

**Sections 95, 95A-E, 104, 104B, 106, 106A, 108, 108AA, 220, 221**



## **Resource Management Act 1991**

### **Decision and Planning Report**

**Planning Report** pursuant to section 42A of the Resource Management Act 1991 recommending whether or not an application for resource consent should be:

- Publicly notified, limited notified or non-notified
- Granted or declined, and, if granted, the conditions of consent

**Decision** pursuant to section 113 of the Resource Management Act 1991

<b>APPLICATION NUMBERS</b>	RC245491, RC245492 and RC245493
<b>APPLICANT</b>	Suburban Estates Limited
<b>BRIEF DESCRIPTION OF THE APPLICATION</b>	This is a joint application for subdivision, consent notice cancellation and land use consent. The following consents are sought: <ul style="list-style-type: none"><li>• RC245491 - To undertake a subdivision to create 174 residential lots and a recreation reserve</li><li>• RC245492 - To undertake earthworks associated with the subdivision</li><li>• RC245493 - To cancel consent notices issued under RC245031</li></ul>
<b>ADDRESS</b>	182 and 200 Hamptons Road, Prebbleton
<b>LEGAL DESCRIPTION</b>	Lot 1 DP 603838 and Lot 300 DP 613088
<b>TITLE REFERENCE</b>	1182170 and 1223137 respectively
<b>AREA</b>	14.0645 ha in total
<b>ZONING / OVERLAYS</b>	<b>Operative Selwyn District Plan (2016), Township Volume</b> Living MD1 Zone  <b>Partially Operative Selwyn District Plan (Appeals Version)</b> Medium Density Residential Zone Development Area: DEV-PR3 Plains Flood Management Overlay
<b>OVERALL ACTIVITY STATUS</b>	<b>Discretionary</b>

### **The Application**

1. This application was formally received by the Selwyn District Council on 25 June 2024. Further information was received on 1 November 2024, 6 January 2025, 28 February 2025, 5 May 2025, 14 May 2025, 12 September 2025 and 6 October 2025, and this information now forms part of the application.

2. Originally, the application proposed to create 172 residential allotments, five multi-unit lots containing five to eight future allotments, a recreation reserve and associated roading network. A consent notice was also proposed over all 172 residential allotments limiting one household unit per lot. Following a request for further information, the application has been amended to alter the multi-unit lots to enable a maximum of three households per lot; allow two household units on ten of the residential lots; to allow for up to three household units on eight residential lots; the inclusion of a local purpose access reserve to facilitate connection with adjoining development to the west; the enlarging of the recreation reserve from 3,440m<sup>2</sup> to 5,091m<sup>2</sup>; the creation of two point strips for the provision of wastewater; and updated engineering concept plans and roading cross-sections to account for the redesign that has occurred.
3. On 14 May 2025 the applicant also requested the addition of resource consent for the entrance features on the corner of the new entrance road which affect proposed Lot 6 and 200 Hamptons Road (legally described as Lot 2 DP 603838). Written approval has been received from the owners of 200 Hamptons Road.
4. In July 2025, Council engineers became aware of a network capacity issue with the wastewater infrastructure. This has led to back-and-forth consultation with the applicant's engineers and Council staff to reach an acceptable solution and to facilitate an acceptable solution.
5. Finally, on 12 September 2025, the applicant decided to reduce the number of lots so that they can develop their entire site without delays incurred relating to the availability of wastewater infrastructure. The applicant also confirmed they were no longer seeking a 10-year lapse date, with the development expected to be completed in 3-5 years based on current demand.
6. The main aspects of the activity are now as follows:
  - 174 residential allotments ranging in size from 391m<sup>2</sup> to 3,601m<sup>2</sup>
  - Each lot is restricted to providing only one household unit achieving a density of 12.3 households per hectare
  - A new roading layout with a connection to Hamptons Road and eight internal connections to adjoining sites to the north, east and west
  - Lots 1 to 4 with direct road access to Hamptons Road
  - Development generally in accordance with DEV-PR3
  - Subdivision carried out in thirteen stages, in any order and potentially concurrently
  - Cancellation of consent notices 13014808.4 to 13014808.7 imposed under RC245031
  - All lots will be connected to a reticulated sewer and water supplies
  - Consent for stormwater discharge to ground from the development site has been sought from Environment Canterbury, reference CRC252248, CRC252249 and CRC252250
  - Each new lot will be provided with the ability to connect to power and telecommunication systems
  - Streetlights will be provided within the roads and reserves to Council Standards
  - Culvert for the road and vehicle crossing connections onto Hamptons Road, over the Paparua Water Race relevant to Lots 1 – 4.
  - Upgrading of the north side of Hamptons Road
  - New entrance feature on the new intersection with Hamptons Road
  - The creation of two point strips with the adjoining land to the north and south at the end of roads A and G respectively, Lots 601 and 602 respectively.

- The subdivision and land use aspects have been bundled in one application and will be processed as such, given that there is an overlap between the two such that consideration of one may affect the outcome of the other, and it would not be appropriate to separate them. This enables an integrated and holistic assessment of the proposal as a whole.

## Site History

- On 4 November 2020 Suburban Estates Limited (the applicants), Urban Holdings Limited and Cairnbrae Developments Limited lodged a private plan change request with the Council. The request sought a change to the Operative Selwyn District Plan by rezoning approximately 67 hectares of rural land in Prebbleton to residential land. This would enable approximately 820 residential sites. The provisions of Private Plan Change 68 became fully operative on 3 November 2022. Variation 1 to Plan Change 68 became operative on 23 August 2023. This variation was required by the Government's new building intensification rules to allow for more housing and at greater heights, in relevant residential areas. The application site is located within Plan Change 68.
- RC235448 was granted on 5 April 2024 to undertake a subdivision to create 70 residential allotments and a balance allotment. The balance allotment comprises 182 Hamptons Road and is subject to this application.
- RC245031 and RC245033 were granted on 12 June 2024 to undertake a subdivision to create two residential lots. Lot 1 being 200 Hamptons Road, and subject to this application.

## The Existing Environment

- The application site at 182 and 200 Hamptons Road, Prebbleton is accessed via a long leg-in driveway of approximately 270m running to the main body of the site. Apart from the driveway, the site is generally rectangular and flat and contains two residential units. It is proposed to retain the larger of the two residential units. There is garden areas associated with the residential units, with the remainder of the land retained in open pasture.

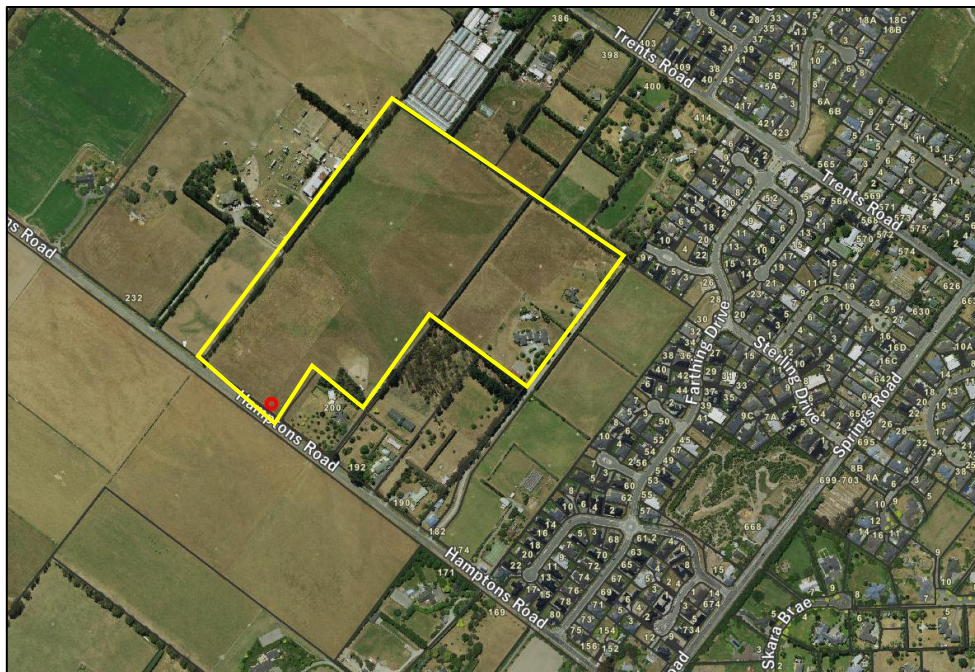


Figure 1: Aerial photo of the property in the context of the surrounding environment.

- At the time of my site visit there was an evergreen shelter belt running along the north/east boundary. This will be removed as part of this and the adjacent lands' development. The property to the east was in the process of being developed for residential use.

13. The property at 200 Hamptons Road is currently an open grass pasture comprising over 10ha having recently being subdivided off from the residential unit located to the south/east.
14. The immediately surrounding area to the south and west maintains a rural residential character, however just beyond, the land is being developed in line with the Medium Density Residential (MDR) zone densities and standards, creating a more consolidated urban form.
15. I visited the site on 9 October 2024.

## Activity Status

### Partially Operative Selwyn District Plan (Appeals Version) ("the Partially Operative Plan")

16. The application site is zoned Medium Density Residential Zone. The site is also subject to Development Area: DEV-PR3 and the Plains Flood Management Overlay.
17. The Council released the Appeals Version of the Partially Operative Plan on 12 August 2025. Many provisions are beyond challenge and are operative/treated as operative (pursuant to cl 103 of Schedule 1 and s 86F of the Act). Those subject to appeal continue to have legal effect pursuant to s 86B.

### Subdivision

18. The proposed type of subdivision does not meet the following rules:

#### **Operative/treated as operative:**

RULE	TOPIC	NON-COMPLIANCE	STATUS
SUB-R1.5	Sub in Res Zones - MRZ	Sub is a CON activity subject to complying with requirements; and where lots have a dimension not less than 16m x 23m and a building square 8m x 15m.  Proposed Lots 6-8, 84-85, 122, 136-137 and 146 will not achieve the minimum dimension of 16m x 23m.	Discretionary
SUB-R1.5/REQ6.6	Access	Every site created is required to have legal access to a road that is not an Arterial Road and where the posted speed limit is $\geq 60$ km/hr.  Hamptons Road is a listed Arterial Road. Lots 1 – 4 will front this road. As part of Councils speed limit review this is dropping to 60km, however the decision is not made to date.	Restricted Discretionary
SUB-R13.1 & 2	Subdivision to Create Access, Reserve or Infrastructure Sites in All Zones	The subdivision includes the creation of roads, local purpose and recreation reserves.	Controlled
SUB-R13A.1	Subdivision to Create Point Strips	This is a RDIS if the point strip is created for the purpose of managing access from a site to a road. The point strip is proposed to recover costs associated with the private wastewater infrastructure. Point strips are created as Lots 601 and 602.	Discretionary
SUB-R17.4	Sub and natural hazards	Subdivision within any Plains Flood Management Overlay is RDIS where outside a high hazard area. The site is within the Plains Flood Management Overlay and is outside a high hazard area.	Restricted Discretionary

19. A Flood Assessment Certificate will be applied for with the engineering approval application.
20. Therefore, the subdivision proposal is a **Discretionary** activity under the Partially Operative Plan.

**Land use**

21. The proposed land use activity does not meet the following rules:

**Operative/treated as operative:**

RULE	TOPIC	NON-COMPLIANCE	STATUS
EW-R5.1	Stockpiling	Stockpiles greater than 250m <sup>3</sup> or 4m in height above natural ground level are to be located at least 100m from any sensitive activity on an adjoining site held in different ownership; or 100m from the boundary of a Residential Zone. Stockpiling is likely to exceed 250m <sup>3</sup> in volume. Stockpiles will be no more than 4m in height but are likely to be located within 100m of a sensitive activity on an adjoining site held in different ownership.	Restricted Discretionary
EW-R5A.1	Earthworks for Subdivision	Permitted where associated with subdivision and the maximum area of land subject to the works is 1,000m <sup>2</sup> . The application site is 14.0647Ha.	Restricted Discretionary
TRAN-R2/TRAN-REQ18.1	Land Transport Corridor Creation Standards	Required to comply with legal widths listed in TRAN-TABLE7 which is min 15m, max 17m; carriageway min 7m max 8m; two lanes; one parking lane; pedestrian one side with provision of space for another one other side.  Part of Road D, Roads I, B, H (cul-de-sac only) will not comply with the road widths.	Discretionary
TRAN-R4/REQ2	Access Restrictions	A vehicle crossing shall not be formed on an arterial road where the posted speed limit is 60km/hr or more.  There are proposed crossings with direct access via culverts to Hamptons Road.	Restricted Discretionary
MRZ-R5.1.b	Fencing	The proposed fences are greater than the permitted 1.2m height. The entrance features on proposed Lot 5 and 200 Hamptons Road varies in height, with the maximum height of 1.8m.	Restricted Discretionary

22. Therefore, the land use proposal is a **Discretionary** activity under the Partially Operative Plan.

**National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (NES-CS)**

23. The NES-CS manages activities which involve the disturbance of land which may be contaminated. This is determined by whether activities listed in the Hazardous Activities and Industries List (HAIL) have or are likely to have occurred on the site.
24. A Soil Validation Report ('SVR') has been prepared by ENGEO, dated 16 October 2024 for the property at 182 and 200 Hamptons Road. The purpose of the report is to document earthworks carried out at the site to demonstrate that the remedial objectives outlined in the Remedial Action Plan ('RAP') have been achieved. ENGEO completed a Preliminary and Detailed Site Investigation at the site in October 2020 and updated in January 2024. Burn piles were identified on both sites indicating that activities listed in the Ministry for the Environment's Hazardous Activities and Industries List ('HAIL') may be present. Six soil samples were collected, three from 182 Hamptons Road indicated arsenic above the residential and commercial / industrial criteria. Chromium and lead were also reported in one sample above the residential land use criteria. All three samples collected from the new burn pile / burn drum at 200 Hamptons Road reported arsenic above the residential land use criteria. Cadmium was also reported above in one sample above the residential land use criteria. Several

samples reported concentration of arsenic, cadmium, copper, lead, nickel, and zinc above the site-specific regional background criteria for the site.

25. The RAP was prepared to provide suitable mitigation controls related to the identified contaminants, so that appointed contractors could minimise the potential for significant adverse environmental or human health effects to arise during the works. The impacted area was estimated to be approximately 95m<sup>2</sup>. Based on an anticipated depth of approximately 0.35 meters below ground level, the estimated impacted material was 40m<sup>3</sup>. Based on the small volume of material, the remedial strategy comprised excavation and off-site disposal.
26. The SVR contains details of the excavation and disposal of the contaminated soil. Validation sampling and analysis was undertaken following removal of the contaminated soil. The results of the validation sampling indicate metal / metalloid concentrations below the regional background criteria and soil remaining is considered unlikely to present an unacceptable risk to human health or environmental receptors.
27. The proposal is therefore a permitted activity under Regulation 5(9) of the NES-CS.

### Resource Management Act 1991

28. The proposed consent notice cancellation is a Discretionary activity in accordance with section 221 of the RMA, which states that a change to a consent notice shall be processed in accordance with sections 88 to 121 and 127(4) to 132. It is proposed to cancel consent notice 13014808.4 to 13014808.7 imposed by RC245031.

### Overall Activity Status

29. Overall, the proposal is being considered as a **discretionary** activity under the PDP and the RMA.

### Notification Assessment

#### Assessment of Adverse Environmental Effects (Sections 95A, 95B, 95D and 95E)

##### Permitted Baseline

30. Sections 95D(b) and 95E(2)(a) allow that a consent authority “may disregard an adverse effect” if a rule or a national environmental standard permits an activity with that effect, a concept known as ‘the permitted baseline’. The application of the permitted baseline is discretionary, as denoted by the use of the word “may”. It is understood that its intention is to identify and exclude those adverse effects that would be permitted by the Plan from consideration.
31. In this case, the Partially Operative Plan does not permit subdivision, with any application for subdivision in the Medium Density Residential Zone treated as a controlled activity as a minimum. However, the erection of a household unit on each of the subsequent lots is a permitted activity should compliance with the zone standards be met.
32. Earthworks associated with the development of land for subdivisions are permitted where the maximum area of land subject to the works is 1,000m<sup>2</sup>. The land area subject to the earthworks will be 14.5962Ha.
33. For these reasons, the permitted baseline under the Partially Operative Plan is of relevance to some matters and not relevant to others in the consideration of this application.

##### Receiving Environment

34. The receiving environment for this proposal includes the existing environment and the future environment as it could be, i.e. as modified by non-fanciful permitted activities and unimplemented resource consents. There are no unimplemented resource consents relating to the property.
35. The property at 174 Hamptons Road, to the east of the site, is in the process of being developed to contain 70 residential allotments. There are two roads proposed to connect each development.
36. The property at 232 Hamptons Road, to the west of the site, is currently in the process of seeking resource consent to create 224 residential lots, fifty lots with the ability to provide up to two units, two local reserves and

two recreational reserves (RC245500). To the west of this property, the sites at 735 and 713 Shands Road are also currently in the process of seeking resource consent to create 135 residential allotments, four access reserves and roads (RC245471). However, as these consents have not been granted at the time this report was prepared, they do not form part of the receiving environment.

37. The land to the north of the site, comprising five properties has a zoning of General Rural and is unlikely to be modified. However, I note that the subdivision plan has indicated a future road connection with the property at 414 Trents Road, as this aligns with the indicative roading layout proposed through the Development Area plan.
38. As evidenced by the lands current zoning and these proposed subdivisions, the receiving environment is in a state of flux, with the land gradually developing and transitioning to align with the intention of the Medium Density Residential zone applied through the Partially Operative District Plan.

### **Assessment of Effects**

39. The status of the activity is Discretionary. As such, the Council's discretion is unrestricted, and all adverse effects must be considered. The following assessment determines whether the proposed activity will have, or is likely to have, adverse effects on the environment that are more than minor that will require public notification.
40. Council's Consultant Engineer, Krishan Ambawatte, has made an assessment of the proposal in terms of engineering matters. The Engineering Assessment Report has been relied upon for the purposes of assessing the engineering related matters of this application and will be commented on in the following assessment. The application has also been reviewed by Andrew Mazey, Council's Strategic Transport Lead, in relation to the suitability of the new roads proposed and the upgrading of Hamptons Road.
41. The Geotechnical Report submitted with the application has been peer reviewed by Ian McCahon (Geotech Consulting Ltd) on behalf of Council. Mr McCahon's assessment has also been relied upon for the purposes of assessing the geotechnical related matters of this application and will be commented on in the following assessment.
42. A copy of the application was also sent to ECan to review the Soil Validation Report included with the application; and to Mahaanui Kurataiao Ltd to comment on cultural matters.
43. A report on the 'Ecology of Hamptons Road Drain - 200 & 232 Hamptons Road' was prepared by Aquatic Ecology and submitted as part of further information required for RC245500 for the proposed subdivision at 232 Hamptons Road. The report has been peer reviewed by Boffa Miskell on behalf of council, with this review being relied upon for the purposes of assessing the ecological related matters of this application.
44. The adverse effects that are considered relevant to this proposal are:
45. *Subdivision:*
- Lot Sizes and Subdivision Design
  - Context
  - Development Area Plan
  - Natural Hazards
  - Infrastructure and Servicing
  - Geotechnical
  - Ecology of Water Race
46. *Land Use:*
- Roading / Transportation

- Earthworks

**Lot Sizes and Subdivision Design**

47. The application proposes to create 174 residential allotments ranging in size from 391m<sup>2</sup> to 802m<sup>2</sup> and Lot 89 which holds an existing residential unit will have an area of 3,601m<sup>2</sup>. The layout of the proposed subdivision is illustrated in Figure 1 below.

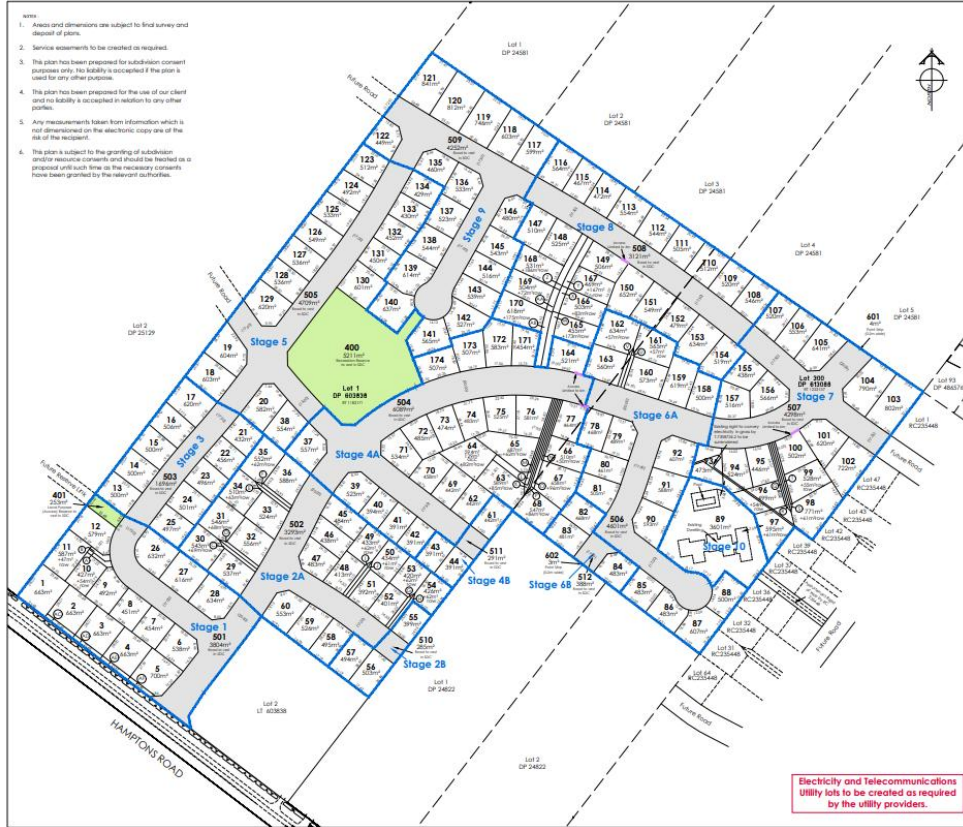


Figure 2: Subdivision Scheme Plan

- 48. While there are ample new roads being provided, with an application area of this size it is considered appropriate and expected that there will be a component of rear sites.
- 49. The proposal provides for a variety of site sizes that are in keeping with the planned urban form of the area. As mentioned previously, each lot will be restricted to erecting only one household unit per allotment. As Rule MRZ-R2/REQ2 allows up to three household units per lot the applicant has proposed a consent notice be applied to each residential lot restricting them to one household unit.
- 50. The majority of lots are of a regular rectangular shape. Those with more unusual shapes generally have a slightly larger lot area to help accommodate future residential units. All lots will be capable of providing outdoor living spaces, a vehicle crossing, privacy and a coherent street scene.
- 51. Overall, it is considered that the proposed lot sizes and subdivision design will have adverse effects that are less than minor.

**Context**

- 52. Consent is sought for the cancellation of a number of consent notices imposed by the previous consent granted for 200 Hamptons Road, RC245031. There are as follows:
- 53. Consent notice 13014808.4 states,

*Outline Development Plan DEV-PR3 - Prebbleton 3 Development Area requires that the Hamptons Road frontage to Lot 1 is to be upgraded to an urban standard in accordance with the Engineering Code of Practice at the time of any future development within Lot 1 to encourage properties to front these roads as well as providing for walking and cycling connections. The road frontage upgrade can be deferred to coincide with proposed future development within Lot 1. The existing vehicle crossing culvert does not meet Council's current standard and will also need to be upgraded at that time.*

54. As the road frontage will be upgraded to comply with this consent notice as part of this development, this consent notice can now be cancelled.
55. Consent notice 13014808.5 relates to soil contamination and remediation requirements on some of the land subject to this application. Remediation has been undertaken, and Site Validation Report has been prepared and accepted by ECan. Therefore, this consent notice is no longer required and can be cancelled.
56. Consent notice 13014808.6 is to alert future owners that the land is un-serviced by any utilities. However, as all services will be provided to the proposed new allotments as part of this subdivision, this consent notice will become obsolete and can be cancelled.
57. The last consent notice is 13014808.7 and outlines the design requirements for the future access with Hamptons Road. The new intersection of the new road with Hamptons Road, and the individual vehicle crossings for those lots facing Hamptons Road are being designed in accordance with Council's standards as part of this application, and therefore, this consent notice can be cancelled.
58. The application includes the creation of two point strips. Lot 602 is located at the end of Road G in Stage 6B, and Lot 601 is located at the end of Road A leading north in Stage 7. The purpose of these point strips is the recovery of specific costs from adjoining developers associated with the provision sewerage infrastructure.
59. The use of point strips is considered appropriate as significant infrastructure has been provided to serve a larger but well-defined area. In this case the infrastructure is the sewer pumpstation located in the northeast corner of the DEV-PR3 and the pipe network that connects to it. Given the defined area that this pumpstation covers it is not covered by the Council's Development Contributions Policy. As such there is a private agreement between the four current developers within DEV-PR3 with regards to shared costs. The point strips proposed are for those connection points only for those areas that are not party to the Developers Agreements or have yet to be zoned.
60. However, as the infrastructure was required to be designed to serve the whole of the DEV-PR3 area as well as the two adjoining rural areas in anticipation of any rezoning for residential purposes, it is considered appropriate that development of those blocks should contribute to the costs of providing that infrastructure.
61. Based on the above, I consider the cancellation of the existing consent notices and the creation of two point strips to have adverse effects on the environment and the local area that are less than minor.

#### **Development Area Plan**

62. The land is located within Development Area Plan 'DEV-PR3' which sets the general pattern of development over the area to guide future development namely the road, cycle and pedestrian networks, access to open space and development densities. The proposal complies with the relevant standards relating to the access and transport, open space and community facilities.
63. In relation to density, the Development Area specifies a minimum of 15 households per hectare is to be achieved. Initially the applicant sought to achieve a density of 15.41hh/ha based on several lots having capacity for two or three household units. However, as the restricted wastewater capacity issues came to light, and to progress the development with certainty, the applicant requested to reduce the density to 12hh/ha. This request is based on the clause in DEV-PR3 which states where '*...there are demonstrated constraints...*' a minimum density of no less than 12hh/ha shall be achieved. The proposal is therefore considered to comply with the overall intent of DEV-PR3.
64. There are 28 rear sites proposed over the area of the subdivision. This equates to approximately 16% of the development and complies with the requirement to have no more than 20% of the sites created in any one subdivision as rear sites.

65. This proposal provides a new road intersection with Hamptons Road, generally running north to south in a curved manner and with secondary roads running east to west connecting with adjoining property's also part of DEV-PR3. All roads will provide footpaths and/or shared use paths providing pedestrian connectivity throughout the subdivision.
66. The Hamptons Road frontage will be upgraded to an urban standard in accordance with the Engineering Code of Practice and five properties will have direct frontage to Hamptons Road. A recreation reserve area (Lot 400) has been indicated in the centre of the subdivision providing good accessibility for residents.



Figure 3: Development Area Plan – DEV-PR3

67. Overall, I consider the proposal is aligned with the requirements of DEV-PR3 such that any adverse effects will be less than minor.

### Natural Hazards

68. The site is within the Plains Flood Management Overlay. According to the Canterbury Maps Selwyn Natural Hazards Map, the water depth is less than 1m in a 1 in 200-year ARI flood event. The deepest water depth is 0.87m. Given this the site is not a High Hazard Area. However, there is an overland flow path sweeping across the site from the west towards the east.
69. Based on the engineering concept plans prepared as part of the application there is an approximate gradient of 1:250 towards the east. The earthworks plan indicates filling of the existing depressions and replaced by the road network and reserve corridors. The conceptual flood flow model for the overall Development Plan Area details flow direction and depth for the fully developed scenario.
70. The applicants have advised that a Flood Modelling Report will be submitted with the Engineering Acceptance application, which is consistent with current Council policy to include a consent condition for this. This report will address internal and external effects and the conveyance of flows through the site with the recontoured landform. Flows will be redirected to follow the new road alignments, with majority of flow directed to the northeast along Road A. Additionally, the applicant has confirmed that the flow path will not be through private lots; it will follow the recontoured roads as depicted on the conceptual flood flow model plan provided. Lastly, they confirm that flood modelling will be undertaken to ensure that upstream and downstream effects will not increase flood levels for the 1 in 200-year event. The complete disposal of the 2% AEP critical rainfall event will fully mitigate all loss of flood storage.
71. The applicant has agreed to a condition of consent requiring that a flood assessment certificate (FAC) will also be obtained after the earthworks and reporting are completed, to ensure that a residential unit or principal building can be efficiently developed on the site, without passing on that requirement to the individual lot purchasers.

72. Based on the above assessment and FAC condition agreed to by the applicant, I consider that the hazard related adverse effects on the adjoining and wider environment will be less than minor.

### ***Infrastructure and Servicing***

73. Council's Development Engineers have reviewed this application and consulted extensively with the applicant's engineers to work through and resolve servicing requirements for the future subdivision. Matters relating to stormwater have been discussed previously, and those relating to roading and transportation are assessed in a subsequent section. Therefore, matters relating to wastewater and water will be addressed here.

### ***Wastewater***

74. As part of DEV-PR3 a pump station is required to be constructed. This has been identified and consented to occur on the adjoining property to the northeast at 174 Hamptons Road. The site will be serviced by the deep sewer via the road connection on the neighbouring property. There is an agreement between the developers to work towards providing this gravity sewer connection in a timely manner for development to progress.
75. However, as wastewater capacity will be constrained due to the timing and availability of connections to Council infrastructure, the applicants confirmed that:
- The pump station will be limited to 12 L/s peak flow rate (except during periodic maintenance flushing).
  - The balance tanks are to provide 12 hours of storage for any peak wet weather flows (inflows to PS) that exceed 12 L/s.
  - The storage has been sized to enable the proposed 174 lots to be developed, at 1hh/lot as per the Hamptons Road Sewer Catchment Map prepared by the applicants and submitted as part of the application on 12 September 2025.
76. This means that the proposed 174 lots are within the available capacity allocated to the new PC68 pump station.
77. Council's Development Engineers have advised the applicants that all proposed infrastructure that will vest to Council must be designed such that the infrastructure can, without immediate future upgrades, service the ultimate growth expectation of the zone requirements under the PDP. In response, the applicants have requested that consent notices be put on sites to limit only one household unit per lot to be constructed.

### ***Water***

78. Council has a strategic plan for the delivery of a water trunk mains to the west side of Prebbleton including a larger trunk main from the water treatment plant on Shands Road, along Trents Road and extending south to Hamptons Road and along Hamptons Road towards Springs Road.
79. There is an existing bore hole within proposed Lot 93, which the applicant has confirmed will be decommissioned as construction of the stages progresses.
80. All lots created by this development will be connected to reticulated water supply. One connection per lot will be provided.
81. The development area will be designed to comply with the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008.

### ***Other***

82. The application has included an infrastructure report, detailing water supply, stormwater, wastewater, power and telecommunications, and road infrastructure. This was reviewed by Council's Development Engineers, and a range of conditions were recommended in respect of the infrastructure that will vest in Council, which the applicant has accepted.
83. Power and telecommunications reticulation will be undertaken in accordance with the requirements of the respective network utility operators and will be an extension of the reticulation contained within the adjoining

developments. The applicant has proposed a consent condition to provide letters from network operators confirming the proposed development can be serviced by their respective reticulation networks prior to Engineering Approval.

84. Based on the above assessment, I consider that the servicing related adverse effects of the proposal on the wider and adjoining environment will be less than minor.

### **Geotechnical**

85. A geotechnical report was included with the application entitled, '*Geotechnical Investigation report, 182 & 200 Hamptons Road Development, Prebbleton*', dated 14 December 2023, prepared by CGW Consulting Engineers. This report was peer reviewed by Geotech Consulting Limited on behalf of Council.
86. The peer review has found that the extent of the site testing is appropriate for the proposed subdivision on the particular soil profile present and is adequate to demonstrate the geotechnical suitability of the site area for the subdivision. Geotech Consulting agree that the liquefaction hazard is low and that the site is equivalent TC1 land. Geotech Consulting advise that standard lot specific shallow testing is needed at building consent stage and that peer review of any earthwork completion report is not considered necessary given the limited earthfill likely, provided the work is overseen and signed off by qualified professionals.
87. Based on this expert opinion, I am satisfied that any adverse effects associated with geotechnical matters will be less than minor.

### **Ecology of Water Race**

88. Culverts for the road and vehicle crossing connections onto Hamptons Road are proposed over the Paparua Water Race. As such, the applicant was requested to provide an assessment of the effects of the proposal on the ecological values of the waterway. The applicants provided a report prepared by Aquatic Ecology Limited ('AEL'), dated 13 December 2024.
89. AEL advise a field survey was conducted on 31 October 2024, and a second reconnaissance survey was undertaken on 12 December 2024 outside 200 Hamptons Road. During these surveys no rare or endangered plants were identified. Two short-fin eels and abundant upland bullies were caught adjacent to 232 Hamptons Road. Both species have a conservation status of 'not threatened'. Following an intensive search of the substrate, no freshwater mussels were identified, nor following electric fishing, freshwater crayfish.
90. In respect to construction effects on instream ecological values, AEL advise these will be limited to a temporary increase in waterway turbidity, and a temporary fish passage barrier. They advise that reaches where culverts are proposed should be de-fished before culvert placement, and the flow bypassed around the site through a fish-screened bypass. Due to migration patterns, they advise that instream works should avoid both the spring and autumn migration seasons, and best undertaken during the winter months (June, July, and August) inclusive. Additionally, they recommend that fish be translocated just before flows are bypassed and the culverts are installed. They report that post-construction operational effects of short culvert placement will be limited and have the potential to be significantly mitigated by interspersed naturalised habitats between culverts. AEL maintains that there is ecological value in maintaining even short habitat between culverts, as they provide resting and feeding areas for fish negotiating culverts.
91. Indicative drawings state that culverts will have a diameter of 450mm, the same diameter as the long culvert under the new Hamptons Road/Shands Road intersection further west. For each driveway culvert, the length of culverts is c. 5m, and the road will require a culvert of 24m in length. The gradient is flat across this development area so it is expected some acceleration in water velocity will occur. Therefore, AEL recommend that the culvert edges are radiused/rounded to reduce vortex formation at the end of the culvert. AEL recommends that rocks are provided along the apron sides to flood the apron slightly and provide a low velocity zone for migrating fish. AEL also recommend that the banks near the apron are well vegetated.
92. AEL confirm that an Erosion and Sediment Control Plan (ESCP) in line with ECan's Erosion and Sediment Control Toolbox will be implemented during site works, which will be prepared by Davie Lovell-Smith. Due to the flat nature of the riparian zone, rather porous subsoil, and that the waterway is not deeply incised below ground level, AEL expect the ESCP will be straightforward and effective with no specific measures to be included.

93. Prior to any dewatering for construction AEL advise that all fish should be translocated away from the impacted reach by a qualified ecologist and that the waterway banks should be stabilised with planting or erosion control measures before the impacted reaches are re-wetted.
94. Measures proposed and recommended by AEL are included in a Freshwater Fauna Management Plan outlined in their report. Additionally, they have recommended three conditions relating to vegetation, the culverts and construction works. As these measures are included as forming part of the application, I am satisfied that conditions of consent can be applied to mitigate adverse effects on the ecological values of the water race such that they will be less than minor.

### ***Roading / Transportation***

95. The application proposes to create allotments that will either have direct access to Hamptons Road, or access to new roads that will vest in Council. Therefore, all proposed allotments will achieve sufficient legal access to a formed and sealed road that will be vested in Council. The proposed staging will require that Stage 1 is completed first, as this includes the new intersection with Hamptons Road. The proposed roading layout appears to be in substantial accordance with the relevant ODP for Development Area: DEV-PR3, which includes anticipated roading connections to adjoining sites.
96. Council's Development Engineer has assessed the roading network and is satisfied with the formation and nature of the transport network proposed. The application proposes to upgrade the Hamptons Road frontage of the site to an urban standard, including kerb and channel, footpath, seal widening along the site frontage, and culverts for crossings and the proposed intersection with Hamptons Road. I note that although cross-sections have been prepared indicating the intended full road formation, the south side of Hamptons Road will not be upgraded until such time as the adjacent lands are further developed.
97. The proposed access to Hamptons Road results in a non-compliance due to the arterial road classification and current speed limit of 80km/hr. Mr Andrew Mazey, Council Strategic Transport Lead, has reviewed the proposal. Mr Mazey has advised that for Hamptons Road, a 60km/hr speed limit (or lessor) is likely to be introduced by the time the applicant could realistically give effect to and occupy residential sites. He considers that, on that basis, there is no immediate issue with the lots having direct access to Hamptons Road.
98. Nine rights-of-way ('ROWS') are proposed to serve rear sites. ROWs 6 and 10 service six allotments, which is two more than anticipated. The applicant has provided cross sections of both ROWS which indicates a 1.65m footpath, two-way vehicle passing, kerb and channel and berms in both ROWs. These features are not usual nor required for ROWs servicing up to four lots and therefore provide a higher level of functional use. As proposed ROW 10 is connected to a road at each end, these features will enable good pedestrian connections and practical use.
99. Council's Development Engineer have raised concerns with the public utilising ROW 10 as a shortcut. The applicant has advised that 'Private' wording will be added as supplementary to signage for the lane name at each end. Additionally, threshold treatment such as cobbles, narrowing and planting at each end of the ROW will be utilised to provide clear indication of the private nature. These will be included in the landscape design for the development.
100. The remaining accessways and associated crossings will conform to the PDP standards. Easements will be created and granted or reserved. This includes easements in gross as necessary to enable Council to legally access any 'vested' services (i.e. shared wastewater laterals).
101. A Local Purpose Access Reserve is proposed between Lots 12 and 13 to enhance the potential movement network, including options for pedestrian/cycle connections to adjoining properties.
102. Based on the above assessment, I consider that the adverse transportation effects on the adjoining and wider environment will be less than minor and acceptable.

### ***Earthworks***

103. The application proposes earthworks exceeding the maximum permitted area for the development of land for subdivision under the PDP. The anticipated total volume of earthworks is 60,000m<sup>3</sup> comprising of 50,000m<sup>3</sup> of cut and 10,000m<sup>3</sup> of fill. Filling of up to 0.8m above ground level will occur to facilitate appropriate drainage. The

deepest excavations below natural ground level is anticipated to be 4m for the purposes of service installation, installation of stormwater soakpits and deep sewer mains. The earthworks are required for house site preparation, road construction, and services installation.

104. The earthworks required may have the potential to generate adverse dust, noise, and visual amenity effects for adjoining/adjacent property owners and occupiers. With regard to the visual effects of the temporary earthworks, I consider that nearby residents or owners/occupiers of adjoining land would be aware of the development potential of the subject site and visual effects resulting from earthworks of a limited duration would be acceptable in this context. In respect of potential adverse privacy effects, some filling of up to 1m above ground level will occur to facilitate appropriate drainage may be necessary with retaining along internal site boundaries. However, I consider that potential adverse privacy effects on adjacent properties owners in the context of the receiving environment would be less than minor.
105. The applicant has provided an Infrastructure Report and concept earthworks plans with the application. They advise that all topsoil on site will be retained and replaced on the land immediately following bulk earthworks. All disturbed topsoil will be resown with Council specification grass seed mixes and once the bulk earthworks are complete, the areas disturbed will be stabilised, to enable the next phase of the development. Additionally, all works will be undertaken in accordance with the draft Erosion and Sediment Control Management Plan prepared as part of the application.
106. The applicant has agreed to conditions of consent that would mitigate effects associated with construction noise, dust dispersal and management, sediment management and run-off, and reinstatement of disturbed surfaces following the completion of works. Based on the extent of the works proposed and the conditions agreed to by the applicant, I consider that the earthworks related amenity effects on the adjoining and wider environment will be less than minor.

## Conclusion

107. Overall, I conclude that the adverse effects of the proposal on any persons and on the wider environment will be less than minor.

## Public Notification (Section 95A)

108. Section 95A states that a consent authority must follow the steps in the order given to determine whether to publicly notify an application for resource consent.

<b>Step 1: mandatory public notification in certain circumstances (sections 95A(2) and 95A(3))</b>	Y	N
Has the applicant requested that the application be publicly notified?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is public notification required under section 95C (no response or refusal to provide information or agree to the commissioning of a report under section 92)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Has the application has been made jointly with an application to exchange recreation reserve land under section 15AA of the Reserves Act 1977?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

*If the answer to any of the above criteria is yes, the application must be **publicly notified**, and no further Steps are necessary.*

*If the answer is no, continue to **Step 2**.*

<b>Step 2: public notification precluded in certain circumstances (sections 95A(4) and 95A(5))</b>	Y	N
Are all activities in the application subject to one or more rules or national environmental standards that preclude public notification?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is the application for one or more of the following, but no other types of activities:		
• A controlled activity?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
• A boundary activity only (as per the definition of "boundary activity" in s 87AAB of the Act)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

*If the answer to any of the above criteria is yes, continue to **Step 4**.*

*If the answer is no, continue to **Step 3**.*

<b>Step 3: public notification required in certain circumstances (sections 95A(7) and 95A(8))</b>	Y	N
Is the activity subject to a rule or national environmental standard that requires public notification?	<input type="checkbox"/>	✓
Will the activity have, or is it likely to have, adverse effects on the environment that are more than minor?	<input type="checkbox"/>	✓

If the answer to any of the above criteria is yes, the application must be **publicly notified**, and no further Steps are necessary.

If the answer is no, continue to **Step 4**.

<b>Step 4: public notification in special circumstances (section 95A(9))</b>	Y	N
Do special circumstances exist in relation to the application that warrant public notification?	<input type="checkbox"/>	✓

If the answer is yes, the application must be **publicly notified**.

If the answer is no, do not publicly notify the application, but determine whether to give limited notification of the application.

109. In conclusion, in accordance with the provisions of section 95A, the application must not be publicly notified and a determination on limited notification must be made, as follows.

### Limited Notification (Section 95B)

110. Section 95B states that a consent authority must follow the steps in the order given to determine whether to give limited notification of an application for resource consent, if it is not publicly notified under section 95A.

<b>Step 1: certain affected groups and affected persons must be notified (sections 95B(1)-(4))</b>	Y	N
Are there any affected protected customary rights groups, as defined in s 95F?	<input type="checkbox"/>	✓
Are there any affected customary marine title groups, as defined in s 95G (in the case of an application for a resource consent for an accommodated activity (as defined in the Act))?	<input type="checkbox"/>	✓
Is the proposed activity on or adjacent to, or may it affect, land that is the subject of a statutory acknowledgement made in accordance with an Act specified in Schedule 11; and is the person to whom that statutory acknowledgement is made an affected person under s 95E?	<input type="checkbox"/>	✓

If the answer is yes, **notify the application to each affected group/person** and continue to **Step 2**.

If the answer is no, continue to **Step 2**.

<b>Step 2: limited notification precluded in certain circumstances (sections 95B(5) and 95B(6))</b>	Y	N
Are all activities in the application subject to one or more rules or national environmental standards that preclude public notification?	<input type="checkbox"/>	✓
Is the application for a controlled activity only and not a subdivision of land?	<input type="checkbox"/>	✓

If the answer is yes, continue to **Step 4**.

If the answer is no, continue to **Step 3**.

<b>Step 3: certain other affected persons must be notified (sections 95B(7)-(9))</b>	Y	N
In the case of a "boundary activity", is an owner of an allotment with an infringed boundary an affected person?	<input type="checkbox"/>	✓
For any other activity, are there any affected persons in accordance with section 95E of the Act (as assessed in the Assessment of Adverse Environmental Effects above)?	<input type="checkbox"/>	✓

If the answer is yes, **notify the application to each affected person** and continue to **Step 4**.

If the answer is no, continue to **Step 4**.

<b>Step 4 – Limited notification in special circumstances</b>	Y	N
Do any special circumstances exist in relation to the application that warrant notification to any other persons not already determined to be eligible for limited notification (excludes persons assessed under section 95E as not being affected)?	<input type="checkbox"/>	✓

If the answer is yes, **notify the application to those persons**.

*If the answer is no, do not notify anyone else.*

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


## Notification Recommendation

112. I recommend that the application (RC245491, RC245492 and RC245493) is processed on a **non-notified** basis in accordance with sections 95A-E of the Resource Management Act 1991.

<b>Report by:</b> Gemma Conlon Consultant Planner	Date: 10 October 2025
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## Notification Decision

113. For the reasons set out in the report above, the Notification Recommendation is adopted under delegated authority.

 Richard Bigsby, Team leader Resource Consents	Date: 13 October 2025
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## Section 104 Assessment

114. Section 104 of the Act sets out the matters the Council must have regard to when considering an application for resource consent.

115. Section 104(1), in particular, states as follows:

### **104 Consideration of applications**

- (1) *When considering an application for a resource consent and any submissions received, the consent authority must, subject to Part 2 and section 77M [Effect of incorporation of MDRS in district plan], have regard to—*
- (a) *any actual and potential effects on the environment of allowing the activity; and*
  - (b) *any measure proposed or agreed to by the applicant for the purpose of ensuring positive effects on the environment to offset or compensate for any adverse effects on the environment that will or may result from allowing the activity; and*
  - (b) *any relevant provisions of—*
    - (i) *a national environmental standard:*
    - (ii) *other regulations:*
    - (iii) *a national policy statement:*
    - (iv) *a New Zealand coastal policy statement:*
    - (v) *a regional policy statement or proposed regional policy statement:*
    - (vi) *a plan or proposed plan; and*
  - (c) *any other matter the consent authority considers relevant and reasonably necessary to determine the application.*

...

116. Section 104(2) states that a consent authority may disregard an adverse effect of the activity on the environment if a national environmental standard or the plan, i.e. the operative plan, permits an activity with that effect.

117. Other sections of relevance are summarised below:

**Section 104B – Determination of applications for discretionary or non-complying activities**

After consideration of an application for a discretionary or non-complying activity, a consent authority may grant or refuse the application and, if granted, may impose conditions under section 108.

**Section 104(1)(a) - Effects on the Environment**

118. An assessment of the adverse environmental effects of the proposal was completed above as part of the notification section of this report. That assessment is equally applicable to section 104 and is applied as such. Again, it is noted that the permitted baseline is relevant (section 104(2)), and regard must not be had to any person who has given written approval (section 104(3)(ii)).

119. It is also appropriate to consider the positive effects of the proposal at this section 104 stage. The proposal will increase the supply of vacant sites available for development in Prebbleton and will contribute towards a well-functioning urban environment in accordance with Development Area Plan DEV-PR3.

120. As concluded in my notification assessment, I consider that the adverse effects on the environment resulting from the proposal will be less than minor.

**Section 104(1)(c) Other Matters**

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

**Section 106 - Natural Hazards and Access**

122. Section 106 of the Act states as follows:

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

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

(a) *there is a significant risk from natural hazards; or*

(b) *[Repealed]*

(c) *sufficient provision has not been made for legal and physical access to each allotment to be created by the subdivision.*

(1A) *For the purpose of subsection (1)(a), an assessment of the risk from natural hazards requires a combined assessment of—*

(a) *the likelihood of natural hazards occurring (whether individually or in combination); and*

(b) *the material damage to land in respect of which the consent is sought, other land, or structures that would result from natural hazards; and*

(c) *any likely subsequent use of the land in respect of which the consent is sought that would accelerate, worsen, or result in material damage of the kind referred to in paragraph (b).*

(2) *Conditions under subsection (1) must be—*

(a) *for the purposes of avoiding, remedying, or mitigating the effects referred to in subsection (1); and*

(b) *of a type that could be imposed under section 108.*

123. In this case, appropriate legal and physical access can be provided to all lots. The application site is identified as being at risk from flood hazard, although the applicant has accepted suggested conditions of consent that would mitigate the potential effects of inundation on residential units or principal buildings. The application site is not at significant risk from natural hazards, nor will the proposed subdivision exacerbate any existing hazards.

124. Based on these reasons, the application can be granted consent under section 106 RMA.

## Section 106A – Natural Hazards

125. Section 106A of the Act states as follows:

### **106A Consent authority may refuse land use consent in certain circumstances**

- (1) *A consent authority may refuse to grant a land use consent, or may grant the consent subject to conditions, if it considers that there is a significant risk from natural hazards.*
- (2) *For the purpose of subsection (1), an assessment of the risk from natural hazards requires a combined assessment of all of the following taken together:*
  - (a) *the likelihood of natural hazards occurring (whether individually or in combination); and*
  - (b) *the material damage to land in respect of which the consent is sought, other land, or structures that would result from natural hazards; and*
  - (c) *whether the proposed use of the land would accelerate, worsen, or result in material damage of the kind referred to in paragraph (b);*
  - (d) *whether the proposed use of the land would result in adverse effects on the health or safety of people.*
- (3) *Conditions under subsection (1) must be—*
  - (a) *for the purposes of avoiding, remedying, or mitigating the effects referred to in subsection (1); and*
  - (b) *of a type that could be imposed under section 108.*
- (4) *This section does not apply to land use consents if the use of the land for which the consent is sought is—*
  - (a) *construction, upgrade, maintenance, or operation of infrastructure; or*
  - (b) *primary production activities, as described in the national planning standards.*

126. The preceding assessment against s106 is considered equally applicable to s106A.

## Section 104(1)(b) – Relevant Provisions of Statutory Documents

### **District Plans (section 104(1)(b)(vi))**

#### **Operative Plan – Objectives and Policies**

127. The activity is permitted; therefore, I consider it in keeping with the objectives and policies of the Operative Plan.

#### **Partially Operative Selwyn District Plan – Objectives and Policies**

128. The Partially Operative District Plan objectives and policies that I consider relevant relate to strategic directions, subdivision, transportation, natural hazards and earthworks.

129. The overarching direction for the Plan is expressed through the strategic directions. Having reviewed and considered those relevant strategic directions (SD-DI-O1, SD-DI-O2 & SD-UFD-O1), I conclude that the proposal is consistent with the strategic directions.

130. The subdivision objectives seek an efficient use of land and compatibility with planned urban form (SUB-O1), that sites have the services and characteristics for their intended use (SUB-O2), and that site areas align with the development outcomes of the relevant zone (SUB-O3). As mentioned previously, the density of the subdivision has been amended to ensure that the necessary infrastructure will be available while still complying with the overarching DEV-PR3. All sites will be provided with the necessary services and easements (SUB-P3). Each allotment will have acceptable legal access to a road vested in Council and the ROWs will provide necessary easements. I consider that the proposal is consistent with these matters and the related policies.

131. The MRZ specifically seeks to enable a mix of densities, which includes a range of housing typologies (MRZ-P1). Although proposed Lots 6-8, 84-85, 122, 136-137 and 146 will not achieve the minimum dimension of 16m x 23m, they remain of ample size and dimension and do not detract from the planned urban form of the MRZ. The proposal will contribute to a variety of sites within the subdivision and will achieve a net density anticipated by the zone, albeit at the lower end of the spectrum (SUB-P4) and in compliance with the requirements of DEV-PR3 (SUB-P5).

132. The transport provisions (TRAN-O1) seek that connections are safe, efficient and effective for all transport modes, including integration with land use activities and subdivision. TRAN-P7 specifically seeks to recognise and protect the function of the land transport network by managing land use activities and subdivision to ensure the safe and efficient movement of people and goods. This includes requiring the design, positioning and maintenance of accessways, vehicle crossings, and intersections to ensure appropriate sightline visibility for road users for supporting and safe and efficient road environment. I consider that each lot created will have safe and efficient access to an urban standard road in alignment with SUB-O2 and SUB-P2. Based on the preceding assessment of environmental effects, I consider that the proposal is consistent with the relevant transport provisions.
133. In respect of natural hazards, new subdivision, use and development should be undertaken in a manner that ensures that the risks of natural hazards to people, property and infrastructure are mitigated (NH-O1 and NH-P1). The proposal includes reporting to confirm that the development of each site created will provide appropriate mitigation for future development. A FAC will be obtained to confirm that the risk to people, property and infrastructure is appropriately mitigated (NH-P10). The liquefaction hazard has been appropriately identified and assessed and can be adequately remedied or mitigated (NH-P13).
134. The earthworks provisions seek to limit adverse effects on the surrounding environment (EW-O1), and the proposed earthworks will be temporary (EW-P1) in association with the development of the land for subdivision. The applicant has agreed to a suite of earthworks related consent conditions that will appropriately minimise and mitigate adverse visual and nuisance effects (EW-PA).
135. Overall, I consider the proposal to be consistent with the Partially Operative Selwyn District Plan.

#### **Other Relevant Documents (section 104(1)(b)(i)-(v))**

##### **Canterbury Regional Policy Statement (CRPS)**

136. The District Plans give effect to the relevant higher order documents, including the CRPS. Therefore, I consider there is no need to assess these provisions.

##### **National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (NES-CS)**

137. The NES-CS was discussed earlier in this report, with my conclusion being that it does not apply to this proposal.

## **Part 2 – Purpose and principles**

138. The consideration under section 104 is subject to Part 2 of the Act – Purpose and principles.
139. The purpose of the Act is contained within section 5 and it is to promote the sustainable management of natural and physical resources. *Sustainable management* means managing the use, development, and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic, and cultural well-being and for their health and safety while: sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably foreseeable needs of future generations; and safeguarding the life-supporting capacity of air, water, soil, and ecosystems; and avoiding, remedying, or mitigating any adverse effects of activities on the environment.
140. The other sections of Part 2, sections 6, 7 and 8, address matters of national importance, other matters and Te Tiriti o Waitangi (the Treaty of Waitangi) respectively.
141. The relevant District Plans have been prepared having regard to Part 2, with a coherent set of policies designed to achieve clear environmental outcomes; therefore, taking into account relevant case law, I consider that assessment under Part 2 is unlikely to be necessary. For the sake of completeness, however, Part 2 is briefly assessed below.
142. In addition to section 5, I note that the following clauses of Part 2 are particularly relevant:

*7(b) the efficient use and development of natural and physical resources*

7 (c) the maintenance and enhancement of amenity values:

7 (f) maintenance and enhancement of the quality of the environment:

143. The proposed subdivision and land use consent allows for the efficient use and development of land in an appropriately zoned location that will maintain and enhance amenity values in the locality through the overall design approach and is supported by conditions of consent. The development avoids adverse effects on the environment through its comprehensive design and mitigation measures.
144. Based on my assessment of the proposal in this report, I conclude that the proposal will be consistent with Part 2 of the Act.

## Conclusions

145. This is a joint application for subdivision and land use consent. Consent is also required under the RMA for the cancellation of consent notices.
146. The overall activity status of the application is Discretionary.
147. It is concluded that the proposal will not create any adverse effects that are more than minor, and there are no affected persons.
148. The proposal will provide adequate legal and physical access to each allotment, and the property does not have significant risk from natural hazards. Therefore, compliance with s106 and s106A of the RMA is achieved.
149. The proposal is consistent with the objectives and policies of the PDP.
150. Having considered all relevant matters, I conclude that the application may be granted, subject to conditions of consent.


## Recommendation

151. I recommend that subdivision and land use consent RC245491 and RC245492 are granted, pursuant to sections 104, 104A, 104B and 106 of the Resource Management Act 1991, subject to the conditions of consent below pursuant to sections 108, 108AA and 220 of the Act.
152. I recommend that consent notices 13014808.4 to 13014808.7 imposed under RC245031 are cancelled pursuant to section 221 of the Resource Management Act 1991.

<b>Report by:</b> Gemma Conlon Consultant Planner	Date: 10 October 2025
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## Decision

153. For the reasons set out in the report above, the Recommendation is adopted under delegated authority.

 <b>Richard Bigsby, Team Leader Resource Consents</b>	Date: 13 October 2025
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# Conditions of Consent

## RC245491 Subdivision Consent Conditions

1. The subdivision must proceed in general accordance with the information submitted with the application on **25 June 2024**, the further information provided on **1 November 2024, 6 January 2025, 28 February 2025, 5 May 2025, 14 May 2025** and **6 October 2025** the attached stamped Approved Plan entitled "Proposed Subdivision of Lot 1 DP 603838 & Lot 300 DP 613088", REV 14 and dated **September 2025**, except where another condition of this consent must be complied with.
2. The following conditions of consent must be met prior to the issue of a section 224(c) Completion Certificate at the expense of the consent holder.
3. 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.
4. All required easements must be created and granted or reserved.
5. The easement in gross for Council vested assets in private land must be duly granted (or reserved) in accordance with the stamped plans that form part of this consent.

### Staging

6. The subdivision may be undertaken in stages and in any order, subject to infrastructure and legal access being available:
  - Stage 1- Lots 1 - 12, 26 - 28, 401 and 501
  - Stage 2A – Lots 29 - 36, 45 - 54, 58 - 60, 502
  - Stage 2B – Lots 55 – 57 and 510
  - Stage 3 – Lots 13 – 17, 21 – 25 and 503
  - Stage 4A – Lots 37, 39 – 42, 62 - 77, 164, 171 - 174 and 504
  - Stage 4B – Lots 43 – 44, 61, and 511
  - Stage 5 – Lots 18 – 20, 38, 123 – 134, 400 and 505
  - Stage 6A – Lots 78 - 81, 85 - 88, 90 - 92, 158 - 163 and 506
  - Stage 6B – Lots 82 - 84, 512 and 602
  - Stage 7 – Lots 93 – 107, 155 - 157, 507 and 601
  - Stage 8 – Lots 108 – 116, 147 – 154, 165 – 170 and 508
  - Stage 9 – Lots 117 – 122, 135 – 146 and 509
  - Stage 10 – Lot 89

### Consent Notices

The following conditions shall be complied with as consent notices, pursuant to Section 221 Resource Management Act 1991, to be complied with on an ongoing basis, and be registered on the Record of Title to issue for the following lots created which states the following:

7. **Vehicle Crossing - Lot 5:** Access shall be by the road to vest in Council (Lot 501) only. No direct access to Hamptons Road is permitted.
8. **Restriction on the number of residential units - Lots 1-174:** To ensure the designed infrastructure capacity is not exceeded, development on this lot is limited to a single residential unit.
9. **Stormwater - Lots 6-174:** Stormwater from roofs and hardstand areas shall be discharged to soakpits within this lot.

These soakpits shall:

- (i) be designed and constructed to store and dispose of stormwater for all rainfall events up to and including the 10% AEP event 24 hours duration in accordance with Clause E1 of the New Zealand Building Code; and
- (ii) have a base that extends into free draining soil strata; and
- (iii) have a base that is a maximum of 3m below ground level; and
- (iv) be designed to incorporate a safety factor of 3 to account for the reduction of infiltration performance over time.

Infiltration tests must be undertaken prior to the construction of the individual soakpit as follows:

- (i) At the location of each proposed soak pit for roof and/or hardstand stormwater; and
- (ii) A minimum of one infiltration test at the location of each proposed soak pit; and
- (iii) At the depth where stormwater is to be discharged; and
- (iv) Soakage testing shall be undertaken in accordance with Clause E1 of the New Zealand Building Code.

*Advice Note:*

*The responsibility for ongoing maintenance of private stormwater management devices (e.g. soakpits) rests with the property owner and occupier, who must inspect and maintain them, keep them free of sediment, debris, and blockages, and ensure ongoing compliance with relevant bylaws and consent requirements.*

10. **Stormwater - Lots 1-5:** Stormwater from roofs and hardstand areas shall be discharged to soakpits within this lot.

These soakpits shall:

- (i) be designed to store and dispose of stormwater for all rainfall events up to and including the 2% AEP event 24 hours duration; and
- (ii) have a base that extends into free draining soil strata; and
- (iii) have a base that is a maximum of 3m below ground level; and
- (iv) be designed to incorporate a safety factor of 3 to account for the reduction of infiltration performance over time.

Infiltration tests must be undertaken prior to the construction of the individual soakpit as follows:

- (i) At the location of each proposed soak pit for roof and/or hardstand stormwater; and
- (ii) A minimum of one infiltration test at the location of each of the proposed soak pits; and
- (iii) At the depth where stormwater is to be discharged; and
- (iv) Soakage testing shall be undertaken in accordance with the Clause E1 of the New Zealand Building Code.

*Advice Note:*

*The responsibility for ongoing maintenance of private stormwater management devices (e.g. soakpits) rests with the property owner and occupier, who must inspect and maintain them, keep them free of sediment, debris, and blockages, and ensure ongoing compliance with relevant bylaws and consent requirements.*

**11. Any un-serviced balance allotment that is created:**

This is an un-serviced development lot. No services (power, phone, water or sewer) have been provided to this lot. Connections to the relevant services will be required at the time future development occurs. No development contributions have been paid and no credits are available.

This consent notice may be cancelled in-part or in whole for each relevant subdivision stage:

- once each development lot is provided with the relevant service connections; and
  - all works required prior to s224(c) are completed for that subdivision stage in accordance with subdivision consent RC245491; and
  - the applicable development contributions are paid.
12. **Point Strip - Lot 601:** A point strip has been created along the boundary with Lot 5 DP 24581 to ensure the payment of a specified sum for the cost of providing wastewater infrastructure to the benefit of the adjoining landowner at the time of development. No connections to the wastewater network will be provided to Lot 5 DP 24581 until such time that Selwyn Water Limited confirm there is capacity within the wider Prebbleton wastewater network.
13. **Point Strip - Lot 602:** A point strip has been created along the boundary with Lot 1 DP 24822 to ensure the payment of a specified sum for the cost of providing wastewater infrastructure to the benefit of the adjoining landowner at the time of development. No connections to the wastewater network will be provided to Lot 1 DP 24822 until such time that Selwyn Water Limited confirm there is capacity within the wider Prebbleton wastewater network.
14. **Vehicle crossings - Lots 6-174:** Vehicle crossings must not be constructed across areas specifically formed as parking laybys without prior Council acceptance.
15. The above consent notices must be prepared and registered by the Council's solicitor at the request and expense of the consent holder.

**Covenants and Vesting**

16. The consent holder must vest Lot 400 in the Council as Recreation Reserve.

*Advice Note:*

*The applicant will need to get a valuation prepared for the land value for the proposed Recreation Reserve. Any credit provision will be assessed by the Open Spaces team up to a maximum of 100% of the agreed upon value.*

*The installation of services in Recreation Reserves may impose limits on the end use of the reserve. Council's preference is that all services are located within the road reserve. The consent holder and/or their agent is informed that the installation of services in Recreation Reserves may change the final value of the Developer's Improvement Contributions.*

*Bollards are necessary in council reserves to prevent vehicle access. Provision of bollards will need to be included in the landscaping plans submitted to SDC for acceptance.*

*The Council does not encourage permanent irrigation systems in reserves to be vested in Council. The need for an irrigation system will be assessed on a case-by-case basis and approval given through the Engineering Approval process.*

17. The consent holder must vest Lot 401 in the Council as Local Purpose Access Reserve.

*Advice Note:*

*Council considers all proposed pedestrian infrastructure to be part of the roading network and subject to the requirements of Engineering Acceptance.*

18. The consent holder must provide copies of all Records of Title for land, other than roads, that is vested in the Council.
19. The consent holder must ensure that Council is indemnified from liability to contribute to the cost of erection or maintenance of boundary fences between reserves and adjoining lots.
  - a. This shall be ensured by way of a fencing covenant registered against the Record of Title to issue for each lot adjoining a Council reserve. The covenant is to be prepared by Council's solicitor at the expense of the consent holder.
  - b. The consent holder must provide written confirmation from their solicitor that the executed fencing covenant will be registered on deposit of the subdivision plan.

*Advice notes:*

*Lots 12, 13, 130, 140, 141 and 174 border reserves and will require fencing that will need to be a maximum of:*

- a. *1m in height if solid; or*
- b. *1.8m in height where at least 50% of the fence is visually permeable.*

*If a fence is solid, the fencing palings need to face out into the reserve (not on the residential side of the fence).*

20. The entrance signage features detailed on the approved plans titled, 'Braidstone Estates Concept Signage Plan', prepared by Kamo Marsh, dated April 2025 must be placed in private lots. The consent holder must ensure that Council is indemnified from liability to contribute to the cost of renewal or future maintenance of subdivision signage.
  - a. This must be ensured by way of a fencing covenant registered against the computer freehold register to issue for each adjoining lot. The covenant is to be prepared by Council's solicitor at the expense of the consent holder.
  - b. The consent holder must procure a written undertaking from the consent holder's solicitor that the executed fencing covenant will be registered on deposit of the subdivision plan.

## **Flooding Assessment**

21. A report and certificate from a Suitably Qualified Expert must be included in the Engineering Approval application that demonstrates the finished ground level for each residential site created will achieve a finished floor level that has a minimum of 300mm freeboard above the 200 year Average Recurrence Interval (ARI) level for a foundation that is constructed in accordance with the Building Act Acceptable Solutions guidelines.
22. The consent holder must apply for and be issued with a Global Flood Assessment Certificate from Selwyn District Council for the subdivision or subdivision stage, except where a Flood Assessment Certificate has already been obtained for any allotments that are subject to an approved building consent or land use consent.

## **General Engineering Requirements**

23. All works on existing infrastructure and/or any Council vested assets must comply with the Engineering Code of Practice, comply with all conditions set out in the Acceptance letter, and be completed in accordance with the detailed design plans accepted by Council.

24. Works on Council infrastructure or vested assets must not commence until Engineering Acceptance has been confirmed in writing. Any subsequent amendments to the plans and specifications must be submitted to the Development Engineering Manager for acceptance.

Plans and specifications are to be submitted to [Development.Engineer@selwyn.govt.nz](mailto:Development.Engineer@selwyn.govt.nz) at least 20 working days prior to the commencement of the related works and once accepted, will thereafter form part of the Approved Consent Document. This process applies to all documentation submitted (inclusive of landscaping) to the Council for engineering acceptance.

NOTE: The Development Engineering Manager (or their nominee) will either accept, or refuse to accept, the documentation within 20 working days of receipt. Should the Development Engineering Manager (or their nominee) refuse to accept the documentation, they will provide a letter outlining why acceptance is refused.

Should the Development Engineering Manager (or their nominee) refuse to accept the documentation, the consent holder must submit a revised documents for acceptance. The acceptance process must follow the same procedure and requirements as outlined in this condition.

On-site construction must commence within 12 months of the issue of Engineering Acceptance. If construction on site does not commence within 12 months of the issue of Engineering Acceptance letters, the applicant must re-submit plans for Engineering Acceptance prior to works commencing.

25. The consent holder or consent holder's agent must provide written notification to Council of intention to commence physical works at least 10 working days prior to commencement of works.

*Advice Notes:*

*Notification should be provided to the Development Engineering Team, attention Development Engineer via email ([development.engineer@selwyn.govt.nz](mailto:development.engineer@selwyn.govt.nz)).*

*The consent holder or consent holder's agent may need to discuss the following with Council's Development Engineer:*

- *Suitable time for pre-start meeting to meet with contractor on site and discuss Council construction requirements.*
- *Any infrastructure requirements associated with the development.*
- *Council approvals necessary for future connections.*

26. As-built plans for the services covered by the easement(s) must be provided to the Council at Section 223 Certification Stage.

27. The Consent Holder must enter into a bond and be responsible for the maintenance of all subdivision and associated works vested in the Council in relation to the Consent at the issuance of the section 224(c) certificate and continue until the Council tests and accepts the quality of the bonded infrastructure and the agreed or stipulated maintenance period taking into account any needed repairs, replacement or rectification required for a period of:

12 months for the following assets:

- Roothing Infrastructure
- Water Reticulation
- Stormwater Reticulation
- Wastewater Reticulation
- Water Race Piping/ Installation of culverts

24 months for the following assets:

- Landscaping
- Reserve Assets
- Stormwater Treatment and Discharge Systems

- Water Race Alterations/Naturalisation

*Advice Note:*

*Maintenance bonds will be valued at 5% of the total value of works (plus GST).*

*The consent holder must provide costings and estimates for the total value of works from an independent quantity surveyor, acceptable to Council, at the resource consent holder's expense.*

*The Council may re-evaluate the value and duration of the maintenance bond for the following reasons:*

- Inflation;*
- Delays in works being completed; or*
- Repairs, rectification and or replacement is required*
- Price escalations*

*Council may have designs that show vested assets peer reviewed at the consent holder's cost. Applicants will be informed whether this is required upon review of designs submitted for Engineering Acceptance.*

*The consent holder is advised that the engineering details depicted on the drawings and other engineering information supplied with the resource consent are considered by Council to be supporting information only. Approval of the resource consent will not be deemed as approval for the engineering layouts and details. Engineering designs will be subject to an independent application for detailed designed, review and approval.*

## **Engineering Acceptance**

28. Copies of any consents required and granted in respect of this subdivision (ECan Consents approval) must be supplied to the Development Engineer via [development.engineer@selwyn.govt.nz](mailto:development.engineer@selwyn.govt.nz)
29. An Engineer's Design Certificate for all civil designs from the principal civil designer who is a chartered engineering professional with suitable experience must be submitted to Council ([development.engineer@selwyn.govt.nz](mailto:development.engineer@selwyn.govt.nz)) as part of Engineering acceptance.
30. A Contractors Completion Certificate from the principal civil contractor must be supplied to Council ([development.engineer@selwyn.govt.nz](mailto:development.engineer@selwyn.govt.nz)) certifying that all vested assets have been installed in accordance with the approved engineering plans and specifications prior to the issuing of S224(c) certificate.

*Advice Note:*

*If multiple civil contractors are used, instead of a principal contractor, to install vested assets each contractor will be required to supply producer statements for their contribution to the physical works.*

31. An Engineer's Completion Certificate from the principal civil designer who is a chartered engineering professional must be supplied to Council ([development.engineer@selwyn.govt.nz](mailto:development.engineer@selwyn.govt.nz)) certifying that all vested assets have been installed in accordance with the approved engineering plans and specifications prior to the issuing of S224(c) certificate.
32. Prior to the issuing of s224(c) certificate the consent holder must provide accurate 'as built' plans of all works on vested and Council owned assets and/or vesting assets undertaken as part of this consent, including the following:
  - Asset Type (Roading Infrastructure)
  - Asset Type (Vehicle crossings)
  - Asset Type (Water Infrastructure)
  - Asset Type (Wastewater Infrastructure)

- Asset Type Stormwater Reticulation
- Asset Type Water Race
- Asset Type Landscaping Assets

Any costs involved in provision and transfer of this data to Council's systems must be borne by the consent holder.

33. Prior to the issuing of s224(c) certificate the consent holder must provide a comprehensive electronic schedule of any assets to be vested in the Council, including the following:

- Asset Type Roading Infrastructure
- Asset Type Vehicle crossings
- Asset Type Water Infrastructure
- Asset Type Wastewater Infrastructure
- Asset Type Stormwater Reticulation
- Asset Type Water Race
- Asset Type Landscaping Assets

Any costs involved in provision and transfer of this data to Council's systems will be borne by the consent holder.

ADVICE NOTE: The vested assets schedule must cover all vested asset types and include but not be limited to installed material unit costs, type, diameter, class, quantity and include summary details.

34. Prior to the issuing of section 224(c) certificate the consent holder must provide Asset Management Information System (AMIS) schedules for all vested infrastructure installed as part of this consent, including the following:

- Asset Type Roading Infrastructure
- Asset Type Water Infrastructure
- Asset Type Wastewater Infrastructure
- Asset Type Water Race
- Asset Type Landscaping Assets

Any costs involved in provision and transfer of this data to Council's systems will be borne by the consent holder.

ADVICE NOTE: The AMIS schedule submitted for works occurring within the road reserve will also include any specific planting constructed as part of works required for the completion of this consent.

35. Prior to the issuing of section 224(c) certificate the consent holder must provide Road Asset and Maintenance Management (RAMM) schedules for all vested infrastructure installed as part of this consent, including the following:

- Asset Type Roading Infrastructure

Any costs involved in provision and transfer of this data to Council's systems will be borne by the consent holder.

ADVICE NOTE: The AMIS schedule submitted for works occurring within the road reserve will also include any specific planting constructed as part of works required for the completion of this consent.

## Landscaping Acceptance

36. Landscaping plans and accompanying design report for all vested roads, Reserve Lots 400 and 401, and the riparian zones of the Hamptons Road water race, must be submitted to Council (development.engineer@selwyn.govt.nz) for acceptance. The plans and design report are to provide sufficient detail to confirm compliance with the Engineering Code of Practice.

Plans and supporting information accompanied in the design report required for Landscaping Acceptance must include but not be limited to the following:

- a. Plant selection
- b. Soft landscaping features
- c. Hard landscaping features
- d. Playground specification Crime Prevention Through Environmental Design (CPTED) principals.
- e. Riparian zones of the remaining open sections of the Hamptons Road water race
- f. Landscape maintenance specification

### *Advice Notes:*

*Please note that pedestrian linkages are considered to be part of the roading infrastructure and will require engineering acceptance prior to construction.*

*Landscaping plans must be supplied with the Engineering Acceptance application. If this requirement cannot be reasonably achieved it is expected that the proposed landscaping plans will be supplied to Council overlaid on top of the approved servicing plans.*

37. Landscaping must be located clear of all services and demonstrated on plan/s that show proposed landscaping and all proposed services.
38. Producer statements from the principal landscaping contractor must be supplied to Council confirming that all vested assets have been installed in accordance with the accepted landscaping plans and specifications prior to the issuing of S224(c) certificate.

### *Advice Note:*

*If multiple landscaping contractors are used, instead of a principal contractor, to install vested assets each contractor will be required to supply producer statements for their contribution to the physical works.*

39. The proposed landscaping must be established in accordance with the accepted landscaping plans and design report.
40. The consent holder must maintain all landscaping assets in the road reserve, water race and on Reserve Lots 400 and 401 to the standards specified in the Engineering Code of Practice for the 24-month establishment period (defects liability) from the date of Council's practical completion acceptance until final inspection and acceptance of the landscaping by Council.

### *Advice Note:*

*Please note that pedestrian linkages through proposed reserves are considered to be part of the roading infrastructure and will require engineering acceptance prior to construction.*

## Roading

41. Engineering plans and details for all works associated with:
- Alterations to the existing roading network
  - Extensions of the existing roading network
  - Provision of pedestrian access reserves

- Provision of Streetlighting

must be submitted to Council via the [development.engineer@selwyn.govt.nz](mailto:development.engineer@selwyn.govt.nz) for acceptance.

42. All roads must be constructed in accordance with the accepted engineering plans.
43. On deposit of the survey plan all roads must be vested in the Selwyn District Council as road.
44. The corner of Lots 5, 6, 19, 20, 28, 37, 39, 47, 60, 71, 79, 84, 90, 92, 101, 104, 105, 122, 129, 135, 136, 146, 156 and 400 at the road intersections must be splayed with a rounded minimum radius of 3 metres.
45. The road frontage of Hamptons Road must be upgraded to the agreed standard as shown on the stamped plans entitled 'Engineering Concept - Rooding Cross Section' (Drawing Ref: H21146, Sheet EC RDC-S, Revision 6, dated October 2025) that form part of this consent. This work is required to be accepted and undertaken through Engineering Acceptance.
46. A point strip may be created along proposed road Lots 601 and 602 of the subdivision adjacent to Lot 5 DP 24581 and Lot 1 DP 24822 respectively.

A points strip agreement (to be prepared by the Council's solicitors at the expense of the Consent Holder) shall be entered into between the Consent Holder and the Council before issue of the 224c for the relevant stage of development.

The agreement shall provide for the payment by the adjoining landowner of a specified sum (the Agreed Sum) being a fair share (as assessed in accordance with Council's Point Strip Policy) of the cost of providing wastewater infrastructure by the Consent Holder that will vest in Council to the benefit of the adjoining landowner at the time of development.

Further to an estimate provided at the time of Engineering Approval, the Consent Holder shall provide a valuation of the sum proposed. This valuation will be checked by an independent infrastructural valuer appointed by the Council if considered necessary, with the costs of checking being met by the consent holder.

The right for the Consent Holder to be paid the Agreed Sum set out in the agreement shall lapse 10 years following issue of the section 224 certificate or 20 years at the discretion of Council. No annual inflation or price adjustment factor will apply.

The title of the land comprising the Point Strip shall be transferred to the Council when the plan of subdivision is deposited.

The Council will not grant the adjoining landowner of Lot 5 DP 24581 or Lot 1 DP 24822 access to the land comprising any point Strip created under this consent except in accordance with the terms of the Point Strip Agreement between Suburban Estates Limited and the Council.

47. Street lighting must be provided on all new roads and existing roads in accordance with the Engineering Code of Practice and Engineering Acceptance.
48. A minimum of three name options for each road, and street numbering plans must be submitted to Council in accordance with Council Policies N101 and N102 for acceptance prior to section 224(c) Approval.
49. The consent holder must install street name signs displaying the Council approved street name and poles at each intersection in accordance with Policy R430 prior to the granting of section 224(c).
50. All vested roading infrastructure must be constructed in accordance with a Safe System Audit that must be supplied at time of Engineering Acceptance. An audit must be undertaken by an independent assessor at the consent holder's expense, with the report provided to Council prior to Engineering Acceptance.
51. All vested roading infrastructure must meet Council's testing standards as prescribed by the Engineering Code of Practice. Supporting documentation must be supplied to Council prior to the issuing of section 224(c) certificate.

52. Temporary cul-de-sac heads shall be constructed along Roads B and D indicated on the Engineering Concept Plans, H21146, Rev 6, until such time the future roads within Stages 2B and 4B respectively are constructed and completed to their full length. The temporary cul-de-sacs are to be protected by a temporary right of way in gross in favour of Selwyn District Council.

Temporary turning heads are generally required where roading links are not complete. Where these are formed in vested land, a bond will be required for a value of full reinstatement to the agreed standard. Any alternative arrangements with neighbouring developers or property owners will require the acceptance of the Development Engineering Manager prior to the issuing of S224(c) certificate.

*Advice notes:*

*Temporary turning heads to allow for rubbish trucks are to be provided at interfaces of other stages and adjacent developments as determined to be required at Engineering Acceptance or at completion of a construction stage.*

*Assessment of the required maintenance bond will take the staging and completion of temporary turning heads into account.*

53. Where the future owner of a proposed lot will need to place their bins at a temporary location due to the staging of the subdivision not being completed this is to be identified via a LIM note on the property file. Requirements are to be identified as part of the section 224(c) application.
54. The consent holder shall provide a minimum of 6m sealed lane width on Hamptons Road opposite the intersection with the subdivision entrance which is sufficient to allow through traffic to pass around any vehicle waiting to turn right at slow speeds (in accordance with Austroads Guide to Road Design Part 4 – Basic Auxiliary Right Turn). The surfacing at the widened intersection is to be full width Asphalt concrete surfacing to cater for required vehicle movements.
55. The existing vehicle crossings servicing the proposed development site is to be removed and reinstated as agreed at Engineering Approval. This is to include reinstatement of the carriageway and berm features where this is impacted by construction traffic.

*Advice Note:*

*Council is proposing to complete interim seal widening with chipseal surfacing on the southern side of Hamptons Road in the 25/26 construction season. A Developers Agreement may be an option at Engineering Approval if this can be arranged for the full length of the proposed seal widening and where this can be coordinated with other works (including appropriate stormwater management measures). This would need to be coordinated with the transportation team (contact Stefanie McNeil). It is noted that the timing of any longer-term upgrade to incorporate kerb and channel and footpath on the southern side road frontage on Hamptons Road is currently unknown. Any Developers Agreement must be agreed to by Council in writing and Engineering Acceptance issued prior to construction commencing on site.*

## **Vehicle Crossings and Accessways**

56. Vehicle crossings on Hamptons Road, Lots 1-2 and 3-4, must be constructed as shared crossings with precast concrete headwalls and RCRRJ Z class piping. Engineering plans and details must be submitted to [development.engineer@selwyn.govt.nz](mailto:development.engineer@selwyn.govt.nz) for acceptance at least 20 working days prior to the granting of engineering acceptance associated with the vehicle crossing.

*Advice Note:*

*The consent holder is advised that the design and construction of the vehicle crossing must be consistent with that approved for adjacent developments, and this information has previously been provided to the Consent Holder's Representative. Where a culvert crossing is the only access point, the*

*design must also account for future maintenance access requirements. Loading calculations for culverts must be provided using construction vehicles for lots with private vested assets (e.g., wastewater).*

57. All vehicle crossings and formed accessways must meet Council's testing standards as prescribed by the Engineering Code of Practice. Supporting documentation must be supplied to Council prior to the issuing of section 224(c) certificate.
58. A vehicle crossing to service Lots 10 - 11, 30 - 31, 34 - 35, 49 - 50, 53 - 54, 63 - 68, 96 - 99, 161 – 162 and 165 - 170 must be formed and sealed for the full width and length of the vehicle crossing between the carriageway and the site boundary and the requirements of the Engineering Code of Practice. Construction must be completed prior to issuing of the section 224(c).
59. The vehicle accessway serving Lots 10 - 11, 30 - 31, 34 - 35, 49 - 50, 53 - 54, 63 - 68, 96 - 99, 161 - 162, 165 - 170 must be formed and sealed in accordance with TRAN-REQ7 (including TRAN-TABLE3 – Minimum Requirements for Accessways and TRAN-TABLE6A – Accessway Separation from Other Accessways) of the Partially Operative Selwyn District Plan and the requirements of the Engineering Code of Practice. Construction must be completed prior to the issuing of section 224(c).
60. Private Road name options, a minimum of three options for each road, and street numbering plans must be submitted to Council in accordance with Council Policies N101 and N102 as part of Engineering Acceptance.
61. The consent holder must install private road/ROW name signs displaying the Council approved street name and poles at each ROW in accordance with Policy R430.
62. Prior to the issuing of s224(c) certificate the consent holder must include design measures as part of Right-of-Way 9 for speed management and to reduce risk of public access. Design measures may include but are not limited to signage, road markings, surfacing types, raised platforms and/or landscaping or other features.

*Advice Note:*

*The vested assets schedule must cover all vested asset types and include but not be limited to installed material unit costs, type, diameter, class, quantity and include summary details.*

## **Water Supply**

63. Engineering plans and details for all works associated with the following proposed works that will vest to Council:
  - Extensions of the existing water supply
  - Provision of Council maintained points of supply
  - Alterations to the existing water supply

To service each new lot must be submitted to Council via the [development.engineer@selwyn.govt.nz](mailto:development.engineer@selwyn.govt.nz) for acceptance.

*Advice Note – Water Supply Bylaw Requirement*

*Council Policy only permits one water connection per valuation number/property.*

*Advice Note – Private irrigation*

*No irrigation is permitted from the Council Water Supply.*

64. The minimum pipe sizes of potable water network pipes must be determined based on hydraulic modelling undertaken by the consent holder's representative and in accordance with Council's Engineering Code of Practice. Notwithstanding this,

- the entire Hamptons Road frontage requires a 375mm diameter water main, as identified in the Prebbleton Water Infrastructure Master Plan.
- an alternative pipe size may be approved by the Development Engineering Manager at the time of Engineering Acceptance.

All works associated with the watermain layout and upgrade, including, but not limited to, full reinstatement of the affected road reserve must be carried out at the consent holder's expense, unless Council determines otherwise at the time of Engineering Acceptance.

*Advice Note:*

*Connection points to the ring main will be specified by Council's Asset Manager, and the applicant must obtain this information prior to submitting for Engineering Acceptance.*

65. The net area of each lot must be provided with an individual potable connection to the Council's water reticulation network in accordance with the Engineering Code of Practice and the Engineering Acceptance letter.
66. All water connections must be metered. Meters must be installed in the road reserve in accordance with the Engineering Code of Practice and the accepted engineering plans. (Note that multi meter boxes may be utilised).
67. All Council vested water infrastructure must be designed in accordance with the New Zealand Fire Service Firefighting Water Supplies Code of Practice (SNZ PAS 4509:2008 and subsequent variations).

Urban hydrant coverage must be provided to ensure that all residential lots can be serviced by two hydrants, the first within 135m and then second within 270m. Hydrant water supply must be capable of providing 750 litres per minute of water flow.

Firefighting water supply may only be provided by means other than the above if the New Zealand Fire Service has endorsed the alternative method, and written evidence provided in support of Engineering Approval application.

68. Connection into Council's reticulated water supply must either be carried out by Council's Five Waters maintenance contractor, or a suitably qualified water installer under the supervision of Council's Five Waters contractor. Costs incurred through supervision by CORDE must be met directly by the consent holder.

*Advice Notes:*

*For supervision purposes a minimum of 5 working days' notice is required. Please note a connection fee being the actual cost quoted by Council's Five Waters maintenance contractor will apply.*

*Applications for new water connections can be made online via SDC's website (Selwyn District Council - New Water Connection approval form). Applications should be made at least 8 working days prior to commencement of work (allow a minimum of 10 working days for watermain shutdowns).*

69. The existing bore within the development must be capped and abandoned in compliance with the regional Council requirements, prior to construction occurring within the stage in which it is located. All costs associated with these requirements shall be at the cost of the developer.
70. All vested water reticulation must meet Council's testing and hygiene standards as prescribed by the Engineering Code of Practice. Supporting documentation confirming compliance must be supplied to Council prior to the issuing of s224(c) certificate.

*Advice Note:*

*Refer to WSP 005 for Council's water chlorination, hygiene, and water installer qualification requirements for water reticulation connection requirements.*

## Wastewater Supply

71. Engineering plans and details for all works associated with the following proposed works that will vest to Council:

- Alterations to the existing wastewater supply
- Extensions of the existing wastewater supply
- Provision of Council maintained points of supply
- Provision of a wastewater pumpstation to service the proposed development

To service each new lot must be submitted to Council via the [development.engineer@selwyn.govt.nz](mailto:development.engineer@selwyn.govt.nz) for acceptance.

72. Each lot must be provided with an individual wastewater connection to Council's wastewater reticulation infrastructure that is laid to the boundary and can service the net area of that lot in accordance with the Engineering Code of Practice and the accepted engineering plans.
73. All gravity wastewater laterals must be installed ensuring grade and capacity are provided for and in accordance with Council's Engineering Code of Practice, giving regard to maximum upstream development density.
74. All vested wastewater reticulation must meet Council's pressure testing and CCTV inspection standards as prescribed by the Engineering Code of Practice. Supporting documentation must be supplied to Council prior to the issuing of s224(c) certificate.
75. Connection to the Council sewer must be arranged by the consent holder at the consent holder's expense. The work must be done by a registered drainlayer.
76. The existing on-site effluent treatment and disposal system servicing the existing dwelling within Stage 10 must be decommissioned and the site be completely reinstated with the appropriate quality assurance documents including as built details and a fill certificate confirming compliance with NZS4431:2022 and submitted Council via [development.engineer@selwyn.govt.nz](mailto:development.engineer@selwyn.govt.nz) prior to issuing of S224c certificate. If this information is not supplied, then the location of the decommissioned septic tank must be identified on the survey plan as a no build area.

A building consent must be obtained for the decommissioning of onsite wastewater treatment system. Supporting documentation must be supplied to Council prior to the issuing of s224(c) certificate.

*Advice Note:*

*Notification of the decommissioning of the onsite wastewater treatment should be made to the Regional Council.*

86. Prior to the issuing of s224(c) certificate for each stage of the development the consent holder must provide confirmation of connection to the constructed and commissioned DEV-PR3 Wastewater Pumpstation, located at 56 Bridgehampton Drive, Prebbleton.

## Stormwater

77. Engineering plans and supporting design information for all works associated with the installation of stormwater infrastructure to service the development site must be submitted to Council via the [development.engineer@selwyn.govt.nz](mailto:development.engineer@selwyn.govt.nz) for acceptance.

*Advice Note:*

*Where designs require the installation of stormwater management areas landscaping plans will also be required prior to Engineering Acceptance being granted for that asset to allow Council to review the function of the asset holistically.*

78. The consent holder must install stormwater reticulation treatment and disposal systems to service the subdivision in accordance with the accepted engineering plans and the requirements of the associated discharge consent.
79. Where the collection and disposal of roof/surface water is to ground, the suitability of the natural ground to receive and dispose of the water without causing damage or nuisance to neighbouring properties, must be determined by a suitably qualified engineer and evidence of results must be provided prior to construction of the soakpit.
80. Post development stormwater discharges must not exceed pre-development stormwater discharges for all critical duration design storm events up to and including the 1% AEP storm. Designs and supporting information must be submitted to Council via [development.engineer@selwyn.govt.nz](mailto:development.engineer@selwyn.govt.nz) for review and acceptance.

Design stormwater systems discharging to ground must accommodate the total detention requirements of the catchment – the combination of storage and overland flow soakage of the 1% AEP rainfall event.

Where a viable overland flow path is not available (e.g. prior to road construction to full width, completion of the relevant stage, or until future stages or connection links to adjacent developments are completed and flow paths are established), stormwater infrastructure must be designed to fully contain and manage (the combination of storage and overland flow soakage) the 1% AEP rainfall event on-site. Designs and supporting information must be submitted to Council via [development.engineer@selwyn.govt.nz](mailto:development.engineer@selwyn.govt.nz) for review and acceptance.

81. All vested stormwater infrastructure is required to include low maintenance stormwater treatment installed to meet the stormwater treatment outcomes prescribed by the Land Water Regional Plan.
82. Where a specific discharge consent is issued by Canterbury Regional Council ('CRC'), any consent or associated conditions will be subject to Selwyn District Council acceptance, where these obligations will be transferred to Selwyn District Council.

Draft CRC consent conditions must be submitted to Council for acceptance.

83. The consent holder must hold, operate, and maintain the Canterbury Regional Council operational discharge consent held in their name for a minimum of two years after the section 224(c) Completion Certificate for the final stage of this consent has been issued.

Council must be satisfied at the end of this period that all aspects of the system, including but not limited to compliance with consent conditions, operations and maintenance costs are acceptable to Council prior to the transfer of the CRC consent to Council.

84. The consent holder must demonstrate that the operational discharge stormwater is compliant with the CRC consent that is held in the consent holder's name.

A fully compliant Compliance Monitoring Report issued by the Canterbury Regional Council must be submitted to Council certifying compliance with the relevant CRC consent via [development.engineer@selwyn.govt.nz](mailto:development.engineer@selwyn.govt.nz) prior to the granting of section 224(c).

85. Any works undertaken on stormwater infrastructure located within the development site must be completed in accordance with the Engineering Code of Practice and accepted engineering plans.
86. The consent holder shall prepare and submit a Stormwater Design Report and Management Plan in accordance with the requirements of Selwyn District Council and Environment Canterbury Regional Council. This plan shall be provided to Selwyn District Council for approval and sign-off prior to granting section 224(c) at the consent holder's cost.

*Advice Note:*

*The Stormwater Management Plan shall include, but not be limited to:*

- *A plan showing existing ground levels on neighbouring properties along with proposed levels on the subdivision sites. Interference with pre-existing stormwater flows needs to be considered so as not to cause ponding or nuisance on neighbouring or developed land.*
  - *Existing and proposed drainage plan with sub catchments and flow arrows to show how the drainage will be affected.*
  - *Calculations to demonstrate compliance with the Engineering Code of Practice and any relevant Environment Canterbury consent conditions.*
  - *Ongoing operation and maintenance requirements.*
87. All vested stormwater reticulation must meet Council's pressure testing and CCTV inspection standards as prescribed by the Engineering Code of Practice. Supporting documentation must be supplied to Council prior to the issuing of s224(c) certificate.
88. The consent holder must provide a Stormwater Operations and Maintenance Manual to Council prior to the approval of the section 224(c) certificate.

*Advice Note:*

*The Stormwater Operations and Maintenance Manual must include but not be limited to:*

- *As built documents/images of system for baseline records. This would include the extent of the stormwater catchments, surveyed long-sections and x-sections of pipelines and stormwater management devices e.g. basins wetlands and swales, and where available, any baseline data i.e. water quality, quantity or soil monitoring results.*
  - *Contact details for maintenance personnel engaged by the developer over the maintenance period*
  - *As built documents/images of system for baseline records. This would include the extent of the stormwater catchments and any baseline data i.e. heavy metal level in receiving environment.*
  - *Maintenance procedures and how compliance with the consent conditions must be achieved and recorded. This will also cover stormwater system maintenance during the maintenance period(s).*
  - *What actions will be undertaken when non-compliance is detected and recorded.*
  - *Where all cleanings from sumps are proposed to be disposed of – in accordance with Regional and local landfill requirements.*
  - *Summary of costs to maintain the system including details of the number of inspections and cleaning of sumps/disposal of sump material.*
  - *What actions will be undertaken before handover to Selwyn District Council is proposed i.e. notification procedure at least two months prior to requesting handover.*
89. Any stormwater disposal systems serving the existing dwelling must be identified and decommissioned and the site be completely reinstated with the appropriate quality assurance documents including as built details and a fill certificate confirming compliance with NZS4431:2022 and submitted to Council via [development.engineer@selwyn.govt.nz](mailto:development.engineer@selwyn.govt.nz) prior to issuing of S224c certificate.

*Advice Note:*

*A building consent will need to be obtained for the decommissioning of the onsite system. Supporting documentation should be supplied to Council prior to the issuing of s224(c) certificate.*

90. Prior to the approval of a section 224(c) completion certificate the consent holder must provide a Producer Statement demonstrating that the stormwater system has been designed and constructed in accordance with the Engineering Code of Practice and relevant Discharge Consent. The producer statement is to be submitted to [development.engineer@selwyn.govt.nz](mailto:development.engineer@selwyn.govt.nz).

## **Earthworks and Overland Flow**

91. Engineering plans and supporting design information for earthworks and the creation of overland flow paths proposed as part of this consent must be submitted to Council via the [development.engineer@selwyn.govt.nz](mailto:development.engineer@selwyn.govt.nz) for acceptance.

*Advice Notes:*

*Where designs require the installation of overland flow paths through reserves, landscaping plans will also be required prior to Engineering Acceptance being granted for that asset to allow Council to review the function of the asset holistically.*

*All engineered fill designs are required to comply with New Zealand Standard (NZS) 4431:2022 Code of Practice for Earth Fill for Residential Development.*

92. The development site is located within the Plains Flood Management Overlay area as defined by the Partially Operative District Plan. All designs and supporting information submitted to Council for review and Engineering Acceptance must demonstrate that the secondary flow paths created by this consent are able to convey the 0.5% AEP storm event.

*Advice Notes:*

*To allow for climate change the design storm event used for the creation of any secondary flow paths located with the Plains Flood Management Overlay area should be the HIRD's RCP 8.5 (2081 – 2100) rainfall event for the critical storm duration.*

*The designs will be expected to demonstrate that all flows generated by the design storm event will not exceed the capacity of the overland flow path. The consent holder must also provide modelling for a 1% AEP storm event (pre, post-development and difference scenarios).*

93. Plans and supporting information must be submitted to Council via [development.engineer@selwyn.govt.nz](mailto:development.engineer@selwyn.govt.nz) for acceptance to confirm:
- a. Any change in ground levels will not cause ponding or drainage nuisance to neighbouring properties.
  - b. All filled land is shaped to fall to the road boundary.
  - c. Existing drainage paths from neighbouring properties are maintained.
94. All earthworks completed on site are to be carried out in accordance with the Engineering Code of Practice and the accepted engineering plans.
95. Certificates satisfying the conditions of NZS4431: 2022 Code of Practice for Earth Fill for Residential Development are to be provided to the Council prior to section 224(c) approval. These certificates will be provided by a chartered engineering professional with suitable experience and accompanied by a report detailing the extent and nature of all earthworks undertaken.
96. Prior to the issuing of s224(c) certificate the consent holder must provide an accurate digital elevation model (DEM) for all earthworks undertaken as part of this consent that meet the requirements set out in the Engineering Code of Practice and Engineering Acceptance letter. Any costs involved in provision and transfer of this data to Council's systems must be borne by the consent holder.
97. Prior to the issuing of s224(c) certificate the consent holder must provide accurate 'as built' plans for all earthworks undertaken as part of this consent that meet the requirements set out in the Engineering Code of Practice and Engineering Acceptance letter. Any costs involved in provision and transfer of this data to Council's systems must be borne by the consent holder.
98. At the completion of the earthworks an Earth Fill report including duly completed certificates satisfying the conditions of NZS 4431:2022 Engineered fill must be submitted to the Council at [development.engineer@selwyn.govt.nz](mailto:development.engineer@selwyn.govt.nz). The Earth Fill report and certificates must be prepared by a suitably qualified and experienced Chartered Engineer and include detail of depths, materials, compaction test results and as-built plans showing the location and depth of the fill.
99. Where filling of over 200mm is to be undertaken along a site boundary, appropriate controls shall be installed to ensure overland flow is not impeded and any potential adverse effects are completely mitigated. In addition, the finished height of fencing and retaining shall not exceed 2m from the lower ground level without written approval from the affected party.

## Water Races

100. Engineering plans and supporting design information for all works associated with

- the piping of the water race located within or adjacent to the development site
- the naturalisation of the water race located within or adjacent to the development site
- the relocation of the water race located within or adjacent to the development site

must be submitted to Council via the [development.engineer@selwyn.govt.nz](mailto:development.engineer@selwyn.govt.nz) for acceptance.

### *Advice Note:*

*Where designs require the naturalisation of a water race landscaping plans will also be required prior to Engineering Acceptance being granted for that asset to allow Council to review the function of the asset holistically.*

101. Any works undertaken on the water race located within the development site must be completed in accordance with the Engineering Code of Practice and accepted engineering plans.

102. All vested water race reticulation must meet Council's pressure testing and CCTV inspection standards as prescribed by the Engineering Code of Practice. Supporting documentation must be supplied to Council prior to the issuing of section 224(c) certificate.

## Power and Telecommunication Services

103. The consent holder must provide electricity and telecommunications to the net area of each lot of the subdivision with direct frontage to a road by way of underground reticulation in accordance with the standards of the relevant network utility operator.

104. The consent holder must provide infrastructure to the net area of each rear lot of the subdivision to enable electricity and telecommunications connections by way of underground reticulation in accordance with the standards of the relevant network utility operator.

### *Advice Note:*

*In the case of rear allotments accessed and serviced via private accessways, the condition requires that the infrastructure is in place to make a connection to services i.e. that a conduit is in place to enable cables to be installed in the accessway without disturbing it. The cables themselves are not required to be installed. Approved power and telecom designs are to be submitted in conjunction with the Engineering Acceptance application.*

105. The consent holder must provide evidence in writing from the relevant authorities that electrical and telecommunications service connections have been installed to each lot.

## Site Stability, Earthworks and Site Works

106. The draft ESCP provided with the application is accepted in principle. All filling and excavation work must be carried out in accordance with an Erosion and Sediment Control Plan (ESCP). Unless approved as part of a separate Environment Canterbury (ECan) resource consent for stormwater discharge or ECan resource consent for excavation/filling, the ESCP will require formal acceptance by Selwyn District Council's Development Engineer (via email to [development.engineer@selwyn.govt.nz](mailto:development.engineer@selwyn.govt.nz)) prior to any work starting on site.

The ESCP is to be designed by a suitably qualified person and a design certificate supplied with the ESCP for acceptance at least 5 working days prior to any earthworks commencing. The best practice principles, techniques, inspections and monitoring for erosion and sediment control must be based on ECan's Erosion and Sediment Control Toolbox for Canterbury <http://escpcanterbury.co.nz/>.

The ESCP must include (but is not limited to):

- Site description, i.e. topography, vegetation, soils, sensitive receptors such as waterways, etc;

- Details of proposed activities;
- A report including the method and time of monitoring to be undertaken;
- A locality map;
- Drawings showing the site, type and location of sediment control measures, on-site catchment boundaries and off-site sources of run on/runoff;
- Drawings and specifications showing the positions of all proposed mitigation areas with supporting calculations if appropriate;
- Environmental monitoring and auditing, including frequency;
- Outline the methods for providing corrective action, reporting on solutions and updating of the ESCP;
- Stabilised entrance/exit and any haul roads;
- Site laydown and stockpile location(s) and controls.

*Advice Note:*

*Any changes to the accepted ESCP must be submitted to the Council in writing following consultation with the Council's Development Engineer. The changes must be accepted by the Development Engineer prior to implementation.*

107. The accepted ESCP referred to in condition 106 must be implemented on site over the entire construction phase. No earthworks may commence on site until:
- a. All measures required by the ESCP have been installed;
  - b. An Engineering Completion Certificate, signed by an appropriately qualified and experienced engineer, has been submitted to the Council. This is to certify that the erosion and sediment control measures have been properly installed in accordance with the accepted ESCP;
  - c. The Council has been notified (via email to [compliance@selwyn.govt.nz](mailto:compliance@selwyn.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;
  - d. The contractor has received a copy of all resource consents and relevant permitted activity rules controlling this work.
108. 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, must be reinstated as specified in the Engineering Code or Practice at the expense of the consent holder and to the satisfaction of the Council.
109. Any change in ground levels must not cause a ponding or drainage nuisance to neighbouring properties. All filled land must be shaped to fall to the road boundary. Existing drainage paths from neighbouring properties must be maintained.

Following the completion of the filling a finished section level as built, with retained wall height and slope batter details, must be submitted to the Development Engineer.

*Advice Note:*

*The information contained in this report will be placed on the property record.*

110. Any change in ground levels must not affect the stability of the ground or fences on neighbouring properties.
111. All works on site must be subject to a Traffic Management Plan (TMP) which must be prepared by a suitably qualified person and submitted for acceptance prior to the commencement of earthworks. No works on public roads are to commence until the TMP has been accepted and installed.

The TMP must include an assessment of:

- The expected vehicle movement volumes and frequency
- The nature and extent of temporary traffic management and how all road users will be managed by temporary traffic management measures. Activities on any public road are to be planned to cause

as little disruption, peak traffic safety delay, or inconvenience to road users as possible without compromising safety

- The provision of on-site parking for construction staff
- The entry and exit points for heavy vehicles
- Any existing public road damage, including a photographic record and existing condition description of the road(s) to be used.
- The TMP must comply with the Waka Kotahi NZTA Code of Practice for Temporary Traffic Management (CoPTTM) and the relevant Road Controlling Authority's Local Operating Procedures.
- The TMP must be submitted to the relevant Road Controlling Authority through the web portal [www.myworksites.co.nz](http://www.myworksites.co.nz). To submit a TMP a Corridor Access Request (CAR) must also be submitted. A copy of the accepted TMP and CAR must be supplied to the Council's resource consent monitoring team (via email to [compliance@selwyn.govt.nz](mailto:compliance@selwyn.govt.nz)) at least 3 working days prior to the commencement of works under this consent.
- 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, must be reinstated as specified in the Engineering Code or Practice at the expense of the consent holder and to the satisfaction of the Council.

112. Prior to the issue of the Section 224 (c) certificate under the RMA, consent notices shall be registered on the Records of Title for Lots 1 to 181 pursuant to Section 221 of the Resource Management Act 1991, stating:

*Standard lot specific shallow testing must be undertaken by a suitably qualified and experienced Chartered Geo-Professional to confirm the building platform locations and foundation design prior to applying for Building Consent for any residential unit.*

## Landscaping

113. Prior to the issue of the Section 224 (c) certificate under the RMA, landscape plans for landscaping within the road reserve must be submitted to Council's Development Engineering Manager for acceptance. Landscaping plans and supporting documentation are to include:

- a. Tree and plant species selected.
- b. Tree pit details & specifications
- c. Root barrier locations
- d. Garden bed preparation and topsoil fill specifications.

All landscaping must be carried out in accordance with the accepted plans,

114. The Consent Holder must maintain all landscaping assets in the road reserve, Reserve lots 400 and 401 and the water race for the 24-months Establishment Period (Defects Maintenance) until a final inspection and acceptance of the landscaping by the Council.

## Fencing

115. All reserves must be fenced prior to 224c. Fencing plans must be included in the landscaping acceptance documentation and will show fence locations and detailed fence typologies.

## Cultural

116. An Accidental Discovery Protocol (ADP) must be in place during all earthworks required to give effect to this consent to deal with archaeological finds and protect the interests of mana whenua. This condition does not constitute a response under the Heritage New Zealand Pouhere Taonga Act (HNZPT 2014).

## RC245492 Land Use Consent Conditions

1. The development must proceed in general accordance with the information submitted with the application on **25 June 2024**, the further information provided on **1 November 2024**, **6 January 2025**, **28 February 2025**, **5 May 2025**, **14 May 2025** and **6 October 2025** the attached stamped Approved Plan entitled “Proposed Subdivision of Lot 1 DP 603838 & Lot 300 DP 613088”, REV 14 and dated **September 2025**, except where another condition of this consent must be complied with.

## RC245493 Consent Notice Cancellation

Consent notices 13014808.4 to 13014808.7 are to be cancelled.

## Attachments

1. RC245491 Subdivision Approved Plan - “Proposed Subdivision of Lot 1 DP 603838 & Lot 300 DP 613088”, prepared by Davie Lovell-Smith, REV 14 and dated September 2025
2. RC245491 Engineering Consent Plans, Revision 6 –
  - Engineering Concept, Sheet EC01.0;
  - Design Contours Concept, Sheets EC02.0 & EC02.1;
  - Cut & Fill Concept, Sheets EC02.2 and EC02.3;
  - Retaining Wall Details, Sheet EC02.4;
  - Sewer & Stormwater Concept, Sheet RC03.0, EC03.1, EC04.0, EC04.1
  - Engineering Concept – Roading Cross Section, Sheet EC-RDC-S;
  - Soakpit Details, Sheet EC4.2;
  - Water Concept, Sheets EC05.0 and EC05.1,prepared by Davie Lovell-Smith, dated October 2025
3. RC245491 Pump Station DEV-PR3 Capacity at 56 Bridgehampton Drive, REV 1, prepared by Davie Lovell-Smith, dated August 2025
4. RC245492 – Braidstone Estates **Entrance Features** Concept Plans 01, 02 and 03, prepared by Kamo Marsh


## Development Contributions (Subdivision Consent)

Development contributions are not conditions of this resource consent and there is no right of objection or appeal under the Resource Management Act 1991. Objections and applications for reconsideration can be made under the Local Government Act 2002. Any objection or request for reconsideration must be made in writing in accordance with the Development Contribution Policy.

The consent holder is advised that, pursuant to the Local Government Act 2002 and the Council's Development Contribution Policy, the following contributions are to be paid in respect of this subdivision before the Council will issue its certificate pursuant to section 224(c) of the Resource Management Act 1991.

Note: The amounts set out in the attached table are applicable at the time of the granting of this consent. If the time between the date the resource consent is granted and the time which the Council would normally invoice for the development contributions (usually the time an application is made for the issue of Council's section 224(c) certificate for the subdivision) is more than 24 months, the development contributions will be reassessed in accordance with the development contributions policy in force at the time the consent was submitted. To avoid delays, the consent holder should seek the reassessed amounts prior to the application for the section 224(c) Resource Management Act 1991 certificate.

Please contact our Development Contributions Assessor on 03 347 2800 or at:

SDC Development Contributions Assessment Tool Outputs								
Consent Identifier:	RC245491						Inputs	OK
Policy Year:	2023/24						Outputs	OK
Activity	Demand Post Development (HUE)	Credits for Existing Demand (HUE)	Additional Demand (HUE)	Development Contribution per HUE (\$)	Development Contribution (\$ Excl. GST)	GST (\$)	Development Contribution (\$ Incl. GST)	
Water Supply	176.00	2.00	174.00	4,900.00	852,600.00	127,890.00	980,490.00	
Wastewater	176.00	0.00	176.00	5,772.00	1,015,872.00	152,380.80	1,168,252.80	
Stormwater	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Reserves	176.00	2.00	174.00	12,461.00	2,168,214.00	325,232.10	2,493,446.10	
Community Infrastructure	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Roading	176.00	2.00	174.00	1,472.00	256,128.00	38,419.20	294,547.20	
Roading DA 3 (PC68)	176.00	2.00	174.00	2,440.00	424,560.00	63,684.00	488,244.00	
<b>Total Contribution</b>					<b>4,717,374.00</b>	<b>707,606.10</b>	<b>5,424,980.10</b>	

## Selwyn District Council Advice Notes for the Consent Holder

### Lapse Period (Subdivision Consent)

- a) Pursuant to section 125 of the Resource Management Act 1991, this subdivision consent lapses ten years after the date of issue of the decision, i.e. the date of receipt of the Notice of Decision email, unless:
  - (i) A survey plan is submitted to Council for approval under section 223 of the Act before the consent lapses, and that plan is deposited within three years of the approval date in accordance with section 224 of the Act; or
  - (ii) Before the consent lapses an application is made to the Council to extend the period after which the consent lapses and the Council decides to grant an extension.

### Lapse Period (Land Use Consent)

- b) Pursuant to section 125 of the Resource Management Act 1991, if not given effect to, this land use consent must lapse ten years after the date of issue of the decision, i.e. the date of receipt of the Notice of Decision email, unless before the consent lapses an application is made to the Council to extend the period after which the consent lapses and the Council decides to grant an extension.

### Section 224 Certificate Issuing Requirements (Subdivision)

- c) A Section 224 Certificate will not be issued until all Council invoices, including engineering fees and any other related costs associated with the Resource Consent have been paid in full.

### Resource Consent Only

- d) This consent is a Selwyn District Council resource consent under the Resource Management Act. It is not an approval under any other Act, Regulation or Bylaw. Separate applications will need to be made for any other approval, such as a water race bylaw approval or vehicle crossing approval.

### Regional Consents

- e) This activity may require resource consent(s) from Environment Canterbury (ECan). It is the consent holder's responsibility to ensure that all necessary resource consents are obtained prior to the commencement of the activity.

### Monitoring

- f) In accordance with section 36 of the Resource Management Act 1991, the Council's basic monitoring fee has been charged. This covers setting up a monitoring programme and no site inspection.
- g) If the conditions of this consent require any reports or information to be submitted to the Council, additional monitoring fees for the review and certification of reports or information will be charged on a time and cost basis. This may include consultant fees if the Council does not employ staff with the expertise to review the reports or information.

- h) Where the conditions of this consent require any reports or information to be submitted to the Council, please forward to the Council's Compliance Team, [compliance@selwyn.govt.nz](mailto:compliance@selwyn.govt.nz).
- i) Any resource consent that requires additional monitoring due to non-compliance with the conditions of the resource consent will be charged additional monitoring fees at a time and cost basis.

### **Vehicle Crossings**

- j) Any new or upgraded vehicle crossing requires a vehicle crossing application from Council's Infrastructure Department prior to installation. For any questions regarding this process please contact [transportation@selwyn.govt.nz](mailto:transportation@selwyn.govt.nz). Use the following link for a vehicle crossing information pack and to apply online: [Selwyn District Council - Application to Form a Vehicle Crossing \(Entranceway\)](#)

### **Impact on Council Assets**

- k) Any damage to fixtures or features within the Council road reserve that results from construction or demolition on the site must be repaired or reinstated at the expense of the consent holder.

### **Vehicle Parking During the Construction Phase**

- l) Selwyn District Council is working to keep our footpaths safe and accessible for pedestrians, including school children. The Council also seeks to avoid damage to underground utility services under footpaths, e.g. fibre broadband. During the construction phase (and at all other times), please:
  - park only on the road or fully within your property – it is illegal to obstruct or park on a footpath; and
  - arrange large deliveries outside of peak pedestrian hours, e.g. outside school start/finish times.

### **General Engineering**

- m) Council may have designs that show vested assets peer reviewed at the consent holder's cost. Applicants will be informed whether this is required upon review of designs submitted for Engineering Acceptance.
- n) The consent holder is advised that the engineering details depicted on the drawings and other engineering information supplied with the resource consent are considered by Council to be supporting information only. Approval of the resource consent will not be deemed as approval for the engineering layouts and details. Engineering designs will be subject to an independent application for detailed designed, review and approval.
- o) Plans and supporting information accompanied in the design report required for Engineering Acceptance must include but not be limited to the following:
  - a. Water Reticulation
  - b. Wastewater Reticulation
  - c. Rooding Network – new and alterations to existing and streetlighting.
  - d. Stormwater and water race
  - e. Walking and cycling infrastructure provision and connection.
  - f. Future Public Transport provision accessibility (in consultation with Environment Canterbury Regional Council)

Please note that pedestrian linkages through proposed reserves are considered to be part of the roading infrastructure and will require engineering acceptance prior to construction.

### **Landscape Acceptance**

- p) Landscaping Plans and supporting information accompanied in the design report required for Landscaping Acceptance must include but not be limited to the following:
  - Plant selection
  - Soft landscaping features
  - Hard landscaping features
  - Hamptons Road water race riparian planting

Please note that pedestrian linkages are considered to be part of the roading infrastructure and will require landscaping acceptance prior to construction.

- q) On-site construction must commence within 12 months of the issue of Landscaping Approval. If works do not commence within 12 months of the issue or approval, the applicant must re-submit plans for Landscaping Acceptance prior to works commencing.

### **Point Strip Valuation Process**

- r) The valuation will cover the actual cost of eligible infrastructure that will vest in Council that the Consent Holder has incurred to service the adjoining land in accordance with Council's Point Strip Policy (as at the date of issue of this consent). No increases in land value is to be included or any other associated land related benefits.
- s) The Consent Holder's valuation will include a schedule of quantities and prices in relation to the items listed below to be vested in the Council relating to a road, and that valuation will be certified by a suitably qualified engineer or quantity surveyor for wastewater costs to the scope agreed with Council.
- t) The valuation must be submitted to Council for its approval to enable it to be checked and a Point Strip Agreement finalised prior to s224 certificate approval. As part of Council's approval, Council may require the valuation to be checked by an Independent Infrastructural Valuer appointed by the Council. The Council will then advise the Consent Holder as to the amount (the Agreed Sum) that will be included in the Point Strip Agreement.
- u) All Council costs in relation to the point strip including without limitation legal fees will be payable by the Consent Holder. This will include any independent assessment/ certification required to confirm an agreed value.

### **Future Development**

- v) If the section is to be subdivided in the future the infrastructure requirements of the Engineering code of practice will apply.

### **Stormwater**

- w) The discharge of roof stormwater must not arise from unpainted galvanised sheet materials or copper building materials. The use of these materials is prohibited in accordance with the conditions of Selwyn District Council's global stormwater consent.
- x) The consent holder must obtain Resource Consent from Canterbury Regional Council for earthworks, construction activities and operational stormwater discharges.

### **Water Race**

- y) The Council Water Race Bylaw and the Council Policy Manual set out the rights and responsibilities of both the Council and landowners in relation to water races. More information can be found at <https://www.selwyn.govt.nz/services/water/water-race>.
- z) If the water race is to be fenced off from the property, a 'cyclone' type gate must be installed to provide unrestricted access for Selwyn District Council personnel and agents.
- aa) A minimum building setback of 5 metres must be maintained within Lots 1-5 from the top of the water race bank to allow for access and ongoing maintenance. No structures (including private soakage systems) shall be constructed within this 5-metre setback without the prior written approval of Selwyn District Council.

### **Site Stability, Earthworks and Site Works**

- bb) Dust management can be achieved through keeping the surface of the material damp or by using another appropriate method of dust suppression. Compliance with Canterbury Regional Council requirements must be maintained at all times. Dust mitigation measures such as water carts, sprinklers or polymers must 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.

## Landscaping

- cc) The typical cross section design of the water race is to be designed in conjunction with Selwyn District Council Development Engineers to a standard specification for Hamptons Road water race naturalisation.
- dd) There is insufficient space provided in the berms of Road B, Road D East End & Road E for street trees. In Road D West end there is sufficient space on one side of the road for street trees.