

Report / Decision on a Non-notified Subdivision and Land Use Consent Application

Sections 95A / 95B and 104 and 104C

Application Number:	RMA/2023/1314
Applicant:	Sovereign Palms Limited
Site address:	47 Hawkins Road, 1 Selkirk Place, 11 Selkirk Place and 20 Oakbridge Boulevard
Site area:	20.9334ha / 209,334m ²
Legal Description:	Lot 4 DP 23089 RT 1085864, Lot 5 DP 23089 RT CB4A/99, Lot 6 DP 23089 RT CB6A/114, and Lot 4000 DP 575457 RT 1056037
Zone:	
District Plan:	Residential New Neighbourhood
Proposed Plan Change 14:	Future Urban Zone
Overlays and map notations:	
District Plan:	Outline Development Plan (Highfield Park (North)) Liquefaction Management Area (LMA) Environmental Asset Waterway (Horners Drain located at east side of Hawkins Road)
Proposed Plan Change 14:	n/a
Activity Status - subdivision:	Restricted discretionary
Activity Status - land use:	Restricted discretionary
Activity Status – NES:	Restricted discretionary
Activity Status - 221(3):	Discretionary
Description of Application:	216 lot fee simple subdivision and earthworks, and global consent to cover earthworks within 5m of street trees to be planted as part of the subdivision

The proposal

The proposal is for the final nine stages of the Oakbridge subdivision (stages 6-14). Earthworks on contaminated land are being managed under another consent (RMA/2022/569). This application is also for earthworks close to street trees to create vehicle crossings. Features of the subdivision are:

- 9 stages (out of 14 overall)
- 216 residential lots with some access allotments
- 4 reserve allotments
- 2 lots to be vested as road
- Completion of the lots that front Selkirk Place and Hawkins Road

Description of site and existing environment

The application site and surrounding environment are described in section 2 of the application. I adopt the applicant's description and add that there have been other resource consents previously granted for the area, which are:

- o RMA/2017/258 – two lot subdivision to separate a single dwelling at 203 Prestons Road from a larger development lot which is now stage 1 and 2B
- o RMA/2017/782 – two lot subdivision to separate the dwelling and lot at 35 Hawkins Road from development lot, which includes stages 3, 9 and 10
- o RMA/2017/2059 – 82 lot subdivision for stage 1
- o RMA/2021/3053 – 34 lot subdivision for stage 2
- o RMA/2021/4250 and RMA/2022/330 – updated subdivisions for development contributions re-assessment
- o RMA/2022/569 – Stages 3, 4 and 5 earthworks and contamination

- RMA/2022/927 – Stages 3, 4, and 5 subdivision, and global earthworks consent for street tree earthworks for vehicle crossings
- RMA/2022/927/A – Variation to stages 3-5 to allow changes to Hawkins Road and Selkirk Place upgraded road formations, and a reduction in the road setback and planting buffer depth required along Hawkins Road fronting lots
- RMA/2022/927/B – Variation to stages 3-5 to change the Hawkins Road and Selkirk Place carriageway widths.
- RMA/2022/927/C – Variation to stages 3-5 to introduce four lots and an access lot into stage 4 (lots 211 and 212) and creation of stage 4a (209 and 210), and to create a kiosk lot from lot 170.

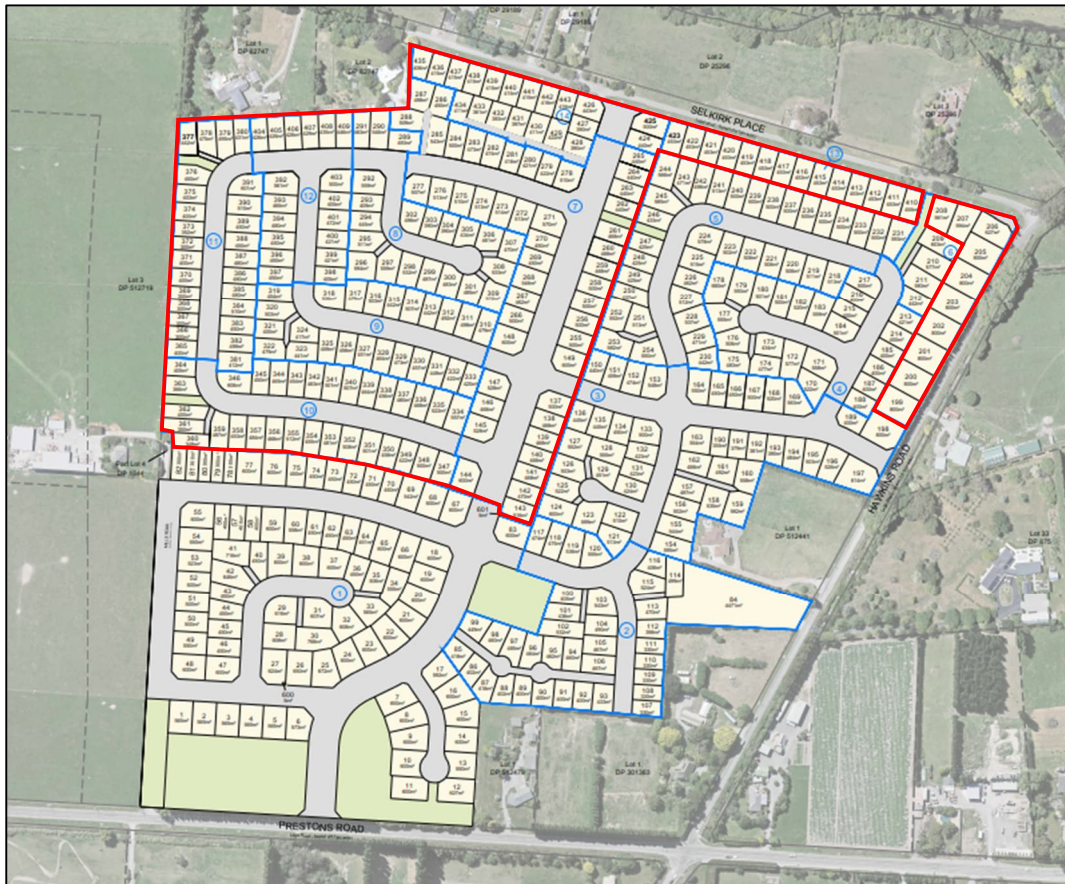


Figure 1 Overall plan, stages 6-14 outlined in red

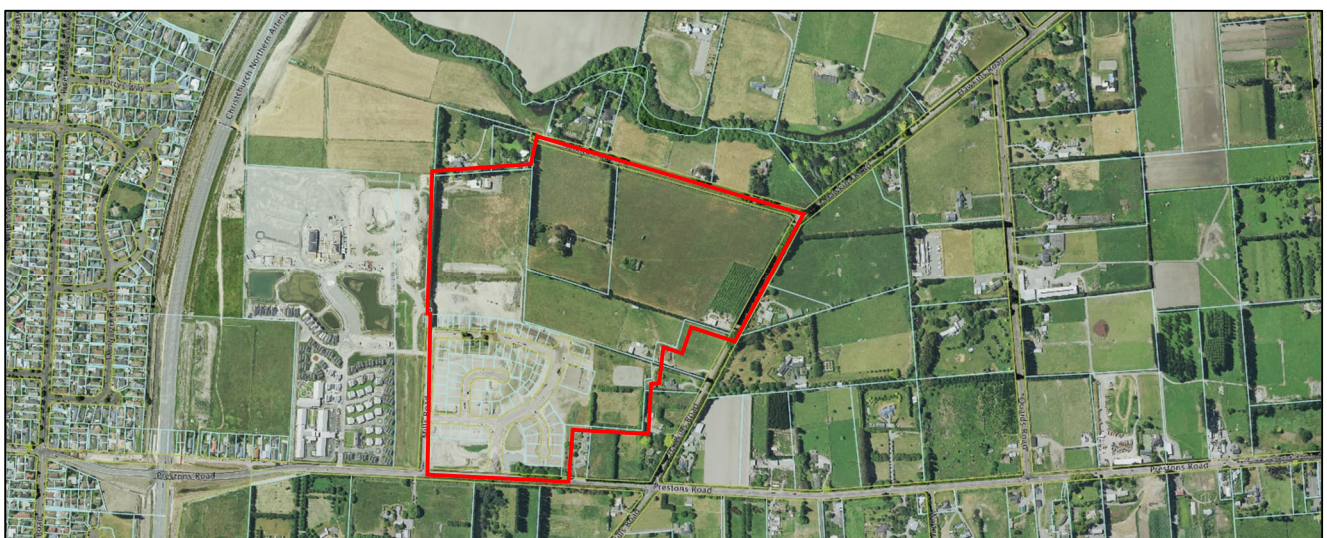


Figure 2 Oakbridge subdivision area (outlined in red) and surrounding area – © 2021 GeoMedia Ltd

Relevant rules and activity status

Christchurch District Plan

The site is zoned Residential New Neighbourhood, which allows for a wide range of residential house types and section sizes to provide for a wide spectrum of household sizes and affordable housing. These areas are intended to achieve higher overall residential densities than traditionally achieved in suburban developments.

The site is located in the Highfield Park (North) Outline Development Plan. New development is to be designed to have an open and attractive interface with the river corridor and provide visual and physical access to the river corridor for residents and the wider community. Development immediately adjacent to Hills Road and Hawkins Road is to provide a transition between the RNN and rural zoned land to the east and respect the rural character and function of the road.

Land use rules

The proposal requires land use consent for a restricted discretionary activity under the following rules:

Activity status rule	Standard not met	Reason	Matters of control or discretion	Notification clause
14.12.1.3 RD2 - Non-compliance with rule 14.12.2.16 Outline development plan	Appendix 8.10.26 Highfield Park ODP - Collector road location as shown on the ODP	The location of the central collector road is not in accordance with the Highfield Park (North) ODP, which shows Mills Road as the route of the collector road. Instead, the collector road is Oakbridge Boulevard which is positioned further to the east. This is the north to south road shown through stages 7 and 14.	14.15.35 Outline development plan	No clause
	Appendix 8.10.26 Highfield Park ODP – 8.10.26.D.8.b. Additional setback requirements - Where a rear boundary or side boundary of any land within a subdivision abuts a property not owned by the applicant (other than land owned by the Council or NZTA) prior to any earthworks or land improvement being undertaken associated with the subdivision, the entire boundary length shall be planted to a depth of 5m and shall only include plants as listed.	The planting along the boundaries with 15 and 21 Selkirk Place (under separate ownership) is not in accordance with the Highfield Park (North) ODP. A planted 2m embankment gradually lowering from proposed fill height to existing ground level is proposed along the west boundary with 15 Selkirk Place and the north boundary with 21 Selkirk Place.	14.15.35 Outline development plan	No clause
	Appendix 8.10.26 Highfield Park ODP – 8.10.26.D.8.a. Additional setback requirements - Minimum building setback from Hills and Hawkins Road shall be 10m. The full length of the frontage of Hawkins Road shall be planted to a depth of 5m from the road.	The building setback is proposed to be 8m and the landscape strip depth is proposed to be 3m.	14.15.35 Outline development plan	No clause
	Appendix 8.10.26	The commercial local zone area	14.15.35 Outline	No clause

Activity status rule	Standard not met	Reason	Matters of control or discretion	Notification clause
	Highfield Park ODP map – commercial local zone location	shown as being centrally located in the ODP area has not been adhered to. There is no commercial area proposed within this development.	development plan	
9.4.4.1.3 RD8 Earthworks not meeting the activity specific standards in Rule 9.4.4.1.1 P12	9.4.4.1.1 P12 Earthworks within 5m of the base of any tree in road corridors	The proposal will require earthworks to facilitate the construction of vehicle crossings within 5 m of a street tree without the supervision of an arborist. These works relate to the establishment of driveways at the time of individual allotment development within stages 6-14. At the time of construction street trees would not have reached maturity, so they will not be greater than 6m in height at the time of works being undertaken.	Rule 8.9.4, matters 1 and 3, And, Rule 9.4.6 a.- e., g., i.- o.	No clause
14.12.1.3 RD12 Buildings that do not meet Rule 14.12.2.5 - Setback from internal boundaries and railway lines	14.12.2.5 Minimum building setbacks from internal boundaries and railway lines – 1m setback for buildings	Proposed internal boundary fence could be up to 2.1m in height along the boundary of 15 Selkirk Place where the proposed fill is up to 0.387m above existing ground level (to ensure no fence is lower than 1.7m where the application site ground level will be raised by more than 0.3m).	Impacts on neighbouring property - Rule 14.15.3 Minimum building window and balcony setbacks - Rule 14.15.18	No clause
8.9.2.3 RD1	8.9.2.1 P1 a. Earthworks volume and depth b. Depth of earthworks	The proposed earthworks are approximately 90,000m ³ cut and 90,000m ³ of fill, to a depth of 2m below ground level.	8.9.4.1 - Nuisance 8.9.4.2 - Resources and assets (versatile soils) 8.9.4.3 - Land stability 8.9.4.6 - Amenity 8.9.4.7 - Indigenous biodiversity, natural character and landscape features	8.9.1 a. - Must not be publicly notified
6.6.4.3 RD1	-	The proposal involves earthworks within 7m of the bank of an environmental asset waterway (Horners Drain) when the required Hawkins Road upgrade works will be undertaken.	6.6.7.1 Natural hazards 6.6.7.2 Natural values 6.6.7.5 Maintenance access 6.6.7.4 Cultural values 6.6.7.3 Amenity and character	No clause

Subdivision rules

The proposal requires subdivision consent for a restricted discretionary activity under the following rules:

Activity status rule	Standard not met	Reason	Matters of control or discretion	Notification clause
5.5.2 C1	-	Any subdivision which creates a vacant allotment within the Liquefaction Management	Location, size and design of allotments, structures, roads, access, services or foundations as they relate	Shall not be limited or publicly

Activity status rule	Standard not met	Reason	Matters of control or discretion	Notification clause
		Area.	to the liquefaction hazard; Timing, location, scale and nature of earthworks as they relate to the liquefaction hazard; and Liquefaction hazard remediation methods. Criteria in 5.5.2 C1 b.	notified.
8.5.1.3 RD2 Subdivision in any zone that does not meet any one or more of the relevant standards in Rule 8.5.1.2 C5	8.6.11 Additional standards for the Residential New Neighbourhood Zone e. Minimum allotments dimension	Some corner allotments (lots 403, 426 and 137) do not meet the minimum 14m road boundary length requirement, And, Some lots have a road boundary less than 10m (lots 295, 211, 306 and 301).	8.7.4 - General matters 8.8.9 - Additional matters - Residential New Neighbourhood Zone	8.4.1.1
	8.6.11 i. Walkable block size - Any block containing residential allotments shall have a publicly accessible maximum perimeter length of 800m.	The walkable distance (external perimeter) of the block containing lots 145-147, 319-346, and 381-397 is 834m, exceeding the 800m maximum by 34m.	Rule 8.8.9 (and 8.8.2 and 8.8.3 where relevant)	Rule 8.4.1.1
	8.6.11 f. Cul de sac length – maximum of 100m	The cul-de-sac within Stage 8 has a length of 134 m, exceeding the permitted length by 34 m.	8.7.4 - General matters 8.8.9 - Additional matters - Residential New Neighbourhood Zone	Rule 8.4.1.1
	8.6.11 g. Road frontage to public reserves - Minimum road frontage to a public reserve to which the public has a general right of access (excluding local purpose reserves for walkways) shall be 25% of the length of the reserve perimeter.	Reserve Lot 2003 has a perimeter of 154m and only 16m is road frontage (10% where 25% is required, i.e. 38.5m of road frontage). Reserve Lot 2004 has a perimeter of 76m and only 8m is road frontage (10% where 25% is required, i.e. 19m of road frontage). Reserve Lot 2005 has a perimeter of 92m and only 11.4m is road frontage (12% where 25% is required, i.e. 23m of road frontage). Reserve Lot 2006 has a perimeter of 84m and only 8.5m is road frontage (10% where 25% is required, i.e. 21m of road frontage).	Rule 8.7.4.5 Open space, reserves and recreation (including esplanade reserves, strips or additional land)	Rule 8.4.1.1
	8.6.11 Additional standards for the Residential New Neighbourhood Zone a. Outline development plan i. The subdivision shall be in accordance with the development requirements specified in	As per the matters identified above under rule 14.12.1.3 RD2 - Non-compliance with rule 14.12.2.16 Outline development plan	8.7.4 - General matters 8.8.9 - Additional matters - Residential New Neighbourhood Zone	No clause (Rule 8.4.1.1 does not apply to subdivision in the Residential New Neighbourhood Zone that does not meet Rule 8.6.11.a outline development

Activity status rule	Standard not met	Reason	Matters of control or discretion	Notification clause
	the relevant outline development plan.			plan.)
8.5.1.3 RD2 Local residential road between 7-9m wide is a controlled activity And Local residential road between 9-12m wide is a restricted discretionary activity	Rule 8.6.4 Roads	<p>The upgrades to Hawkins Road, Selkirk Road and Road 4 within Stage 8 do not comply with the minimum legal width or footpath requirements:</p> <p>Hawkins Road - EXISTING ROAD Intersection upgrade and road widening. Road width = 20.1 m <u>Roadway width = 7.2 m</u> Minimum lanes = 2 Footpaths = 1 Amenity strip = yes (<i>Local residential road between 7-9m is a controlled activity</i>)</p> <p>Stage 13 Selkirk Road – EXISTING ROAD Road width = 20.1 m <u>Roadway width = 10 m</u> Minimum lanes = 2 Footpaths = 1 Amenity strip = yes (<i>Local residential road between 9-12m is a restricted discretionary activity</i>)</p> <p>Stage 8 Road 4 Road width = 16 m <u>Roadway width = 9 m</u> Minimum lanes = 2 Footpaths = 1 Amenity strip = yes (<i>Local residential road between 7-9m is a controlled activity</i>)</p>	8.7.4 - General matters 8.8.3 - Roads	Rule 8.4.1.1

For understanding non-compliance with *Rule 8.6.4 Roads*, I have included the *Appendix 8.10.3 New road standards* as follows:

Road classification	Road widths (m)		Roadway widths (m)		Minimum lanes	Minimum Number of Footpaths	Median	Amenity strip	Cycle facilities
	Min	Max	Min	Max					
Local road – Residential	16##	20	**	12	2	2##	No	Yes	*
2	* means that the provision of those facilities is allowed for in the standards for <u>road</u> design and construction and/or shall be considered as conditions of consent on <u>subdivision</u> .								
3	** means that a local residential <u>road</u> with a <u>roadway</u> width 7m or wider, but not greater than 9m is a controlled activity. A local residential <u>road</u> with a <u>roadway</u> width greater than 9m, but not greater than 12m is a restricted discretionary activity. A local residential <u>road</u> with a <u>roadway</u> width less than 7m or greater than 12m is a full discretionary activity.								

11	## A 14m road width and one footpath is optional where a road only provides access to less than 20 residential units and is less than 100m in length.
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Proposed Plan Change 14 Housing and Business Choice

Proposed Plan Change 14 (PC14) was notified on 17 March 2023 and proposes amendments to the objectives, policies and rules associated with residential subdivision and development across ‘relevant residential zones’, in accordance with the Medium Density Residential Standards (MDRS) in [Schedule 3A](#) of the RMA (as modified by the sunlight access/recession plane qualifying matter). It also includes other residential intensification provisions directed by the National Policy Statement on Urban Development 2020 and seeks to amend the objectives, policies and rules associated with commercial development within and around the central city, suburban commercial centres and planned high frequency and capacity public transport.

PC14 was notified on 17 March 2023, and includes residential and commercial intensification provisions directed by the National Policy Statement on Urban Development 2020 (NPS-UD) and the Medium Density Residential Standards in [Schedule 3A](#) of the RMA. The Independent Hearings Panel’s recommendations on PC14 were released on 30 July 2024.

The Council made decisions on recommendations relating to NPS-UD Policy 3 areas (in and around commercial centres) on 2 December 2024, accepting the majority of the recommendations and making alternative recommendations to the Minister for RMA Reform on a number of others. The decision in relation to Policy 3 areas are not relevant to this land.

The MDRS (including objectives and policies) does not apply to this proposal as the Residential Future Urban zone is not a ‘relevant residential zone’ (Policy 2, Schedule 3A). There are no other provisions in PC14 relevant to this application.

Planning Matters

- For completeness, the works require widening of Hawkins Road closer to Hawkins Drain, and the impervious surfaces are provided for by rule 6.6.4.1 P5 (unrestricted impervious surfaces allowed for in the Transport Zone), however the associated earthworks are not provided for as permitted and are assessed in this report.
- The proposal is changing the application site from a semi-rural environment to a fully developed residential area. For direct neighbouring properties and users of the locality, this will create a change in outlook and activity in the area. Notwithstanding the application site is zoned for residential use therefore it is generally anticipated that residential activities will be established in this area. I note that residential activity could be established prior to any subdivision application taking place.

National Environmental Standard

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

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

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

Section 221(3) Partial Variation of Consent Notice

Section 221(3) of the Resource Management Act 1991 provides that at any time after the deposit of survey plan, the owner may apply to the Council to vary or cancel any condition specified in a consent notice. Section 88 to 121 and 127(4) to 132 apply to such an application. Section 127(4) requires that consideration be given to persons who may be affected by the change or cancellation of the consent notice.

Lot 4000 was the balance lot from the previous subdivision consent RMA/2022/927 for other earlier stages of the Oakbridge subdivision. A consent notice was placed on the title for the balance lot to protect the following conditions of consent which required road upgrades to be undertaken. I note that the wording of the condition was subsequently varied by RMA/2022/927/C to change the 8m carriageway to a 7.2m carriageway but this has not yet been updated on

the consent notice, so the wording that is on the consent notice (and can now be deleted as lot 4000 contains stages 6-14) is:

Lot 4000

1. Existing Road Frontage

- *Hawkins Road frontage on lot 4000 shall be upgraded at the time of further development of lot 4000 on the Hawkins Road frontage at the cost of the consent holder to include 1.5 metre path, kerb and channel on the north west side of Hawkins Road adjacent to the development area, undergrounding of services and seal widening to achieve a 8 metre carriageway. Lighting will be reviewed and upgraded if required.*
- *Selkirk Place frontage on Lot 4000, between Oakbridge Boulevard (i.e. the collector road) and Hawkins Road, shall be upgraded to an urban standard at the time of further development of lot 4000 on the Selkirk Place frontage (between Oakbridge and Hawkins) at the cost of the consent holder to include kerb and channel, berm and tree, 2.5m shared path and street lights.*

The s221(3) variation has a discretionary activity status.

Overall activity status

Overall, the application must be assessed as a discretionary activity, being the most restrictive activity status.

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

As a restricted discretionary activity the assessment of the effects of the proposal is limited to the matters over which the Council has limited its discretion outlined in Chapters 8 (subdivision), 5 (natural hazards), 9 (trees) and 14 (residential) of the Christchurch District Plan. In my opinion the effects of this proposal relate to:

- General subdivision matters (including walkable block sizes, servicing etc.) – rule 8.7.4
- Natural hazards - Liquefaction management – rule 5.5.2 C1 matters
- Compliance with ODP - 14.15.35 Outline development plan
- Earthworks within 5m of street trees – Rule 8.9.4, matters 1 and 3, Rule 9.4.6 a.- e., g., i.- o.
- Earthworks within 7m of an Environmental Asset Waterway – rule 6.6.7 matters
- Subdivision of contaminated land – matters under regulation 10(3) of the NES
- Impacts on neighbouring property and minimum building setbacks – rules 14.15.18 and 14.15.3

General subdivision matters

Subdivision design

At a broad level the subdivision provides a robust structure noting that:

- The proposal generally complies with the development requirements of the ODP, although the collector road location, commercial activity location and the stormwater facility have been moved. The development centres around a collector road (Oakbridge Boulevard), with a north south alignment, and other roads with north-south alignment and east-west connections back to the collector road. The collector road location is not directly related to the currently proposed stages;
- Larger lots (800m²+ in area) face Hawkins Road to create a transition between the RNN and rural zoned land to the east and to respect the rural character and function of the road;
- The proposed local road network is accessible and will provide connections between the collector road and Hawkins Road and the previously consented stages being developed at present;
- There are some corner lots within the subdivision which do not meet the 14m minimum road boundary dimension due to corner rounding, and there are some lots with road boundaries less than 10m due to their location at the end of a cul-de-sac;
- Depth of landscape strips along Hawkins Road are less than required in the ODP but this has been assessed in the report below as still providing for an acceptable transition between the residential and rural zones (as for the earlier stages including lots 197 and 198 within stage 3);
- Hawkins Road and Selkirk Place road upgrades will be provided for at the time of the development of these stage;
- The roading layout avoids excessive use of right of ways; and
- The allotment layout integrates with adjoining subdivision patterns in previous and future stages (access reserves added to complete pedestrian access through to the previous stages).

Mr David Hattam, Council's Senior Urban Designer, reviewed the proposed subdivision layout, the matters in *rule 8.8.9 (Additional matters – Residential New Neighbourhood Zone)* and the ODP, and provided comments specifically on the stage 14 right of way (ROW) and suggested this design be revised to address doglegs with poor visibility and lack of observation from dwellings. Mr Hattam also observed that the ROW was 6.5m wide, which could result in people parking their cars on the access. In response the applicant redesigned stages 7 and 14 to include two straight ROWs, of 5m and 5.1m width, with a 6.5m wide passing bay (Figure 3).

I have relied on and accepted Mr Hattam's review and comments, and add the following points with regard to the matters under *rule 8.7.4.1 Subdivision design*:

- Proposed allotments are a sufficient size for the anticipated land use, and corner allotments have been rounded;
- The allotments are compatible with the pattern of nearby subdivision, and reserve lots are appropriate to their function (local purpose access reserves);
- General compliance with road alignment as shown in the ODP, and layout compatible with development of adjoining sites in the ODP;
- With regard to the principles in *rule 8.8.9 Residential New Neighbourhood Zone*, the layout integrates with the existing context, contributes to a sense of place, enables diversity of house types, locates shared accesses centrally within blocks; and
- The minimum required household density (15hh/ha) will be achieved by development of this lot, which is the last of the stages for Oakbridge.

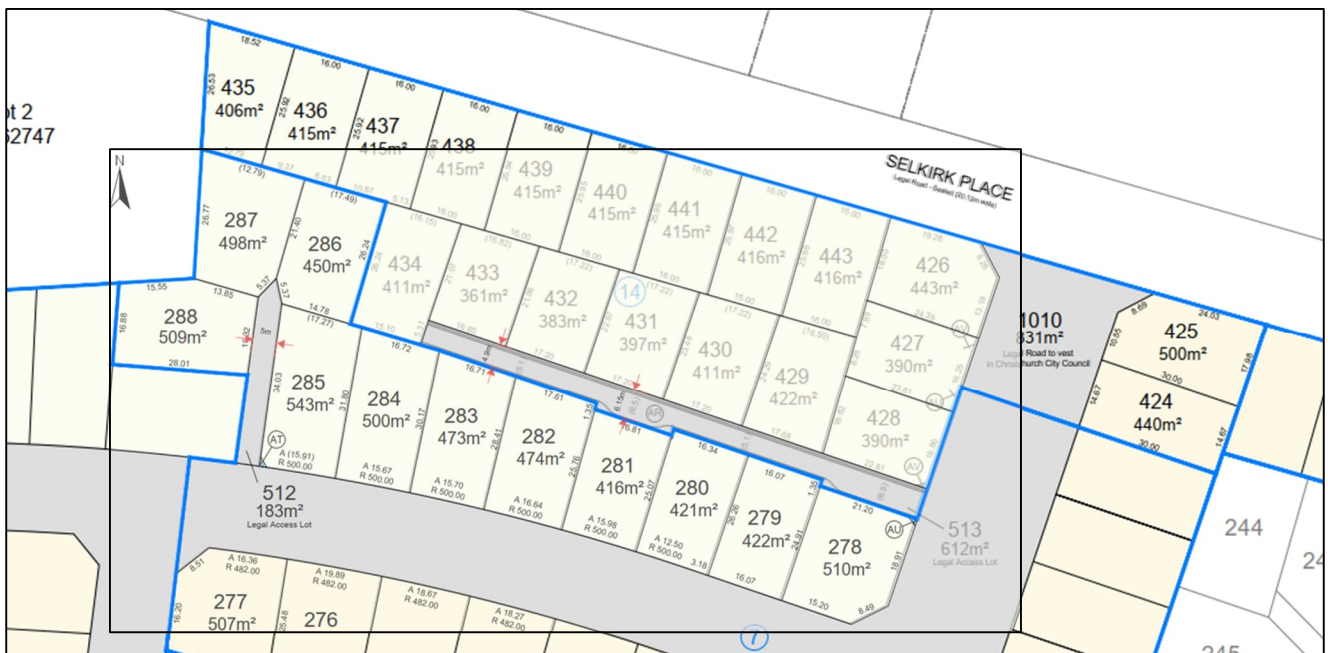


Figure 3 Redesigned stages 7 and 14

Servicing

Council's engineering specialists (Ms Alison Tang and Mr Brian Norton) reviewed the application and recommended necessary conditions of consent for all residential lots to be serviced for potable, waste and storm waters. I have relied on the specialists' review of the application and consider that there would be no adverse effects if services are provided as set out in the recommended conditions, which have been accepted by the applicant.

Roading

With regard to roading Mr Weng-Kei Chen, Council's Asset Engineer (transport), assessed the proposal and recommended some conditions of consent for road upgrades. There were no concerns raised for the function of the roads as proposed. Relying on Mr Chen's review of the proposal and recommended conditions of consent, which the applicant has accepted, I consider there would not be adverse effects from the provision of new roads and connections to the existing transport network.

Walkable block sizes

The walkable distance (external perimeter) of the block containing lots 145-147, 319-346, and 381-397 is 834m which is 34m longer than the 800m maximum requirement. I accept the applicant's assessment of this matter and consider the

design of the proposed development sufficiently caters for pedestrian and cycle accessways, with pedestrian connections throughout the subdivision. Access reserves within the wider subdivision support pedestrian and cycle access between roads and encourages active modes of transport to be used throughout the development. With regard to matters under rules 8.8.9, 8.8.2 and 8.8.3, I consider the adverse effect of the proposed block perimeters will be less than minor for the following reasons:

- Safe and efficient access is provided to all lots and is suited to the proposed development (and the future development of adjoining sites);
- New roads are appropriately routed and integrate safely and efficiently;
- The subdivision and blocks respond to and complement the adjacent and nearby blocks, streets and open spaces in development to the south and west (where existing); and
- The subdivision generally achieves the outcomes sought by the ODP (except where assessed specifically below).

Reserves

Reserve Lots 2003, 2004, 2005 and 2006 have road frontage which are 10-12% of their total perimeters where 25% of the perimeter is required to be road frontage. However the purpose of these reserves is to form pedestrian connections between roads, and I consider the design of the reserves are suitable for this use. Mr Pete Barnes, Council's Senior Planner Open Space, considered the proposal and recommended conditions of consent for landscape plans and street trees, which the applicant has accepted. With regard to the matters under rule 8.7.4.5 I consider adverse effects of the proposed reserve's road boundary would be less than minor due to the purpose of the reserve.

Building setbacks from Hawkins Road

The Highfield Park ODP requires a minimum building setback from Hawkins Road of 10m and a 5m wide landscape strip along the road boundary (set out in Appendix 8.10.26.D.8):

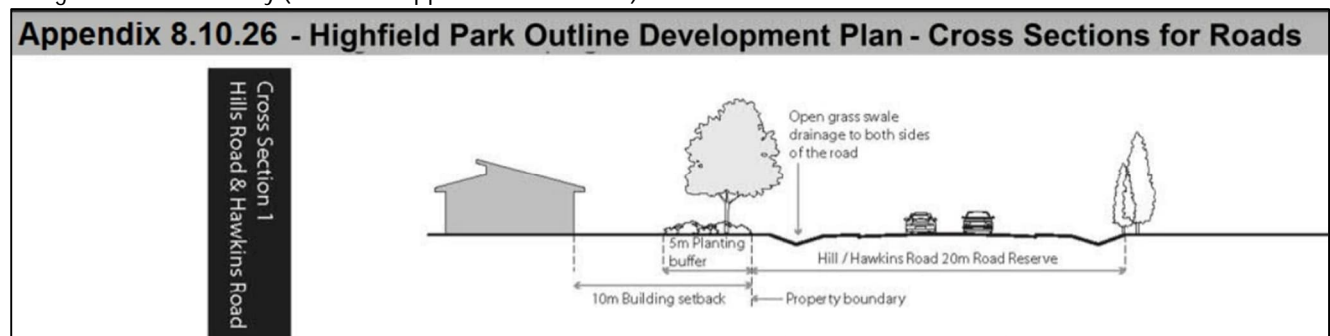


Figure 4 OPD Hawkins Road setback requirements

The applicant has proposed a reduction in these distances to a 8m building setback and 3m landscaping strip. The outcomes that the ODP is seeking through these requirements are:

8.10.26.C. Development form and design:

- a.5. - Development immediately adjacent to Hawkins Road is to provide a transition between the RNN and rural zoned land to the east and respect the rural character and function of the [road](#).
- a.6. - Where existing properties are to remain larger section sizes and planting buffers adjacent to them may be required.

The ODP also includes a requirement for upgrading Hawkins Road between Prestons Road and Selkirk Place to include a shared walking and cycling path on Hawkins Road (8.10.26.D.a.4.f.), but the location of the shared path has been accepted in a different location within the wider subdivision so the setbacks which this proposal now seeks is no longer in combination with a shared cycle and pedestrian path. I consider the proposed setbacks provide for a transition between rural and residential zones at their interface, and are not only related to supporting the amenity of the shared path.

I consider the proposal would still provide for the transition sought by the ODP on the eight allotments which adjoin Hawkins Road (comparison of required and proposed setbacks is shown at Figure 5 below). This same assessment was applied to previous subdivision consent RMA/2022/927 which included two lots adjoining Hawkins Road, on the basis that the same approach would be taken to the rest of the Hawkins and Hills Road frontage which is the interface between RNN and RuUF zones in the ODP area. I considered that if this same approach was taken to the remainder of the ODP area then there would still be an adequate transition between the zones at their interface across the whole ODP area.

To assess RMA/2022/927, I sought input from Ms Jennifer Dray, Council's Team Leader Parks and Landscapes Team, who provided the following comments on the effects of the proposed reduction in building setback and landscaping depth:

- A high-quality interface provided by an increased building setback (i.e. more than the 4m RNN requirement) and room for a landscape buffer and trees will assist to provide:
 - Some openness along the road corridor while providing a transition between the RNN and rural zoned land to the east;
 - Further amenity for connections to the Styx River conservation reserve to the north;
 - Respect the rural character of the neighbouring land to the east; and
 - Provision of trees capable of reaching 8m at maturity within the landscape buffer will also provide for an enhanced amenity, and rural transition.
- In my opinion an 8m building setback, with a 3m landscape strip will still provide for the above considerations.
- The 3m landscape strip will provide enough width and soil volume for trees that are capable of reaching 5m at maturity, while also providing scale to reduce bulk of new buildings, and also providing amenity if full height front fences are allowed along this road boundary.
- Trees should be selected from the plant list provided in Appendix 8.10.26 and planted as follows:
 - 1.5m in height at time of planting
 - Capable of reaching 5m at maturity and allowed to grow to their full natural height and spread without topping or reducing in height.
 - Planted at a quantity of one tree per 10m of road frontage, plus one.
 - Planted within a suitable tree pit that provides adequate volume for tree establishment.
 - Staking and watering to take place to ensure successful establishment

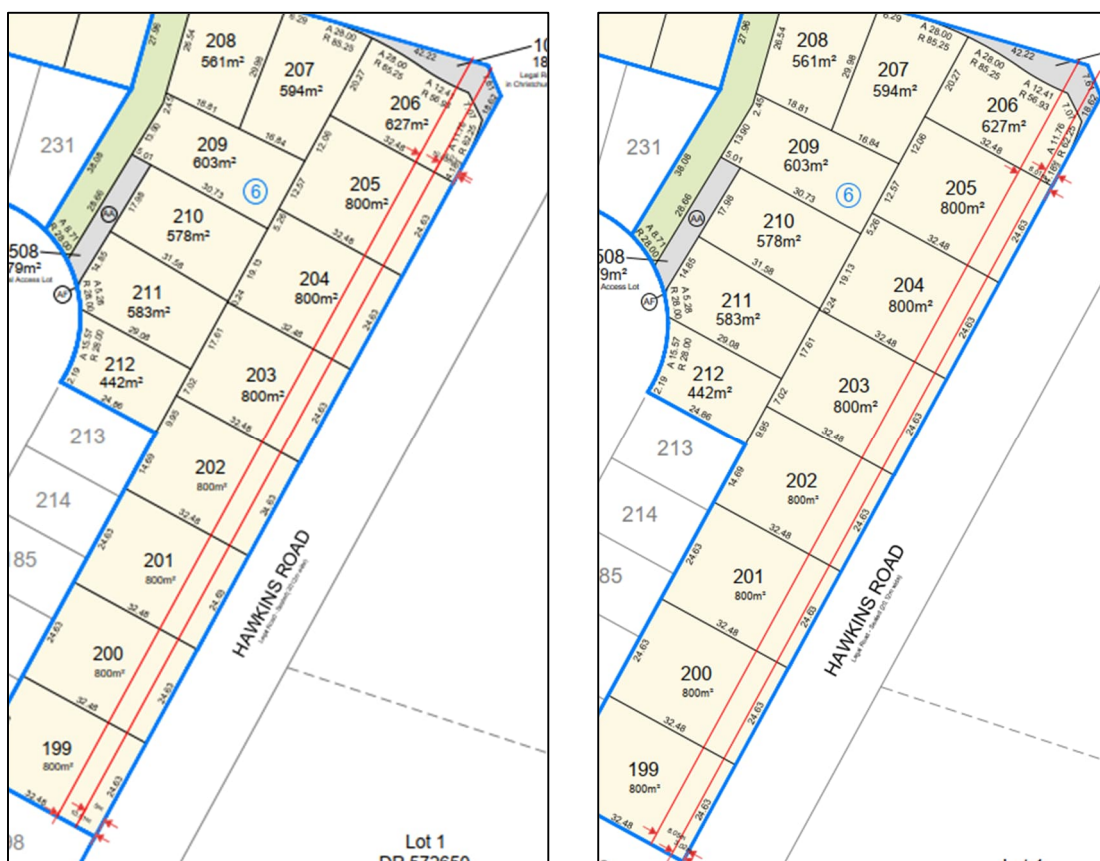


Figure 5 ODP required setback and landscaping shown by two red lines (left) vs proposed setback and landscaping (right)

I considered the effect on rural character and amenity as perceived from the wider environment would be less than minor as persons from outside the subdivision will be unlikely to pass through this road frequently and I consider the difference between 10m and 8m for buildings and 5m and 3m for landscaping will not be highly noticeable and future buildings on proposed allotments would not enclose the road or detract from the spaciousness of the area which I consider contributes to rural amenity (the abundance of open space, and separation between buildings). Regarding effects on persons, I consider that the difference in setbacks and landscaping depth would not be readily noticed by nearby neighbours of the application site (specifically the owner/occupiers of 704, 700, 31 and 25 Hawkins Road and 217 Prestons Road, shown in Figure 7 below). The applicant has accepted Ms Drays recommended requirements for trees as conditions of consent.

Rural site interface

The ODP requires that where a rear boundary or side boundary of any land within a subdivision abuts a property not owned by the applicant prior to any earthworks or land improvement being undertaken associated with the subdivision, the entire boundary length shall be planted to a depth of 5m with ongoing maintenance of the planted strip required through Consent Notices on all new allotments to be created by the subdivision which abut such boundaries (8.10.26.D.a.8.b.). The properties to the north-west (15 and 21 Selkirk Place) are small rural allotments each with a dwelling and a large curtilage (6301m² and 14,242m² in area) which are zoned RNN but are more reflective of the previously existing semi-rural character of the surrounding environment (Figure 7 below). The applicant has proposed a planted buffer 2m in depth. I consider the effects of the reduced planted buffer on the adjoining neighbours would be less than minor for the following reasons:

- The rule requires the 5m planting buffer is established prior to any earthworks beginning, but instead the proposal is to plant the 2m buffer once construction has been completed, and I consider this is suitable because the trees and shrubs will be planted into the filled embankment;
- The neighbouring sites at 15 and 21 Selkirk Place are large residential sites but are also zoned RNN and could be redeveloped with an increased residential density. Given that potential for development I consider the 2m buffer would achieve a sufficient transition and separation between them and the new and intensified residential development on the application site; and
- The relevant internal boundary being the west and north boundaries of the application site I consider would likely result in outdoor living spaces along the boundaries with 15 and 21 Selkirk Place, which would also help to separate new buildings from the neighbours at 15 and 21 Selkirk Place, and the planted buffer will help to keep activity distanced from the boundary.



Figure 6 15 and 21 Selkirk Place



Figure 7 Nearby neighbours surrounding the application site

4R Mills Road and 28 Selkirk Place (the western neighbouring sites) are also adjoining properties under separate ownership, however they are unoccupied at present and are more likely to be developed into residential lots of a similar density to the application site, if they are redeveloped, so I consider the effect of not providing a planted buffer at the west internal boundary would be less than minor for the owners of 4R Mills Road, and 28 Selkirk Place on the other side of it.

Outline Development Plan – commercial zoning

The ODP sets out an area zoned as Commercial Local, but this has not been provided for in the proposal (it would have been located at the west side of the site across stages 10 and 11). The extent of the application site located within this zone is circled red in Figure 8 below. The applicant assessed this non-compliance with the ODP as follows:

- Although the proposed development does not provide for commercial zoning, two major Commercial Core zones are located within close proximity to the site where commercial development has occurred. The Northwood commercial area is located approx. 1.5 km northwest of the site, and the Prestons commercial area is located approx. 1.2 km east of the site. These zones provide a range of commercial activity including large supermarkets, petrol stations, pharmacies, takeaway stores, department stores etc.;
- Despite the lack of commercial area provided for, the proposed development achieves multimodal accessibility via walking, cycling or public transport. The closest bus route to the Northwood commercial area is approx. a 15-minute walk directly west, followed by an approx. 15-minute bus ride. Prestons commercial area is approx. a 25-minute walk or 8-minute cycle;
- The lack of commercial area within the residential development is considered to have less than minor adverse effect. There is also reasonable and historic basis for approval of the proposed staging, as the overall development has been provided to Council through previous staging approval, where no regard has been held to the non-provision of the commercial area; and
- It is considered that the above matters have been suitably resolved to progress the overall structure of the development in accordance with RMA/2017/2059 and RMA/2021/3053. It is considered that any effects resulting from the implementation of Stages 6 – 14 will be less than minor with respect to any non-compliances with the underlying Highfield ODP and roading upgrades will progress in alignment with the development of the overall ODP area.

I accept this assessment and adopt its conclusion with regard to the scale of effects (less than minor).

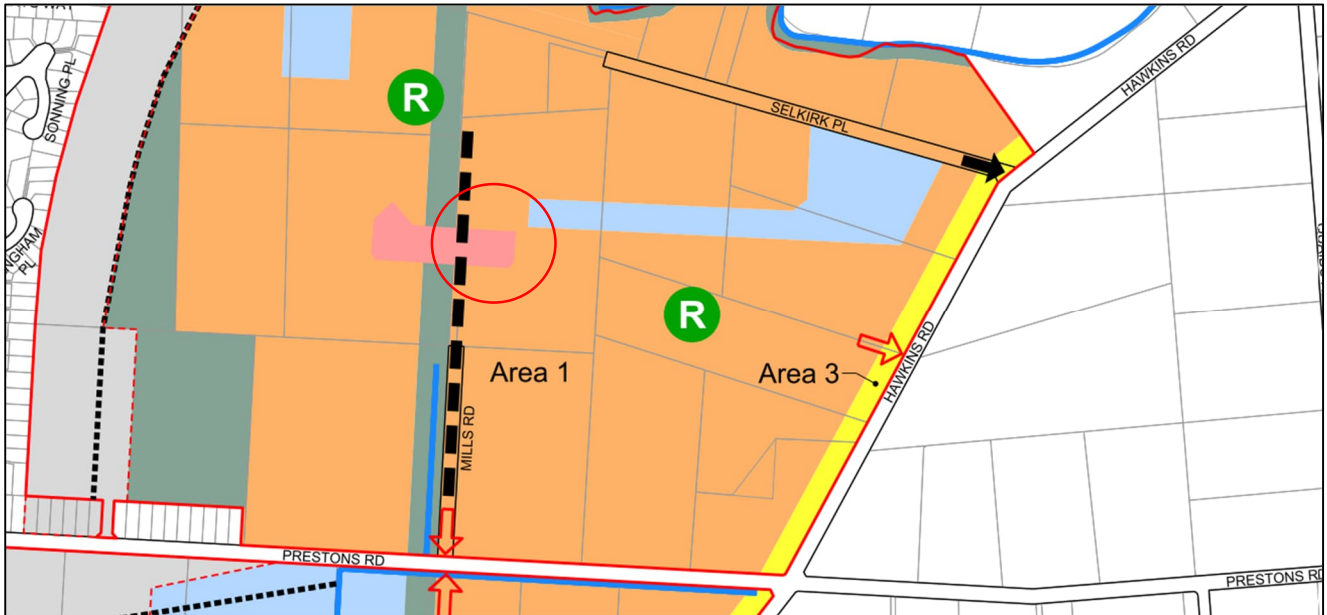


Figure 8 Commercial zoning shown in ODP

Natural hazards - Liquefaction management – rule 5.5.2 C1 matters

The application site is within the liquefaction management area, which requires consent and consideration against the matters under rule 5.5.2 C1 *Liquefaction Management Area*. Specialist input was sought from Ms Yvonne McDonald, Council's Senior Subdivisions Engineer, who reviewed the proposal and provided comments and recommended conditions of consent (which the applicant has accepted). I have relied on and accepted Ms McDonald's input and conclusion that no persons or the environment will be adversely affected by the proposal being in the liquefaction management area.

Earthworks

The proposed earthworks are a volume of 90,000m³ cut and 90,000m³ fill, to a depth of 2m below ground level. I sought input from Ms McDonald on the proposed earthworks. She highlighted that the overall earthworks plan indicates cut up to 2.1m on the central ridge and fill up to 2.5m depth in the northeast corner. Conditions of consent have been drafted on the assumption of a retaining wall being required where there is fill at boundaries.

The applicant states a Construction Management Plan will be applied, addressing traffic, sediment control measures, storage areas and timing. These include control of site entrances and the related sediment barriers. The applicant states earthworks largely involve the movement of material internally, reducing the potential for external trafficking and nuisance effects. Stockpiles will be located on the Erosion and Sediment Control Plan, with the ESC plan also addressing drainage during earthworks. Stabilisation and irrigation will be used to reduce dust creation, with a site wide Dust Management Plan prepared to address this. The applicant states noise limits in NZS 6803 (and so the District Plan) will be complied with.

The applicant states earthworks will be undertaken in accordance with NZS 4431, quoting the 1989 version, however Ms McDonald's recommended conditions will require works to comply with the 2022 version.

The applicant explained that the 2.5m fill shown against the road is required to fill a low area in the northeast corner of the site. The difference in finished height from finished lot surface to the road will be approximately 700mm. They also explained that the low permeability silt is not being used outside the basin. The applicant has not provided a draft ESC plan.

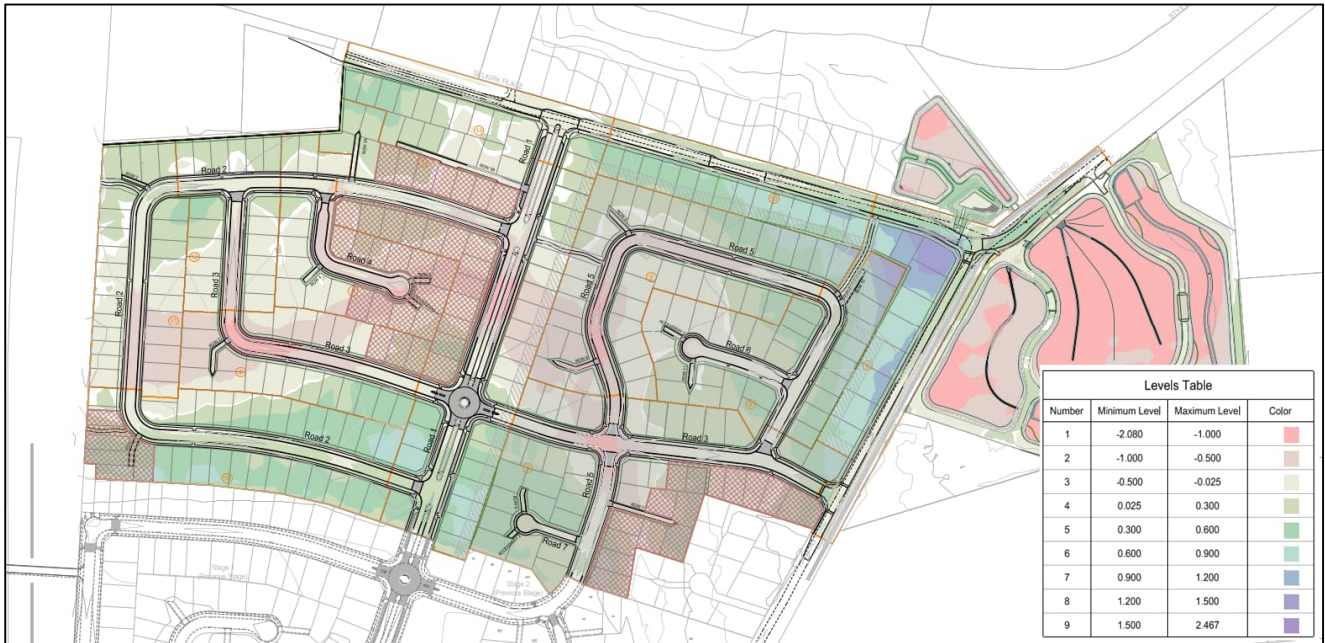


Figure 9 Proposed earthworks plan

The actual or potential effects associated with the earthworks can include (but are not limited to), noise, dust, traffic generation, visual and drainage effects. The applicant assessed the effects of earthworks as follows:

- The earthworks proposed in relation to Stages 6 – 14 seek to enable the overall Oakbridge development.
- Construction Management - Prior to any bulk earthworks being undertaken, a Construction Management Plan (CMP) will be implemented as a continuation of the measures implemented as part of Stage 1 and Stage 3, including maps and plans, traffic routes, sediment ponds, overflow channels, storage areas and a timing schedule. This plan will also set out the methodology of works and the environmental controls proposed to mitigate against any adverse environmental effects.
- Vehicle Circulation - Vehicles will be restricted to travel through access points identified on the ESCP. Shaker ramps and ballast measures are implemented at access points to prevent the transport of soils / sediment off-site. No earthworks plant will leave site during construction and a speed restriction will be placed on all vehicles on site. Any adverse effects associated with vehicle circulation on site will be temporary and have less than minor effects on the environment.
- Stockpiles will likely be required, consisting of stripped topsoil / vegetation, engineer-approved imported material for fill and unsuitable material unable to be re-used. Where appropriate, stockpiles will be seeded for stabilisation, sediment retention, and dust mitigation. Water will be applied to minimise any potential dust generation. The locations and approximate sizes will be identified on the ESCP prepared for each stage of earthworks.
- Drainage - The earthworks proposed will alter the natural drainage pattern across the site which will in part enable drainage to be controlled so that it is directed to appropriate stormwater treatment solutions. The ESCP will detail the controlling methods to be implemented and will be in accordance with the specifications of Environment Canterbury's ESC Toolbox guidelines.
- Noise - Any noise effects, including earthmoving plant and vibration during compaction, will be temporary and kept to a minimum by locating access tracks away from existing residential dwellings, and only operating equipment between the hours stipulated earlier in this report, being 7am – 7pm, Monday to Saturday inclusive, excluding public holidays and Sunday. Furthermore, the noise limits set out in NZS 6803:1999 Construction Noise Guidelines will be complied with at all times.
- Dust - Dust control will be carried out so as to minimise the spread of airborne dust and any nuisance created by it. A DMP will be prepared in order to comply with the provisions of the Canterbury Air Regional Plan relating to Land Development activities – this will include suitable mitigation methods to control dust from on-site activities.
- The earthworks will be undertaken in accordance with the following standards/documents to mitigate potentially adverse effects on the surrounding environment:
 - o Erosion and sediment control plans in accordance with Environment Canterbury ESCT
 - o Site management and/or construction management plans
 - o Traffic management plan
 - o Remedial action plan
 - o NZS4431: 1989 Code of Practice for Earth fill in Residential Development

- o NZS6803: P1999 "Measurement and Assessment of Noise from Construction, Maintenance, and Demolition Work."

Regarding amenity and overlooking effects on adjoining neighbours I assess the effect on each neighbour as follows:

15 Selkirk Place

This property is located at the end of Selkirk Place, adjoining proposed lots in stages 8, 7 and 14. During processing the applicant added a 2m planting buffer and lowered the fill gradually to meet the boundary (to mitigate the potential adverse effect of earthworks/fill on the tree roots of trees within the neighbouring property).

Relying on the earthworks plans provided prior to this change, I assessed the potential overlooking from fill close to internal boundaries with neighbours as follows:

- The proposed earthworks fill will be up to 0.241m at the south boundary of 15 Selkirk Place (see Figure 11), leaving at least 1.7m of fence height to screen overlooking from standing eye level from the proposed raised ground level (without requiring a fence over 2m which would be required to be 1m setback as an 'accessory building'). At the east boundary of 15 Selkirk Place the fill is up to 0.382m in height (see Figure 11), which I consider would require a higher fence (2.1m+) to screen overlooking from standing eye height on the proposed new allotments.
- The applicant has proposed a higher fence of 2.1m where the fill is over 0.3m which I consider would not appear noticeably visually dominant to the persons at 15 Selkirk Place, and would mitigate the potential overlooking effect. The orientation of the site is also likely to result in outdoor living spaces near the adjoining fence, which would also mitigate the potential overlooking from buildings on the proposed lots, and the 2m planting buffer and embankment would help to distance activity from the fence, mitigating potential overlooking effects. I recommend a condition of consent for the fence height to be in relation to the fill, so that it does not exceed 2.1m in overall height and is no lower than 1.7m above the proposed finished ground level.

I consider the potential for fill above 0.3m could still have some overlooking effect so the 2.1m fence would still be a beneficial mitigation for effects on 15 Selkirk Place. The actual maximum fill height levels could possibly be less than those stated on the earthworks plan, now being slightly further setback from the internal boundary, so I have recommended conditions that require the internal fence height is higher than 2m (up to 2.1m) if the maximum fill height exceeds 300mm. The applicant has accepted this approach and condition.

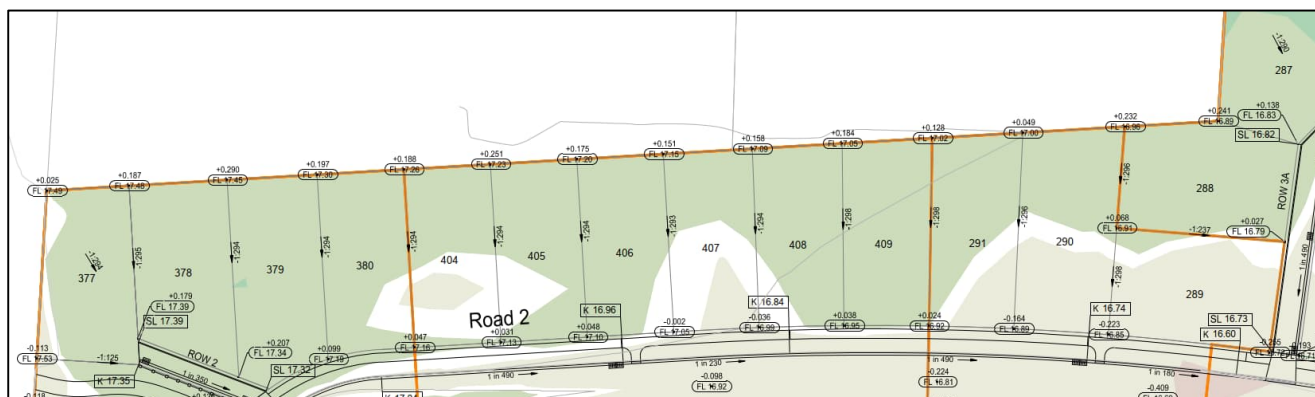


Figure 10 Changes in ground level at south boundary of 21 Selkirk Place (left) and 15 Selkirk Place (right)

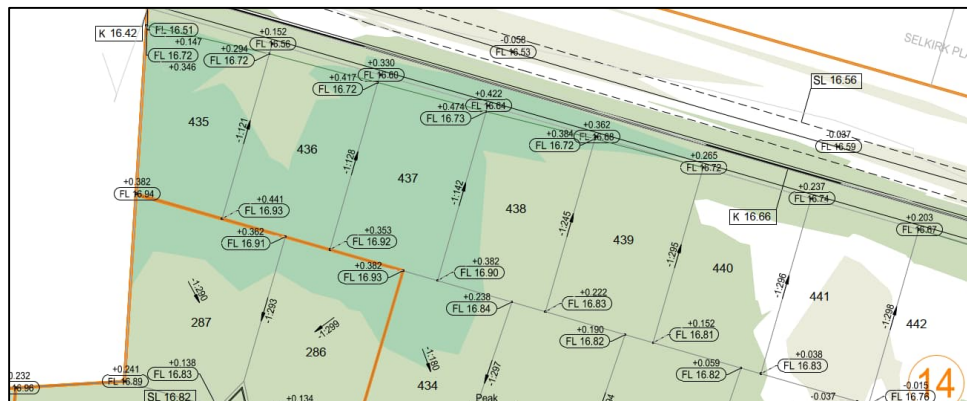


Figure 11 Changes in ground level at east boundary of 15 Selkirk Place

21 Selkirk Place

The fill is proposed up to 0.29m at the south boundary of 21 Selkirk Place (see Figure 11), leaving at least 1.7m of fence height to screen overlooking from standing eye level, which I consider adequate to mitigate potential privacy effects of fill on the application site. As for 15 Selkirk Place, the orientations of the new lots will likely result in outdoor living spaces near the internal boundary, reducing risk of buildings being on the filled part of the site near 21 Selkirk Place (which could afford a higher finished floor height for overlooking from). I consider the effect of earthworks on the amenity of the owner/occupiers of 21 Selkirk Place would be less than minor.

4R Mills Road and 28 Selkirk Place

The west boundary adjoins a narrow (6m) strip of land owned by the Christchurch City Council (4R Mills Road) and then on the other side of 4R Mills Road there is another long but wider (60m) parcel of land in private ownership (28 Selkirk Place) between the application site and the Burlington retirement village site. That land is partly used for stormwater purposes at present (in association with Burlington) but is zoned RNN and could potentially be used for residential development of a similar nature to the proposal. The fill along this boundary is low level (0.142m at most) which would leave over 1.8m for a fence which would ensure mitigation of overlooking effects into a future residential development to the west. I consider the effect of earthworks on the amenity of the owner/occupiers of 4R Mills Road and 28 Selkirk Place would be less than minor.

Regarding overland flows and filling near to 15 and 21 Selkirk Place, I sought input from Mr Norton. The proposal is to be fill near the internal boundary with 15 and 21 Selkirk Place, but to lower the fill until reaching the existing ground level at the boundary to minimise impacts on neighbouring trees (fill and compaction can affect them) and to avoid creating a channel which would require drainage outfalls and easements. Mr Norton confirmed that the application site and the adjoining sites generally fall to the north towards the Styx River, so by filling and draining most of the application site towards the internal road network the applicant will significantly reduce the catchment that previously flowed north towards the neighbours (natural servitude), so what would still flow in that direction from any battered fill / planted embankment would be less than existing, so that effects on the neighbours would be less than minor. I have accepted and relied on this input.

Earthworks within 5m of street trees

The proposal seeks to enable excavation within the legal road within the 5m setback of a street tree without arborist supervision (a requirement for this to be a permitted activity). I consider that the potential adverse effects of the activity relate to earthworks nuisance and health of trees, and accept the applicant's assessment at section 6.5 of their AEE, the main points from which are:

- The trees at time of planting are not mature (between 2.5m to 3.5m), held within 80 litre bags with a root span of approximately 1m;
- The installation of vehicle crossings within 12-24 months of planting ensures that the root zone would be unlikely to have extended beyond 2m, ensuring works will not affect the health of the trees; and
- The proposed works are small scale.

I add that:

- The extent of each works site is estimated to be between 12-17m² depending on the width of each individual vehicle crossing. Based on the Council's standards for vehicle crossings the potential volume of works for a crossing is 2.46m³. Trenching associated with the installation of laterals or relocation of other services will be substantially less than this;
- The works involved are unlikely to generate any dust that would constitute a nuisance to neighbours;
- The site is generally flat and as such the works will not have an adverse impact on land stability or impact on the drainage of the site; and
- The proposed works are a one-off event for each site, and once constructed it is unlikely that the area will be disturbed in the future.

I recommend conditions of consent requiring minimum setback of 2m, protective fencing around the tree, and notification to made Council before and after works. The applicant has accepted these conditions of consent. I consider effects on any persons at adjoining sites would be less than minor as the effects on trees will be less than minor.

Earthworks near Horners drain

The proposed Hawkins Road upgrade (a condition of this subdivision consent) involves earthworks within 7m of the bank of Horners drain, which is classified as an environmental asset waterway. The works associated with road works could be permitted if they were limited to the operation, repair or maintenance of transport infrastructure, but this is a roading 'upgrade' and some earthworks are shown on the stream bank (Figure 13) so I need to consider the following matters:

- Natural hazards - Rule 6.6.7.1
- Natural values - Rule 6.6.7.2
- Maintenance access - Rule 6.6.7.5

- Amenity and character - Rule 6.6.7.3
- Cultural values - Rule 6.6.7.4

The applicant has proposed full road reinstatement, which includes 400-600mm undercut from the proposed levels as the applicant will need to cut down from the existing formation to the proposed design. The applicant has confirmed it is unlikely any major works will occur beyond the kerb location, with only minor reshaping proposed to match the kerb levels.

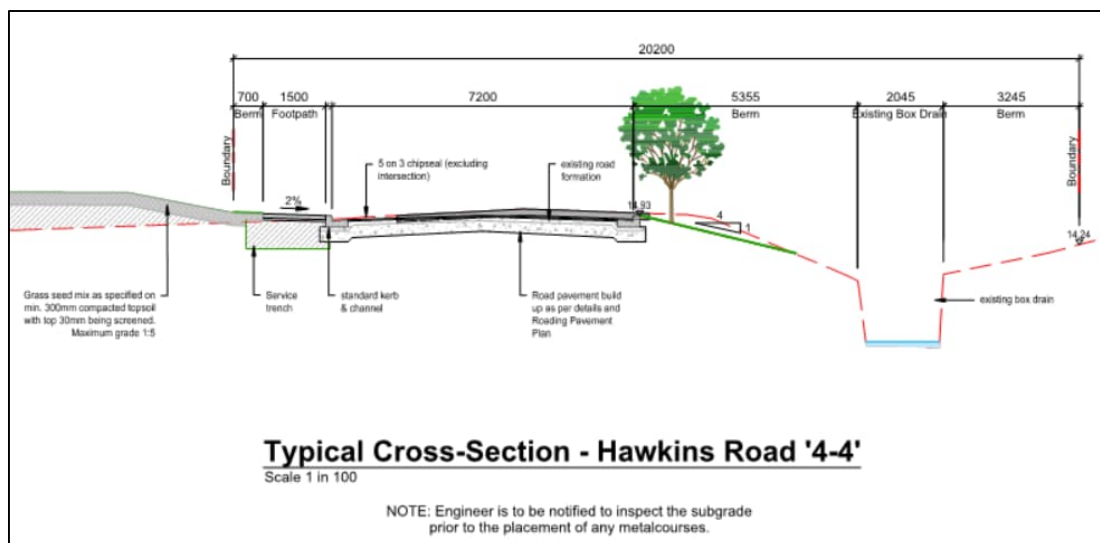


Figure 12 Hawkins Road cross section

I sought input from the relevant papatipu rūnanga through Mahaanui Kurataiao, whose advice I highlight as follows:

- Waterways are taonga integral to cultural identity and rūnanga have a kaitiaki responsibility to protect them, and are concerned for potential adverse effects. Policies for protection are set out in the Mahaanui Iwi Management Plan (IMP), a written expression of kaitiakitanga with the mandate of the six Papatipu Rūnanga, and is endorsed by Te Rūnanga o Ngāi Tahu, as the iwi authority. In summary the relevant policies are:
 - o 5.3 Wai Maori
 - WM2.1 change in perception and treatment of freshwater resources, from public utility and unlimited resource to wāhi taonga
 - WM2.2 respect water as taonga
 - WM6.17 controls on development adjacent to waterways
 - WM14.1 drains managed as natural waterways, riparian margins protected and planted, maintenance methods maintain riparian edges and fish passage
 - o 5.4 Papatuanuku
 - P11.9 controls on earthworks to protect waterways from sedimentation including buffer zones, minimising land clearance and land being left bare, capturing run off, sediment control

Undertaking a land use activity within a waterway setback has the potential to undermine these cultural values, so they recommend the following two conditions of consent in order to ensure protection of indigenous species and mahinga kai values of Horners Drain, and mitigate impacts of any earthworks, enhance the cultural landscape, increase indigenous habitat, filter sediment, and sequester carbon:

- All works to upgrade Hawkins Road must be undertaken under supervision of a suitably qualified Ecologist, to ensure protection of indigenous species and mahinga kai values of Horners Drain; and
- A riparian buffer zone with indigenous planting must be established and maintained to mitigate the impacts of earthworks, enhance the cultural landscape, increase indigenous habitat, filter sediment, and sequester carbon. Indigenous planting must enhance the ecological values of the waterway and mature to a height of at least the width of the waterway.

Mahaanui Kurataiao also recommended conditions for an accidental discovery protocol to be followed, and erosion and sediment control plan and measures to be implemented, indigenous planting to not be removed and all fill to be clean fill. These are either accepted or unnecessary (due to there being no existing indigenous planting to be removed). The two conditions relating to an ecologist supervising the works and a riparian buffer being established have not been accepted by the applicant. To better understand the necessary precautions to ensure the outcome sought by the rūnanga (ensure protection of indigenous species and mahinga kai values of Horners Drain, and

mitigate impacts of any earthworks, enhance the cultural landscape, increase indigenous habitat, filter sediment, and sequester carbon) I sought specialist input from a freshwater ecologist, Clinton Webb from Instream Consulting Limited, who provided input on the necessity of the recommended conditions. I highlight his comments as follows:

- The advice relates specifically to the potential impacts of these earthworks on the Natural Values of Horners Drain and does not extend to other activities associated with the proposed development, nor does it extend to Matters of Discretion beyond Natural Values.
- Based on the "*Typical Cross-Section – Hawkins Road '4-4'*" there is no appreciable increase in built form proposed within the setback.
- Google Street View imagery dated February 2022 indicates that the affected riparian area of Horners Drain is comprised primarily of mown exotic grass, which provides low quality riparian habitat. There are several large exotic willow trees within the affected setback area, near the intersection of Hawkins Road and Selkirk Place, which afford Horners Drain with some shade. Waterway shading improves aquatic ecological values by cooling water, and preventing excessive growth of aquatic plants that can detract from habitat quality. Based on these observations, the key considerations for mitigating adverse effects on Horners Drain are:
 - o Ensuring that an appropriate Erosion and Sediment Control Plan is created, approved, and followed, to protect the aquatic values in Horners Drain.
 - o Avoiding removal of vegetation providing shade to Horners Drain, or where removal is unavoidable replacing this vegetation with appropriate native species capable of shading the waterway.
- Regarding Mahaanui Kurataiao's requested consent conditions relating to protection of Natural Values, the requirement for an Ecologist to supervise the road works is not considered necessary because the affected riparian area has low ecological value and potential impacts on values within Horners Drain should be readily mitigated with an appropriate Erosion and Sediment Control Plan. I sought to clarify what the indigenous species and mahinga kai values of Horners Drain were, and whether they would be adequately protected by ESC measures, to which Mr Webb responded that Horners Drain has a high diversity of native fish (five species known from the waterway), including:
 - o At Risk inanga (adult whitebait; *Galaxias maculatus*) and longfin eel (*Anguilla dieffenbachii*), which in addition to their elevated threat status, these species are also mahinga kai.
 - o Not Threatened shortfin eel (*A. australis*). which is also mahinga kai.

However the primary risk to these species associated with the proposed earthworks is that sediments and other contaminants make their way into the waterway. Sediment runoff can lower habitat quality by smothering stoney habitats, increasing nutrient loads, and promoting nuisance aquatic plant growth. Additionally, increased sediment runoff can reduce water clarity, with impacts on fish behaviour, including foraging activity. These risks can be mitigated with a robust Erosion and Sediment Control Plan.

- Regarding the requirement for a riparian buffer zone with indigenous planting, Mr Webb referred to Council staff Brian Norton and Grant Stowell and Council's long-term plans to redirect flow in Horners Drain into a new, naturalised alignment, which means that the section of Horners Drain in the project area may not carry baseflow in the future. Given the potential in the future for baseflow to be diverted away from this length of waterway, enhancements such as riparian planting will be better spent around other waterways. I sought input from Mr Norton who advised that the future options for Horners Drain include:
 1. Repair timber/concrete lining only as needed to prevent catastrophic failure
 2. Renew the entire timber/concrete lining
 3. Decommission and divert the drain
 4. Redirect base flow and replace the drain with an overflow pipeline
 5. Naturalise Horners Drain on its current alignment

Options 3-5 are long term and costly, and one of these options involving naturalisation is unlikely within the next 5 years but more likely within 10 years. In that context riparian planting along the drain is not considered an efficient use of resources and the plants will be wasted, and that even when option 1 (the simplest option) is being implemented the planting could be damaged or require removal to undertake continued repair/renewal of the drain.

I have accepted and relied on Mr Webb and Mr Norton's comments. I consider that subject to stringent ESC measures the outcome sought by rūnanga can be achieved by alternative means to the condition that they sought to be imposed on the activity.

Regarding creating a landscape buffer, if the riparian margin was to be planted to the extent recommended by rūnanga this would be a substantial investment and the planting would most likely need to be removed between 5-10 years from now. When one of those options are chosen the riparian margin would likely be planted at that time. The proposed works do not include any reduction in the width of the margin between the road and the drain, so the existing situation will persist provided the banks of the drain are completely restabilised, and I recommend a condition of consent be included to require this (ESC measures to be maintained until all works are completed and any bare surfaces or sources of sediment have been entirely stabilised). I consider the outcomes sought by rūnanga can be achieved by alternative means to the ones they propose in order for them to not be considered affected persons, so that adverse effects are avoided and the current environment is not degraded. The improvement sought through a planted riparian margin is an improvement/enhancement which will most likely occur in the next 5-10 years, rather than being achieved at the time of this roading upgrade, but implementing the enhancement now would likely result in indigenous vegetation being destroyed for drain works and enhancements which are a necessity in some form or another in order to prevent the catastrophic failure of the drain.

I have relied on the ecology specialist and the likely future works on the drain to conclude that the effects on cultural values can be mitigated so that they are less than minor, subject to ESC conditions which the applicant has accepted.

Subdivision of contaminated land – matters under regulation 10(3) of the NES

Ms Agnes van der Erf provided input on the proposal which I highlight as follows:

- The majority of the land in Stages 6-14 of the Oakbridge Subdivision are listed as HAIL due to persistent pesticide usage associated with historic orchards and market gardening. 10 Mills Road (Area F) has also been used for fuel storage, waste disposal to land with soil stockpiles, burn pits and a transport depot. There are also some older buildings that contain asbestos building materials either used a cladding or roofing and the areas around these will be assessed and soil tested if necessary following demolition. To date only asbestos containing material (ACM) has been located with soil sampling confirming no detects of asbestos fines;
- Soil sampling confirms that most of the land contains heavy metals and either DDT or Dieldrin above background levels. There were also a couple of samples with arsenic or lead just above the Residential Soil Contamination Standards (10% Prod) which will make the subdivision restricted discretionary under the NES. The application contains a Remedial Action Plan which proposes removing soils from these areas and validated the surrounding area to confirm it suitability for residential use. Provided works proceed according to the RAP, any adverse effects will be less than minor;
- Following earthworks, in all likelihood heavy metals and DDT/dieldrin will remain on individual sites above background levels and the applicant will need to consider how this will be managed with individual dwelling foundation excavations. Either through individual lot testing or applying for a global resource consent may be options;
- Conditions of consent are recommended requiring contaminated soils be disposed of appropriately and with evidence, notification of Council prior to earthworks beginning, site remediation, and a site validation report be submitted to Council; and
- Ms van der Erf also noted obligations around noise limits for construction works.

For previous stages of this subdivision similar conditions have been applied, and the condition requiring a site validation. I have accepted and relied on Ms van der Erf's input and consider that subject to the recommended conditions of consent that any persons and the wider environment would not be affected by subdivision of the application site.

Section 221(3) Partial variation of Consent Notice

Lot 4000 from subdivision consent RMA/2022/927 will be developed into residential allotments by the current application, so the conditions deferring the Hawkins Road and Selkirk Place upgrade requirements can be removed from the consent notice on lot 4000 as they will be replaced with the upgrade conditions of this consent which require the works to be done prior to s224 certification. I consider there would be no effect of removing the condition from the consent notice.

Conclusion

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

The applicant has accepted all recommended conditions of consent.

Notification assessment [Sections 95A and 95B]

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

Public notification

- Step 1. The application does not meet any of the criteria for mandatory notification in section 95A(2).
- Step 2. The application does not meet any of the criteria in section 95(A)(5) precluding public notification.
- Step 3. There are no rules or NES requiring public notification, and any adverse effects on the environment will be no more than minor (section 95A(8)).
- Step 4. There are no special circumstances that warrant public notification (section 95A(9)).

Limited notification assessment

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

Conclusion on notification

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

Notification recommendation

That, for the reasons outlined above, the application be processed on a non-notified basis pursuant to sections 95A and 95B of the Resource Management Act 1991.

Reported and recommended by: Shona Jowett, Senior Planner

Date: 25/02/2025

Notification decision

That the above recommendation be accepted for the reasons outlined in the report.

Delegated officer:



Sean Ward
Team Leader Planning
07/03/2025

SECTION 104 ASSESSMENT

Relevant objectives, policies, rules and other provisions of the District Plan and Plan Change 14 [Section 104(1)(b)(vi)]

Regard must be had to the relevant objectives and policies in the Christchurch District Plan. In my opinion the application is consistent with these as the new allotments will be appropriately designed and serviced for the anticipated purpose. I adopt the applicant's assessment of the subdivision objectives and policies, and I consider that that the proposal would also be consistent with the residential (14), earthworks (8), natural hazards (5), and transport (7) objectives and policies.

Conclusion

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

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

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

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

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

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

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

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

Section 104(3)(d) notification consideration

Section 104(3)(d) states that consent must not be granted if an application should have been notified and was not. No matters have arisen in the assessment of this application which would indicate that the application ought to have been notified.

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*

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

- (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 TC2/TC3 in the south, TC3 centrally and TC1/TC2 in the north. Technical Category 1 is where future land damage from liquefaction is unlikely, Technical Category 2 is where minor to moderate land damage from liquefaction is possible in future significant earthquakes, and Technical Category 3 is where moderate to significant land damage from liquefaction is possible in future significant earthquakes.

The applicant has submitted a geotechnical report prepared by Davis Ogilvie (the same as was provided to support RMA/2017/2059 and RMA/2022/927 and RMA/2022/569) which has been reviewed by Council's Subdivision Engineer (Ms Yvonne McDonald). Ms McDonald advised that Davis Ogilvie had carried out a section 106 assessment of the natural hazard risks and determined liquefaction related settlement to be the primary concern, with static settlement in the northeast corner also requiring consideration. Slippage due to lateral spread is not considered a risk if the existing box drain structure is maintained for Horners Drain. Falling debris and erosion are not generally considered a risk on the flat land covered by this consent so have not been specifically addressed in the conditions, beyond the normal earthwork conditions. Ms McDonald concluded that subject to her 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, she recommended conditions of consent related to Chapter 5 of the District Plan, which have been accepted by the applicant.

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

Section 104 Recommendation

LAND USE CONSENT

- (A) That the application be processed on a non-notified basis in accordance with Sections 95A – 95E of the Resource Management Act 1991.
- (B) That the application be granted pursuant to Sections 104, 104C, 108 and 108AA of the Resource Management Act 1991, subject to the following condition:
1. The development shall proceed in accordance with the information and plans submitted with the application.
 2. All earthworks associated with the creation and formation of the subdivision shall be carried out in accordance with the conditions of subdivision consent.

Street trees

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

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

5. No other works or parking of vehicles or stockpiles or storage of materials are permitted within 5m of the trunk of a street tree, except that vehicles may park on the carriageway of the road.
6. Prior to the commencement of works, a temporary protective fence shall be erected around the tree at a minimum distance of 2m from the trunk of the tree, except that this can be reduced to 1.5m where the

vehicle crossing is to be installed or to the edge of any sealed area (such as a footpath or kerb and channel).

7. The temporary protective fence shall be constructed of mesh material with a "post" system spaced at intervals of at least a metre apart and consisting of a type that has no underground strip footing.
8. The temporary protection fence shall be maintained at all times during the construction process. If the protective fencing is damaged it shall be repaired immediately.
9. No water used to wash down machinery (e.g. concrete mixers) likely to contain concrete or fuel shall be disposed of within 5m of the trunk of a street tree.
10. At the completion of works any exposed earth within the berm shall be reinstated and planted with grass.
11. Any person undertaking works within 5m of a street tree under this consent shall notify Christchurch City Council no less than five working days prior to works commencing, (email to rcmon@ccc.govt.nz) of:
 - i. the earthworks start date and the name and contact details of the site supervisor.
 - ii. the temporary protective fence being erected (provide photographic evidence)
 - iii. a schedule/list of activity.
12. Within 5 working days of sealing the vehicle crossing photographs of the site shall be taken and forwarded to rcmon@ccc.govt.nz.
13. The site manager shall keep a copy of this consent on site at all times and will be responsible for informing the labour force with regard to the conditions of the consent.

Advice Notes

Monitoring

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

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

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

SUBDIVISION CONSENT

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

The survey plan, when submitted to Council for certification, is to be substantially in accordance with the stamped approved application plan.
 - 1.2 Staging

The subdivision may be carried out in stages. If staged, each stage is to be in accordance with the staging shown on the application plan. That the development may proceed in stages in no particular order in accordance with the approved subdivision plan. At each stage any balance land is to be left as a fully serviced allotment.

1.3 Amalgamations

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

That Lot 509 hereon (legal access) be held as to three undivided one-third shares by the owners of Lots 321-323 hereon as tenants in common in the said shares and that individual records of title be issued in accordance therewith

That Lot 510 hereon (legal access) be held as to three undivided one-third shares by the owners of Lots 360-362 hereon as tenants in common in the said shares and that individual records of title be issued in accordance therewith

That Lot 511 hereon (legal access) be held as to two undivided one-half shares by the owners of Lots 377-378 hereon as tenants in common in the said shares and that individual records of title be issued in accordance therewith

That Lot 512 hereon (legal access) be held as to three undivided one-third shares by the owners of Lots 286-288 hereon as tenants in common in the said shares and that individual records of title be issued in accordance therewith

That Lot 513 hereon (legal access) be held as to six undivided one-sixth shares by the owners of Lots 429-434 hereon as tenants in common in the said shares and that individual records of title be issued in accordance therewith

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1.4 Local Purpose (Access) Reserve Land

Lot 2003, 2004, 2005, 2006 and 2007 are to be vested as Local Purpose (Access) Reserve.

Lots 2003 (548m²), 2004 (240m²), 2005 (285m²), 2006 (269m²) and 2007 (218m²) are to be vested as Local Purpose (Access) Reserves.

Advice note: A Local Purpose (Access) Reserve, including any landscape improvements, shall hold no credits towards the final Reserve Development Contributions Assessment

Advice note: Any underground infrastructure across land to be vested as Reserve will require an easement application in compliance with s239, prior to the issuing of s224 certificate. The application should be made to the Consent Planner, for consideration, at the Consent Holders expense.

1.5 New Road to Vest

The new roads, being lots 1004, 1005, 1006, 1007, 1008, 1009 and 1010 are to be formed and vested in the Council to the satisfaction of the Subdivision Engineer with underground wiring for electricity supply and telecommunications.

1.6 Road/Right of Way Naming

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

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

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

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

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

1.7 Road Widening/Corner Rounding to Vest

Lot 1003 shall be vested in the Council as road widening being 135m² in area.

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

1.8 Right of Way Easements (Private Ways)

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

1.9 Service Easements

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

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

1.10 Easements over Reserves (Local Access Reserves)

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

Advice note: Council does not issue s239 approval for recreation reserves.

1.11 Easements in Gross

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

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

1.12 Public Utility Sites

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

1.13 Plans for Geodata

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

2. Quality Assurance

2.1 Asset Design and Construction

The design and construction of all assets shall be subject to a project quality system in accordance with Part 3: Quality Assurance of the Infrastructure Development Standard (IDS).

2.2 Quality Assurance

2.2.1 Prior to the commencement of physical works on site for the construction of the subdivision including infrastructure, the Consent Holder shall submit to the Planning Team - Subdivision Engineers a Design

Report, Plans and Design Certificate complying with clause 3.3.2 of the IDS for review and acceptance under clause 2.10 of the IDS 2022. The Design Report and engineering plans shall provide sufficient detail to confirm compliance with the requirements of the IDS and this consent, including compliance with condition 3.2 and condition 3.5 and 3.6. This report can be submitted as two individual design reports addressing infrastructure as one part and the second part as a Geotechnical Report.

- 2.2.2 Prior to the commencement of physical works on site, the Consent Holder shall submit to the Council's Planning Team - Subdivision Engineers a Contract Quality Plan and supporting Engineer's Review Certificate, complying with clause 3.3.3 of the IDS, for review and acceptance by Council under Clause 2.11 of the IDS 2022.
- 2.2.3 Prior to the issue of certification pursuant to section 224(c) of the Resource Management Act, the Consent Holder shall submit to the Planning Team - Subdivision Engineers an Engineer's Report complying with clause 3.3.3 of the IDS and an Engineer's Completion Certificate complying with clause 3.3.4 of the IDS for review and acceptance under clause 2.12 of the IDS 2022. The Engineer's Report shall provide sufficient detail to confirm compliance with the requirements of the IDS, the CSS and this consent, including compliance with consent conditions requiring mitigation measures with respect to any liquefaction and lateral spread hazards.

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

General Advice Note for Quality Assurance

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

Waterway enhancement/works acceptance can be submitted at a separate time to the engineer design acceptance and is to be approved by both the Subdivision Engineer and other relevant Council Officers. The Landscape Plans shall be submitted to stormwaterapprovals@ccc.govt.nz.

2.3 Traffic Management

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

2.4 Laterals for rear Lots

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

If approved under a building consent, passed 252 (FS and SW drains) mandatory building inspections pursuant to the Building Code and the Code Compliance Certificate is required prior to the issue of the s224 Certificate.

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

2.5 CCTV Inspections

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

2.6 Services As-Built Requirements

As-Built plans and data shall be provided for all above and below ground infrastructure and private work in compliance with the Infrastructure Design Standards (IDS): <https://www.ccc.govt.nz/consents-and-licences/construction-requirements/construction-standard-specifications/pipeline-cctv-inspections/>

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

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

As-Builts (Reserves and Street Trees)

The Consent Holder shall submit As-Built plans for any landscape improvements on land to be vested as reserve and for any street trees, in accordance with IDS, Part 12 As-Builts records once the trees are planted.

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

2.7 Minimum Levels

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

3. Geotechnical

3.1 All liquefaction hazard and lateral spread mitigation on site shall be designed in accordance with the recommendations in the Davis Ogilvie Geotechnical Report for Subdivision Ref 34300 version 2 dated 22 August 2017 (TRIM 22/409909).

3.2 All infrastructural assets to be vested in the Council shall be designed and constructed in accordance with the Infrastructure Design Standard (IDS) 2018 and the Construction Standard Specifications (CSS).

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.

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 liquefaction and lateral spread from a seismic event as defined in condition 3.3.

3.3 All liquefaction hazard mitigation shall be designed for a 1 in 25 year return period serviceability limit seismic design event and a 1 in 500 year return period ultimate limit state seismic design event as defined in NZS1170.5.2004.

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

3.4 Consent Notice for lots 204-208: Specific Engineering Design for Piled Foundations

That a consent notice in terms of Section 221 of the Resource Management Act be registered on the titles for lots 204-208.

Specific investigation and specific engineering design for piled foundations is required at building consent stage, with consideration for the underlying peat and artesian groundwater, with reference to the Davis Ogilvie Report "Shallow Geotechnical Investigation: 29 Lots on the corner of Selkirk PI & Hawkins Rd, Oakbridge, Christchurch", reference 39630 dated 13 April 2023, held on Council electronic file 23/1591832.

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

- 3.5 Consent Notice for lots 410: Lot specific deep investigation required to determine if shallow specific engineered design foundations are suitable OR if the foundations need to be piled.
That a consent notice in terms of Section 221 of the Resource Management Act be registered on the titles for lot 410.

Specific investigation and specific engineering design is required at building consent stage, with reference to the Davis Ogilvie Report "Shallow Geotechnical Investigation: 29 Lots on the corner of Selkirk PI & Hawkins Rd, Oakbridge, Christchurch", reference 39630 dated 13 April 2023, held on Council electronic file 23/1591832.

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

- 3.6 Consent Notice: Specific geotechnical site investigations

"In accordance with the assessed TC2 category of the site, shallow geotechnical site investigations are required on all individual lots at building consent stage to confirm ground bearing capacity and the appropriate foundation design. The recommended density and type of shallow geotechnical testing is defined in NZS 3604:2011."

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

- 3.7 Consent Notice: Specific Engineering Design required for all lots that are categorised in the Final Geotechnical Report as TC2 land.

"Any structure requiring a Building Consent, in terms of Building Act provisions, shall have specific foundation design by a suitably experienced chartered engineer or by an appropriately qualified geotechnical engineer. The design shall take into consideration the potential for liquefaction and associated effects (vertical settlement and lateral spread) appropriate for Technical Category 2 land and shall be investigated and designed in accordance with MBIE Guidelines 'Repairing and rebuilding houses affected by the Canterbury earthquakes' (December 2012) or subsequent revisions."

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

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

- 3.8 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, with reference to Davis Ogilvie Geotechnical Report for Subdivision Ref 34300 version 2 dated 22 August 2017 (TRIM 22/409909). Ground performance shall achieve a minimum technical categorisation on all residential lots equivalent to TC2. The technical category will be confirmed in the Engineers Report prepared for the section 224(c) certificate under condition 3.9.

- 3.9 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 the liquefaction and lateral spread potential of the land during the seismic design conditions in condition 3.3 and the potential for static settlement. The report shall recommend the Technical Category of the land in terms of the MBIE guidance document '*Repairing and Rebuilding Houses Affected by the Canterbury Earthquakes*' and include a Statement of Professional Opinion on the Suitability of Land for Building Construction, using the template in IDS Part 4 Appendix II.

4. Water Supply
- 4.1 The point of water supply for the subdivision shall be the DN250 PE100 water main connection in Oakbridge Boulevard.
- 4.2 The water supply shall be designed by a suitably qualified person in accordance with the Infrastructure Design Standard and in general accordance with the NZ Fire Service Fire Fighting Water Supplies Code of Practice NZS 4509:2008, subject to Council engineering acceptance. Engineering drawings supported by hydraulic model outputs shall be sent to the Subdivisions Planning Engineer for Engineering Acceptance by the Three Water & Waste Asset Planning Team prior to the commencement of any physical work.
- 4.3 All water mains and submains for the subdivision shall be installed in legal road.
- 4.4 DN180 PE100 water mains shall be extended along the full length of legal road per the requirements of the Infrastructure Design Standard.
- 4.5 The construction of Council vested water infrastructure shall be carried out by a Council approved water supply installer at the expense of the applicant.
- 4.6 All lots shall be served with a water supply to their boundary. Submains shall be installed to 1m past each lot boundary.
- 4.7 Any rear lot or lot within a Right of Way shall be serviced by its own DN32 lateral within a shared access. The water supply lateral connections shall be located within the property, immediately (less than 1.0m) behind the legal road boundary and within a shared access as shown in IDS Part 7, Figure 3. Each water supply lateral connection shall be installed with a dummy connection spacer rod in accordance with CSS Part 4, SD 403. An easement for the right to convey water shall be created over the lateral in favor of the lot serviced by the lateral. Laterals shall be installed by a Licensed Certified Plumber and shall not cross the boundary of the net site area of other sites.

Advice Note: This will require a Building Consent or building consent exemption.

5. Sewer
- 5.1 The subdivision shall be serviced by a Local Pressure Sewer System designed in accordance with Council's Infrastructure Design Standards and Construction Standard Specifications. Engineering drawings supported by hydraulic calculations shall be sent to the Subdivisions Engineer for Engineering Acceptance by the Three Water and Waste Planning Team prior to the commencement of any physical work.
- 5.2 The approved sanitary sewer outfall shall be the DN90 PE100 pressure sewer connection in Oakbridge Boulevard.
- 5.3 The consent holder shall put in place measures to enable the initial operation of the local pressure sewer system within and from the subdivision during the build phase, including (but not limited to) ensuring self-cleansing flow and limiting sewage retention time within the system when the design number of pressure sewer tanks are not yet in operation. These measures shall be reported to the Subdivisions Engineer prior to seeking section 224(c) certification.
- 5.4 Each lot shall have a Boundary Kit located within the legal road or Right of Way outside the boundary of the lot. The pressure lateral from the Boundary Kit is to extend at least 600mm into the net site of each lot.
- 5.5 Properties in a Right of Way shall be serviced by a single pressure main. An isolation valve shall be installed on the pressure main at the boundary of the Right of Way and the public road. Easements in gross shall be created over Pressure Sewer Systems in private Rights of Way.
- 5.6 Installation of the pressure sewer mains and boundary kits shall be carried out by a Council Authorised Drainlayer (Pressure Sewer Reticulation).

- 5.7 The following conditions shall be recorded pursuant to Section 221 of the RMA in a consent notice registered on the titles of each residential Lot:
- 5.7.1 The property shall be served by a local pressure sewer unit comprising a pump and storage chamber which can accommodate at least 24 hours average dry weather flow to be supplied by either Aquatec or EcoFlow and installed by a Council Authorised Drainlayer (Pressure Sewer Tanks) at building consent stage in accordance with the Requirements for Local Pressure Sewer Units specified under a Building Consent. The local pressure sewer unit will be supplied complete with an IOTA OneBox Control Panel.
 - 5.7.2 Ownership and control of the local pressure pump, chamber, boundary kit and OneBox Control Panel shall be vested with Council. The property owner shall enter into a Deed with the Christchurch City Council, drafted in terms approved by the Christchurch City Council, vesting ownership in the system prior to Code Compliance Certificate being issued for a dwelling on the relevant site.
 - 5.7.3 The Council and its agents or contractors shall have the right of access to the property for the purpose of maintenance, monitoring or renewal of any part of the local pressure sewer system vested with Council.
 - 5.7.4 The property owner shall ensure that the local pressure sewer unit is connected at all times to an electricity supply and shall remain responsible for the cost of the electricity required to operate it.
 - 5.7.5 The property owner shall adhere to the user requirements of the local pressure sewer unit. In the event that the local pressure sewer unit is damaged as a result of a breach of this obligation, the Council may recover the costs of repair from the property owner.

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

6. Stormwater
- 6.1 In addition to the below conditions, the stormwater management system to be constructed under this application shall meet the requirements of the Waterways, Wetlands and Drainage Guide (2003, including updates), the Infrastructure Design Standard (IDS 2022) and the Construction Standard Specifications (CSS 2022).
 - 6.2 The consent holder shall demonstrate that authorisation for the discharge of construction phase stormwater has been obtained from Environment Canterbury or has been obtained from Christchurch City Council.
 - 6.3 The consent holder shall demonstrate that authorisation for the discharge of operational phase stormwater has been obtained from Christchurch City Council, otherwise separate authorisation from Environment Canterbury shall be obtained.
 - 6.4 The consent holder shall submit an Engineering Design Report for acceptance by the *3 Waters Asset Planning - Stormwater & Waterways* 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 systems.
 - 6.5 Unless otherwise approved by the Council Planning Engineer stormwater generated from all roofs, roads and hardstanding areas within all allotments and any offsite contributing catchments shall be collected via channels, sumps, pipes or swales and discharged into the stormwater mitigation facility located within Lot 100, DP 572650 constructed under other application.
 - 6.6 Stormwater generated in excess of the stormwater management system capacity shall be diverted into Horners Drain or the Styx River via an outfall designed to avoid scour and erosion.

- 6.7 The stormwater management 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 WWGD. A combination of primary and secondary conveyance systems may be used to ensure this level of service is achieved.
- 6.8 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.
- 6.9 The filling of land shall not cause adverse flooding effects on other land. The consent holder shall provide a report summarizing any effects such as displacement of ponded flood waters or disruption of overland flow caused by earthworks within the site, and identify all measures proposed to avoid, remedy or mitigate those effects. This report shall form part of the Engineering Design Report.
- 6.10 A stormwater design and flood modelling report shall be provided for the subdivision which addresses the critical 10%, 2% and 0.5% annual exceedance probability rainfall events in the post-development scenario. This report shall form a part of the Engineering Design Report and shall include (but may not be limited to) following information in PDF and GIS *.shp file format:
- a. A plan showing design ground levels (100mm contours or appropriate) and proposed secondary flow paths.
 - b. A plan showing the predicted extent of flooding (for flood depths in excess of 100mm) for the critical 2 percent and 0.5 percent annual exceedance probability rainfall events.
 - c. A plan showing predicted floodwater levels for the critical 2 percent and 0.5 percent annual exceedance probability rainfall events marked at every 10m interval along all overland flow paths
 - d. All elevations shall be in Reduced Level, Christchurch Drainage Datum.
- 6.11 Stormwater laterals are to be laid to at least 600mm inside the boundary of all lots at the subdivision stage. Unless otherwise approved by the Council Engineer, laterals are to be laid at sufficient depth to ensure protection and adequate fall is available to serve the furthestmost part of the lot.
- 6.12 All boundaries between residential allotments and Local Purpose (Utility) Reserves shall be fenced. The design and placement of fencing shall form part of the Engineering or Landscape acceptance. If no fencing is proposed, the consent holder shall indemnify Christchurch City Council from future claims under the Fencing Act 1978 on lot boundaries shared with Local Purpose (Utility) Reserves.
- 6.13 The designer of the stormwater management system shall provide a report which identifies all overland flow paths proposed for storm events that exceed the capacity of the reticulated stormwater network. All overland stormwater flow paths are to be identified and protected by an easement in favour of Christchurch City Council, if required.
- 6.14 The consent holder shall provide easements in gross over all public stormwater infrastructure or overland flow paths located outside of legal road or utility reserve areas.
- 6.15 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.
- 6.16 The consent holder shall provide as-built plans of the stormwater management systems and confirm that they have been constructed in accordance with the approved plans and comply with the IDS, particular Part 3: Quality Assurance and Part 12: As-Builts.
- 6.17 Proposed Lot 2007 provides primary and secondary (overland flow) for stormwater discharges from previous stages. Lot 2007 shall be kept clear of obstructions at all times, including (but not limited to) earthworks (temporary or otherwise) that could restrict, divert or prevent the free flow of stormwater.
7. Access Construction Standards
The access formation shall be designed and constructed in accordance with the CCC Infrastructure Design Standard. Physical works shall not commence until a Council engineering officer confirms that the Design

Report, Plans and Design Certificate complying with clause 3.3.1 of the IDS and the Contract Quality Plan and Engineer's Review Certificate complying with clause 3.3.2 has been received and accepted by Council.

8. Transport

8.1 Street Lighting

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

8.2 Traffic Safety Audit

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

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

8.3 Existing Road Frontage

Hawkins Road frontage to lots 199 - 206 shall be upgraded at the cost of the consent holder to include 1.5 metre shared path, kerb and channel on the west side of Hawkins Road, kerb and channel on the east side, undergrounding of services and seal widening to achieve a 7.2 metre carriageway. Lighting will be reviewed and upgraded if required.

Selkirk Place frontage shall be upgraded to an urban standard at the cost of the consent holder to include 2.5m shared path to continue along Selkirk Place from Oakbridge Boulevard (i.e. the collector road) to Hawkins Road, 1.5 metre path for the remainder of Selkirk Place, kerb and channel on the southern side of Selkirk Place fronting Oakbridge and kerb and channel on the northern side of Selkirk Place in front of lots 2 and 3 DP 25296, undergrounding of services and seal widening to achieve a 10 metre carriageway for the whole length of Selkirk Place. Lighting will be reviewed and upgraded if required.

Due to the proximity of Horner Drain along Hawkins Road both sides of carriageway will require kerb and channel.

Note: A raised platform at Road 3/Hawkins Rd intersection will be required as part of Stage 6.

Note: Guardrail is not required on east side of Hawkins Road.

8.4 Intersection Design

The existing Hawkins Road and Selkirk Place intersection shall be upgraded at the cost of the consent holder.

8.5 New Roads

Lot 1004 shall be designed and formed to match the existing formation of lot 1000 of RMA/2022/927 and lot 1002 of RMA/2021/4250 unless otherwise approved at the time of engineering acceptance.

8.6 Turning Facilities

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

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

9. Reserve Landscape Plans

9.1 Landscape Plans for Reserve Lots 2003, 2004, 2005 and 2006 are to be submitted to the Technical Design Services (Parks and Landscapes Team) for acceptance. All landscaping is to be carried out in accordance with the Accepted plan.

- 9.2 The Landscape Plans are to provide sufficient detail to confirm compliance with the requirements of the IDS, the CSS, and the WWDG: 2003. All landscaping required by this condition is to be carried out in accordance with the accepted plan(s) at the Consent Holder's expense, unless otherwise agreed.
- 9.3 The Consent holder shall maintain plants/trees on Reserve Lots 2003, 2004, 2005 and 2006 for the 24 months Establishment Period (Defects Maintenance), until a final inspection and acceptance of the landscaping by the relevant Council Unit. Acceptance shall be based upon the criteria outlined in the CSS, Part 7 Landscapes (current version).
- 9.4 The Consent Holder is to maintain an accurate and up-to-date monthly report on the condition of plants/trees and the works undertaken during the Establishment Period. The report shall be submitted to the Engineer within five days of the end of each month during the Establishment Period, if requested (Refer sample report: *Landscape Construction Monthly Establishment Report*, CSS, Part 7 Landscape (current version)).
- 9.5 The relevant Council Unit staff may carry out an inspection of the reserve plants/trees after the first 6 -12 months, and a final inspection will be carried out at the end of the 24 month Establishment Period (Defects Maintenance). Where it is not possible to determine the condition of plants/trees due to seasonal constraints (e.g. trees not being in full leaf) then the final inspection and final completion may be delayed until the condition of trees can be accurately determined.
- 9.6 The Consent holder shall enter into a separate bond with the Parks Unit (Policy and Advisory Team) to the value of 50% of the cost to replace and replant all plants/trees on reserves. The bond shall be held for the Establishment Period of a minimum of 24 months and shall be extended by a further 12 - 24 months for the replacement planting(s), as required (e.g. in a situation where 50% or more of the landscaping is not accepted). The bond shall be released after the plants and trees have been inspected and Accepted by the relevant Council Parks Operations staff.
- 9.7 Any replacement plantings and extended establishment period required due to plants/trees not being accepted are to be carried out at the Consent Holder's expense.

10. Street Tree Landscape Plans

- 10.1 Street tree landscape plans are to be submitted to the Technical Design Services (Parks and Landscapes Team) for acceptance. All landscaping is to be carried out in accordance with the Accepted plan.
- 10.2 The Landscape Plans are to provide sufficient detail to confirm compliance with the requirements of the IDS (current version) and the CSS (current version).
- 10.3 The Consent Holder shall maintain the street trees for the 24 months Establishment Period (Defects Maintenance) until final inspection and acceptance of the trees by the relevant Council Unit. Acceptance shall be based upon the criteria outlined in the CSS, Part 7 Landscapes.
- 10.4 The Consent Holder is to maintain an accurate and up-to-date monthly report on the condition of the trees and the works undertaken during the Establishment Period (Defects Maintenance). The report shall be submitted to the Engineer within five days of the end of each month during the Establishment Period, if requested. (Refer sample report: *Landscape Construction Monthly Establishment Report*, CSS, Part 7 Landscape (current version)).
- 10.5 The Team Leader Road Amenity & Asset Protection, or their nominee, may carry out an inspection of the trees after the first 6-12 months and a final inspection will be carried out at the end of the 24 month Establishment Period. Where it is not possible to determine the condition of trees due to seasonal constraints (e.g. trees not being in full leaf) then the final inspection and final completion may be delayed until the condition of trees can be accurately determined).
- 10.6 The Consent Holder shall enter into a separate bond with the Parks Unit (Policy and Advisory Team) to the value of 50% of the cost to supply, replant and establish all street trees. The bond shall be held for the Establishment Period of a minimum of 24 months and shall be extended by a further 24 months for the trees(s), if required (e.g. in a situation where 50% or more of the trees are not accepted). The bond

shall be released after the trees have been Accepted by the Team Leader Road Amenity & Asset Protection or their nominee.

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

11. Final Completion / Handover (Reserves and Street Trees)

11.1 The Consent Holder shall submit, the required completion documentation in accordance with IDS Part 2:2.12 Completion of Land Development Works and the Quality Assurance System to provide evidence that the work is completed in accordance with the agreed standards and conditions of this consent. This is to be submitted, on completion of the 24 month Establishment Period, prior to final inspection for formal handover to Council and release of the Establishment Bond.

12. As – Built (Reserves and Street Trees)

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

13. Fencing

13.1 All boundaries between residential allotments and Local Purpose (Access) Reserves shall be fenced prior to issuing of the Section 224(c) certificate. The design and placement of fencing shall form part of the Engineering or Landscape acceptance. The acceptance of the fencing is to be reviewed by landscape approvals teams (landscapeapprovals@ccc.govt.nz).

13.2 Fencing along boundaries with reserves - Lots 2003, 2004, 2005 and 2006

Any fencing along, or within 2m of, the shared boundary with a reserve (Lots 208, 209, 261, 262, 362, 363, 376, 377 and 410) shall not exceed 2m in height. Such fencing shall be:

- a) No greater than 1.2m in height, where solid; or
- b) Open style fencing that is at least 80% open where between 1.2m and 2m in height.

Except that, the above requirements do not apply to fencing along a site boundary that is not shared with a reserve.

Advice Note: Condition 13.2 is an ongoing condition of Consent for which a consent notice pursuant to s221 of the Resource Management Act will be issued.

14. Terrestrial Ecology

There must be a site survey undertaken by a suitably qualified herpetologist prior to the commencement of any works. If lizards are identified as present within the project footprint during the survey a site specific lizard management plan and DOC wildlife permit will be required. The applicant must provide evidence of having obtained this permit, or provide a letter from a suitably qualified person setting out that a permit is not required.

15. Health of Land (all stages 6-14)

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

15.2 The Council shall be notified at least ten working days prior to the commencement of earthworks. The notification shall be emailed to rcmon@ccc.govt.nz

15.3 Site remediation shall be carried out in accordance with the "Remedial Action Plan – Oakbridge North" prepared by Davis Ogilvie Dated 13 December 2021.

15.4 In the event that soils are unexpectedly found to have visible staining, odours and/or other conditions that indicate soil contamination then work must cease until a SQEP on land contamination has assessed the matter and advised of the appropriate remediation and/or disposal options for these soils.

- 15.5 The consent holder shall submit evidence (i.e. weighbridge receipts or waste manifest) of the disposal of surplus soils from the site to an authorised facility to the Council, with the Site Validation Report.
- 15.6 Within three (3) months of the completion of the earthworks 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;
 - Site clearance certificate(s) for the removal of buildings containing asbestos;
 - 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 2021).
Delivery of the SVR may be by way of email to rcmon@ccc.govt.nz.
16. Existing Buildings
Buildings located over the new lot boundaries are to be demolished or removed.
17. Telecommunications and Energy Supply
- 17.1 All lots shall be provided with the ability to connect to a telecommunications and electrical supply network at the boundary of the net area of each lot. For rear lots, evidence shall be provided by the surveyor (in the form of as-builts and / or photos) that ducts or cables have been laid to the net area of each lot.
- 17.2 The consent holder is to provide a copy of the reticulation completion letter from the telecommunications network operator and the s224 clearance letter from the electrical energy network operator.
18. Accidental Discovery
- 18.1 In the event of the discovery/disturbance of any archaeological material or sites, including taonga (treasured artefacts) and koiwi tangata (human remains), the consent holder shall immediately:
- a) Cease earthmoving operations in the affected area of the site; and
 - b) Advise the Council of the disturbance via email to rcmon@ccc.govt.nz
 - c) Advise appropriate agencies, including Heritage New Zealand Pouhere Taonga and the local Mana Whenua (Ngāi Tūāhuriri Rūnanga) of the disturbance.
- Advice Note: Please be aware that an archaeological site may be any place that was associated with human activity in or after 1900, and provides or may be able to provide, through investigation by archaeological methods, significant evidence relating to the historical and cultural heritage of New Zealand.*
- 18.2 In the event that soils are found to have visible staining, odours and/or other conditions that indicate soil contamination, then work must cease until a Suitably Qualified and Experienced Practitioner (SQEP) engaged by the consent holder has assessed the matter and advised of the appropriate remediation and/or disposal options for these soils. The consent holder shall immediately notify the Council Attention: Team Leader Environmental Health, by way of email to EnvResourceMonitoring@ccc.govt.nz. Any measures to manage the risk from potential soil contamination shall also be communicated to the Council prior to work re-commencing.
19. Earthworks
- 19.1 Earthworks shall be carried out in accordance with stamped approved plan C101, dated 07/21 .
- Erosion and Sediment Control*
- 19.2 The earthworks and construction work shall be under the control of a nominated and suitably qualified engineer.

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

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

- 19.4 The Erosion and Sediment Control Plan shall show the positions of all stockpiles on site. Temporary mounds shall be grassed or covered to prevent erosion until such time as they are removed. Stockpiles shall be placed at least 50m from internal boundaries adjoining residential properties.

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

- 19.5 All filling and excavation work shall be carried out in accordance with a Construction Management Plan (CMP) which identifies how the environmental risks of the project will be managed. Unless approved as part of a separate Environment Canterbury (ECan) resource consent for stormwater discharge or ECan resource consent for excavation/filling, the CMP will require formal acceptance by Christchurch City Council's Subdivision Engineer (via email to rcmon@ccc.govt.nz) prior to any work starting on site.

- 19.6 The CMP shall include an Erosion and Sediment Control Plan (ESCP) covering all earthwork associated with the consented development. The ESCP shall be designed by a suitably qualified and experienced professional and a design certificate ([Appendix IV in IDS Part 3](#)) supplied with the ESCP for acceptance by the Council under clause 3.8.2 of the IDS at least ten days prior to the works commencing.

- 19.7 The ESCP shall follow best practice principles, techniques, inspections and monitoring for erosion and sediment control, and be based on ECan's Erosion and Sediment Control Toolbox for Canterbury <http://esc Canterbury.co.nz/>.

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

- 19.8 The CMP shall include (but is not limited to):
- The identification of environmental risks including erosion, sediment and dust control, spills, wastewater overflows, dewatering, and excavation and disposal of material from contaminated sites;
 - A site description, i.e. topography, vegetation, soils, sensitive receptors such as waterways etc;
 - Details of proposed activities;
 - A locality map;
 - Drawings showing the site, type and location of sediment control measures, on-site catchment boundaries and off-site sources of runoff, stockpiles;
 - Drawings and specifications showing the positions of all proposed mitigation areas with supporting calculations if appropriate;
 - Drawings showing the protection of natural assets and habitats;
 - A programme of works including a proposed timeframe and completion date;
 - Emergency response and contingency management;
 - Procedures for compliance with resource consents and permitted activities;
 - Environmental monitoring and auditing, including frequency;
 - Corrective action, reporting on solutions and update of the CMP-EMP;
 - Procedures for training and supervising staff in relation to environmental issues;
 - Contact details of key personnel responsible for environmental management and compliance.

Advice note: IDS clause 3.8.2 contains further detail on Environmental Management Plans, which is also applicable to CMP.

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

- The Council has been notified (via email to rcmon@ccc.govt.nz) no less than 3 working days prior to work commencing, of the earthworks start date and the name and details of the site supervisor.
- The contractor has received a copy of all resource consents and relevant permitted activity rules controlling this work
- The works required by the CMP have been installed.
- An Engineering Completion Certificate (IDS – Part 3, Appendix VII), signed by an appropriately qualified and experienced engineer, is completed and presented to Council. This is to certify that the erosion and sediment control measures have been properly installed in accordance with the accepted CMP.

Nuisance

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

Works within the Legal Road

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

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

Fill

- 19.13 Any change in ground levels shall
- not cause a ponding or drainage nuisance to neighbouring properties. Batters formed in fill areas shall not drain across proposed lot boundaries.
 - not affect the stability of the ground or fences on neighbouring properties.
 - maintain existing drainage paths for neighbouring properties.

Note: The indicated solution to secondary and overland flows may require third party approvals to implement.

- 19.14 The fill sites shall be stripped of vegetation and any topsoil prior to filling. The content of fill shall be clean fill (as defined by the Christchurch District Plan – Chapter 2 Definitions).
- 19.15 All filling exceeding 300mm above excavation level shall be in accordance with the Code of Practice for Earthfill for Residential Purposes NZS 4431:2022. At the completion of the work an Engineers Earthfill Report, including a duly completed certificate in the form of Appendix A of NZS 4431, shall be submitted to Council at rcmon@ccc.govt.nz for all lots, including utility reserves, within the subdivision that contain filled ground. This report shall detail depths, materials, compaction test results and include as-built plans showing the location and depth of fill and a finished level contour plan.
- 19.16 The consent holder shall submit a design report and calculations detailing any filling over 300mm that is proposed against existing boundaries and the means by which to comply with the Earthfill Report in respect to adjoining properties.

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

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

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

Final Completion

- 19.19 All disturbed surfaces shall be adequately topsoiled and vegetated as soon as possible to limit sediment mobilisation. Areas of land disturbed at any one time shall not exceed 5ha.
- 19.20 Any public road, shared access, footpath, landscaped area or service structure that has been damaged, by the persons involved with the development or vehicles and machinery used in relation to the works under this consent, shall be reinstated as specified in the Construction Standard Specifications (CSS) at the expense of the consent holder and to the satisfaction of Council.
- 19.21 Should the Consent Holder cease or abandon work on site for a period longer than 6 weeks, or be required to temporarily halt construction during earthworks, they shall first install preventative measures to control sediment discharge / run-off and dust emission, and shall thereafter maintain these measures for as long as necessary to prevent sediment discharge or dust emission from the site.

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

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

20. Site interfaces

- 20.1 Lots 199 - 206 shall be planted with a 3m planting buffer along their site boundaries which adjoin Hawkins Road boundary (within the first planting season, extending from 1 April to 30 September, after construction of the main dwelling on the site). Where the site is rounded at the corner of Hawkins Road and Selkirk Place the planting buffer shall continue as if the corner were not rounded, reducing in depth to 0m width.
- 20.2 Lots 377-380, 404-409, 287-288, 290-291 and 435 shall be planted with a 2m planting buffer along their site boundaries which adjoin 15 Selkirk Place (Lot 2 DP 62747) and/or 21 Selkirk Place (Lot 1 DP 62747) within the first planting season, extending from 1 April to 30 September, after construction of the main dwelling on the site. Plants must be species from the table in condition 20.3.
- 20.3 The planting buffer required in condition 20.1 or 20.2 shall include trees planted as follows:
- Tree species selected from the plant list in Appendix 8.10.26 (copied below)
 - At 1.5m in height at time of planting
 - Capable of reaching 5m at maturity and allowed to grow to their full natural height and spread without topping or reducing in height
 - Planted at a quantity of one tree per 10m of road frontage, plus one
 - Planted within a suitable tree pit that provides adequate volume for tree establishment
 - Staking and watering shall be undertaken to ensure successful establishment

A: Native Plants	
(i) Trees	(ii) Small tree and shrubs
<i>Alectryon excelsus</i> - ki	<i>Aristotelia serratus</i> - wineberry
<i>Cordyline australis</i> - cabbage tree	<i>Carpodetus serratus</i> - marbleleaf
<i>Dacrycarpus dacrydioides</i> - kaihikatea	<i>Coprosma areolata</i>

Elaeocarpus dentatus - hinau	Coprosma linarifolia - yellow-wood
Elaeocarpus hookerianus - pokaka	Coprosma lucida - shining karamu
Pitosporum eugenioides - lemonwood	Coprosma robusta - karamu
Plagianthus regus - lowland ribbonwood	Coprosma rotundifolia - round leaved coprosma
Podocarpus totara - totara	Fuchsia excorticata - fuchsia
Prumnopitys ferruginea - miro	Griselinia littoralis - broadleaf
Prumnopitys taxifolia - matai	Hedycarpa arborea - pigeonwood
Sophora microphylla - kowhai	Hoheria angus folia - lacebark
	Lophomyrtus abcordata - NZ myrtle
	Melicytus ramiflorus - mahoe
	Melicytus micranthus - shrubby mahoe
	Myrsine australis - red mapau
	Neomyrtus pedunculata
	Pennantia corymbosa - kaikomako
	Pitosporum tenuifolium - kohuhu
	Pseudopanax arboreus - fivefinger
	Pseudowintera colorata - pepper tree
	Strebius heterophyllus - turepo
B: Exotic trees	
Acer campestre - field maple	Platanus orientalis - plane
Acer negundo	Quercus coccinea - scarlet oak
Alnus glutinosa - black alder	Quercus palustris - pin oak
Alnus rubra - red alder	Quercus robur fastigiata
Carpinus betulinus fastigiata - upright hornbeam	Tilia cordata - lime
Liquidambar styraciflua - liquidamber	Prunus species - flowering cherries

Note: Conditions 18.1-18.3 are ongoing conditions of Consent for which a consent notice pursuant to s221 of the Resource Management Act will be issued.

- 20.4 Buildings on lots 199 - 206 shall be setback 8m from their boundary with Hawkins Road. As with the planting buffer, the 8m setback shall apply as if the corner was not rounded.

Note: Condition 18.4 is an ongoing condition of Consent for which a consent notice pursuant to s221 of the Resource Management Act will be issued.

21. Noise
- 21.1 All construction work (including any demolition and/or site preparation works) shall be designed, managed and conducted to ensure that construction noise complies with the requirements of NZS 6803:1999 Acoustics – Construction Noise for residential (see applicable Table on Page 11 of this standard).
- 21.2 No construction work, other than maintenance of dust and erosion and sediment control measures, shall be undertaken on Sundays, Public Holidays or outside the hours of 7.30am to 6.00pm Monday to Saturday, without the Council's prior consent.
22. Internal boundary fences
If the maximum height of fill at Lots 287 and 435 is greater than 300mm above existing ground level, then internal boundary fences on Lots 287 and 435 where they adjoin 15 Selkirk Place (Lot 2 DP 62747) must not exceed an overall height of 2.1m (above existing ground level) and the top of the fence must be no lower than 1.7m above the proposed highest finished ground level on Lots 287 and 435 (e.g. 400mm of fill + 1.7m fence, or 300mm of fill + 1.8m fence).
23. Consent Notice
The following consent notice pursuant to Section 221 of the Resource Management Act 1991 will be issued by the Council:

All lots
Specific geotechnical site investigations

In accordance with the assessed TC2 category of the site, shallow geotechnical site investigations are required on all individual lots at building consent stage to confirm ground bearing capacity and the appropriate foundation design. The recommended density and type of shallow geotechnical testing is defined in NZS 3604:2011.

Sewer

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

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

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

(5.7.4) The property owner shall ensure that the local pressure sewer unit is connected at all times to an electricity supply and shall remain responsible for the cost of the electricity required to operate it.

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

All lots that are categorised in the Final Geotechnical Report as TC2 land

Specific Engineering 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 design shall take into consideration the potential for liquefaction and associated effects (vertical settlement and lateral spread) appropriate for Technical Category 2 land and shall be investigated and designed in accordance with MBIE Guidelines 'Repairing and rebuilding houses affected by the Canterbury earthquakes' (December 2012) or subsequent revisions.

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

Also for Lots 204-208 only

Specific Engineering Design for Piled Foundations

Specific investigation and specific engineering design for piled foundations is required at building consent stage, with consideration for the underlying peat and artesian groundwater, with reference to the Davis Ogilvie Report "Shallow Geotechnical Investigation: 29 Lots on the corner of Selkirk PI & Hawkins Rd, Oakbridge, Christchurch", reference 39630 dated 13 April 2023, held on Council electronic file 23/1591832.

Also for Lot 410

Lot specific deep investigation required to determine if shallow specific engineered design foundations are suitable OR if the foundations need to be piled.

Specific investigation and specific engineering design is required at building consent stage, with reference to the Davis Ogilvie Report "Shallow Geotechnical Investigation: 29 Lots on the corner of Selkirk PI & Hawkins Rd, Oakbridge, Christchurch", reference 39630 dated 13 April 2023, held on Council electronic file 23/1591832.

Also for lots 208, 209, 261, 262, 362, 363, 376, 377 and 410 only

Fencing along boundaries with reserves - Lots 2003, 2004, 2005 and 2006

Any fencing along, or within 2m of, the shared boundary with a reserve (Lots 208, 209, 261, 262, 362, 363, 376, 377 and 410) shall not exceed 2m in height. Such fencing shall be:

- a) No greater than 1.2m in height, where solid; or
- b) Open style fencing that is at least 80% open where between 1.2m and 2m in height.

Except that, the above requirements do not apply to fencing along a site boundary that is not shared with a reserve.

Also for lots 199, 200, 201, 202, 203, 204, 205 and 206 only

(20.1) Lots 199 - 206 shall be planted with a 3m planting buffer along their site boundaries which adjoin Hawkins Road boundary (within the first planting season, extending from 1 April to 30 September, after construction of the main dwelling on the site). Where the site is rounded at the corner of Hawkins Road and Selkirk Place the planting buffer shall continue as if the corner were not rounded, reducing in depth to 0m width.

Also for lots 377, 378, 379, 380, 404, 405, 406, 407, 408, 409, 287, 288, 290, 291 and 435 only

(20.2) Lots 377-380, 404-409, 287-288, 290-291 and 435 shall be planted with a 2m planting buffer along their site boundaries which adjoin 15 Selkirk Place (Lot 2 DP 62747) and/or 21 Selkirk Place (Lot 1 DP 62747) within the first planting season, extending from 1 April to 30 September, after construction of the main dwelling on the site. Plants must be species from the table in condition 20.3.

Also for lots 199, 200, 201, 202, 203, 204, 205, 206, 377, 378, 379, 380, 404, 405, 406, 407, 408, 409, 287, 288, 290, 291 and 435 only

(20.3) The planting buffer required in condition 20.1 or 20.2 shall include trees planted as follows:

- Tree species selected from the plant list in Appendix 8.10.26 (copied below)
- At 1.5m in height at time of planting
- Capable of reaching 5m at maturity and allowed to grow to their full natural height and spread without topping or reducing in height
- Planted at a quantity of one tree per 10m of road frontage, plus one
- Planted within a suitable tree pit that provides adequate volume for tree establishment
- Staking and watering shall be undertaken to ensure successful establishment

A: Native Plants	
(i) Trees	(ii) Small tree and shrubs
<i>Alectryon excelsus</i> - ki	<i>Aristotelia serratus</i> - wineberry
<i>Cordyline australis</i> - cabbage tree	<i>Carpodetus serratus</i> - marbleleaf
<i>Dacrycarpus dacrydioides</i> - kaihikatea	<i>Coprosma areolata</i>
<i>Elaeocarpus dentatus</i> - hinau	<i>Coprosma linarifolia</i> - yellow-wood
<i>Elaeocarpus hookerianus</i> - pokaka	<i>Coprosma lucida</i> - shining karamu
<i>Pitosporum eugenioides</i> - lemonwood	<i>Coprosma robusta</i> - karamu
<i>Plagianthus regus</i> - lowland ribbonwood	<i>Coprosma rotundifolia</i> - round leaved coprosma
<i>Podocarpus totara</i> - totara	<i>Fuchsia excorticata</i> - fuchsia
<i>Prumnopitys ferruginea</i> - miro	<i>Griselinia littoralis</i> - broadleaf
<i>Prumnopitys taxifolia</i> - matai	<i>Hedycarpa arborea</i> - pigeonwood
<i>Sophora microphylla</i> - kowhai	<i>Hoheria angus folia</i> - lacebark
	<i>Lophomyrtus abcordata</i> - NZ myrtle
	<i>Melicytus ramiflorus</i> - mahoe
	<i>Melicytus micranthus</i> - shrubby mahoe
	<i>Myrsine australis</i> - red mapau
	<i>Neomyrtus pedunculata</i>
	<i>Pennantia corymbosa</i> - kaikomako
	<i>Pitosporum tenuifolium</i> - kohuhu
	<i>Pseudopanax arboreus</i> - fivefinger
	<i>Pseudowintera colorata</i> - pepper tree
	<i>Strebius heterophyllus</i> - turepo
B: Exotic trees	
<i>Acer campestre</i> - field maple	<i>Platanus orientalis</i> - plane
<i>Acer negundo</i>	<i>Quercus coccinea</i> - scarlet oak
<i>Alnus glutinosa</i> - black alder	<i>Quercus palustris</i> - pin oak
<i>Alnus rubra</i> - red alder	<i>Quercus robur fastigiata</i>

Carpinus betulinus fastigiata - upright hornbeam	Tilia cordata - lime
Liquidambar styraciflua - liquidamber	Prunus species - flowering cherries

Also for lots 199, 200, 201, 202, 203, 204, 205 and 206

Buildings on lots 199 - 206 shall be setback 8m from their boundary with Hawkins Road. As with the planting buffer, the 8m setback shall apply as if the corner was not rounded.

Note: Council will prepare the Consent Notice.

24. Goods and Services Taxation Information

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

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

Noise

- All construction work (including any demolition and/or site preparation works) shall be designed, managed and conducted to ensure that construction noise complies with the requirements of NZS 6803:1999 Acoustics – Construction Noise for residential (see applicable Table on Page 11 of this standard).
- No construction work, other than maintenance of dust and erosion and sediment control measures, shall be undertaken on Sundays, Public Holidays or outside the hours of 7.30am to 6.00pm Monday to Saturday, without the Council's prior consent.

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.

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.

Development Contributions

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

The Local Government Act 2002 enables a council to charge development contributions if the effect of a development requires the Council to provide new or upgraded infrastructure. This ensures developers pay a fair share of the cost of

providing infrastructure to service growth development. The Council's approach to development contributions is included in the Council's Development Contributions Policy, available on the Council website ccc.govt.nz.

This Notice informs you of the development contributions required for the development but it is not a request for payment.

Development Contributions Assessment Summary

Development Contributions Summary		Application Ref: RMA/2023/1314								
Customer Name		Assessment								
Project Address		Sovereign Palms Limited - Stages 6-14								
Assessment Date		47 Hawkins Road, 1 & 11 Selkirk Place and 20 Oakbridge Boulevard								
		2/06/2023								
Activity	Catchment	Existing HUE	Proposed HUE	Net Increase to HUE Demand	Discount	Chargeable HUE	HUE Rate (incl GST)	DC Charge (incl GST)	Reduction (incl GST)	Net DC Charge (incl GST)
		A	B	C	D	E	F	G	H	I
Network Infrastructure										
Water Supply	North West	0.00	216.00	216.00	0.00%	216.00	\$2,309.32	\$498,813.12	\$0.00	\$498,813.12
Wastewater Collection	North West	0.00	216.00	216.00	0.00%	216.00	\$2,141.35	\$462,531.60	\$0.00	\$462,531.60
Wastewater Treatment & Disposal	Christchurch	0.00	216.00	216.00	0.00%	216.00	\$1,075.65	\$232,340.40	\$0.00	\$232,340.40
Stormwater & Flood Protection	Styx	0.00	216.00	216.00	92.00%	17.28	\$13,475.61	\$232,858.54	\$0.00	\$232,858.54
Road Network	Growth	0.00	216.00	216.00	0.00%	216.00	\$3,863.84	\$834,589.44	\$0.00	\$834,589.44
Active Travel	Metro Zone	0.00	216.00	216.00	0.00%	216.00	\$979.46	\$211,563.36	\$0.00	\$211,563.36
Public Transport	Metro Zone	0.00	216.00	216.00	0.00%	216.00	\$553.63	\$119,584.08	\$0.00	\$119,584.08
Community Infrastructure	District Wide	0.00	216.00	216.00	0.00%	216.00	\$988.43	\$213,500.88	\$0.00	\$213,500.88
Total Network & Community Infrastructure								\$2,805,781.42		\$2,805,781.42
Reserves										
Regional Parks	District Wide	0.00	216.00	216.00	0.00%	216.00		\$25,105.79	\$0.00	\$25,105.79
Garden & Heritage Parks	District Wide	0.00	216.00	216.00	0.00%	216.00		\$34,866.59	\$0.00	\$34,866.59
Sports Parks	District Wide	0.00	216.00	216.00	0.00%	216.00		\$83,753.92	\$0.00	\$83,753.92
Neighbourhood Parks	Growth	0.00	216.00	216.00	0.00%	216.00		\$117,417.41	\$0.00	\$117,417.41
Total Reserves								\$261,143.71		\$261,143.71
								GST 15%		\$400,033.71
Total Development Contribution										\$3,066,925.13

If you require both a resource consent and building consent for your development, a development contribution assessment will be undertaken for each consent. The Council will only invoice for whichever is the lower of the two assessments (after any corrections or reassessments undertaken in accordance with its Development Contributions Policy).

Invoicing and Payment

An invoice will be sent to you when payment of the development contributions is required shortly 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.

You can request that the invoice is issued early if you wish.

The Council may issue an invoice earlier, at its discretion, if it considers your development is already utilising Council infrastructure for which development contributions are required.

Once an invoice is issued, payment is required within 30 days.

Reconsiderations and Objections

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

- the development contributions were incorrectly calculated or assessed under the Council's Development Contributions Policy; or
- the Council incorrectly applied its Development Contributions Policy; or
- the information used to assess your development against the Development Contributions Policy, or the way the Council has recorded or used it when requiring development contributions, was incomplete or contained errors.

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

Under section 199C of the Local Government Act 2002 you can object to the assessed development contributions required on the following grounds:

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

A completed Objection to Development Contributions form must be lodged with the Council within 15 working days of you receiving this Notice or a reconsidered assessment.

You will need to pay a deposit of \$1,000 at the time you lodge an objection.

A form to request a reconsideration or lodge an objection can be found on the Council website ccc.govt.nz.

Contact

For further information or to request an invoice please contact our Development Contributions team.

Phone: 03 941-8999

Email: developmentcontributions@ccc.govt.nz

Please quote your project number with all correspondence.

Council Site Characteristics Information

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

<u>Property Condition Group Description</u>	<u>Property Condition</u>
Administrative Purposes	Guest accommodation (including whole unit listings on Airbnb; BookaBach; etc.) generally requires a resource consent in this zone when the owner is not residing on the site. For more information, please refer to: https://ccc.govt.nz/providing-guest-accommodation/ .
Community Board	Property located in Papanui-Innes-Central Community Board.
District Plan	Property or part of property within the Liquefaction Management Area (LMA) Overlay, which is operative.
District Plan	Property or part of property is within an Outline Development Plan area which is affected by specific provisions that are operative.
District Plan Zone	Property or part of property within the Residential New Neighbourhood Zone which is operative.
Ecan Requirement	There may be objectives, policies or rules in a regional plan or a regional bylaw that regulate land use and activities on this site. Please direct enquiries to Canterbury Regional Council (Environment Canterbury).
Electoral Ward	Property located in Innes Electoral Ward
Flooding Related	This property is not in a tsunami evacuation zone. It is not necessary to evacuate in a long or strong earthquake or during an official Civil Defence tsunami warning. Residents may wish to offer to open their home to family or friends who need to evacuate from a tsunami zone, and should plan with potential guests to do so in advance. More information can be found at https://ccc.govt.nz/services/civil-defence/hazards/tsunami-

Property Condition Group Description	Property Condition
	evacuation-zones-and-routes/
Ground Characteristic	Christchurch City Council holds indicative information on liquefaction hazard for Christchurch. Information on liquefaction, including an interactive web tool, can be found on the Council website at ccc.govt.nz/liquefaction . Depending on the liquefaction potential of the area that the property is in, the Council may require site-specific investigations before granting future subdivision or building consent for the property.
Land Characteristic Other	Land Information New Zealand (LINZ) engaged Tonkin and Taylor to provide a Geotechnical Report on Ground Movements that occurred as a result of the Canterbury Earthquake Sequence. The report indicates this property may have been effected by a degree of earthquake induced subsidence. The report obtained by LINZ can be accessed on their website at https://www.linz.govt.nz and search Information for Canterbury Surveyors.
Utility Related	This property is located within the Council local pressurised sewerage system area. A Council maintained sewerage tank and pump water system is located on this property. A plan showing its location at the property is attached. For further information please contact Christchurch City Council customer services on (03)941 8999.
Waste Collection	Your organics are collected Weekly on Wednesday. Please leave your organics at the Kerbside by 6:00 a.m.
Waste Collection	Your recycling is collected Fortnightly on the Week 2 collection cycle on a Wednesday. Please leave your recycling at the Kerbside by 6:00 a.m. Your nearest recycling depot is the Styx Mill EcoDrop.
Waste Collection	Your refuse is collected Fortnightly on the Week 2 collection cycle on a Wednesday. Please leave your rubbish at the Kerbside by 6:00 a.m. Your nearest rubbish depot is the Styx Mill EcoDrop.

Archaeological Sites

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

Allocated Street Numbers

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

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: Shona Jowett – Senior Planner

Date: 03/03/2025

Decision

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

Delegated officer:



Sean Ward
Team Leader Planning
07/03/2025



/ issue	/ date	/ reason	/ approved
I	08/24	Stage 4a Added	RB

Christchurch City Council
 RMA/2023/1314
 Approved Resource Consent Plan
 07/03/2025 Ward, Sean M

Lot 4000 DP 575457
 RT: 1056037
 Owner(s): Sovereign Palms Limited
 Area: 8.7168ha
 Lot 4 DP 23089
 RT: 1085864
 Owner(s): Sovereign Palms Limited
 Area: 4.0771ha more or less
 Lot 5 DP 23089
 RT: CB4A/99
 Owner(s): Sovereign Palms Limited
 Area: 4.082ha more or less
 Lot 6 DP 23089
 RT: CB6A/114
 Owner(s): Sovereign Palms Limited
 Area: 4.0625ha more or less

Areas and dimensions are subject to survey.
 A full assessment of easements will be undertaken upon completion of the survey. This may result in additional easements to those already shown.

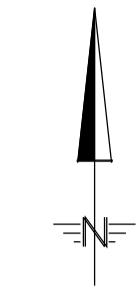
Lots 137-149, Lots 199-208, Lots 255-443 - Residential Lots
 Lots 508-512 - Access Lots
 Lot 2003-2006 - Local Purpose Reserve
 Lots 1003-1010 - Roads to Vest in Christchurch City Council

Areas AF-AQ & AS-AV shown hereon are proposed Consent Notice areas (visibility splay).



Residential Lot Counts Per Stage	
Stage 1	83
Stage 2	37
Stage 3	46
Stage 4	28
Stage 5	37
Stage 6	10
Stage 7	47
Stage 8	21
Stage 9	24
Stage 10	31
Stage 11	27
Stage 12	18
Stage 13	14
Stage 14	20
Total	443

DRAFT ONLY



Christchurch City Council
 RMA/2023/1314
 Approved Resource Consent Plan
 07/03/2025 Ward, Sean M

Page 2 of 3

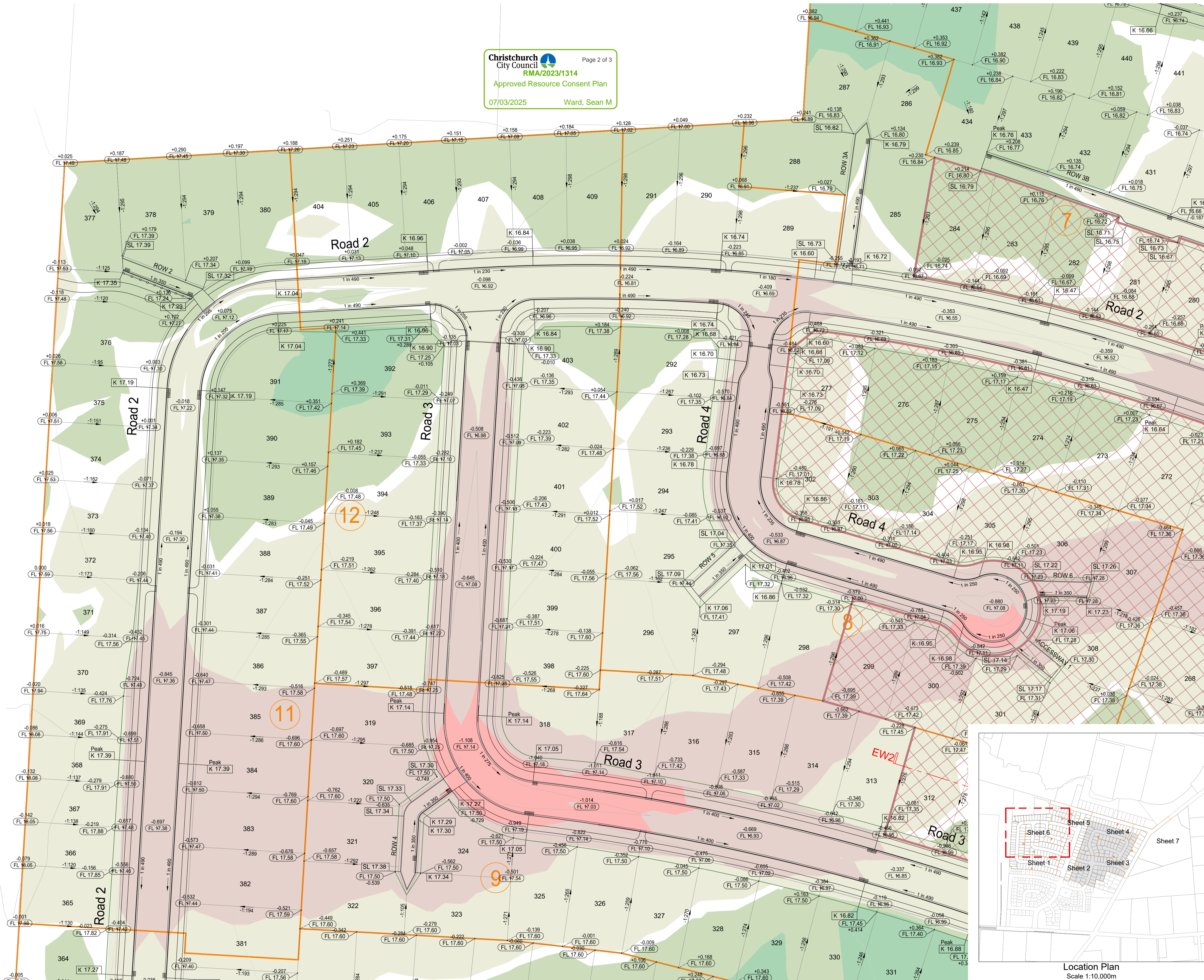
Issue	Date	Reason	Approved
A1	02/08/24	For Engineering Approval - Stages 6 - 14	

FOR APPROVAL

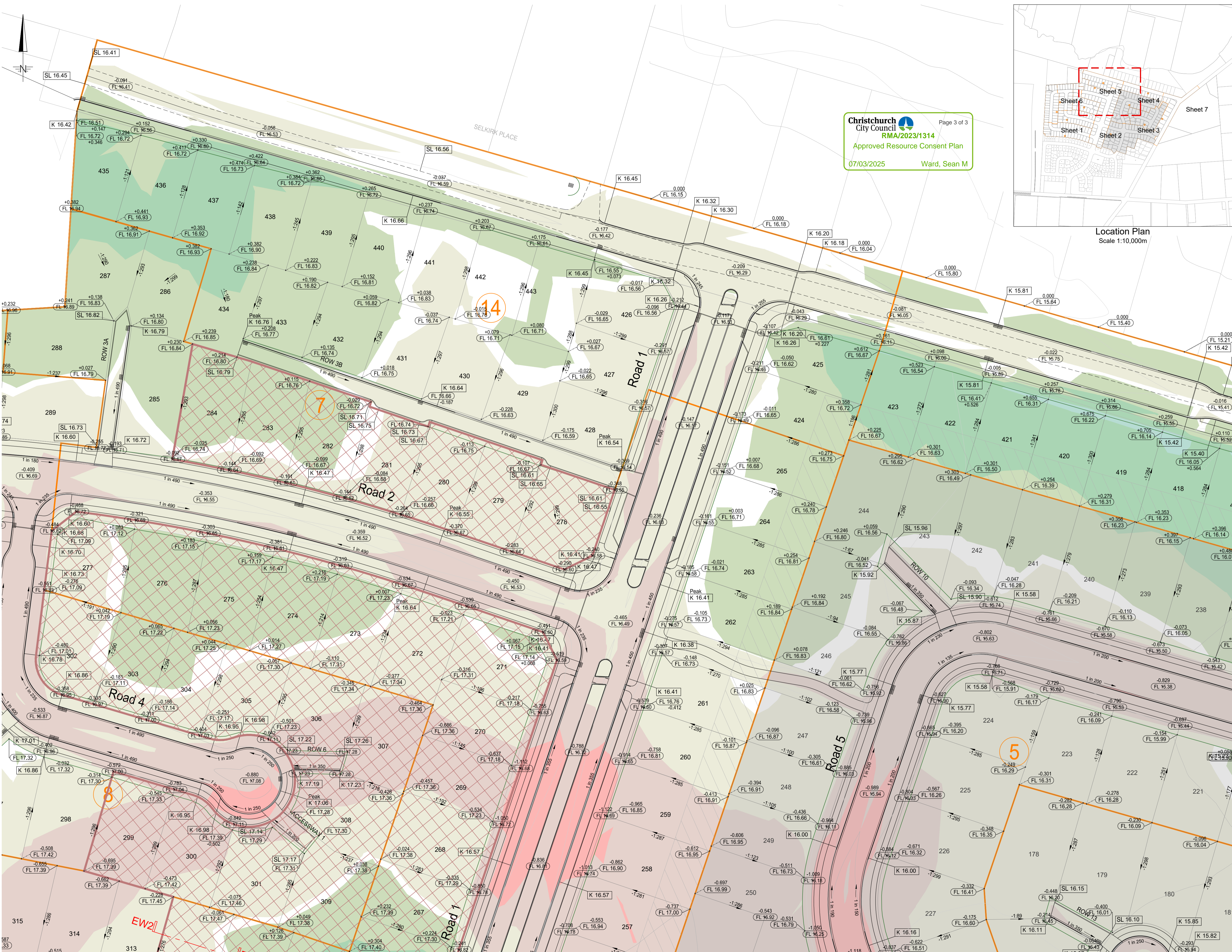
- GENERAL NOTES:**
- This drawing shall only be reproduced in full with approval from a Davis Ogilvie engineer.
 - Contractor to locate all existing services & verify all dimensions before commencing works.
 - Contractor is to have an approved Environmental Management Plan (EMP) and a Construction Traffic Management Plan (CTMP) from the Christchurch City Council prior to any works commence on site.
 - Plans are to be read in conjunction with the Specification, Schedule of Prices and the Christchurch City Council's Specification CSS. Any conflicts are to be brought to the attention of the engineer prior to works proceeding. Engineer to advise contractor accordingly.
 - Prior to any works commencing, contractor is to engage a registered professional surveyor and/or licensed cadastral surveyor to supervise all set out & provide as-built plans for review.
 - Set out is not to be scaled off the plans. The engineer will provide electronic data for the contractor. Any variations are to be approved by the engineer.
 - All plan dimensions are in m. All detail dimensions are in mm.
 - All levels are in terms of the Christchurch Drainage Datum January 2014 Network (EHBQ RL = 16.546m)

- DRAWING NOTES:**
- All earthworks are to be carried out in accordance with NZS. 4431:1989 'Code of Practice for earth fill for residential purposes', Christchurch City Council's CSS: Part 2 - Earthworks 2019, Davis Ogilvie's Specification, Earthworks Methodology & Geotechnical report.
 - At all times cut & fills shall be maintained with adequate falls and drainage to minimise any infiltration of water and to allow ready runoff to ensure no ponding. Contractor to re-grade lots where required.
 - Fill section levels are minimum levels only. Lots are to be graded at 1 in 300 minimum to the road boundary.

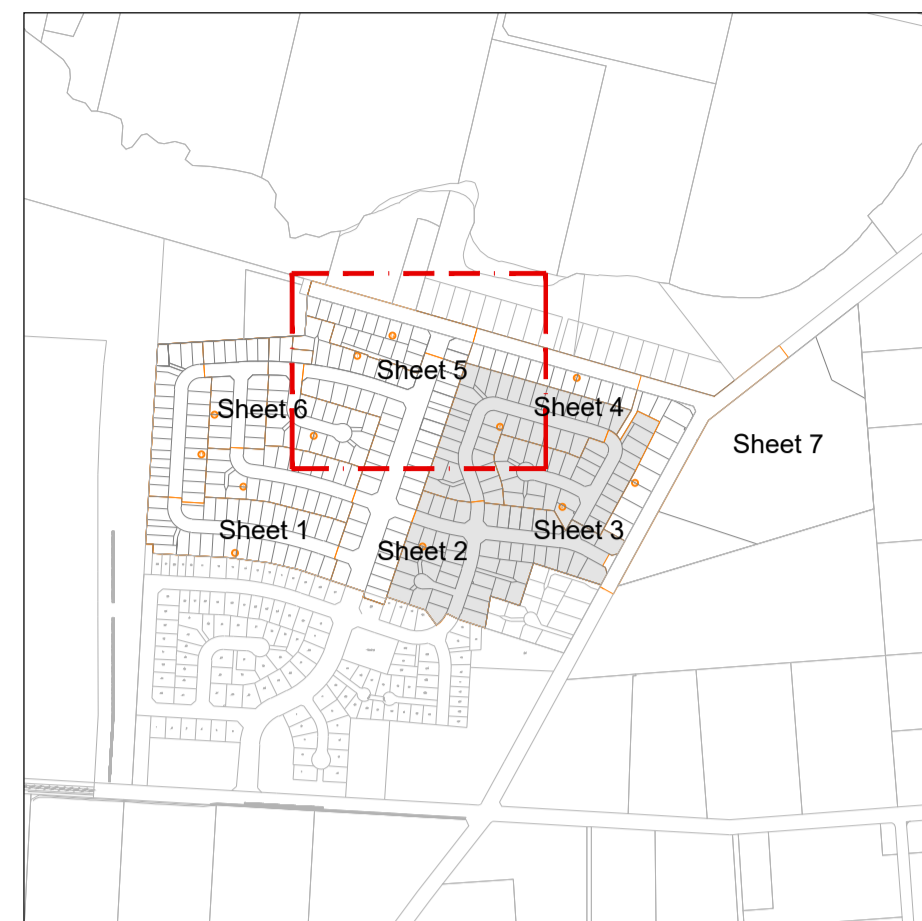
- LEGEND:**
- Stage Boundary
 - EX 23.00 Existing Surface Level
 - FL 23.00 Proposed Finished Surface Level
 - +0.420 Proposed Cut & Fill Level
 - K 13.42 Proposed Kerb Level
 - 1:300 Proposed slope
 - Proposed batter
 - Proposed contours (0.2 m intervals)
 - low permeability silt to be placed in accordance with NZS 4431:1989 or alternatively an approved liner system.
 - 0.6m reinforced gravel raft, finished with 300mm of topsoil (total raft thickness of 0.9m) - refer to Davis Ogilvie's geotech report and cross sections - allow for 1 in 1 batter



CAD ref: 39630.DwgSet1.Earthworks.dwg



Christchurch City Council
 RMA/2023/1314
 Approved Resource Consent Plan
 07/03/2025 Ward, Sean M



issue	date	reason	approved
A1	02/08/24	For Engineering Approval - Stages 6 - 14	

FOR APPROVAL

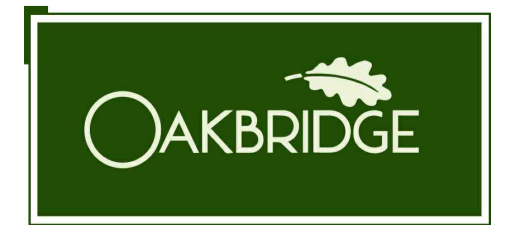
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CAD ref: 39630.DwgSet1.Earthworks.dwg

do DAVIS OGILVIE
 ENGINEERS / SURVEYORS / PLANNERS
 Davis Ogilvie & Partners Limited
 Level 1, 24 Moorhouse Avenue, Addington, Christchurch 8140
 Office 0800 999 333 Email hello@do.nz
 www.do.nz



**OAKBRIDGE - PRESTONS ROAD, REDWOOD
 PROPOSED SUBDIVISION**

**ENGINEERING DESIGN - STAGES 6 - 14
 EARTHWORKS PLAN - SHEET 5 OF 7**

/ design	/ drawn	/ QA check	/ dwg
DGB	DGB	JA	C106
/ scale @ A1	/ date	/ file	/ issue
1:500	07/21	39630	A1