

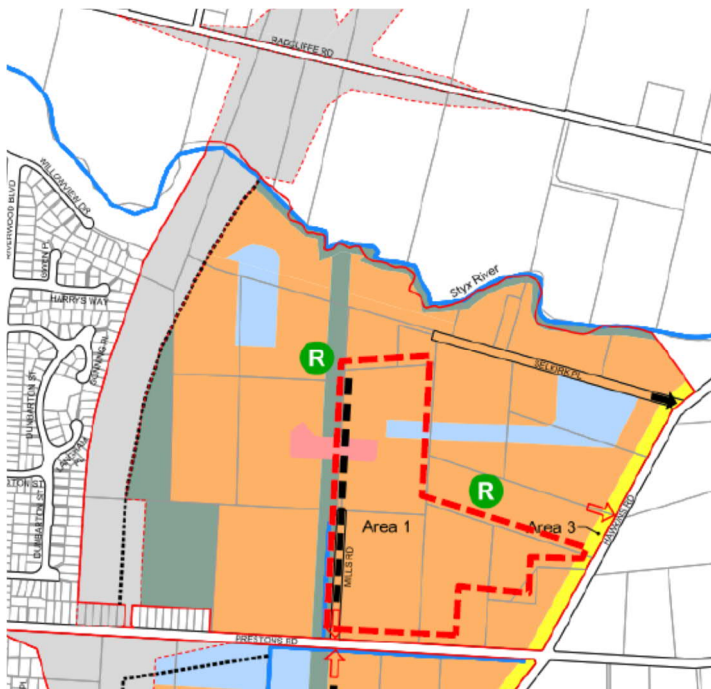
## Report / Decision on a Non-notified Subdivision Consent Application

Sections 95A / 95B and 104 and 104C

<b>Application Number:</b>	<b>RMA/2017/2059</b>
<b>Applicant:</b>	Sovereign Palms Limited
<b>Site address:</b>	20 Mills Road and 201 Prestons Road
<b>Legal Description:</b>	Lots 2 and 3 DP 24826, Lot 1 LT 512479 and Lot 2 DP 301363
<b>Zoning:</b>	Residential New Neighbourhood, Balance Lot 4000 includes Commercial Local zoned land
<b>Overlays and map notations:</b>	Liquefaction Management Area (LMA); Flood Management Area (FMA) - part
<b>Activity Status - subdivision:</b>	Restricted discretionary
<b>Activity Status - land use:</b>	Restricted discretionary (earthworks and NES matters)
<b>Description of Application:</b>	82 lot residential subdivision, plus lots for roading, recreation reserve and utility reserve. Land use consent for earthworks depths and volumes, and land contamination.

### The proposal

The site lies within the Residential New Neighbourhood zone and is covered by appendix 8.10.26 (Highfield Park (North) Outline Development Plan). The extent of the development site is shown outlined in dashed red line in the image below which is a part copy of Figure 3 in the application report under section 2.1 – Site Information. The orange shading is residential area (15 households/hectare required yield), the pink commercial local zone and light blue stormwater areas. The 'R' in green circle denotes indicative location of recreation reserves.



This application is to subdivide existing fee simple titles into 82 fee simple allotments, and allotments for stormwater reserves, recreation reserve and roading.

The site has recently been subject to a subdivision consent and process to separate existing dwellings from development blocks. These blocks have been consolidated in the ownership of the applicant.

Any existing buildings will be removed. The site will be subject to cut and fill operations (8000m<sup>3</sup> cut and 27000m<sup>3</sup> fill) including the importation of clean fill for volumes above the cut of topsoil. Some contaminated material is also to be excavated and stockpiled for later use, following mixing/dilution on reserve locations (which have a higher threshold for contaminated material) in accordance with a remedial action plan (RAP) supplied with the application. Remaining soils will be validation tested for residential use at the completion of earthworking. There are areas of contaminated land outside the stage 1 area proposed for development here. It is noted that surplus soils are unlikely to be utilisable offsite as clean fill.

The proposal includes fully serviced allotments, and a geotechnical report is included to cover matters related to natural seismic hazards.

Stormwater treatment and detention is proposed in this first development stage within first flush basins and wetlands along the Prestons Road frontage. Eventual discharge is to the Styx River via existing drainage structures and waterways. A narrow area of FMA (Flood Management Area) lies along the western frontage of the site to Prestons Road, which is subsumed in the proposed location for stormwater facilities.

A recreation reserve in the eastern edge of this stage of development is in the approximate location indicated on the ODP, and the location has been agreed with Council's Parks Policy and Advisory Team Leader Mr Russel Wedge.

The main entry point to the subdivision development is a new signalised intersection east of Mills Road. This differs slightly from the indicated intersection location on the outline development plan (ODP) that guides development of the land in this zone. The relocation of the access point for the signalised intersection is as a result of discussion between the subdivider and the Council's Transport Asset Planning team.

The proposal indicates also an intention to close (stop) part of Mills Road including the access area from Prestons Road. That matter is a separate legal process and is not further dealt with or approved here.

The bulk of the developable land in this part of the zone (north of Prestons Road and east of Hawkins Road) is in the ownership of the applicant here. While this stage of the development does not include explicit linkage to Hawkins Road this matter is likely to be pursued by Council in later stages of the development, in order to achieve an additional connection to Hawkins Road to complement the current fixed location access point to the block provided by Selkirk Place as indicated on the ODP.

To the west of this application site a retirement village development is currently underway (that site lies also within the ODP area). Further west the Northern Arterial road project is currently under construction. Prestons Road will ultimately bridge over the northern arterial road here. I note that the outline development plan includes a number of transport matters in the development requirements section. One of these relates to the intersection of Grimseys and Prestons Roads and a suitable upgrade taking place prior to development. That intersection has been subsumed within a designation by the NZTA, it is not apparent that the NZTA will upgrade the intersection as part of the Northern Arterial project. At this time no intersection treatment at this intersection has been agreed or proposed. I note further that the upgrade of the Marshland and Prestons Road intersection has already been completed.

In terms of required upgrading to the Prestons Road section between the northern arterial and the Hawkins / Hills Road intersection, this has commenced, partly subsumed by northern arterial project works, and continued along the frontage of the retirement complex to the west of the subject site. The frontage of the subject site will also be upgraded under this proposal to an urban state. The final design detail of this treatment is being agreed between Council and the applicant and will be detailed in the final version of engineering plans supplied for acceptance prior to construction of the access point to the subdivision block.

The details of the proposal itself are set out in the application at section 3.

### **Description of site and existing environment**

The application site and surrounding environment are described in section 2 of the AEE submitted with the application. I accept and adopt the applicant's description. Further comment on surrounding activity is included above in the introductory section of this report.

### **Activity status**

## **Christchurch District Plan**

The site is zoned Residential New Neighbourhood. The New Neighbourhood Zone generally includes new areas of green-field land where large-scale residential development is planned. The zone will allow a wide range of residential house types and section sizes to provide for a wide spectrum of household sizes and make possible affordable housing. Families will therefore be able to remain within the neighbourhood throughout their lifetime as they move to housing types that suit their life stage. These areas are intended to achieve higher overall residential densities than traditionally achieved in suburban developments (specifically in this instance at least 15 households per hectare).

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

It is important to set out here that the ODP includes an illustration and is accompanied by text which addresses context, guidance, development form and design and development requirements, In terms of the text, only the development requirements sit as rules in the District Plan for subdivision and land use applications (refer to 8.6.11(a) and Rule 14.12.2.16). Development requirements also have elevated importance in terms of Policy 8.2.2.9(c) and 14.2.5.1(a) in so far that use, development and subdivision shall generally meet the development requirements or otherwise achieve a similar or better outcome. The remaining text of the ODP is still a relevant consideration for any relevant resource consent application and are referenced in the matters of control and discretion for this application. They also in my view aid in the interpretation of wider objectives in Chapter 8 and 14 and help inform the anticipated environment.

Non-compliances are set out below, and recorded in the application document in section 5.

### **Land Use Rules**

The proposal requires land use consent for a restricted discretionary/discretionary/non-complying activity as it is captured by the following rules:

- Chapter 5 Rule 5.5.2 C1 – Subdivision creating vacant allotments in the Liquefaction Management Area the development site is covered by the LMA, the activity is controlled – the matters of control are dealt with by provision of geotechnical reporting and associated recommended conditions below under the section 106 assessment.
- Chapter 8 Rule 8.9.2.3 RD1 – for an activity listed in 8.9.2.1 P1 or 8.9.2.2 C1 that does not meet depth and volume maximum parameters. The proposed earthworking is substantially in excess of permitted limits per site for depth and volume (as expected in a greenfield subdivision situation) being in the order of 35,000m<sup>3</sup> and up to a depth of 1.4 metres maximum as opposed to a 20m<sup>3</sup> volume per site and 0.6 metres permitted depth.

### **Subdivision Rules**

The proposal requires resource consent for a restricted discretionary activity as it breaches the following rules:

- Chapter 8 Rule 8.5.1.3 RD2 as C5 cannot be satisfied given breaches of 8.6.4 (roads); 8.6.11.a (outline development plan); and f. (maximum cul-de-sac length).

The proposed subdivision layout differs from that in the ODP in terms of access location (principal road access point has been shifted east at Council's request) and stormwater features being located along the Prestons Road Frontage; transport non-compliances - length of cul-de-sac (Road 3), and footpath provision on a road longer than 100 metres; additional setback requirements (from internal boundaries with sites not under further development) not met in terms of the required five metre planning buffer.

### **National Environmental Standard**

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

In this case it is more likely than not that a HAIL activity is being or has been undertaken on the site. The applicant has submitted a detailed site investigation (DSI) stating that the soil contamination exceeds the applicable standard. Pursuant to Regulation 10(2) a restricted discretionary activity resource consent is required, with Council reserving discretion over the adequacy of the detailed site investigation, the suitability of the land for the activity, the approach to remediation, the adequacy of the site management plan, the transport, disposal and tracking of soil, the requirements for and conditions of a financial bond, the timing and nature of review conditions and the duration of the consent.

The application and associated supporting documents have been reviewed by Council's Environmental Health Officer Ms Hannah Mirabueno. Ms Mirabueno has provided comments and recommended conditions to mitigate effects of the proposed disturbance of contaminated ground and the change of use from rural to residential.

I include Ms Mirabueno's comments below:

*"I understand this application is for Stage 1 of the subdivision consent, which is indicated in Figure 1 of the consent application, and includes the properties at 10 and 20 Mills Road, 203 Prestons Road and 31 Hawkins Road. The detailed site investigation (DSI) has extended the investigated areas to the north of the site.*

*The detailed site investigation undertaken in the application site and the wider site showed that there are a number of HAIL activities that took place on the application site. The HAIL were primarily from historical orchards and market gardens (HAIL A10), sheep foot bath (HAIL A8), an aboveground storage tank (HAIL A 17), transport depot and yards (HAIL F8) and some stockpiles (HAIL G5). Soil testing results as reported in the DSI report showed exceedance against the NES residential standards in some tested analytes, particularly arsenic.*

*A remedial action plan (RAP) has been provided with this application which delineates the area requiring remediation. I have queried certain sampling locations exceeding the residential criteria (B13, B16) and G (8) which is to the west of the B sampling points and not plotted in the map, which I thought are part of Stage 1. These samples are not included as areas requiring remediation in Figure 3 of the RAP. The SQEP, Davis Ogilvie, has advised that these areas are not part of Stage 1 and will be addressed later. She has provided a location map (TRIM 18/92296) that superimposed these sampling locations.*

*The RAP has proposed that soils exceeding the residential standards would be retained on site, and will be used in areas for future use in recreational areas of the Stage 1 development. Russel Wedge has advised that it would be fine as long as the levels of contamination of these soils do not exceed recreational standards. The soils are all below the recreational standards for arsenic, 80mg/kg.*

*Following removal of contaminated soils, the remaining soils will be validated for residential land use standards.*

*On the basis of the information provided to the Council, the subdivision and soil disturbance would be restricted discretionary under Reg 10 of the NES.*

**Recommended conditions:**

- 1. All works shall adhere to the procedures set out in Davis Ogilvie RAP/SMP including the appropriate engagement of the persons/companies described in the roles and responsibilities section of this document. All site workers must be familiar with the accidental discovery protocols of the RAP/SMP. A copy of the RAP/SMP shall remain on site and must be accessible to all workers and contractors on site;*
- 2. 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;*
- 3. Evidence of disposal to authorised facilities such as weighbridge receipt weighbridge receipts or waste manifest and shall be included in the site validation report;*
- 4. In the event of contamination discovery e.g. visible staining, odours and/or other conditions that indicate soil contamination, then work must cease until a Suitably Qualified and Experienced Practitioner (SQEP) has assessed the matter and advised of the appropriate remediation and/or disposal options for these soils. Any measures to remediate the soil contamination shall be reported to and approved by the Christchurch City Council;*
- 5. Only cleanfill materials as defined in the Christchurch District Plan can be used as imported fill;*

6. *Validation soil testing shall be undertaken in accordance with the MfE Contaminated Land Guideline No. 5.*
7. *Prior to the issuance of section 224 certificate, a site validation report (SVR) shall be provided to the Council for Council's approval. The SVR shall be prepared by the project's contaminated land specialist and outlining the works undertaken. The SVR shall include at least the following:*
  - a. *A summary of remedial works and other soil disturbance works undertaken;*
  - b. *Analytical results and interpretation of validation sampling of the excavation;*
  - c. *Phot logs of soil disturbance activities undertaken;*
  - d. *Evidence of disposal to an offsite facility;*
  - e. *Location/s of areas where soil will be reused within the application site;*
  - f. *Confirmation of imported clean fill and volumes; and*
  - g. *A statement of the volumes of soil disturbed by the works*

*The site validation shall be emailed to [envresourcemonitoring@ccc.govt.nz](mailto:envresourcemonitoring@ccc.govt.nz).*"

I accept Ms Mirabueno's comments and conditions. I note that the applicant has also accepted the conditions proposed above. Council's Team Leader Parks Policy and Advisory Mr Russel Wedge has as Ms Mirabueno notes above accepted the possibility of incorporation of material within reserve areas on the basis that the material meets recreation standards in terms of any contaminant present. I consider that should the conditions be imposed as set out above and agreed, the effects associated with management of contaminated land will be less than minor and acceptable. I do not consider that any party will be adversely affected, neither will there be adverse effects on the wider environment,

Aside from the insertion of the accepted conditions into the final recommended set below the NES is not further dealt with here.

#### **Notification matters [Sections 95A – 95E and Replacement District Plan Objective 3.3.2]**

Sections 95A(3)(a) and 95B(2) of the RMA enable an application to be processed without public or limited notification on any affected persons where a rule in a Plan or a National Environmental Standard provides for this.

Rule 8.4.1.1 of the District Plan provides that any application for a controlled or restricted discretionary subdivision consent shall be non-notified and will not require the written consent of affected persons (except in relation to applications seeking access on to a State Highway). Although the density requirements for a 15hha yield are not being met on this application. The applicant has provided agreement to entering into an encumbrance on balance land that it owns requiring delivery of 15hha and also the shortfall from this development on future development of that land. For that reason 8.4.1.1 continues to apply and the subdivision application cannot be notified to any other person, neither can it be publicly notified.

The earthworks aspect of the application requires consent under land use provisions rather than subdivision provisions and is thus not exempt from notification. The earthworks and associated effects are designed to be able to implement anticipated development of the land subject to the application. The effects do not extend beyond immediately adjoining sites, consequently I do not consider that notification (public) of the earthworks aspect is either warranted or possible. Matters relating to adversely affected persons are addressed further below.

There are, in my opinion, no special circumstances that would warrant public notification pursuant to section 95A(4) for either the subdivision or earthworks aspects of the proposal.

#### **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 subdivision is limited to the matters over which the Council has limited its discretion outlined in Chapter 8 of the Christchurch District Plan. As noted above assessment of matters relating to natural hazards under Chapter 5 and specifically the LMA is dealt with by assessment here and in particular under the section 106 discussion below. In short the LMA is addressed by design of subdivision earthworks, foundation design requirements and requirements for engineering of all infrastructural elements in terms of durability in seismic events. This is reinforced with specific conditions

accepted by the applicant and applied as a standard response to the risk of liquefaction and associated land settlement potential.

In my opinion the remainder of effects of this proposal relate to servicing, transport/access, ODP compliance; and the physical and nuisance effects of earthworking.

### **Servicing**

The proposed subdivision is in accordance with anticipated type of development within the zone, and I consider that any adverse effects on the environment can be adequately mitigated by the recommended conditions of consent. Council's infrastructure planning staff have provided conditions of consent and these have been accepted by the applicant in relation to water supply, sewer and stormwater. Standard conditions apply in relation to roading, telecommunications and electricity supplies. These are also accepted.

Council is installing high pressure water main in Prestons Road which will supply the development. Council is also installing a trunk pressure main sewer in Prestons Road. The sewer system is a low pressure system and has the standard requisite installation of storage chambers and pumps on individual sites at building consent stage. This matter is covered by consent notice and condition below.

### **ODP non-conformity and Transport**

The proposal has been reviewed by Council's Transport Network Planner Mr Mike Calvert. Mr Calvert has engaged in discussion with the applicant and it's agents over design and location of the main entrance intersection to the block. The location of the intersection has been moved east from that shown in the ODP (where it was indicated to lie over the current location of Mills Road). This is in large measure a response to design of the northern arterial road and the associated flyover being created for Prestons Road. As the applicant has consolidated a large part of the land north of Prestons Road and east of the intended Horner's Drain realignment the relocation of the road access point creates little in the way of effect, there is still a relatively central point of access to the block for the main spine road, which can then feed a wider network of lower order roads within the wider area on future development. There is also a clear route through land owned by the applicant here for the northern spine to link through to Selkirk Place at the northern end of the ODP area. Later stages of development of the wider block will also see requirement for connection of roading to Hawkins Road.

The minor area of non-compliance of the length of the cul-de-sac has not raised concern for Mr Calvert, no particular adverse effect is expected to arise. A limited number of properties are serviced by the cul-de-sac, and for the same reason the provision of a single footpath in the cul-de-sac is not considered to give rise to any particular adverse effect. The side of the road without footpath has a wide berm provision to increase amenity, and provide potential movement space in any event.

The image below taken from the application document shows clearly the layout of the current proposal overlaid on the ODP, and clearly demonstrates the shift in location of the main spine road access point on Prestons Road.



The applicant also notes a non-compliance with staging requirements in terms of the ODP provisions. This relates to the upgrade of the entire Prestons Road frontage back from the Hills Hawkins intersection to the east. It is proposed (and required by Council) that the frontage of this application site and the area around the main intersection being created with Prestons Road is upgraded under this consent to an urban standard. The retirement village to the west is providing upgrading of that part of its frontage not covered by works associated with the northern arterial roading project. On development of other sites the remainder of the road frontage will be upgraded. While this is technically a non-compliance there is an element of fairness in terms of requiring one developer to upgrade the whole frontage including sites owned by other parties. No particular adverse effect is anticipated to arise the urbanisation of the area under the ODP will be completed over time.

#### **Land Use non-compliances (earthworks)**

As noted above the proposal includes substantial breaches of volume and depth of permitted earthworks in the RNN zone per site. The proposal suffers initially as the whole of the project area here is considered a single site and subject to restrictions of 20m<sup>3</sup> and 0.6 metres depth. That volume spread over the site would be undetectable.

In order to cater for site drainage and deal with ground conditions earthworks in excess of permitted levels are proposed.

The applicant has made an assessment of nuisance and land stability matters (as set out in the matters of discretion relevant to the activity in 8.9.4.1 and 8.9.4.3) which I generally accept and adopt. I consider that suggested (and agreed) conditions will mitigate these effects to an acceptable level that does not impact on adjoining or nearby sites and persons. I note however that other effects associated with end use of the site once filled and developed (as per assessment matters under 8.9.4.6 and partially 8.9.4.3) have not been particularly addressed I deal with these below.

The subject site here has been created from earlier rural sites, with house lots being subdivided off and retained by original owners, while residential development is to occur on the bulk of the balance land. The remaining dwellings to the east remain on what are now for the RNN zone very large sites (notwithstanding that they are on redevelopment required to yield and equivalent of 15/hha as are other sites in the zone). Separation distances are thus large in residential terms. The neighbouring site immediately east (the only site potentially subject to



nuisance issues related to privacy and overlooking) is in the order of 5000m<sup>2</sup> in area, and the existing dwelling sits approximately 25 metres from the boundary with the subject site. Given the intervening space I consider that the depth of filling along this boundary indicated on the cut fill plan (up to 1 metre on the northern 40 metres of the shared boundary, and less than 0.1 on the remainder of the boundary) will not give rise to adverse effects in terms of overlooking or privacy. The principal issue is the shift from rural activity to residential and that is anticipated (and required even) by the zoning provisions.

A condition is included below requiring acceptance of boundary treatments once engineering design is confirmed, and retaining structure and drainage (to deal with nuisance effects) will be overseen through this process.

In terms of the earthworks depth and volume non-compliance, any effects on the adjoining property are considered to be less than minor for the reasons set out above.

Pursuant to Section 95E(1) of the Act a person is not deemed affected by an activity where the adverse effects are less than minor, hence I consider that written approval is not required for the earthworks depth and volume non-compliance.

#### Conclusion as to scale of effects

When viewed holistically in light of the Plans provisions and intent for development of this zone I consider that the activity as proposed will generate adverse effects at only a very low level that does not warrant notification of any person, and does not create effects on the wider environment. I consider that the effects are acceptable and indeed to a large extent anticipated in the conversion of rural land to residential use.

### **Recovery Plans and Regeneration Plans**

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

There are no Recovery Plans or Regeneration Plans relevant to this application.

### **Other Section 104 matters**

The application is:

- In keeping with Part II of the Act as it will maintain amenity values and the quality of the surrounding environment, and adequately manages any risk from natural hazards.
- Consistent with the relevant objectives, policies and matters of control / matters of discretion in the District Plan which essentially seek to maintain or enhance the amenities of the built environment, and ensure that the creation of new allotments does not adversely impact on physical infrastructure or the cost of its provision.
- Consistent with the relevant objectives and policies in Chapter 8 of the District Plan, as the new allotments will be appropriately designed and serviced for the anticipated purpose, enable the recovery of the City through development of an identified greenfield area at appropriate densities, and achieve similar or better outcomes than that indicated by the ODP in terms of key infrastructural moves.
- Consistent with natural hazard policies in Chapter 5 in that the risk of liquefaction (and other seismic issues) has been appropriately identified and assessed and can be appropriately mitigated by design of sites and infrastructure, and conditions of consent for future uses of proposed allotments.
- Able to be granted consent without public notification, pursuant to Section 104(3)(d).

The applicant is seeking or holds regional consents for construction discharge (stormwater); dewatering and earthworks.

### **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.



The National Policy Statement on Urban Development Capacity is relevant to large scale subdivision, applications. Policies PA3 and PA4 are relevant neither is threatened by the proposed development, which seeks to deliver residential sites in accordance generally with District Plan provisions regarding efficiency and choice.

The site is not in the coastal environment.

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

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

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

The above considerations are subject to Part II of the Act which outlines its purpose and principles. The proposal is considered to be consistent with Part II matters as it will maintain the amenity and quality of the surrounding environment, in accordance with Section 7(c) and 7(f).

Section 6(h) - management of significant risks from natural hazards - is relevant to the proposed activity. I note that as discussed below under the section 106 heading the matter of natural hazards has been appropriately investigated and assessed in relation to the proposed activity. Suitable conditions will be imposed on the consent to delimit effects associated with natural hazards on the subject site.

**Section 106**

**s106 Consent authority may refuse subdivision consent in certain circumstances**

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

This section of the Act is particularly relevant in relation to geotechnical concerns following the Canterbury earthquakes. The land is identified as being within the Liquefaction Management Area in the Christchurch District Plan and rule 5.5.2a applies.

The applicant has submitted a geotechnical report prepared by Davis Ogilvie Ltd which has been reviewed by Council's Senior Subdivision Engineer Ms Yvonne McDonald.

I repeat Ms McDonalds assessment of the application material below:

*"Davis Ogilvie undertook the following investigations to support their geotechnical report and associated liquefaction assessment for the whole development:*

- A desktop study, including a review of the Aurecon Geotechnical Report for 171 Prestons Rd, which was categorised as TC2/TC3 in the south, TC3 centrally and TC1/TC2 in the north.
- A site investigation including 45 Dynamic Cone Penetrometer (DCP) tests – 6 in stage 1, 43 test pits to a maximum depth of 4.6m – 13 in stage 1, two hand augers to 3.0m depth and 62 Cone Penetration Tests (CPT) to a maximum depth of 18.5m – 17 in stage 1.
- Twelve piezometers were installed to 1.7-6.0m bgl – 3 in stage 1.

*The geotechnical report looked at all stages of the development. This consent application is for stage 1 only.*

The subsoils were found to comprise topsoil up to 0.7m deep and stage 1 subsoils of interbedded silt and sand over gravel, rising to the north. Peat lenses and organic silt were not found in stage 1. Gravel was dense in places. The groundwater was indicated by soil colour and mottling as 0.7-3.8m bgl, with piezometers monitored between December 2016 and May 2017 finding it between 14.63-15.05m CDD (1.1-2.5m bgl) in stage 1 and rising as winter approached. Test pits 29 and 34 indicated an artesian groundwater regime, as did piezometer 28. The water table levels assumed for the liquefaction analysis were those from the subsoil colouration i.e. the gleysol, which are generally higher than those found in the piezometer monitoring. 17 CPT tests (CPT 28-41, 60-62) to depths between 5.5m (maximum tip resistance termination) to 15.0m target depth suggested the gravel layer is at 5.5 - 15.0m depth across stage 1. Of the 17, 7 carried out by Davis Ogilvie exceeded the 10m depth required for settlement. Of the five CPTs carried out by others, two exceeded the 10m depth.

The applicant states settlement under the Canterbury Earthquake Sequence (CES) is likely to have been between 87-151mm and aerial photographs indicate soils may be susceptible to liquefaction. The site was not 'sufficiently tested' for the SLS event under the CES, under the MBIE criteria. The liquefaction analysis was carried out using Boulanger & Idriss 2014 liquefaction triggering procedures, for the following PGAs: 0.13g Mw7.5 SLS, 0.19g Mw6.0 SLS and 0.35g Mw7.5 ULS. The lot/site investigation test ratio is the 0.25/lot ratio recommended by MBIE.

Davis Ogilvie state lateral spread may occur due to the stormwater basin free face construction and the Horners Drain relocation west of Mills Rd. The effects of this have not been estimated as the drain depth is unknown but a 100m setback is flagged as possibly being affected. Potential treatment suggested is "a well graded gravel raft, with a minimum thickness of 600 mm GAP65 raft (underlain by bidim with two layers TX160 geogrid, or similar) raft." This may apply to the Prestons Rd works also. I have suggested a condition for infrastructure design that must address the liquefaction and lateral spread risks also.

Davis Ogilvie noted the potential for cyclic softening of the 'clay like' soils in the north east. The performance was assessed using the Idriss and Boulanger (2006 and 2007) procedure based on the Cyclic Resistance Ratio and undrained shear strength. Settlements under the SLS1 event ranged from 0-60mm, under the SLS2 event from 0-100mm and under the ULS event from 0-160mm. Davis Ogilvie determined that settlements under ULS events in the north east of the site are likely to be within TC1/TC2 tolerances. As these subsoil materials are found largely outside stage 1, this effect is unlikely to control the land performance for this stage.

Davis Ogilvie determined that settlements suggest the land performance can generally be defined as TC1 and TC2. Two areas in the south and southwest, shown in Figure 14, are susceptible to liquefaction, performing poorly under the SLS and ULS events. Davis Ogilvie have located the stormwater basins in this area. Suggested treatment for those lots performing as TC2/TC3 in Figure 15 is "a geogrid reinforced 600 mm (minimum) well graded gravel or non-liquefiable stabilised crust, certified to NZS4431:1989...(to).. create suitably seismic resilient platform in which to construct TC2 style foundations." I accept this recommended treatment and have suggested conditions relating to the application of the recommended treatment and requiring confirmation that the treatment returns the design land categorisation. No ground improvement treatment has been suggested for the roading or below ground infrastructure.

Davis Ogilvie generalise for the Liquefaction Resistance Index zoning they have determined for the site, that the site is LRI 2 (settlement 50-250mm, lateral displacement 40-200mm) and 3 (settlement 20-50mm, lateral displacement 20-40mm). They therefore state that PVC-u is appropriate for water supply reticulation and that gravity is appropriate for the wastewater network. IDS Part 7 states PVC-u pipework is only appropriate in LR3 areas. The southern area of stage 1 is LRI 2, therefore I don't agree with their pipe material/methods. I support Nigel's statement that the sewer should be PSS and suggest that the requirement for PE pipe reticulation for the water supply network be explicitly stated in the consent. The need for engineering input into the detailing of the manholes to avoid uplift is acknowledged and should be addressed at the engineering design stage. I have suggested a condition regarding the design of vested infrastructure in liquefaction risk areas to Infrastructure Design Standard requirements.

Davis Ogilvie have suggested that NZS 3604 foundations as suitable for TC1 type areas and that site specific investigations will be needed to support NZS 3604 Type A, B & C foundations (options 2 or 4 of the MBIE "Repairing and rebuilding houses affected by the Canterbury earthquakes" 2012) in the TC2 type areas. These foundations are dependent on the treatment returning the TC3 type areas to a TC2 type classification. The treatment for the TC3 land and for lateral spread are similar. I have suggested a condition requiring confirmation of the categorisation and a consent notice to address foundation options.

Davis Ogilvie suggested the following geotechnical conditions relevant to stage 1:

1) 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.

- 2) Where areas have been categorised as TC2 or an area requiring ground improvement, foundation systems will require specific engineer design, construction observation and certification by a suitably qualified and experienced Chartered Professional Engineer (CPEng).
- 3) Ground improvement will need to be implemented during the civil construction to ensure TC2 style land performance is achieved, as illustrated upon Figure 14 of the Geotechnical report. This shall consist of a minimum of 600 mm of engineered fill placed in accordance with NZS 4431:1989.
- 4) Once the realigned Horner's Drain has been confirmed, lateral spread analysis should be undertaken and mitigation measures implemented as necessary along the western limits of the site. At present a 100 metre "buffer zone" has been illustrated upon Figure 14 as means of visual representation of Horner's Drain.

Slippage, falling debris and erosion are not generally considered a risk on the flat land considered under this consent so have not been specifically addressed in the conditions, beyond the normal earthwork conditions.

I understand that Horners Drain realignment, if carried out on behalf of Christchurch City Council as shown in the ODP, will incorporate any lateral spread mitigation necessary.

#### Conclusion

Subject to my recommended conditions of consent for this subdivision, any adverse effects as a result of the geotechnical risks will be mitigated, avoided or remedied and there will be no adverse effects on neighbouring properties (taking into consideration the relevant matters of discretion). Should consent be granted, I suggest the following conditions related to Chapter 5 and to Chapter 8.2.4 and 8.2.5 of the District be imposed.

#### ...Geotechnical

##### 17. Liquefaction Hazard and Lateral Spread Mitigation

All liquefaction hazard and lateral spread mitigation on site for Stage one of the development shall be designed in accordance with the recommendations in the Davis Ogilvie Geotechnical Report for Subdivision 203 Prestons Road, Oakbridge Subdivision, Job 34300 dated 22 August 2017.

##### 18. Asset Design and Construction

All infrastructural assets to be vested in the Council shall be designed and constructed in accordance with the Infrastructure Design Standard (IDS) 2017 and the Construction Standard Specifications (CSS). In addition to the above, to be considered suitable in terms of section 106(1A)(a) and (b) of the Resource Management Act, all proposed infrastructure shall be designed to resist the effects associated with earthquake induced liquefiable soils and lateral spread from a seismic event as defined below.

To mitigate liquefaction (vertical settlement) hazards and lateral spread (horizontal displacement), any proposed asset structures shall be designed for a seismic event with a "1 in 25 year period of return" under the serviceability limit state (SLS) and with a "1 in 500 year period of return" for the ultimate limit state (ULS) as defined by NZS 1170.5:2004. Beyond a SLS seismic event, it is recognised asset structures may become progressively less serviceable.

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

##### 19. Ground Improvement

Site earthworks and remediation shall be carried out to improve the ground performance for Stage one of the development in terms of the MBIE guidelines 'Repairing and rebuilding houses affected by the Canterbury earthquakes' (3rd Edition 15 March 2017) or subsequent revisions. The liquefaction hazard and lateral spread mitigation on site shall be designed in accordance with the recommendations in the Davis Ogilvie Geotechnical Report for Subdivision 203 Prestons Road, Oakbridge Subdivision, Job 34300 dated 22 August 2017. The technical category for residential lots will be confirmed in the Final Geotechnical Report, included with the Engineers Report prepared for the section 224(c) certificate under condition 20.

Note: the Davis Ogilvie Geotechnical Report for Subdivision 203 Prestons Road, Oakbridge Subdivision recommends mitigation to be provided when carrying out the earthworks for residential lots: the placement of 600mm minimum engineered fill placed in accordance with NZS 4431: 1989.

20. Geotechnical Completion Report

Prior to the request for the section 224 certificate the Consent Holder shall supply a Final Geotechnical Report for Stage One of this development on the mitigation measures put in place during the construction phase to minimise both the liquefaction and lateral spread potential of the land during the SLS and a ULS seismic event in condition 18. The report shall recommend the Technical Category of the residential land in terms of the MBIE guidance document 'Repairing and Rebuilding Houses Affected by the Canterbury Earthquakes' and include a Statement of Professional Opinion on the Suitability of Land for Building Construction, using the template in IDS Part 4 Appendix II.

21. Consent Notice

That a consent notice, as detailed in condition 22, in terms of Section 221 of the Resource Management Act, be registered on the titles for all Stage One residential lots that are categorised in the Final Geotechnical Report as TC2 land.

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

22. Foundation Design – residential dwellings

Any structure requiring a Building Consent, in terms of Building Act provisions, shall have specific foundation design by a suitably experienced chartered engineer or by an appropriately qualified geotechnical engineer. The foundation design shall be in accordance with the latest MBIE Technical Guidance for Repairing and Rebuilding Houses affected by the Canterbury Earthquakes for structures being constructed on TC2 land.

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

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

I note that the applicant has viewed and accepted the conditions suggested by Ms McDonald.

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.

<b>Recommendations</b>
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**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, and 108 of the Resource Management Act 1991, subject to the following condition:
  - 1. The development shall proceed in accordance with the information and plans submitted with the application – the cut and fill plan is stamped as an approved plan. Relevant conditions are found in section 16 of the subdivision consent conditions below, and will be monitored and enforced through the subdivision engineering process associated with the development.

**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 and 220 of the Resource Management Act 1991:

**1. Compliance with Application Information**

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

*Note: the indicative area for road stopping on the Scheme Plan is not approved here, the issue of road stopping is a separate matter and not dealt with by this consent.*

**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. Stages may be completed singly or not as long as each LT plan presented for certification under section 223 of the RMA covers the full extent of done or more of the stages shown.

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

**3. Allotment to Vest as Reserve**

As agreed with the applicant Lot 3000 is to be shown on the survey plan as Recreation Reserve to Vest.

**4. Rooding**

**4.1 New Road to Vest**

The new road, being lot 1000, is to be formed and vested in the Council to the satisfaction of the Subdivision Engineer with underground wiring for electricity supply and telecommunications.

**4.2 Prestons Road Frontage Upgrade**

The frontage of the site along Prestons Road is to be upgraded to an urban standard as part of the development. Engineering plans are to be submitted for acceptance along with plans for the intersection layout and design. A detailed design safety audit for the intersection and internal road network shall form part of the engineering design acceptance package presented to Council and shall also deal with timing of signalisation of the intersection.

**5. Engineering General**

**5.1 Asset Design and Construction**

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

**5.2 Quality Assurance**

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

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

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

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

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

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

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

In addition to the above, the applicant is to design all infrastructure to resist the effects associated with earthquake induced liquefied soils. All liquefaction hazard mitigation shall be designed for a 1 in 150 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.

## **6. Water Supply**

- 6.1 The development will be supplied from the future DN355 PE100 Trunk Main to be established by Council in Prestons Road.  
*Advice Notes: Construction on the Trunk Main on Prestons Road are planned for completion by October 2018 but pending adequate funding has been committed.*
- 6.2 The water supply main through the development shall be capped at the edges of the development to allow for future connections.
- 6.3 The water supply shall be designed by a suitably qualified person in accordance with the Infrastructure Design Standard and in accordance with the NZ Fire Service Fire Fighting Water Supplies Code of Practice NZS 4509:2008 to the satisfaction of the Water & Wastewater Asset Planning Team. Engineering drawings supported by hydraulic model outputs shall be sent to the Subdivisions Engineer for acceptance by the Three Water & Waste Asset Planning Team prior to the commencement of any physical work
- 6.3 Except where otherwise stated, all water mains within the development shall be a minimum DN180 OD PE100 diameter.
- 6.4 The work shall be carried out by a Council approved water supply installer at the expense of the applicant.
- 6.5 All lots shall be served with a water supply to their boundary. Submains shall be installed to 1m past each lot boundary. Rear lots shall be served with laterals installed by a Licensed Certified Plumber into their net site areas under a Building Consent for each stage. Alternatively, the consent holder can seek Building Consent (BC) exemption for the installation of the private laterals. Where the laterals are installed under BC exemption construction shall be in accordance with the CSS and the IDS. Dummy connection boxes shall be installed at the entrance of each R.O.W. A copy of the Code Compliance Certificate shall be forwarded through to the Council's Engineering Team as part of the Section 224c application.

## **7.Sewer**

- 7.1 The sewer system is to be a Local Pressure Sewer System designed in accordance with Council's Infrastructure Design Standards and Construction Standard Specifications.. Engineering drawings supported by hydraulic calculations for all pressure sewer mains shall be sent to the Water & Wastewater Asset Planning Team for acceptance prior to the commencement of any physical work.
- 7.2 The pressure sewer main through the development shall be sized to cater for flows from the land upstream of the development that will use the same sewer connection to the approved sanitary outfall. The areas to be provided for in the sizing of the pressure main are within the following land parcels:
  - i. Lots 4,5,6 DP 23089, Lot 2 DP 512441, Lot 2 DP 24826 with a total area of 21.3 ha and zoned as Residential New Neighbourhood in the District Plan

- ii. Lot 1, 2 DP 62747 with a total area of 2 ha and zoned as Residential New Neighbourhood in the District Plan
- 7.3 The approved sanitary sewer outfall will be the future Trunk Pressure Main to be established by Council in Prestons Road.  
*Advice Notes: Construction on the Trunk Pressure Main on Prestons Road is planned for completion by October 2018 but dependent on adequate funding committed. It is proposed that a smaller, temporary pressure sewer of DN 110mm PE100 would be installed in Prestons Road to support initial achievement of self-cleansing flow.*
- 7.4 Measures shall be put in place to Council's satisfaction and acceptance for enabling initial operation of the low pressure sewer system within the subdivision during the build phase to ensure a self-cleansing flow and limiting sewage age within the system when the design number of pressure sewer tanks are not yet in operation.
- 7.5 No section 224(c) certificate will be issued until such time as:
  - i. the pressure sewer main has been installed in Prestons Road and connected to the Northcote Collector in Main North Road.
  - ii. a self-cleansing flow is achieved in the Trunk Pressure Main on Prestons Road or the developer has enabled self-cleansing flow measures to Council's satisfaction and acceptance.
- 7.6 Each lot shall have a Boundary Kit located within the legal road or right of way outside the boundary of each lot. The lateral from the Boundary Kit is to extend at least 600mm into the net site of each lot.
- 7.7 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.
- 7.8 Installation of the boundary kit and connection to Council's sewer system shall be carried out by a Council Authorised Drainlayer (Pressure Sewer Reticulation).
- 7.9 Each lot is to be served by a low pressure sewer system comprising a pump and storage chamber 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 Low Pressure Sewer Pumps specified under a Building Consent. The pressure sewer system will be supplied complete with an IOTA OneBox Control Panel.
- 7.10 Ownership and control of the low pressure pump, chamber, boundary kit and OneBox Control Panel will be vested with Council. The property owner shall enter into a Deed with the Christchurch City Council, drafted in terms approved by the Christchurch City Council, vesting ownership in the system prior to Code Compliance Certificate being issued for a dwelling on the relevant site.
- 7.11 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 low pressure sewer system vested with Council.
- 7.12 The electricity supply for the system shall be from the dwelling and metered to the dwelling serviced by the system. The property owner shall be responsible for the power costs of operating the system.
- 7.13 The property owner shall ensure adherence with the operational requirements of the local pressure sewer system and if in breach of this obligation, the property owner shall promptly at the property owner's expense properly and substantially repair and make good all injury or damage caused to the local pressure sewer system. If the property owner fails to promptly comply with this obligation then the Council may perform the obligation and recover any costs incurred from the Property Owner.
- 7.14 Conditions 9 to 13 above shall be recorded pursuant to Section 221 of the RMA in a consent notice registered on the titles of each property.

## 8. Stormwater



- 8.1 Surface water generated from all allotments and roading constructed under this application shall discharge into a new stormwater mitigation system to be constructed within proposed Lots 2000 and 2001 on the approved plan. Unless approved by Council engineers, the system shall meet the requirements of the CCC Waterways, Wetlands and Drainage Guide (WWDG 2003 including Chapters 6, 21 and Appendix 10 updated 2011/12), the Infrastructure Design Standard (IDS 2017) and the Construction Standard Specifications (CSS 2017).
- 8.2 The consent holder shall demonstrate that authorisation for the discharge of construction phase stormwater has been obtained from Environment Canterbury.
- 8.3 The consent holder shall obtain certification from the Christchurch City Council that the discharge of operational phase stormwater will comply with the conditions of the Council's operative stormwater network discharge consent.
- 8.4 The stormwater management and mitigation system shall provide capacity for the full application site as well as for maximum probable development of approximately 8.1581 hectares of balance land shown as Lot 4000 on the approved plan.
- 8.5 The stormwater runoff from all allotments, reserves and roading areas shall be collected via channels, sumps, pipes or swales and discharged into a sedimentation basin. Unless otherwise approved by Council engineers, the sedimentation basin shall:
  - a. have sufficient volume to capture the runoff resulting from the first 25mm of rain falling on impervious surfaces within the catchment;
  - b. not exceed a depth of 1 metre average as measured from the basin floor to the design water surface;
  - c. be designed with internal batter slopes averaging 1 metre vertical in 4 horizontal or flatter, and;
  - d. discharge to a stormwater wetland via an outlet fitted with a mechanism to control the flowrate
- 8.6 Unless otherwise approved by Council engineers, the stormwater wetland shall:
  - a. be sized using the Christchurch City Council Simplistic Method for Wetland Sizing (WWDG, p. 6-35);
  - b. be designed with a variable permanent water depth of 250mm average;
  - c. contain a live stormwater storage depth of 500mm above the permanent design water surface;
  - d. be protected from flooding of the 500mm live storage for events up to the 10 year return interval;
  - e. have a 10:1 minimum length to width ratio, as measured along the path of flow;
  - f. be designed with internal batter slopes averaging 1 metre vertical in 4 horizontal or flatter, and;
  - g. discharge to the Council stormwater network.
- 8.7 Stormwater in excess of first flush volume shall discharge into the Council stormwater network via flow-splitting structure or bypass weir located near the sedimentation basin inlet.
- 8.8 The surface water 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. Further, the conveyance shall be designed to ensure that even for events where the critical peak stormwater runoff flow rate occurs that all resulting first flush runoff shall actually reaches the sedimentation basin. A combination of primary and secondary conveyance systems may be used to ensure this level of service is achieved.
- 8.9 Safe and adequate access to the surface water management and mitigation facilities for maintenance and sediment removal shall be provided and designed in accordance with WWDG Clause 6.8 & 6.9.
- 8.10 A planted landscape buffer of average width 5 metres is to be established between all stormwater basins and private allotments as mitigation for the utility works. The buffer shall be measured from the property boundary to the edge of the critical two percent annual exceedance probability high water surface. Planting of the buffer zones shall be a cost of the development.
- 8.11 Stormwater laterals are to be laid to at least 600mm inside the boundary of all lots at the subdivision stage. The laterals are to be laid at sufficient depth to ensure protection and adequate fall is available to serve the furthest part of the lot.

- 8.12 The primary stormwater reticulation network shall be designed to convey (at minimum) the critical twenty percent annual exceedance probability storm event. No flooding of private property shall occur during the critical ten percent annual exceedance probability storm event and no flooding of buildings shall occur during the critical two percent annual exceedance probability storm event.
- 8.13 The designer of the surface water management system shall provide a report which identifies all secondary flowpaths proposed. All secondary or emergency stormwater flowpaths are to be identified and protected by an easement in favour of Christchurch City Council, if required.
- 8.14 The consent holder shall provide easements in gross over all public stormwater infrastructure located outside of legal road or utility reserve areas.
- 8.15 Engineering plans, specifications and calculations for the design and construction of all surface water management infrastructure are to be submitted to the 3 Waters and Waste Planning and Resource Consents Units for acceptance.
- 8.16 The consent holder shall operate and maintain surface water management infrastructure to vest into Council for at least 12 months following the issue of the section 224(c) certificate, after such time Council may accept responsibility for operation and maintenance.
- 8.17 The applicant shall provide as-built plans of the surface water 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.
- 8.18 A maintenance and operations manual for all surface water management systems shall be provided and shall form part of the engineering acceptance. This manual is to include a description of the activity, the design assumptions, maintenance schedule and monitoring requirements.
- 8.19 An Erosion and Sediment Control Plan (ESCP) shall be submitted for review as part of the design report. The performance criteria for the ESCP, unless directed by Council through the engineering acceptance process, shall be based on Environment Canterbury's Erosion and Sediment Control Guidelines (2007 or current).

The ESCP shall be implemented on site during the subdivision construction phase and no works are to commence until such time as the ESCP has been accepted.

The ESCP shall be designed by a suitably qualified person and a design certificate supplied with the plan. (Use the certificate from Appendix IV of the CCC Infrastructure Design Standard Part 3)

*Advice Note: Pursuant to Section 128 of the Resource Management Act 1991 Council reserves the right, during the construction phase, to review this condition to impose further controls in respect to Sedimentation Control and Management.*

## **9. 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 by Council.

## **10. Street Lighting**

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

## **11. Engineering Plans**

- 11.1 Engineering plans for the construction of the new road(s) and Prestons Road frontage and new intersection, access to rear lots, street lighting, drainage, sediment control, water supply, earthworks, landscaping and tree planting shall be lodged with the Subdivisions Engineer and accepted prior to the commencement of any physical works. All works are to be in accordance with Council's Infrastructure Design Standard.
- 11.2 Engineering works are to be installed in accordance with the accepted plans.

## **12. Health of Land / NES for contaminated land**

- 12.1 All works shall adhere to the procedures set out in Davis Ogilvie RAP/SMP including the appropriate engagement of the persons/companies described in the roles and responsibilities section of this document. All site workers must be familiar with the accidental discovery protocols of the RAP/SMP. A copy of the RAP/SMP shall remain on site and must be accessible to all workers and contractors on site.
- 12.2 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
- 12.3 Evidence of disposal to authorised facilities such as weighbridge receipt weighbridge receipts or waste manifest and shall be included in the site validation report.
- 12.4 In the event of contamination discovery e.g. visible staining, odours and/or other conditions that indicate soil contamination, then work must cease until a Suitably Qualified and Experienced Practitioner (SQEP) has assessed the matter and advised of the appropriate remediation and/or disposal options for these soils. Any measures to remediate the soil contamination shall be reported to and approved by the Christchurch City Council.
- 12.5 Only cleanfill materials as defined in the Christchurch District Plan shall be used as imported fill.
- 12.6 Validation soil testing shall be undertaken in accordance with the MfE Contaminated Land Guideline No. 5.
- 12.7 Prior to the issuance of section 224 certificate, a site validation report (SVR) shall be provided to the Council for Council's acceptance. The SVR shall be prepared by the project's contaminated land specialist and outlining the works undertaken. The SVR shall include at least the following:
- h. A summary of remedial works and other soil disturbance works undertaken;
  - i. Analytical results and interpretation of validation sampling of the excavation;
  - j. Phot logs of soil disturbance activities undertaken;
  - k. Evidence of disposal to an offsite facility;
  - l. Location/s of areas where soil will be reused within the application site;
  - m. Confirmation of imported clean fill and volumes; and
  - n. A statement of the volumes of soil disturbed by the works
- The site validation shall be emailed to [envresourcemonitoring@ccc.govt.nz](mailto:envresourcemonitoring@ccc.govt.nz) .

## **13. Plans for Geodata Plot**

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

## **14. As Built Plans**

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

## **15. Earthworks / Filled Land**

- 15.1 Earthworking shall be in accordance with the stamped approved cut and fill plan.
- 15.2 The earthworks and construction work shall be under the control of a nominated and suitably qualified engineer.
- 15.3 All loading and unloading of trucks with excavation or fill material shall be carried out within the subject site.

- 15.4 An approved Traffic Management Plan (TMP) shall be implemented for this earthworks / construction activity and no works are to commence until such time as the TMP has been installed. The TMP shall be prepared by an STMS accredited person and submitted to and approved by the Christchurch Transport Operation Centre – please refer to [www.tmpforchch.co.nz](http://www.tmpforchch.co.nz) and send the request to [tmc@ccc.govt.nz](mailto:tmc@ccc.govt.nz) .
- 15.5 The Erosion and Sediment Control Plan shall show the positions of all stockpiles on site. Temporary mounds shall be grassed or covered to prevent erosion until such time as they are removed. Topsoil should be reworked as little as possible to protect the integrity of the soil microbes.
- 15.6 All filling and excavation work shall be carried out in accordance with an Environmental Management Plan (EMP) which shall include an Erosion and Sediment Control Plan (ESCP) and the Remedial Action Plan/Site Management Plan presented with the application. Unless approved as part of the ECan resource consent for stormwater discharge or ECan resource consent for excavation/filling the EMP will require formal acceptance by Christchurch City Council's Subdivision Engineer (email to [rcmon@ccc.govt.nz](mailto:rcmon@ccc.govt.nz) ) prior to any work starting on site. The accepted EMP shall be implemented on site over the construction phase and no works are to commence until such time as the EMP has been installed. The EMP shall be designed by a suitably qualified person and a design certificate (template available on request) supplied with the EMP for acceptance at least 5 days prior to the works commencing. The performance criteria for erosion and sediment control will be based on ECan's Erosion and Sediment Control Toolbox for Canterbury <http://escscanterbury.co.nz/> . The EMP shall include (but is not limited to):
- The identification of environmental risks including erosion, sediment and dust control, spills, wastewater overflows, dewatering, and excavation and disposal of material from contaminated sites;
  - A site description, i.e. topography, vegetation, soils, etc;
  - Details of proposed activities;
  - A locality map;
  - Drawings showing the site, type and location of sediment control measures, on-site catchment boundaries and off-site sources of runoff;
  - Drawings and specifications showing the positions of all proposed mitigation areas with supporting calculations if appropriate;
  - Drawings showing the protection of natural assets and habitats;
  - Emergency response and contingency management;
  - Procedures for compliance with resource consents and permitted activities;
  - Environmental monitoring and auditing, including frequency;
  - Corrective action, reporting on solutions and update of the EMP;
  - Procedures for training and supervising staff in relation to environmental issues;
  - Contact details of key personnel responsible for environmental management and compliance.
- Note: IDS clause 3.8.2 contains further detail on Environmental Management Plans.*
- 15.7 No earthworks shall commence on site prior to completion and presentation to Council of an Engineering Completion Certificate (IDS – Part 3, Appendix VII), signed by an appropriately qualified and experienced engineer. This is to certify that the erosion and sediment control measures have been properly installed in accordance with the accepted ESCP and ECan's Erosion and Sediment Control Toolbox for Canterbury for the work proposed on site.
- 15.8 Any change in ground levels shall not cause a ponding or drainage nuisance to neighbouring properties. Existing 'upstream' drainage paths shall be addressed in the earthwork's engineering design.
- 15.9 Engineering details shall be provided with the Design Report of any retaining structures or boundary treatments required to address cuts or filling exceeding 0.3m depth from existing levels at external boundaries. The design report shall address mitigation proposed to avoid adverse effects on adjoining properties.
- Note: Where these structures require Building Consent, this shall be obtained separately.*

- 15.10 No filling is permitted within the waterway setback without the specific approval of the Three Waters and Waste Unit.
- 15.11 The fill sites shall be stripped of vegetation and any topsoil prior to filling.
- 15.12 All filling exceeding 300mm above excavation level shall be in accordance with the Code of Practice for Earthfill for Residential Purposes NZS 4431:1989. At the completion of the work an engineering report including a duly completed certificate in the form of Appendix A of NZS 4431 shall be submitted to Council at [rcmon@ccc.govt.nz](mailto:rcmon@ccc.govt.nz) for all lots within the subdivision that contain filled ground.
- 15.13 At the completion of the earthworks operations, the berm areas outside the line of the roadway construction shall be sown down with grass seed.
- 15.14 All bared surfaces shall be adequately topsoiled and vegetated as soon as possible to limit sediment mobilisation.
- 15.15 Any public road, footpath, landscaped area or service structure that has been affected / damaged by the contractor(s), consent holder, developer, persons involved with earthwork development or vehicles and machinery used in relation to the earthworks / construction works shall be reinstated as specified in the Construction Standard Specifications (CSS) at the expense of those identified above and to the satisfaction of Council.
- 15.16 Should the Consent Holder cease or abandon work on site for a period longer than 6 weeks, or be required to temporarily halt construction during earthworks, they shall at first take adequate preventative and remedial measures to control sediment discharge / run-off and dust emission, and shall thereafter maintain these measures for as long as necessary to prevent sediment discharge or dust emission from the site.

## **16. Geotechnical**

- 16.1 The design and construction of all assets is to be subject to a project quality system in accordance with Part 3: Quality Assurance of the IDS.
- A. 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 3.3.1 of the IDS. The Design Report and engineering plans are to provide sufficient detail to confirm compliance with the requirements of the IDS and this consent, including compliance with Condition XX Liquefaction and Lateral Spread Hazard Mitigation. This report can be submitted as two individual design reports addressing infrastructure as one part and the second part as a Geotechnical Report.
- B. 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 for review by Council and the "Engineer's Review Certificate", complying with clause 3.3.2 of the IDS. Physical works shall not commence until Council confirms that the above documentation has been received and accepted.
- C. Prior to the issue of certification pursuant to section 224(c) of the Resource Management Act, the Consent Holder shall submit to the Planning Team - Subdivision Engineers an "Engineer's Report" complying with clause 3.3.3 of the IDS and an "Engineer's Completion Certificate" complying with clause 3.3.3 of the IDS. The "Engineer's Report" shall provide sufficient detail to confirm compliance with the requirements of the IDS and this consent, including compliance with consent conditions requiring mitigation measures in respect to any liquefaction and lateral spread hazards.

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

### **16.2 Liquefaction Hazard and Lateral Spread Mitigation**

All liquefaction hazard and lateral spread mitigation on site for Stage one of the development shall be designed in accordance with the recommendations in the Davis Ogilvie Geotechnical Report for Subdivision 203 Prestons Road, Oakbridge Subdivision, Job 34300 dated 22 August 2017.

### **16.3 Asset Design and Construction**

All infrastructural assets to be vested in the Council shall be designed and constructed in accordance with the Infrastructure Design Standard (IDS) 2017 and the Construction Standard Specifications (CSS). In addition to the above, to be considered suitable in terms of section 106(1A)(a) and (b) of the Resource Management Act, all proposed infrastructure shall be designed to resist the effects associated with earthquake induced liquefiable soils and lateral spread from a seismic event as defined below.

To mitigate liquefaction (vertical settlement) hazards and lateral spread (horizontal displacement), any proposed asset structures shall be designed for a seismic event with a “1 in 25 year period of return” under the serviceability limit state (SLS) and with a “1 in 500 year period of return” for the ultimate limit state (ULS) as defined by NZS 1170.5:2004. Beyond a SLS seismic event, it is recognised asset structures may become progressively less serviceable.

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

### **16.4 Ground Improvement**

Site earthworks and remediation shall be carried out to improve the ground performance for Stage one of the development in terms of the MBIE guidelines ‘Repairing and rebuilding houses affected by the Canterbury earthquakes’ (3rd Edition 15 March 2017) or subsequent revisions. The liquefaction hazard and lateral spread mitigation on site shall be designed in accordance with the recommendations in the Davis Ogilvie Geotechnical Report for Subdivision 203 Prestons Road, Oakbridge Subdivision, Job 34300 dated 22 August 2017. The technical category for residential lots will be confirmed in the Final Geotechnical Report, included with the Engineers Report prepared for the section 224(c) certificate under condition 17.5.

*Note: the Davis Ogilvie Geotechnical Report for Subdivision 203 Prestons Road, Oakbridge Subdivision recommends mitigation to be provided when carrying out the earthworks for residential lots: the placement of 600mm minimum engineered fill placed in accordance with NZS 4431: 1989.*

### **16.5 Geotechnical Completion Report**

Prior to the request for the section 224 certificate the Consent Holder shall supply a Final Geotechnical Report for Stage One of this development on the mitigation measures put in place during the construction phase to minimise both the liquefaction and lateral spread potential of the land during the SLS and a ULS seismic event in condition 17.3. The report shall recommend the Technical Category of the residential land in terms of the MBIE guidance document ‘Repairing and Rebuilding Houses Affected by the Canterbury Earthquakes’ and include a Statement of Professional Opinion on the Suitability of Land for Building Construction, using the template in IDS Part 4 Appendix II.

### **17. Telecommunications and Energy Supply**

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

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

### **18. Right of Way Easements (Private Ways)**

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

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

**19. 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.

**20. Existing Easements over areas of Road to Vest**

Any existing easements that extend over any area proposed as road to vest are to be surrendered.

**21. Easements over Reserves**

Easements over land that is to vest in the Council as reserve are to be shown on the survey plan in a Schedule of Easements. Evidence of approval by the Reserves Officer Sub-committee of Council to create the easements is required.

**22. Existing easements under reserve to vest**

If the Council requires the retention of existing easements over land that is to vest in the Council as Reserve a certificate pursuant to Section 239(2) of the Resource Management Act 1991 will be issued.

**23. Easements in Gross**

The legal instruments for any easements in gross in favour of the Council are to be prepared by Council's consultant solicitor at the consent holder's cost. The consent holder's solicitor is to contact Anderson Lloyd Lawyers (Mike Kerr) requesting the preparation of the easement instruments.

**24. Road and/or Lane Names**

The new roads are to be named.

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

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

*Note: due to timing constraints and the necessity of taking road naming reports to Community Boards for a decision on proposed names it is advised that the road naming process is entered into 3 months prior to the intended application date for section 223 certification of scheme plans.*

Post and nameplate fees are to be paid.

*Note: Nameplates are not ordered from the manufacturer until the fee has been paid and usually take six weeks to manufacture. The fees payable will be those that are current at the time of payment (\$200 per post and \$417.00 nameplate as at 1<sup>st</sup> July 2016).*

**25. 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.

**26. Residential New Neighbourhood Density Requirements**

Prior to the issue of a section 224(c) the owner of Lot 4000 DP XXXXXX (held in certificate of title XXXXXX) shall enter into a memorandum of encumbrance with the Council to give effect to the following requirement:

Any residential development or subdivision of Lot 4000 DP XXXXXX held in certificate of title XXXXXX shall provide for a minimum net density of 15 dwellings or residential lots per hectare as set out in the Christchurch District Plan, plus an additional 20 residential dwellings or allotments.



*The Council's solicitor's (Anderson Lloyd) will prepare and register the encumbrance on the relevant title upon request. All Council costs shall be paid by the consent holder. A solicitor's undertaking may be required from the consent holder in respect to the registration of the encumbrance.*

**27. Specific Foundation Design**

Any structure requiring a Building Consent, in terms of Building Act provisions, shall have specific foundation design by a suitably experienced chartered engineer or by an appropriately qualified geotechnical engineer. The foundation design shall be in accordance with the latest MBIE Technical Guidance for Repairing and Rebuilding Houses affected by the Canterbury Earthquakes for structures being constructed on TC2 land.

*Note: These requirements are contingent upon TC1 and TC2 land equivalence being achieved by the proposed earthworks and remediation works. Should the land not be brought to the indicated level by site earthworks / remediation the wording of the consent notices will differ according to the technical category to which the land is equivalent. If for any reason residential lots are given a Geotechnical Technical Category 3 Classification, these lots should be withdrawn from the development and shown as balance lots that do not meet the requirements of Section 106 of the Resource Management Act without further mitigation measures being undertaken.*

This is an on-going condition for which a Consent Notice will be issued.

**28. Consent Notice**

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

All residential lots:

*Geotechnical*

That a consent notice, as detailed in condition 27, in terms of Section 221 of the Resource Management Act, be registered on the titles for all Stage One residential lots that are categorised in the Final Geotechnical Report as TC2 land.

*Sewerage system*

Each lot is to be served by a low pressure sewer system comprising a pump and storage chamber 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 Low Pressure Sewer Pumps specified under a Building Consent. The pressure sewer system will be supplied complete with an IOTA OneBox Control Panel.

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

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 low pressure sewer system vested with Council.

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

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

*The Council will prepare the Consent Notice.*

**29. 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.

### **30. Duration of Consent**

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

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

### **Your Rights of Objection**

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

### **Commencement of this consent**

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

### **Lapsing of this consent**

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

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

### **Lapsing of s223 Certification**

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

### **Fencing and retaining**

A land use consent may be required for retaining and fencing where rules in relation to building setback or fencing height are not complied with at site boundaries. This will be known clearly at the time plans for this aspect of the earthworking are supplied under Condition 15.9

### **Development Contributions**

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

Development contribution requirements are as defined in Council's Development Contributions Policy established under the Local Government Act 2002. Full details of the policy are available from our website at [www.ccc.govt.nz/consents-and-licences/development-contributions/](http://www.ccc.govt.nz/consents-and-licences/development-contributions/).

The relevant assessment for DCs for this development will follow in due course.

If you have any queries in relation to this matter, please contact one of our Development Contribution Assessors on phone (03) 941 8999.

### **Payments to Council**

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

Bank: *Bank of New Zealand*

Account Name: *Christchurch City Council*  
Account Number: *02 0800 0044765 003*

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

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

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

Please email [resourceconsentapplications@ccc.govt.nz](mailto:resourceconsentapplications@ccc.govt.nz) to notify us when you have made payment.

### **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](mailto:infosouthern@heritage.org.nz) or (03) 357 9629 before commencing work on the land.**

### **New Street Numbers**

Street number allocation was not available at time of granting this consent. For street number allocation enquiries please email [informationservices@ccc.govt.nz](mailto:informationservices@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:** Sean Ward, Principal Advisor – Resource Consents **Date:** 28/11/2018

<b>Decision</b>
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That the above recommendations be adopted for the reasons outlined in the report.

**Delegated officer:**



Lowe, Paul  
28/11/2018 4:38 PM  
Principal Advisor - Resource Consents