained errors.

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

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

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

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

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

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

The information that you need to enter that will help us identify your payment is:

Particulars:	*(Customers Name)*
Code:	*(RMA Number)*
Reference:	*(Invoice Number)*

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

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

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

Earthquake Related	Some properties have experienced land damage and considerable settlement during the sequence of Canterbury earthquakes. While land in the green zone is still generally considered suitable for residential construction, houses in some areas will need more robust foundations or site foundation design where foundation repairs or rebuilding are required. Most properties have been assigned a technical category. Details of the MBIE guidance can be found at www.building.govt.nz/
ECan Requirement	ECan holds indicative information on liquefaction hazard in the Christchurch area. Information on liquefaction can be found on the ECan website at www.ecan.govt.nz/liq or by calling ECan customer services on Ph. 03 353 9007. The Christchurch City Council may require site-specific investigations before granting future subdivision or building consent for the property, depending on the liquefaction potential of the area that the property is in.
ECan Requirement	There may be objectives, policies or rules in a regional plan or a regional bylaw that regulate land use and activities on this site. Please direct enquiries to Canterbury Regional Council (Environment Canterbury).

Electoral Ward	Property located in Halswell Electoral Ward
Land Characteristic Other	Land Information New Zealand (LINZ) engaged Tonkin and Taylor to provide a Geotechnical Report on Ground Movements that occurred as a result of the Canterbury Earthquake Sequence. The report indicates this property may have been effected by a degree of earthquake induced subsidence. The report obtained by LINZ can be accessed on their website at https://www.linz.govt.nz/land/surveying/earthquakes/canterbury-earthquakes/information-for-canterbury-surveyors
Land Characteristic Other	The Tonkin & Taylor Darfield Earthquake 4 September 2010 Geotechnical Land Damage Assessment & Reinstatement Stage 1 Report indicates areas of observed surface manifestations of liquefaction resulting from the earthquake. This property is within one of the identified areas. The report can be viewed at www.eqc.govt.nz/canterbury-quake/stage-one/stage1.aspx
Utility Related	This property is in a local pressure sewer system catchment within the Christchurch wastewater network. If there is a house on the property, there will already be a wastewater pressure pump and tank. If a house is yet to be built, a new wastewater pressure pump and tank will need to be installed. General information about pressure sewer systems can be found on the Council website. More detailed information can be obtained by contacting Council Customer Services on 03 941 8999.

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

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

Future Cancellation of Amalgamation Condition
The amalgamation condition requiring Lots + and + to be held in the same certificate of title. 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

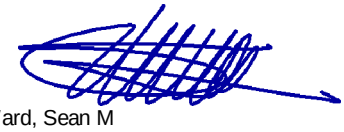
This subdivision consent has been processed under the Resource Management Act 1991 and relates to planning matters only. You will also need to comply with the requirements of the Building Act 2004. Please contact a Building Consent Officer (941-8999) for advice on the building consent process.

Reported and recommended by: John James Planner **Date:** 12 November 2018

Decision

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

Delegated officer:



Ward, Sean M
13/11/2018 11:19 AM
Principal Advisor - Resource Consents