

Report / Decision on Change or Cancellation of Condition(s)

(Section 127)

s127 Application Number:	RMA/2022/927/B
Original application number:	RMA/2022/927
Applicant:	Sovereign Palms Limited
Site address:	31 Hawkins, 47 Hawkins Road and 1 Selkirk Place, and 11 Selkirk Place
Legal Description:	Lot 4000 DP 569920 Lots 4, 5 DP 23089, Lot 2 DP 512441 Lot 6 DP 23089
Zoning:	District Plan: Residential New Neighbourhood PC14: Future Urban Zone
Overlays and map notations:	District Plan: Outline Development Plan (Highfield Park (North)); Liquefaction Management Area (LMA); Environmental Asset Waterway (Horners Drain located at east side of Hawkins Road) PC14: n/a
Activity Status:	Discretionary activity
Description of Application:	Change of conditions pursuant to Section 127

Section 133A Amendment

Under Section 133A of the Resource Management Act 1991, the wording of condition 8.4 has been amended as the prior version of the condition was incorrectly left in. Condition 18 has also been amended to include the correct version of condition 8.4 as a consent notice.

Introduction

The applicant is seeking to vary the conditions of an existing resource consent (RMA/2022/927) which was granted on a non-notified basis by the delegated officer on 27/09/2022, and subsequently varied by RMA/2022/927/A (granted on 17/05/2023). The applicant is now seeking to vary the conditions of consent to enable a narrower formation of Hawkins Road (changing from an 8m wide to 7.2m wide carriageway).

Features of the original subdivision are:

- 107 lot fee simple subdivision in 3 stages with road allotments and a local purpose reserve within the Oakbridge subdivision;
- Global consent to cover earthworks within 5m of street trees to be planted as part of the subdivision;
- Partial cancellation of a consent notice;
- One balance allotment is created for future development stages (Lot 4000) and will capture Lot 4000 DP 569920, Lot 6 DP 23089, and the remainder of Lots 4 and 5 DP 23089, and Lot 2 DP 512441;
- Required dwelling density of 15 households per hectare will not be achieved in these stages (short by 2 lots) but will be achieved in future stages;
- Local purpose access reserve lots provide pedestrian connections to the north and west; and
- Access is provided from Burkett Street via Oakbridge Boulevard to the south, and a new intersection to Hawkins Road to the east.

RMA/2022/927/A amended the proposal as follows:

- Hawkins Road path width changed from 2.5m to 1.5m, and only to be on the west side of the road;
- Kerb and channel to be formed on both sides of Hawkins Road, including adjacent to lots 197 and 198; and
- Reduction in building setback and landscape strip width on Hawkins Road adjoining sites (lots 197 and 198), and details of planting requirements of the landscape strip were added.

The proposed changes to condition 8.3 are in **bold and underlined**:

8.3 Existing Road Frontage - lots 197 and 198

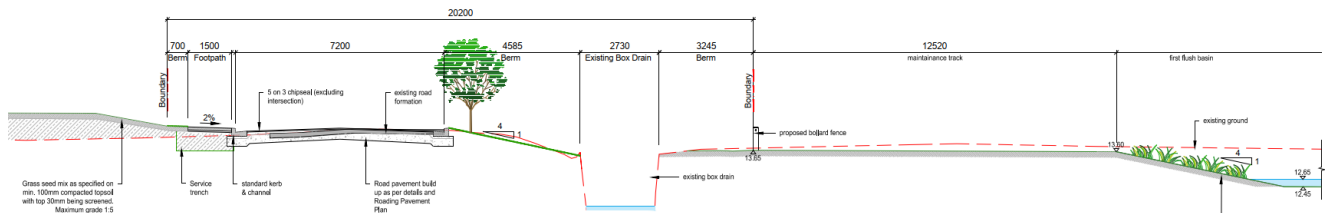
Hawkins Road frontage to lots 197 and 198 shall be upgraded at the cost of the consent holder to include 1.5 metre shared path, kerb and channel on the west side of Hawkins Road, undergrounding of services and seal widening to achieve an ~~an~~ & 7.2 metre carriageway. Lighting will be reviewed and upgraded if required.

The applicant seeks to vary this condition to provide for a safer and more efficient road layout. Following a site walk over with Council's Subdivision Engineer, Mr Doru Hozias' attention was drawn to the proposed kerb and channel location on the eastern side of the Hawkins being too close to the drain. Discussions were held and agreement from Roading Engineer Mr Weng-Kei Chen to amend the road cross section to those shown below.



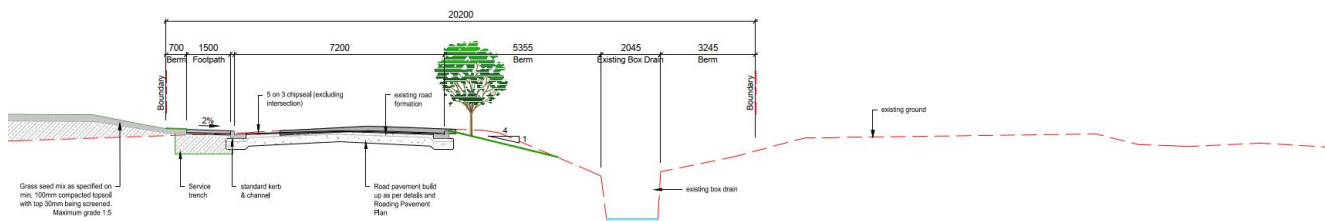
Typical Cross-Section - Hawkins Road '2-2'
Scale 1 in 100

NOTE: Engineer is to be notified to inspect the subgrade prior to the placement of any metalcourses.



Typical Cross-Section - Hawkins Road '3-3'
Scale 1 in 100

NOTE: Engineer is to be notified to inspect the subgrade prior to the placement of any metalcourses.



Typical Cross-Section - Hawkins Road '4-4'
Scale 1 in 100

NOTE: Engineer is to be notified to inspect the subgrade prior to the placement of any metalcourses.

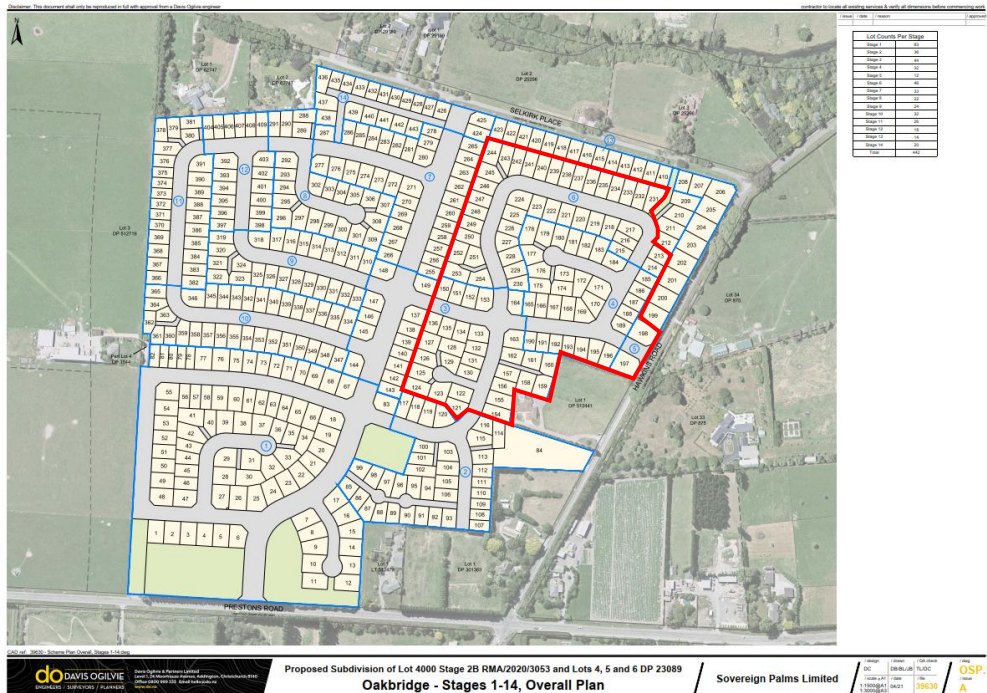


Figure 1 Overall plan, stages 3, 4 and 5 outlined in red

Description of site and existing environment

The application site is currently under development with earthworks, roading and infrastructure. The surrounding environment is a larger greenfield area with a mix of agricultural use and rural residential allotments. There have been a number of consents granted for the area:

- o RMA/2022/927 – 107 lot fee simple subdivision in 3 stages, varied by RMA/2022/927/A
- o RMA/2017/258 – two lot subdivision to separate a single dwelling at 203 Prestons Road from a larger development lot which is now stage 1 and 2B
- o RMA/2017/782 – two lot subdivision to separate the dwelling and lot at 35 Hawkins Road from development lot, which includes stages 3, 9 and 10
- o RMA/2017/2059 – 82 lot subdivision for stage 1
- o RMA/2021/3053 – 34 lot subdivision for stage 2
- o RMA/2021/4250 and RMA/2022/330 – updated subdivisions for development contributions re-assessment



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

Statutory Considerations

Section 127 of the Resource Management Act 1991 states:

“127. Change or cancellation of consent condition on application by consent holder

- (1) The holder of a resource consent may apply to the consent authority for a change or cancellation of a condition of a consent, subject to the following:

- (a) *the holder of a subdivision consent must apply under this section for a change or cancellation of the consent before the deposit of the survey plan (and must apply under section 221 for a variation or cancellation of a consent notice after the deposit of the survey plan); and*
 - (b) *No holder of any consent may apply for a change or cancellation of a condition on the duration of the consent.*
- (2) *Repealed*
- (3) *Sections 88 to 121 apply, with all necessary modifications, as if -*
- (a) *the application were an application for a resource consent for a discretionary activity; and*
 - (b) *the references to a resource consent and to the activity were references only to the change or cancellation of a condition and the effects of the change or cancellation respectively.*
- (4) *For the purposes of determining who is adversely affected by the change or cancellation, the local authority must consider, in particular, every person who -*
- (a) *made a submission on the original application; and*
 - (b) *may be affected by the change or cancellation.*

Type of Application

The first consideration that is required is whether the application can be treated as one for a change of conditions or whether it will result in a fundamentally different activity or one having materially different adverse effects, such that it should be treated as a new application. The original application sought to subdivide 107 allotments. The current proposal will not change the allotment sizes or numbers, and I consider it will not fundamentally change the activity, but will affect the details of the upgrades to Hawkins Road. In my opinion this application can be considered as a variation to the original resource consent as the nature of the activity will not fundamentally change and the adverse effects will not be materially different from those associated with the original consent.

Written approvals [Sections 95D(e), 95E(3)(a) and 104(3)(a)(ii)]

No written approvals have been provided with the application.

Effects on the environment and affected persons [Sections 95A, 95B, 95E(3), 95D and 104(1)(a)]

Pursuant to Section 127(3) the application must be assessed as a discretionary activity. As such, the Council's assessment is unrestricted and all actual and potential effects of this proposal must be considered. In my opinion the effects on the environment associated with the proposed change of conditions relate to the road formation of Hawkins Road.

The change to condition 8.3 is to allow for a narrower carriageway width, and relying on Mr Chen's input I consider that change will have no adverse effects on any persons or the environment, for the following reasons:

- The applicant assessed that the operability of the road will not change as a result of the proposal. During a site walkover with Council's Subdivision Engineer, Doru Hozias, it came to the applicant's attention that the proposed kerb and channel location on the eastern side of the road is too close to the existing drain.
- Mr Chen commented that this problem was understood and expected, and that for the upgrades to work the following changes would be required:
 - o The proposed street trees along the frontage will need to be removed to allow the carriageway to be shifted westward;
 - o The carriageway width be reduced to 7.2m wide from kerb to kerb; and
 - o Street trees be located along the bank of drain (east side of the road).
- Mr Chen's comment was that the 7.2m width is still an acceptable carriageway width for a local road and would comply with the District Plan standards. The proposed change is required to accommodate the conflicts arising from the site.

I note that the existing legal road (within which these works are to take place) includes the deeply incised box drain to the east. This makes works in the road corridor complicated – hence Mr Chen's comment above in relation to site conflicts.

Notification assessment [Sections 95A and 95B]

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

Public notification

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

In accordance with the provisions of section 95A, the application must not be publicly notified.

Limited notification assessment

- Step 1. There are no affected groups or persons in relation to customary rights, customary marine titles or statutory acknowledgements as outlined in section 95B(2) and (3).
- Step 2. There are no rules or NES preventing limited notification, and the application is not for a controlled activity land use consent under the District Plan (section 95B(6)).
- Step 3. As discussed above, no persons are considered to be affected under section 95E (sections 95B(7) and (8)).
- Step 4. There are no special circumstances that warrant notification to any other persons (section 95B(10)).

In accordance with the provisions of section 95B, the application must not be limited notified.

Other Section 104 matters

The application is:

- Consistent with the relevant objectives and policies in the District Plan (residential (14), earthworks (8), natural hazards (5), contaminated land (4) and transport (7))
- Able to be granted consent without notification, pursuant to Section 104(3)(d).

For completeness, I note that the District Plan gives effect to Part 2 of the Act and the higher order planning documents referred to in s104(1)(b). The Plan was competently prepared and appropriately reflects the higher order provisions, so they do not need to be specifically addressed in this report¹.

Recommendations

That, for the reasons outlined above:

- A. The application be processed on a **non-notified** basis in accordance with Sections 95A and 95B of the Resource Management Act 1991.
- B. The application **be granted** pursuant to Section 127 of the Resource Management Act 1991.

The conditions of consent shall now read as follows:

- 1) The development shall proceed in accordance with the information submitted with the original application, **as varied by s127 application RMA/2022/927/A. The approved consent plans are entered into Council records as RMA/2022/927.**

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

PARTIAL CANCELLATION OF CONSENT NOTICE RMA/2022/927 CONO10841713.3

- (A) That the application be processed on a **non-notified** basis in accordance with Sections 221(3), 95A – 95E of the Resource Management Act 1991.
- (B) That the application **be granted** pursuant to Sections 104, 104B and 221 of the Resource Management Act 1991
 - 1. The cancellation for the consent notice shall occur at the time of s224 certification of subdivision consent RMA/2022/927 and only relates to residential lots created by this consent.

LAND USE CONSENT

- (A) That the application be processed on a **non-notified** basis in accordance with Sections 95A – 95E of the Resource Management Act 1991.
- (B) That the application **be granted** pursuant to Sections 104, 104C, 108 and 108AA of the Resource Management Act 1991, subject to the following condition:

- 1. The development shall proceed in accordance with the information and plans submitted with the application.

Street trees

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

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

- 4. No other works or parking of vehicles or stockpiles or storage of materials are permitted within 5m of the trunk of a street tree, except that vehicles may park on the carriageway of the road.
- 5. Prior to the commencement of works, a temporary protective fence shall be erected around the tree at a minimum distance of 2m from the trunk of the tree, except that this can be reduced to 1.5m where the vehicle crossing is to be installed or to the edge of any sealed area (such as a footpath or kerb and channel).
- 6. The temporary protective fence shall be constructed of mesh material with a “post” system spaced at intervals of at least a metre apart and consisting of a type that has no underground strip footing.
- 7. The temporary protection fence shall be maintained at all times during the construction process. If the protective fencing is damaged it shall be repaired immediately.
- 8. No water used to wash down machinery (e.g. concrete mixers) likely to contain concrete or fuel shall be disposed of within 5m of the trunk of a street tree.
- 9. At the completion of works any exposed earth within the berm shall be reinstated and planted with grass.
- 10. Any person undertaking works within 5m of a street tree under this consent shall notify Christchurch City Council no less than five working days prior to works commencing, (email to rcmon@ccc.govt.nz) of:
 - i. the earthworks start date and the name and contact details of the site supervisor.
 - ii. the temporary protective fence being erected (provide photographic evidence)
 - iii. a schedule/list of activity.

11. Within 5 working days of sealing the vehicle crossing photographs of the site shall be taken and forwarded to rcmon@ccc.govt.nz.
12. The site manager shall keep a copy of this consent on site at all times and will be responsible for informing the labour force with regard to the conditions of the consent.

Advice Notes

Monitoring

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

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

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

SUBDIVISION CONSENT

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

1. Scheme Plan and Staging

1.1 General Survey Plan

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

1.2 Staging

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

1.3 Amalgamations

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

That Lot 500 (Legal Access) hereon be held as to two undivided half shares by the owners of Lots 127 and 128 hereon as tenants on common in the said shares and that individual Records of Title issued in accordance therewith.

That Lot 501 (Legal Access) hereon be held as to four undivided quarter shares by the owners of Lots 158, 159, 160 and 161 hereon as tenants in common in the said shares and that individual Records of Title issued in accordance therewith.

1.4 Allotment to Vest as Local Purpose (Access) Reserve

Lot 2003 is to be vested as Local Purpose (Access) Reserve.

1.5 New Road to Vest

The new roads, being lots 1002, 1001 and 1000 are to be formed and vested in the Council to the satisfaction of the Subdivision Engineer with underground wiring for electricity supply and telecommunications.

1.6 Road/Right of Way Naming

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

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

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

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

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

1.7 Right of Way Easements (Private Ways)

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

1.8 Service Easements

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

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

1.9 Existing Easements over areas of Road to Vest

The portion of the existing easements shown on the approved scheme plan that extend over the road to vest are to be surrendered.

1.10 Easements over Reserves (Local Access Reserves)

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

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

1.11 Easements in Gross

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

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

1.12 Public Utility Sites

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

1.13 Plans for Geodata

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

2. Quality Assurance

2.1 Asset Design and Construction

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

2.2 Quality Assurance

2.2.1 Prior to the commencement of physical works on site for the construction of the subdivision including infrastructure, the Consent Holder shall submit to the Planning Team - Subdivision Engineers a Design Report, Plans and Design Certificate complying with clause 3.3.2 of the IDS for review and acceptance under clause 2.10 of the IDS 2022. The Design Report and engineering plans shall provide sufficient detail to confirm compliance with the requirements of the IDS and this consent, including compliance with condition 12.2 and condition 12.3. This report can be submitted as two individual design reports addressing infrastructure as one part and the second part as a Geotechnical Report.

2.2.2 Prior to the commencement of physical works on site, the Consent Holder shall submit to the Council's Planning Team - Subdivision Engineers a Contract Quality Plan and supporting Engineer's Review Certificate, complying with clause 3.3.3 of the IDS, for review and acceptance by Council under Clause 2.11 of the IDS 2022.

2.2.3 Prior to the issue of certification pursuant to section 224(c) of the Resource Management Act, the Consent Holder shall submit to the Planning Team - Subdivision Engineers an Engineer's Report complying with clause 3.3.3 of the IDS and an Engineer's Completion Certificate complying with clause 3.3.4 of the IDS for review and acceptance under clause 2.12 of the IDS 2022. The Engineer's Report shall provide sufficient detail to confirm compliance with the requirements of the IDS and this consent, including compliance with consent conditions requiring mitigation measures with respect to any liquefaction and lateral spread hazards.

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

General Advice Note for Quality Assurance

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

2.3 Traffic Management

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

2.4 Laterals for rear Lots

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

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

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

2.5 CCTV Inspections

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

2.6 Services As-Built Requirements

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

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

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

As-Builts (Reserves and Street Trees)

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

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

2.7 Minimum Levels

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

3. Geotechnical

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

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

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

In addition to the above, to be considered suitable in terms of section 106(1A)(a) and (b) of the Resource Management Act, all proposed infrastructure shall be designed to resist the effects associated with earthquake induced liquefiable soils and lateral spread from a seismic event as defined in condition 3.3.

3.3 All infrastructure shall be designed to resist the effects associated with earthquake induced liquefied soils. All liquefaction hazard mitigation shall be designed for a 1 in 25 year return period serviceability limit seismic design event and a 1 in 500 year return period ultimate limit state seismic design event as defined in NZS1170.5.2004.

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

3.4 Ground Improvement

Site earthworks and remediation shall be carried out to improve the ground performance in terms of the MBIE guidelines 'Repairing and rebuilding houses affected by the Canterbury earthquakes'

(3rd Edition 15 March 2017) or subsequent revisions, with reference to Davis Ogilvie Geotechnical Report for Subdivision Ref 34300 version 2 dated 22 August 2017 (TRIM 22/409909). Ground performance shall achieve a minimum technical categorisation on all residential lots equivalent to TC2. The technical category will be confirmed in the Engineers Report prepared for the section 224(c) certificate under condition 2.2.3.

3.5 Consent Notice

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

“Any structure requiring a Building Consent, in terms of Building Act provisions, shall have specific foundation design by a suitably experienced chartered engineer or by an appropriately qualified geotechnical engineer. The design shall take into consideration the potential for liquefaction and associated effects (vertical settlement and lateral spread) appropriate for Technical Category 2 land and shall be investigated and designed in accordance with MBIE Guidelines ‘Repairing and rebuilding houses affected by the Canterbury earthquakes’ (3rd Edition 15 March 2017) or subsequent revisions.”

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

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

3.6 Geotechnical Completion Report

Prior to the request for the section 224 certificate the Consent Holder shall supply a Final Geotechnical Report on the mitigation measures put in place during the construction phase to minimise both the liquefaction and lateral spread potential of the land during the SLS and a ULS seismic event in condition 3.3. The report shall recommend the Technical Category of the land in terms of the MBIE guidance document ‘Repairing and Rebuilding Houses Affected by the Canterbury Earthquakes’ and include a Statement of Professional Opinion on the Suitability of Land for Building Construction, using the template in IDS Part 4 Appendix II.

4. Water Supply

- 4.1 The point of water supply for the subdivision shall be the DN355 PE100 water main connection in Prestons Road. The connection to Preston Road was constructed in Road 1 under RMA/2017/2059 (Oakbridge Stage 1) and extended into Road 2 under RMA/2020/3053 (Oakbridge Stage 2). The DN180 PE100 water mains established by Stage 2 along Road 2 shall be extended to serve the lots in Stages 3-5. The water mains established in Lot 1000 shall link to the water mains that are established in the collector road when the collector road develops.
- 4.2 The water supply shall be designed by a suitably qualified person in accordance with the Infrastructure Design Standard and in general accordance with the NZ Fire Service Fire Fighting Water Supplies Code of Practice NZS 4509:2008, subject to Council engineering acceptance. Engineering drawings supported by hydraulic model outputs shall be sent to the Subdivisions Planning Engineer for Engineering Acceptance by the Three Water & Waste Asset Planning Team prior to the commencement of any physical work.
- 4.3 All water mains and submains for the subdivision shall be installed in road to be vested in Council.
- 4.4 DN180 PE100 water mains shall be extended along the full length of roads to vest per the requirements of the Infrastructure Design Standard.
- 4.5 The construction of Council vested water infrastructure shall be carried out by a Council approved water supply installer at the expense of the applicant.
- 4.6 All lots shall be served with a water supply to their boundary. Submains shall be installed to 1m past each lot boundary.

- 4.7 Any rear lot or lot within a Right of Way shall be serviced by its own DN32 lateral within a shared access. The water supply lateral connections shall be located within the property, immediately (less than 1.0m) behind the legal road boundary and within a shared access as shown in IDS Part 7, Figure 3. Each water supply lateral connection shall be installed with a dummy connection spacer rod in accordance with CSS Part 4, SD 403. If the water main is extended into the Right of Way, the water supply lateral connections shall be located in an area set aside within the Right of Way and as close as possible to the terminal fire hydrant. An easement for the right to convey water shall be created over the lateral in favor of the lot serviced by the lateral. Laterals shall be installed by a Licensed Certified Plumber and shall not cross the boundary of the net site area of other sites.

Advice Note: This will require a Building Consent or Building Consent Exemption.

5. Sewer

- 5.1 The subdivision shall be serviced by a Local Pressure Sewer System designed in accordance with Council's Infrastructure Design Standards and Construction Standard Specifications. Engineering drawings supported by hydraulic calculations shall be sent to the Subdivisions Engineer for Engineering Acceptance by the Three Water and Waste Planning Team prior to the commencement of any physical work.
- 5.2 The approved sanitary sewer outfall shall be the DN110 PE100 pressure sewer connection in Prestons Road. The connection to Prestons Road was constructed along the new collector road "Road 1" under RMA/2017/2059 (Oakbridge Stage 1). The PE100 main was further extended under RMA/202/3053 (Oakbridge Stage 2) along "Road 2" to the Stage 3 boundary.
- The PE100 sanitary sewers established by the previous Stages in Roads 1 and 2 shall be extended to serve the lots in Stages 3-5 via Easement Right (in gross) to Drain Sewage in favour of Christchurch City Council over Lot 4000, area AA on the layout plan.
- 5.3 The consent holder shall put in place measures to enable the initial operation of the local pressure sewer system within and from the subdivision during the build phase, including (but not limited to) ensuring self-cleansing flow and limiting sewage retention time within the system when the design number of pressure sewer tanks are not yet in operation. These measures shall be reported to the Subdivisions Engineer prior to seeking section 224(c) certification.
- 5.4 Each lot shall have a Boundary Kit located within the legal road or Right of Way outside the boundary of the lot. The pressure lateral from the Boundary Kit is to extend at least 600mm into the net site of each lot.
- 5.5 Properties in a Right of Way shall be serviced by a single pressure main. An isolation valve shall be installed on the pressure main at the boundary of the Right of Way and the public road. Easements in gross shall be created over Pressure Sewer Systems in private Rights of Way.
- 5.6 Installation of the pressure sewer mains and boundary kits shall be carried out by a Council Authorised Drainlayer (Pressure Sewer Reticulation).
- 5.7 The following conditions shall be recorded pursuant to Section 221 of the RMA in a consent notice registered on the titles of each **residential Lot**:
- 5.7.1 The property shall be served by a local pressure sewer unit comprising a pump and storage chamber which can accommodate at least 24 hours average dry weather flow to be supplied by either Aquatec or EcoFlow and installed by a Council Authorised Drainlayer (Pressure Sewer Tanks) at building consent stage in accordance with the Requirements for Local Pressure Sewer Units specified under a Building Consent. The local pressure sewer unit will be supplied complete with an IOTA OneBox Control Panel.
- 5.7.2 Ownership and control of the local pressure pump, chamber, boundary kit and OneBox Control Panel shall be vested with Council. The property owner shall enter into a Deed with the Christchurch City Council, drafted in terms approved by the Christchurch City

Council, vesting ownership in the system prior to Code Compliance Certificate being issued for a dwelling on the relevant site.

- 5.7.3 The Council and its agents or contractors shall have the right of access to the property for the purpose of maintenance, monitoring or renewal of any part of the local pressure sewer system vested with Council.
- 5.7.4 The property owner shall ensure that the local pressure sewer unit is connected at all times to an electricity supply and shall remain responsible for the cost of the electricity required to operate it.
- 5.7.5 The property owner shall adhere to the user requirements of the local pressure sewer unit. In the event that the local pressure sewer unit is damaged as a result of a breach of this obligation, the Council may recover the costs of repair from the property owner.

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

6. Stormwater

- 6.1 In addition to the below conditions, the stormwater management and mitigation system to be constructed under this application shall meet the requirements of the CCC Waterways, Wetlands and Drainage Guide (WWDG 2003 including updates), the Infrastructure Design Standard (IDS 2018) and the Construction Standard Specifications (CSS 2018).
- 6.2 The consent holder shall demonstrate that authorisation for the discharge of construction phase stormwater has been obtained from Environment Canterbury.
- 6.3 The consent holder shall demonstrate that authorisation for the discharge of operational phase stormwater has been obtained from Christchurch City Council, otherwise separate authorisation from Environment Canterbury shall be obtained.
- 6.4 The consent holder shall submit an Engineering Design Report for acceptance by 3 Waters and Waste and Resource Consents Units. The Engineering Design Report shall demonstrate how the design will meet all of the applicable standards and shall contain all of the plans, specifications and calculations for the design and construction of all stormwater infrastructure and mitigation systems.
- 6.5 Unless otherwise approved by the Council Stormwater Planning Engineer, stormwater generated from all roofs, roads and hardstanding areas within all allotments and any offsite contributing catchments shall be collected via channels, sumps, pipes or swales and discharged into a stormwater mitigation facility consisting of a First Flush Sedimentation Basin, Constructed Stormwater Wetland and Flood Attenuation Basin located within Lot 100, DP 572650.
- 6.6 The First Flush Sedimentation Basin shall:
 - a. Be designed to hold (at minimum) the runoff generated from the first 25 millimetres of rain falling on impervious surfaces within the catchment (excluding 5% sediment storage capacity and freeboard);
 - b. Be vegetated with an approved grass species mixture and/or planting in accordance with the accepted landscape plan;
 - c. Have *average* batter slopes of 1V:4H or flatter, and;
 - d. Discharge into the Constructed Stormwater Wetland via a choked outlet designed to drain from full over 96 hours.
- 6.7 The Constructed Stormwater Wetland shall:
 - a. Be sized in accordance with WWDG Part 6.7 - Christchurch City Council Simplistic Method for Wetland Sizing;
 - b. Have a variable, but average static design water depth of 0.25 metres, and;
 - c. Be vegetated in accordance with the accepted landscape plan.
- 6.8 Stormwater in excess of the First Flush Sedimentation Basin capacity shall discharge into the Flood Attenuation Basin via an overflow weir or diversion structure designed to avoid resuspension of sediments within the First Flush Sedimentation Basin.

- 6.9 The Flood Attenuation Basin shall:
- a. Be designed with sufficient storage to ensure the overall stormwater mitigation facility provides Full Flood Attenuation for the serviced catchment;
 - b. Be vegetated with an approved grass species mixture and/or planting in accordance with the accepted landscape plan;
 - c. Have average batter slopes of 1V:4H or flatter, and;
 - d. Discharge into Horners Drain via a choked outlet designed to drain from peak flow to base flow over 96 hours.
- 6.10 If the permanent stormwater mitigation system is not operational prior to Section 224c certificate application for the first stage(s) of development, a temporary stormwater mitigation system may be used.
- 6.11 Any temporary stormwater management and mitigation facilities shall be protected by registration of easement in gross. The easement instrument registered shall specify that the facility will be operated and maintained by the consent holder until it is decommissioned.
- 6.12 A temporary stormwater mitigation system, if used, shall consist of a first flush sedimentation basin and detention basin generally designed in general accordance with WWDG Chapter 6. Subject to approval by Council engineers, a combined single-basin system may be used in conjunction with a proprietary first flush treatment system
- 6.13 The temporary first flush sedimentation basin shall:
- a. Be designed to hold the volume of stormwater runoff generated from the first 25mm of rain falling on impervious areas within the development site;
 - b. Have batter slopes of 1 vertical in 4 horizontal average, or flatter;
 - c. Be vegetated with an approved grass species mixture.
 - d. Have an average stormwater storage depth of 1 metre or less;
 - e. Discharge via a choked outlet at a location and flow rate(s) to be agreed by Council engineers at detailed design phase.
- 6.14 Stormwater in excess of the temporary first flush basin shall discharge into a detention basin designed in general accordance with WWDG Chapter 6. The temporary detention basin shall:
- a. Be sufficiently sized to provide overall “Full Flood Attenuation” for storms up to and including the 2 percent annual exceedance probability storm of 48 hours duration.
 - b. Be designed using runoff coefficients and other hydrological parameters agreed by Council engineers at detailed design phase.
 - c. Have batter slopes of 1 vertical in 4 horizontal average or flatter;
 - d. Have an average stormwater storage depth of 1 metre or less;
 - e. Discharge via a choked outlet at a location and flow rate(s) to be agreed by Council engineers at detailed design phase.
- 6.15 The stormwater management system shall be designed to ensure complete capture and conveyance of all stormwater runoff from the site and any contributing offsite catchments for all rainfall events up to and including the critical two percent annual exceedance probability storm. This will require internal reticulation and conveyance to meet Council’s inundation standards as specified in the WWDG. A combination of primary and secondary conveyance systems may be used to ensure this level of service is achieved.
- 6.16 The primary stormwater reticulation network (except the pipeline/culvert conveying stormwater under Hawkins Road) shall be designed to convey (at minimum) the critical twenty percent annual exceedance probability storm event. No flooding of private property shall occur during the critical ten percent annual exceedance probability storm event.
- 6.17 The applicant shall confirm with the Council Stormwater Planning Engineer the design capacity of the pipeline/culvert conveying stormwater from the application site under Hawkins Road to the stormwater mitigation facility at the engineering acceptance phase.
- 6.18 The filling of the site shall not cause adverse flooding effects on other land. The consent holder shall provide a report summarizing any effects such as disruption of overland flow or

displacement of ponded flood waters caused by filling within the site, and identify all measures proposed to avoid, remedy or mitigate those effects. This report shall form part of the Engineering Design Report.

- 6.19 A stormwater design and flood modelling report shall be provided for the subdivision which addresses the critical 10%, 2% and 0.5% annual exceedance probability rainfall events in the post-development scenario. This report shall form a part of the Engineering Design Report and shall include (but may not be limited to) following information in PDF and GIS *.shp file format:
- a. A plan showing design ground levels (100mm contours or appropriate) and proposed secondary flow paths.
 - b. A plan showing the predicted extent of flooding (for flood depths in excess of 100mm) for the critical 2 percent and 0.5 percent annual exceedance probability rainfall events.
 - c. A plan showing predicted floodwater levels for the critical 2 percent and 0.5 percent annual exceedance probability rainfall events marked at every 10m interval along all overland flow paths

All elevations shall be in Reduced Level, Christchurch Drainage Datum.

- 6.20 Stormwater laterals are to be laid to at least 600mm inside the boundary of all lots at the subdivision stage. Unless otherwise approved by the Council Engineer, laterals are to be laid at sufficient depth to ensure protection and adequate fall is available to serve the furthest part of the lot.
- 6.21 All boundaries between residential allotments and Local Purpose (Utility) Reserves shall be fenced prior to issuing of the Section 224(c) certificate. The design and placement of fencing shall form part of the Engineering or Landscape acceptance. If no fencing is proposed, the consent holder shall indemnify Christchurch City Council from future claims under the Fencing Act 1978 on lot boundaries shared with Local Purpose (Utility) Reserves.
- 6.22 The designer of the stormwater management system shall provide a report which identifies all overland flow paths proposed for storm events that exceed the capacity of the stormwater management and mitigation system. All overland stormwater flow paths are to be identified and protected by an easement in favour of Christchurch City Council, if required.
- 6.23 The consent holder shall provide easements in gross over all public stormwater infrastructure or overland flow paths located outside of legal road or utility reserve areas.
- 6.24 The consent holder shall operate all stormwater infrastructure to vest into Council for at least 12 months following the issue of the Section 224(c) certificate, after such time Council may accept responsibility for operation and maintenance.
- 6.25 The consent holder shall provide as-built plans of the stormwater management systems and confirm that they have been constructed in accordance with the approved plans and comply with the IDS, particular Part 3: Quality Assurance and Part 12: As-Builts.
- 6.26 A Maintenance and Operations manual for all stormwater water mitigation facilities shall be provided and shall form part of the Resource Consents and 3 Waters Planning Unit acceptance. This manual is to include a description of the activity, the design assumptions, maintenance schedule and monitoring requirements.

7. Access Construction Standards

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

8. Transport

8.1 Street Lighting

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

8.2 Traffic Safety Audit

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

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

8.3 Existing Road Frontage - lots 197 and 198

Hawkins Road frontage to lots 197 and 198 shall be upgraded at the cost of the consent holder to include 1.5 metre shared path, kerb and channel on the west side of Hawkins Road, undergrounding of services and seal widening to achieve a **7.2** metre carriageway. Lighting will be reviewed and upgraded if required.

8.4 Existing Road Frontage – lot 4000 (consent notice)

Hawkins Road frontage on lot 4000 shall be upgraded at the time of further development of lot 4000 on the Hawkins Road frontage at the cost of the consent holder to include 1.5 metre path, kerb and channel on both sides of Hawkins Road adjacent to the development area and including the western side of Hawkins Road adjacent Lots 197 and 198, undergrounding of services and seal widening to achieve a **7.2** metre carriageway. Lighting will be reviewed and upgraded if required.

Selkirk Place frontage on Lot 4000, between Oakbridge Boulevard (i.e. the collector road) and Hawkins Road, shall be upgraded to an urban standard at the time of further development of lot 4000 on the Selkirk Place frontage (between Oakbridge and Hawkins) at the cost of the consent holder to include kerb and channel, berm and tree, 2.5m shared path and street lights.

Note: The 2.5m shared path shall continue along Oakbridge Boulevard (i.e. the collector road) from Selkirk Place to Prestons Road.

Note: The remainder of Selkirk Place may require some form of upgrade, depending on development of other stages fronting Selkirk Place.

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

8.5 Intersection Design – lot 4000 (consent notice)

The existing Hawkins Road and Selkirk Place intersection shall be upgraded at the time of further development of lot 4000.

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

8.6 Turning Facilities

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

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

8.7 Prestons Road Frontage Upgrade

The frontage of the site (of Stage 1 under RMA/2021/4250) 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.

9. Greenspace

9.1 Reserve Landscape Plans

9.1.1 Landscape Plans for Reserve Lot 2003 are to be submitted to the Technical Design Services (Parks and Landscapes Team) for acceptance (landscapeapprovals@ccc.govt.nz). All landscaping is to be carried out in accordance with the Accepted plan.

9.1.2 The Landscape Plans are to provide sufficient detail to confirm compliance with the requirements of the IDS, the CSS, and the WWDG: All landscaping required by this condition is to be carried

out in accordance with the accepted plan(s) at the Consent Holder's expense, unless otherwise agreed.

- 9.1.3 The Consent Holder shall maintain plants/trees on Reserve Lot 2003 for the **24 months** Establishment Period (Defects Maintenance), until a final inspection and acceptance of the landscaping by the Council. Acceptance shall be based upon the criteria outlined in the CSS, Part 7 Landscapes (current version).
 - 9.1.4 The Consent Holder is to maintain an accurate and up-to-date monthly report on the condition of plants/trees and the works undertaken during the Establishment Period. The report shall be submitted to the Engineer within five days of the end of each month during the Establishment Period, if requested (Refer sample report: *Landscape Construction Monthly Establishment Report*, CSS, Part 7 Landscape (current version)).
 - 9.1.5 The relevant Council Unit staff may carry out an inspection of the reserve plants/trees after the first **6 -12 months**, and a final inspection will be carried out at the end of the **24 month** Establishment Period (Defects Maintenance). Where it is not possible to determine the condition of plants/trees due to seasonal constraints (e.g. trees not being in full leaf) then the final inspection and final completion may be delayed until the condition of trees can be accurately determined.
 - 9.1.6 The Consent holder shall enter into a separate bond with the Parks Unit (Policy and Advisory Team) to the value of 50% of the cost to replace and replant all plants/trees on reserves. The bond shall be held for the Establishment Period of a minimum of **24 months** and shall be extended by a further **12 - 24 months** for the replacement planting(s), as required (e.g. in a situation where 50% or more of the landscaping is not accepted). The bond shall be released after the plants and trees have been inspected and Accepted by the relevant Council Parks Operations staff.
 - 9.1.7 Any replacement plantings and extended establishment period required due to plants/trees not being accepted are to be carried out at the Consent Holder's expense.
- 9.2 Street Tree Landscape Plans
- 9.2.1 Street tree landscape plans are to be submitted to the Technical Design Services (Parks and Landscapes Team) for acceptance. All landscaping is to be carried out in accordance with the Accepted plan.
 - 9.2.2 The Landscape Plans are to provide sufficient detail to confirm compliance with the requirements of the IDS (current version) and the CSS (current version).
 - 9.2.3 The Consent Holder shall maintain the street trees for the **24 months** Establishment Period (Defects Maintenance) until final inspection and acceptance of the trees by the relevant Council Unit. Acceptance shall be based upon the criteria outlined in the CSS, Part 7 Landscapes.
 - 9.2.4 The Consent Holder is to maintain an accurate and up-to-date monthly report on the condition of the trees and the works undertaken during the Establishment Period (Defects Maintenance). The report shall be submitted to the Engineer within five days of the end of each month during the Establishment Period, if requested. (Refer sample report: *Landscape Construction Monthly Establishment Report*, CSS, Part 7 Landscape (current version)).
 - 9.2.5 The Team Leader Road Amenity & Asset Protection, or their nominee, may carry out an inspection of the trees after the first **6-12 months** and a final inspection will be carried out at the end of the **24 month** Establishment Period. Where it is not possible to determine the condition of trees due to seasonal constraints (e.g. trees not being in full leaf) then the final inspection and final completion may be delayed until the condition of trees can be accurately determined).
 - 9.2.6 The Consent Holder shall enter into a separate bond with the Parks Unit (Policy and Advisory Team) to the value of 50% of the cost to supply, replant and establish all street trees. The bond shall be held for the Establishment Period of a minimum of **24 months** and shall be extended by a further **24 months** for the trees(s), if required (e.g. in a situation where 50% or more of the trees are not accepted). The bond shall be released after the trees have been accepted by the Team Leader Road Amenity & Asset Protection or their nominee.

Advice note: In the event that a bond to the value of 100% is required, this shall be submitted for acceptance to Council's landscape approvals team.

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

9.3 **Fencing**

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

9.4 **Final Completion / Handover (Reserves and Street Trees)**

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

9.5 **As – Built (Reserves and Street Trees)**

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

Note: This condition may not be required at the s224 certification if a 100% bond is accepted.

10. Terrestrial Ecology

Any incidental discoveries of lizards while undertaking construction within the project footprint should be documented and reported to the Councils herpetologist:

- Construction activities will stop/be restricted to beyond 10 meters of the place of discovery.
- Report to the herpetologist the location and a description of the lizard sighted (as much detail of the lizard as possible).
- If the lizard is in danger of being injured or killed, capture the lizard using both hands being careful not to grab it by the tail and place in a container with damp soil and some leaf litter. Ensure to create breathing holes in the container for the lizard.
- If the lizard appears uninjured, contact the Herpetologist or Environmental manager for direction on where to relocate the lizard.
- If the lizard is injured, then contact the project herpetologist for advice on how to proceed.

11. Visibility Splay

The access visibility area on Lots 123, 125, 126, 129, 157, 162, 173, 176, 177, 179, 242, 245, 251, 254 being 1.5m wide x 2.0m deep shown as areas I, J, K, L, M, N, O, P, Q, R, S, T, U, and V on the stamped approved plan attached hereto shall not have any vegetation above a height of 1.0m and/or any fencing greater than 1.0m in height.

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

12. Health of Land (all stages 3-5)

Prior to s224 certification, a Site Validation Report shall be provided to Christchurch City Council by way of e-mail to rcmon@ccc.govt.nz. The SVR must include:

- A summary of the remedial works undertaken;
- Analytical results and interpretation of validation sampling;
- Photo log of the remedial activities undertaken;
- Documentation relating to the off-site disposal of the excavated material.

Earthworks are consented under RMA/2022/569, with conditions relating to works in contaminated soil.

13. Existing Buildings

Buildings located over the new lot boundaries are to be demolished or removed.

14. Telecommunications and Energy Supply

- 14.1 All lots shall be provided with the ability to connect to a telecommunications and electrical supply network at the boundary of the net area of each lot. For rear lots, evidence shall be provided by the surveyor (in the form of as-builts and / or photos) that ducts or cables have been laid to the net area of each lot.
- 14.2 The consent holder is to provide a copy of the reticulation completion letter from the telecommunications network operator and the s224 clearance letter from the electrical energy network operator.

15. Accidental Discovery

- 15.1 In the event of the discovery/disturbance of any archaeological material or sites, including taonga (treasured artefacts) and koiwi tangata (human remains), the consent holder shall immediately:
- 1) Cease earthmoving operations in the affected area of the site; and
 - 2) Advise the Council of the disturbance via email to rcmon@ccc.govt.nz
 - 3) Advise appropriate agencies, including Heritage New Zealand Pouhere Taonga and the local Mana Whenua (Ngāi Tūāhuriri Rūnanga) of the disturbance.

Advice Note: Please be aware that an archaeological site may be any place that was associated with human activity in or after 1900, and provides or may be able to provide, through investigation by archaeological methods, significant evidence relating to the historical and cultural heritage of New Zealand.

- 15.2 In the event that soils are found to have visible staining, odours and/or other conditions that indicate soil contamination, then work must cease until a Suitably Qualified and Experienced Practitioner (SQEP) engaged by the consent holder has assessed the matter and advised of the appropriate remediation and/or disposal options for these soils. The consent holder shall immediately notify the Council Attention: Team Leader Environmental Health, by way of email to rcmon@ccc.govt.nz. Any measures to manage the risk from potential soil contamination shall also be communicated to the Council prior to work re-commencing.

16. Earthworks

- 16.1 Earthworks shall be carried out in accordance with stamped approved plan drawing C101 issue A, dated 07/21, and ESCP drawing Rev 0, dated 29/11/2021 or any subsequent plans approved under engineering approval.

Erosion and Sediment Control

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

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

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

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

- 16.5 All filling and excavation work shall be carried out in accordance with a Construction Management Plan (CMP) which identifies how the environmental risks of the project will be managed. Unless approved as part of a separate Environment Canterbury (ECan) resource consent for stormwater discharge or ECan resource consent for excavation/filling, the CMP will

require formal acceptance by Christchurch City Council's Subdivision Engineer (via email to rcmon@ccc.govt.nz) prior to any work starting on site.

- 16.6 The CMP shall include an Erosion and Sediment Control Plan (ESCP) covering all earthwork associated with the consented development. The ESCP shall be designed by a suitably qualified and experienced professional and a design certificate ([Appendix IV in IDS Part 3](#)) supplied with the ESCP for acceptance by the Council under clause 3.8.2 of the IDS at least ten days prior to the works commencing.
- 16.7 The ESCP shall follow best practice principles, techniques, inspections and monitoring for erosion and sediment control, and be based on ECan's Erosion and Sediment Control Toolbox for Canterbury <http://esc.canterbury.co.nz/>.

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

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

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

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

Nuisance

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

Works within the Legal Road

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

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

Fill

- 16.13 Any change in ground levels shall
- not cause a ponding or drainage nuisance to neighbouring properties.
 - not affect the stability of the ground or fences on neighbouring properties.
 - maintain existing drainage paths for neighbouring properties.
- 16.14 The fill sites shall be stripped of vegetation and any topsoil prior to filling. The content of fill shall be clean fill (as defined by the Christchurch District Plan – Chapter 2 Definitions).
- 16.15 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 Engineers Earthfill Report, including a duly completed certificate in the form of Appendix A of NZS 4431, shall be submitted to Council at rcmon@ccc.govt.nz for all lots, including utility reserves, within the subdivision that contain filled ground. This report shall detail depths, materials, compaction test results and include as-built plans showing the location and depth of fill and a finished level contour plan.
- 16.16 The consent holder shall submit a design report and calculations detailing any filling over 300mm that is proposed against existing boundaries and the means by which to comply with the Earthfill Report in respect to adjoining properties.

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

Advice note: This report may be presented as part of the Design Report for the subdivision works under condition 2.2.1.

Final Completion

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

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

- Rule 6.1.6.1.1 P2 - All earthworks related construction activities shall meet relevant noise limits in Tables 2 and 3 of [NZS 6803:1999 Acoustics - Construction Noise](#), when measured and assessed in accordance with that standard.
- Rule 8.9.2.1 P1 Activity Standard e. - [Earthworks](#) involving mechanical or illuminating equipment shall not be undertaken outside the hours of 07:00 – 19:00 in a Residential Zone. Between the hours of 07:00 and 19:00, the noise standards in Chapter 6 Rule [6.1.5.2](#) and the light spill standards at Chapter 6 Rule [6.3.6](#) both apply.

Earthworks involving soil compaction methods which create vibration shall comply with German Standard DIN 4150 1999-02 (Structural Vibration – Effects of Vibration on Structures) and compliance shall be certified via a statement of professional opinion provided to the Council (via email to rcmon@ccc.govt.nz) from a suitably qualified and experienced chartered or registered engineer. The statement of professional opinion is to be submitted to Christchurch City Council via rcmon@ccc.govt.nz a minimum of five working days prior to any compacting activities commencing.

17. Site interfaces

17.1 Lots 197 and 198 shall be planted with a 3m planting buffer along their site boundaries which adjoin Hawkins Road boundary (within the first planting season, extending from 1 April to 30 September, after construction of the main dwelling on the site). Where the site is rounded at the boundary with Hawkins Road the planting buffer shall continue as if the corner were not rounded, reducing in depth to 0m width, as shown in **Figure 1** below.

17.2 The planting buffer required in condition 17.1 shall include trees planted as follows:

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

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

Liquidambar styraciflua - liquidamber	Prunus species - flowering cherries
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Note: This is an ongoing condition of Consent for which a consent notice pursuant to s221 of the Resource Management Act will be issued.

- 17.3 Buildings on lots 197 and 198 shall be setback 8m from their boundary with Hawkins Road. As with the planting buffer, the 8m setback shall apply as if the corner was not rounded, as shown in **Figure 1** below:



Figure 3 3m landscape strip and 8m building setback as shown on lots 197 and 198

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

18. 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

1. 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 design shall take into consideration the potential for liquefaction and associated effects (vertical settlement and lateral spread) appropriate for Technical Category 2 land and shall be investigated and designed in accordance with MBIE Guidelines 'Repairing and rebuilding houses affected by the Canterbury earthquakes' (3rd Edition 15 March 2017) or subsequent revisions.

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

2. Sewer

- The property shall be served by a local pressure sewer unit comprising a pump and storage chamber which can accommodate at least 24 hours average dry weather flow to

be supplied by either Aquatec or EcoFlow and installed by a Council Authorised Drainlayer (Pressure Sewer Tanks) at building consent stage in accordance with the Requirements for Local Pressure Sewer Units specified under a Building Consent. The local pressure sewer unit will be supplied complete with an IOTA OneBox Control Panel.

- Ownership and control of the local pressure pump, chamber, boundary kit and OneBox Control Panel shall be vested with Council. The property owner shall enter into a Deed with the Christchurch City Council, drafted in terms approved by the Christchurch City Council, vesting ownership in the system prior to Code Compliance Certificate being issued for a dwelling on the relevant site.
- The Council and its agents or contractors shall have the right of access to the property for the purpose of maintenance, monitoring or renewal of any part of the local pressure sewer system vested with Council.
- The property owner shall ensure that the local pressure sewer unit is connected at all times to an electricity supply and shall remain responsible for the cost of the electricity required to operate it.
- The property owner shall adhere to the user requirements of the local pressure sewer unit. In the event that the local pressure sewer unit is damaged as a result of a breach of this obligation, the Council may recover the costs of repair from the property owner.

Lot 4000

1. Existing Road Frontage

- Hawkins Road frontage on lot 4000 shall be upgraded at the time of further development of lot 4000 on the Hawkins Road frontage at the cost of the consent holder to include 1.5 metre path, kerb and channel on the north west side of Hawkins Road adjacent to the development area, undergrounding of services and seal widening to achieve a ≈ 7.2 metre carriageway. Lighting will be reviewed and upgraded if required.
- Selkirk Place frontage on Lot 4000, between Oakbridge Boulevard (i.e. the collector road) and Hawkins Road, shall be upgraded to an urban standard at the time of further development of lot 4000 on the Selkirk Place frontage (between Oakbridge and Hawkins) at the cost of the consent holder to include kerb and channel, berm and tree, 2.5m shared path and street lights.

2. Intersection Design

The existing Hawkins Road and Selkirk Place intersection shall be upgraded at the time of further development of lot 4000.

Lots 123, 125, 126, 129, 157, 162, 173, 176, 177, 179, 242, 245, 251 and 254

1. Visibility Splay

The access visibility area on Lots 123, 125, 126, 129, 157, 162, 173, 176, 177, 179, 242, 245, 251, 254 being 1.5m wide x 2.0m deep shown as areas I, J, K, L, M, N, O, P, Q, R, S, T, U, and V on the stamped approved plan attached hereto shall not have any vegetation above a height of 1.0m and/or any fencing greater than 1.0m in height.

Lots 197 and 198

1. Site interfaces

Lots 197 and 198 shall be planted with a 3m planting buffer along their site boundaries which adjoin Hawkins Road boundary (within the first planting season, extending from 1 April to 30 September, after construction of the main dwelling on the site). Where the site is

rounded at the boundary with Hawkins Road the planting buffer shall continue as if the corner were not rounded, reducing in depth to 0m width, as shown in Figure 1 below.

The planting buffer required in condition 17.1 shall include trees planted as follows:

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

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

Buildings on lots 197 and 198 shall be setback 8m from their boundary with Hawkins Road. As with the planting buffer, the 8m setback shall apply as if the corner was not rounded, as shown in Figure 1 below:



Figure 4 3m landscape strip and 8m building setback as shown on lots 197 and 198

Note: Council will prepare the Consent Notice.

19. Goods and Services Taxation Information

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

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

Consent notice

A certificate under Section 221(3) to cancel the consent notice is attached.

It is your responsibility to ensure that this documentation is lodged with Land Information New Zealand in order to ensure that the consent notice documentation attached to your certificate of title is changed.

Your Rights of Objection

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

Commencement of this consent

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

Lapsing of this consent

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

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

Lapsing of s223 Certification

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

Development Contributions

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

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

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

Development contribution assessment summary

Development Contributions Summary		Application Ref: RMA/2022/927									
Customer Name		Assessment									
Project Address		Sovereign Palms Limited									
Assessment Date		47 Hawkins Road & 11 Selkirk Place									
		4/04/2022									
Activity	Catchment	Existing HUE	Proposed HUE	Net Increase to HUE Demand	Discount	Chargeable HUE	HUE Rate (incl GST)	DC Charge (incl GST)	Reduction (incl GST)	Net DC Charge (incl GST)	
		A	B	C	D	E	F	G	H	I	
Network Infrastructure											
Water Supply	North West	5.00	109.00	104.00	0.00%	104.00	\$2,309.32	\$240,169.28	\$0.00	\$240,169.28	
Wastewater Collection	North West	5.00	109.00	104.00	0.00%	104.00	\$2,141.35	\$222,700.40	\$0.00	\$222,700.40	
Wastewater Treatment & Disposal	Christchurch	5.00	109.00	104.00	0.00%	104.00	\$1,075.65	\$111,867.60	\$0.00	\$111,867.60	
Stormwater & Flood Protection	Styx	5.00	109.00	104.00	92.00%	8.32	\$13,475.61	\$112,117.08	\$0.00	\$112,117.08	
Road Network	Growth	5.00	109.00	104.00	0.00%	104.00	\$3,863.84	\$401,839.36	\$0.00	\$401,839.36	
Active Travel	Metro Zone	5.00	109.00	104.00	0.00%	104.00	\$979.46	\$101,863.84	\$0.00	\$101,863.84	
Public Transport	Metro Zone	5.00	109.00	104.00	0.00%	104.00	\$553.63	\$57,577.52	\$0.00	\$57,577.52	
Community Infrastructure	District Wide	5.00	109.00	104.00	0.00%	104.00	\$988.43	\$102,796.72	\$0.00	\$102,796.72	
Total Network & Community Infrastructure								\$1,350,931.80		\$1,350,931.80	
Reserves											
Regional Parks	District Wide	5.00	109.00	104.00	0.00%	104.00		\$12,087.97	\$0.00	\$12,087.97	
Garden & Heritage Parks	District Wide	5.00	109.00	104.00	0.00%	104.00		\$16,787.62	\$0.00	\$16,787.62	
Sports Parks	District Wide	5.00	109.00	104.00	0.00%	104.00		\$40,325.96	\$0.00	\$40,325.96	
Neighbourhood Parks	Growth	5.00	109.00	104.00	0.00%	104.00		\$56,534.31	\$0.00	\$56,534.31	
Total Reserves								\$125,735.86		\$125,735.86	
								GST 15%			\$192,608.83
								Total Development Contribution			\$1,476,667.66

Where both a resource consent and building consent are required as part of the same development, a development contribution (DC) assessment will be undertaken for both consents. However the applicant need only pay for one assessment. As a result, the Council will only invoice in accordance with either the assessment on the resource consent or the assessment on the building consent, whichever is the lower of the two (after any corrections or reassessments undertaken in accordance with the DCP).

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

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

Reconsiderations and objections

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

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

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

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

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

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

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

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

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

Payments to Council

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

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

The information you need to enter to help us identify your payment will be specified at the bottom of the invoice (i.e. Particulars, Code and Reference details).

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

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

Council Site Characteristics Information

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

<u>Property Condition Group Description</u>	<u>Property Condition</u>
Administrative Purposes	Guest accommodation (including whole unit listings on Airbnb; BookaBach; etc.) generally requires a resource consent in this zone when the owner is not residing on the site. For more information, please refer to: https://ccc.govt.nz/providing-guest-accommodation/ .
Built Features	Borelog/Engineer Report Image Available
Community Board	Property located in Papanui-Innes Community Board.
Development Constraint	Council records show there is a specific condition on the use of this site: Consent Notice

Property Condition Group Description	Property Condition
District Plan	Property or part of property within the Liquefaction Management Area (LMA) Overlay which is operative.
District Plan	Property or part of property is within an Outline Development Plan area which is affected by specific provisions that are operative.
District Plan Zone	Property or part of property within the Residential New Neighbourhood Zone which is operative.
Ecan Requirement	There may be objectives, policies or rules in a regional plan or a regional bylaw that regulate land use and activities on this site. Please direct enquiries to Canterbury Regional Council (Environment Canterbury).
Electoral Ward	Property located in Innes Electoral Ward
Flooding Related	This property is not in a tsunami evacuation zone. It is not necessary to evacuate in a long or strong earthquake or during an official Civil Defence tsunami warning. Residents may wish to offer to open their home to family or friends who need to evacuate from a tsunami zone, and should plan with potential guests to do so in advance. More information can be found at https://ccc.govt.nz/services/civil-defence/hazards/tsunami-evacuation-zones-and-routes/
Ground Characteristic	Christchurch City Council holds indicative information on liquefaction hazard for Christchurch. Information on liquefaction, including an interactive web tool, can be found on the Council website at ccc.govt.nz/liquefaction . Depending on the liquefaction potential of the area that the property is in, the Council may require site-specific investigations before granting future subdivision or building consent for the property.
Land Characteristic Other	Land Information New Zealand (LINZ) engaged Tonkin and Taylor to provide a Geotechnical Report on Ground Movements that occurred as a result of the Canterbury Earthquake Sequence. The report indicates this property may have been effected by a degree of earthquake induced subsidence. The report obtained by LINZ can be accessed on their website at https://www.linz.govt.nz and search Information for Canterbury Surveyors.
Utility Related	This property is in a local pressure sewer system catchment within the Christchurch wastewater network. If there is a house on the property, there will already be a wastewater pressure pump and tank. If a house is yet to be built, a new wastewater pressure pump and tank will need to be installed. General information about pressure sewer systems can be found on the Council website. More detailed information can be obtained by contacting Council Customer Services on 03 941 8999.
Waste Collection	Your organics are collected Weekly on Wednesday. Please leave your organics at the Kerbside by 6:00 a.m.
Waste Collection	Your recycling is collected Fortnightly on the Week 2 collection cycle on a Wednesday. Please leave your recycling at the Kerbside by 6:00 a.m. Your nearest recycling depot is the Styx Mill EcoDrop.
Waste Collection	Your refuse is collected Fortnightly on the Week 2 collection cycle

Property Condition Group Description	Property Condition
	on a Wednesday. Please leave your rubbish at the Kerbside by 6:00 a.m. Your nearest rubbish depot is the Styx Mill EcoDrop.

Archaeological Sites

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

Allocated Street Numbers

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

Future Cancellation of Amalgamation Condition

To cancel the amalgamation condition a document pursuant to section 241(3) of the Resource Management Act 1991 will be required from the Council. Although the execution of such a document is not a subdivision consent the Council will need to be satisfied that similar requirements to a subdivision consent have been met before cancelling the amalgamation condition. There is a fee for this, as per the Subdivisions Fees Schedule.

Lighting in Private Ways

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

Building consent requirements

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

Advice Note:

The lapse date of the consent remains unchanged, i.e. 27/09/2027. The consent will lapse on this date unless it is given effect to before then.

Reported and recommended by: Shona Jowett, Senior Planner

Date: 28/07/2023

Decision

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

Delegated officer:



Sean Ward
Team Leader Planning
07/08/2023

Delegated officer – s133A minor correction:



Sean Ward
Team Leader Planning
14/08/2023 01:55 pm