

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

(Section 127)

s127 application number:	RMA/2023/1314/B
Original application number:	RMA/2023/1314
Applicant:	Sovereign Palms Limited
Site address:	47 Hawkins Road and 7 Selkirk Place, Marshland
Legal description:	Lots 4000 and 4001 DP 606190
Zone:	Residential New Neighbourhood
Overlays and map notations:	Liquefaction Management Area
Road classification:	Local roads (both Hawkins Road and Selkirk Place)
Activity status:	Discretionary activity

Description of application: Change of conditions pursuant to section 127

## Introduction

The applicant is seeking to change the conditions of an existing resource consent (RMA/2023/1314) which was granted on a non-notified basis on 07/03/2025, and varied by RMA/2023/1314/A on 10/10/2025.

The consent is for the final nine stages of the Oakbridge subdivision (stages 6-14, 216 residential lots, access allotments, 4 reserve allotments, 2 lots to be vested as road), and earthworks to be undertaken close to street trees to create vehicle crossings.

RMA/2023/1314/A altered the subdivision stages and the lots that they each included, while the net site area for each allotment, access, road, and reserve to vest remained the same. The main change was the inclusion of the Selkirk Place intersection upgrade within stage 7B instead of stage 14, which contains most of the lots on Selkirk Place.

The applicant now seeks to vary the subdivision as follows:

- Increase the number of allotments by seven lots. The net site area for several lots has been amended and, in some cases, reduced (ranging from 300m<sup>2</sup> to 800m<sup>2</sup> and compliant with minimum net site area requirements, not introducing any new non-compliances);
- Changes to staging boundaries and access layouts. The amended layout has some access lots added and others removed within Stage 9, resulting in changes to access lot numbering. Amended access lots comply with relevant transport standards;
- Splitting stage 10 in two (10a and 10b);
- Amending the condition of consent relating to a herpetologist site survey;
- Removing the geotechnical condition for Lot 410 requiring deep geotechnical investigation; and
- Road frontage upgrade works moved from Stage 13 to Stage 7a.

Changes are summarised in table 1 of the application document. Changes to allotments are shown in Figures 1-4, other changes result from some lots being squeezed, resulting in additional allotments in other stages.

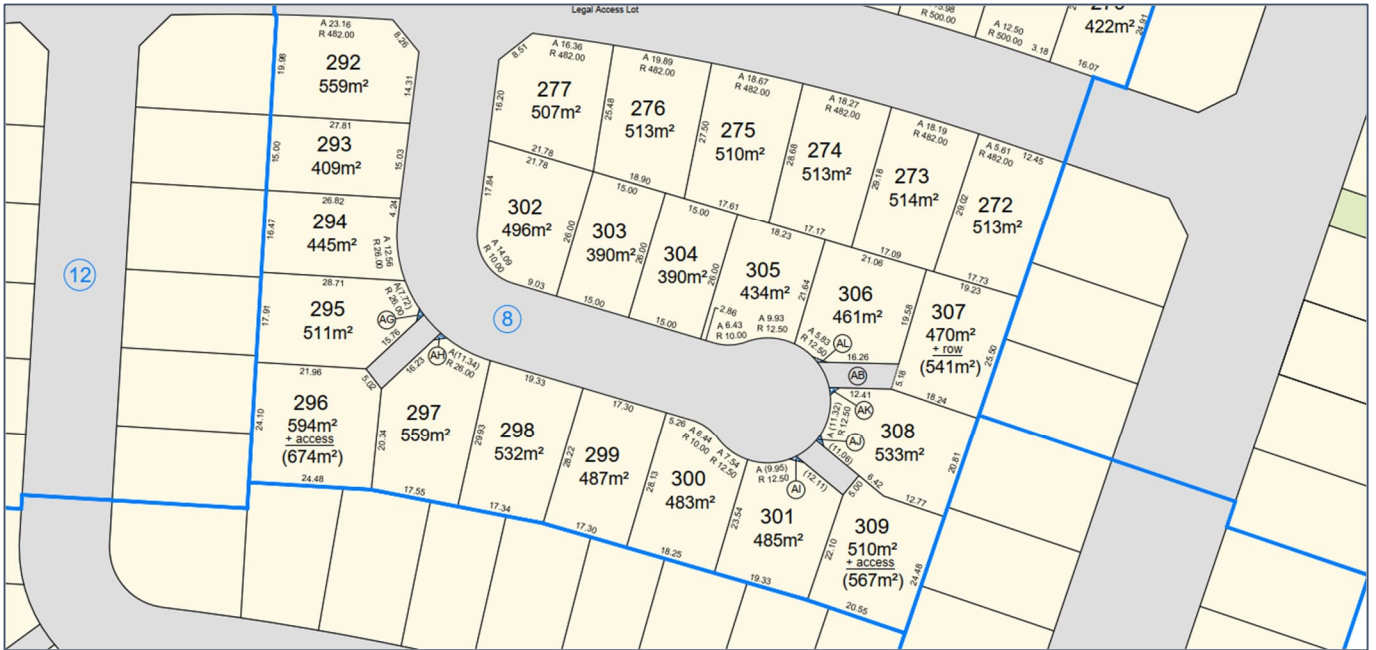


Figure 1 Approved plan from RMA/2023/1314/A



Figure 2 Amended plan from RMA/2023/1314/B, showing reduced lot sizes from stage 8



Figure 3 Approved plan from RMA/2023/1314/A

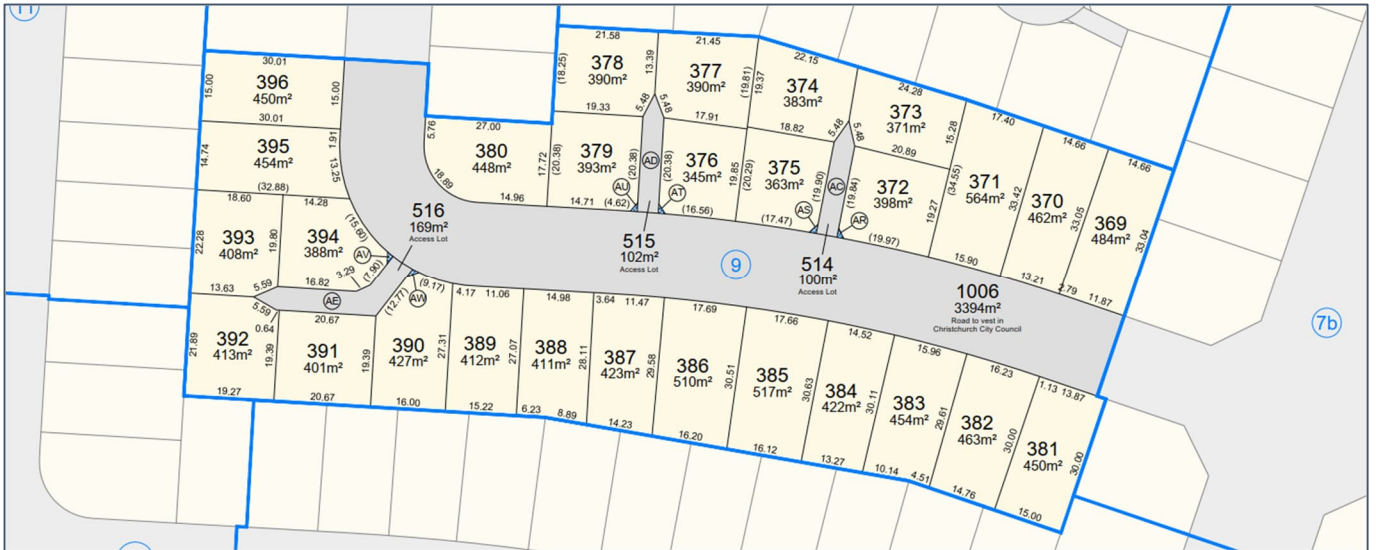


Figure 4 Amended plan from RMA/2023/1314/B, showing reduced lot sizes, additional access lots and lots in stage 9

Description of site and existing environment

The application site is currently undergoing works to prepare lots for subdivision and residential use. The surrounding environment contains existing dwellings on larger lots to the north and east, and more RNN style subdivision and development to the south.

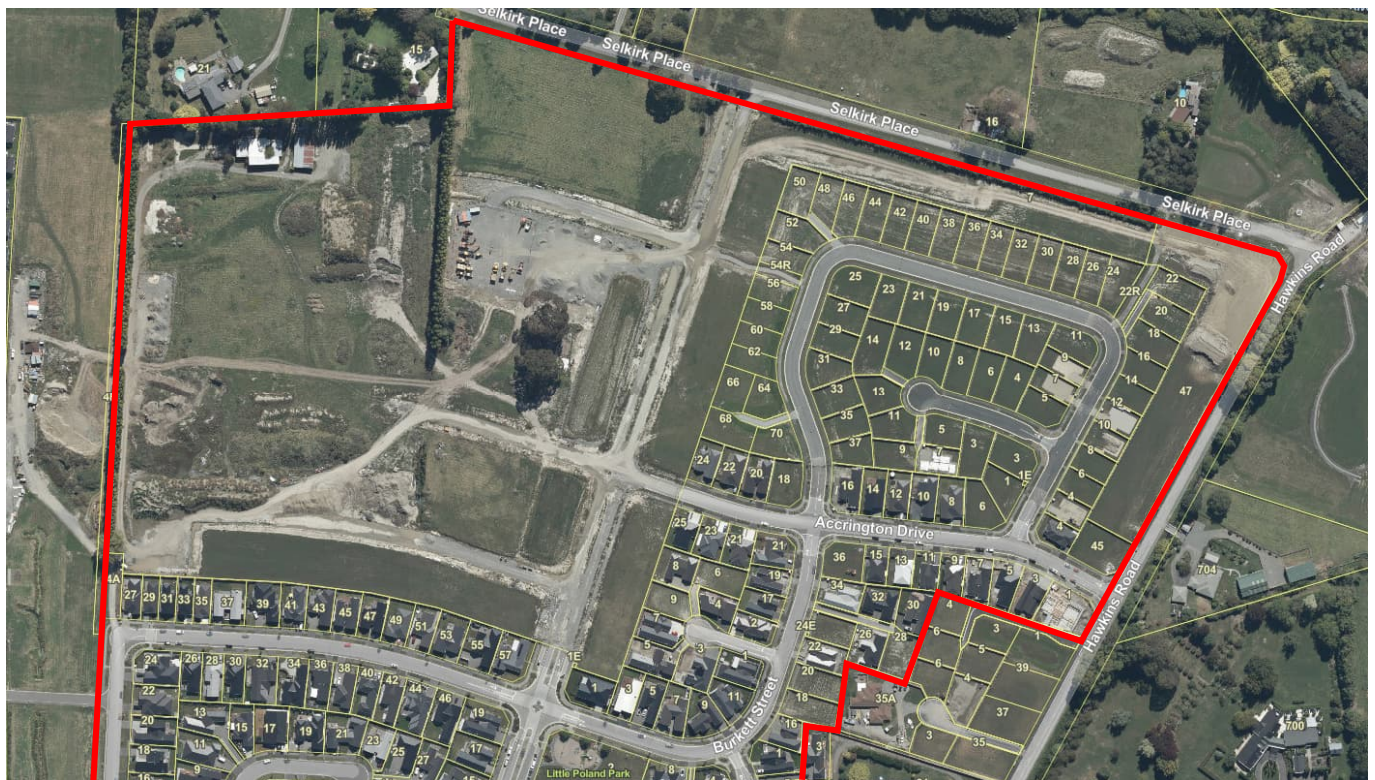


Figure 5 Application site and surrounding area

Statutory Considerations

Section 127 of the Resource Management Act 1991 states:

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

- (1) The holder of a resource consent may apply to the consent authority for a change or cancellation of a condition of a consent, subject to the following:
  - (a) the holder of a subdivision consent must apply under this section for a change or cancellation of the consent before the deposit of the survey plan (and must apply under section 221 for a variation or cancellation of a consent notice after the deposit of the survey plan); and

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

#### Type of Application

The first consideration that is required is whether the application can be treated as one for a change of conditions or whether it will result in a fundamentally different activity or one having materially different adverse effects, such that it should be treated as a new application<sup>1</sup>. The original application sought to subdivide a large area of RNN land into residential allotments and roads, reserves and access lots. The proposed changes will not fundamentally change the nature of the activity or result in materially different adverse effects. In my opinion this application can be considered as a change to the original resource consent as the nature of the activity will not fundamentally change and the adverse effects will not be materially different from those associated with the original consent.

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

No written approvals have been provided with the application.

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

Pursuant to Section 127(3) the application must be assessed as a discretionary activity. As such, the Council's assessment is unrestricted and all actual and potential effects of this proposal must be considered. In my opinion the effects on the environment associated with the proposed change of conditions relate to potential effects on lizards and lot specific investigation requirements for lot 410. Other changes relate to staging and lot sizes, and small changes to conditions to correct inconsistencies and update lot numbers where changed on the subdivision plan.

I sought specialist input from Chris McClure, Council's Herpetologist, and Doru Hozias, Council's Subdivision Engineer, to comment on the two main substantive changes proposed to the conditions of consent.

Condition 14 (terrestrial ecology) was proposed to change as follows:

#### 14. Terrestrial Ecology

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

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

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

<sup>1</sup> Warbrick v Whakatane D.C. A019/95

To consider whether the change in requirements for the applicant to check for lizards on-site, Ms McClure requested the applicant provide a letter from a suitably qualified herpetologist stipulating that: the land does not require any further herpetological work; use of an Accidental Discovery Protocol is recommended; and, that a wildlife act authority is not required by the Department of Conservation. The applicant provided this information which satisfied Ms McClure, who accepted the proposed change to condition 14. I have relied on and accepted Ms McClure's comment and advice, and consider the change to the condition would have less than minor adverse effects on the ecology of the site.

Condition 3.5 (geotechnical) was proposed to change as follows:

- 3.5 Consent Notice for lots 410: ~~Lot specific deep investigation required to determine if shallow specific engineered design foundations are suitable OR if the foundations need to be piled.~~

~~That a consent notice in terms of Section 221 of the Resource Management Act be registered on the titles for lot 410.~~

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

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

To consider the proposed change, Mr Hozias requested a lot specific geotechnical investigation for Lot 410 signed by the chartered geotechnical engineer and the associated IDS Statement of Opinion (as per IDS PART 4, Appendix 1) to cover and certify their statement. The applicant provided this information which satisfied Mr Hozias, who accepted the proposed change to condition 3.5. I have relied on and accepted Mr Hozias' comment and advice, and consider the change to the condition would have less than minor adverse effects on the subdivision and development of the site.

The amended plans increase the number of allotments and change their layout (as shown in Figures 1-4 above) but these changes do not introduce any new non-compliances related to the allotments. I consider this would have a less than minor adverse effect on the wider environment and any persons, as there would be a small change in the lot numbers and no non-compliant lots would result.

Other changes have been made to the conditions of consent to reflect the changes to staging and the addition of allotments, including:

- Which lots require reserve-adjacent fencing;
- Which lots share in undivided shares of which legal access lots;
- A change in numbering of local purpose access reserves;
- A correction to the type of reserve that lot 2003 is (utility rather than access);
- Addition of a road allotment (1011) due to staging changes
- Deletion of superfluous references to a condition being on a consent notice (where it was already stated); and
- Changes to the lot numbering alongside 15 and 21 Selkirk Place.

I consider these changes would have a less than minor adverse effect on the surrounding environment and any persons because they are making corrections related to changes which have no effect on the subdivision and its future development.

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

#### Public notification

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

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

#### Limited notification assessment

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

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

#### Other section 104 matters and section 106A

The change of conditions is:

- Consistent with the relevant objectives and policies in the District Plan as the new allotments will be appropriately designed and serviced for the anticipated purpose.
- Able to be granted consent without notification, pursuant to Section 104(3)(d).

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

I also note that section 106A is not relevant as the change of condition does not relate to natural hazards or introduce a new hazard risk.

#### Recommendations

That, for the reasons outlined above:

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

The conditions of consent shall now read as follows:

#### LAND USE CONSENT

1. The development shall proceed in accordance with the information and plans submitted with the application as varied by RMA/2023/1314/AB.
2. All earthworks associated with the creation and formation of the subdivision shall be carried out in accordance with the conditions of subdivision consent.

#### Street trees

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

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<sup>2</sup> *R J Davidson Family Trust v Marlborough District Council* [2018] NZCA 316

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

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

#### Advice Notes

#### Monitoring

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

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

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

#### SUBDIVISION CONSENT

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

1. Scheme Plan and Staging

1.1 General Survey Plan

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

1.2 Staging

The subdivision may be carried out in stages. If staged, each stage is to be in accordance with the staging shown on the application plan as varied by RMA/2023/1314/AB. The development may proceed in stages in no particular order in accordance with the approved subdivision plan. At each stage any balance land is to be left as a fully serviced allotment.

1.3 Amalgamations

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

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

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

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

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

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

~~LINZ request No 1866419~~

That Lot 512 hereon (Legal Access) be held as to six undivided one – eighth shares by the owners of Lots 265, 266, 267, 268, 269 and 270 hereon as tenants in common in the said shares and that individual records of title issue.

That Lot 513 hereon (Legal Access) be held as to three undivided one - third shares by the owners of Lots 339, 340 and 341 hereon as tenants in common in the said shares and that individual records of title issue.

That Lot 514 hereon (Legal Access) be held as to two undivided one - half shares by the owners of Lots 373 and 374 hereon as tenants in common in the said shares and that individual records of title issue.

That Lot 515 hereon (Legal Access) be held as to two undivided one - half shares by the owners of Lots 377 and 378 hereon as tenants in common in the said shares and that individual records of title issue.

That Lot 516 hereon (Legal Access) be held as to three undivided one - third shares by the owners of Lots 391, 392 and 393 hereon as tenants in common in the said shares and that individual records of title issue.

That Lot 517 hereon (Legal Access) be held as to three undivided one - third shares by the owners of Lots 326, 327 and 328 hereon as tenants in common in the said shares and that individual records of title issue.

That Lot 518 hereon (Legal Access) be held as to two undivided one - half shares by the owners of Lots 455 and 456 hereon as tenants in common in the said shares and that individual records of title issue.

LINZ request No - 1979313

1.4 Local Purpose (Access) Reserve Land

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

Lots ~~2003 (548m<sup>2</sup>)~~, 2004 (240m<sup>2</sup>), 2005 (~~285m<sup>2</sup>~~ 245m<sup>2</sup>), and 2006 (269m<sup>2</sup>) ~~and 2007 (218m<sup>2</sup>)~~ are to be vested as Local Purpose (Access) Reserves.

1.4a Local Purpose (Utility) Reserve Land

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

Lots 2003 (218m<sup>2</sup>) is to be vested as Local Purpose (Utility) Reserve.

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

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

1.5 New Road to Vest

The new roads, being lots 1004, 1005, 1006, 1007, 1008, 1009, ~~and 1010~~, and 1011 are to be formed and vested in the Council to the satisfaction of the Subdivision Engineer with underground wiring for electricity supply and telecommunications.

1.6 Road/Right of Way Naming

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

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

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

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

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

1.7 Road Widening/Corner Rounding to Vest

Lot 1003 shall be vested in the Council as road widening being 135m<sup>2</sup> in area.

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

1.8 Right of Way Easements (Private Ways)

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

1.9 Service Easements

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

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

1.10 Easements over Reserves (Local Access Reserves)

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

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

1.11 Easements in Gross

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

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

1.12 Public Utility Sites

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

1.13 Plans for Geodata

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

2. Quality Assurance

2.1 Asset Design and Construction

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

2.2 Quality Assurance

2.2.1 Prior to the commencement of physical works on site for the construction of the subdivision including infrastructure, the Consent Holder shall submit to the Planning Team - Subdivision Engineers a Design Report, Plans and Design Certificate complying with clause 3.3.2 of the IDS for review and acceptance under clause 2.10 of the IDS 2022. The Design Report and engineering plans shall provide sufficient detail to confirm compliance with the requirements of the IDS and this consent, including compliance with condition 3.2 and condition 3.5 and 3.6. This report can be submitted as two individual design reports addressing infrastructure as one part and the second part as a Geotechnical Report.

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

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

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

*General Advice Note for Quality Assurance*

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

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

2.3 Traffic Management

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

2.4 Laterals for rear Lots

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

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

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

2.5 CCTV Inspections

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

2.6 Services As-Built Requirements

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

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

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

*As-Builts (Reserves and Street Trees)*

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

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

2.7 Minimum Levels

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

3. Geotechnical

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

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

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

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

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

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

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

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

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

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

~~3.5 Consent Notice for lots 410: Lot specific deep investigation required to determine if shallow specific engineered design foundations are suitable OR if the foundations need to be piled.~~

~~That a consent notice in terms of Section 221 of the Resource Management Act be registered on the titles for lot 410.~~

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

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

3.6 Consent Notice: Specific geotechnical site investigations

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

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

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

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

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

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

- 3.8 Ground Improvement

Site earthworks and remediation shall be carried out to improve the ground performance in terms of the MBIE guidelines '*Repairing and rebuilding houses affected by the Canterbury earthquakes*' (3<sup>rd</sup> Edition 15 March 2017) or subsequent revisions, with reference to Davis Ogilvie Geotechnical Report for Subdivision Ref 34300 version 2 dated 22 August 2017 (TRIM 22/409909). Ground performance shall achieve a minimum technical categorisation on all residential lots equivalent to TC2. The technical category will be confirmed in the Engineers Report prepared for the section 224(c) certificate under condition 3.9.

- 3.9 Geotechnical Completion Report

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

4. Water Supply

- 4.1 The point of water supply for the subdivision shall be the DN250 PE100 water main connection in Oakbridge Boulevard.
- 4.2 The water supply shall be designed by a suitably qualified person in accordance with the Infrastructure Design Standard and in general accordance with the NZ Fire Service Fire Fighting Water Supplies Code of Practice NZS 4509:2008, subject to Council engineering acceptance. Engineering drawings supported by hydraulic model outputs shall be sent to the Subdivisions Planning Engineer for Engineering Acceptance by the Three Water & Waste Asset Planning Team prior to the commencement of any physical work.
- 4.3 All water mains and submains for the subdivision shall be installed in legal road.
- 4.4 DN180 PE100 water mains shall be extended along the full length of legal road per the requirements of the Infrastructure Design Standard.
- 4.5 The construction of Council vested water infrastructure shall be carried out by a Council approved water supply installer at the expense of the applicant.
- 4.6 All lots shall be served with a water supply to their boundary. Submains shall be installed to 1m past each lot boundary.
- 4.7 Any rear lot or lot within a Right of Way shall be serviced by its own DN32 lateral within a shared access. The water supply lateral connections shall be located within the property, immediately (less than 1.0m) behind

the legal road boundary and within a shared access as shown in IDS Part 7, Figure 3. Each water supply lateral connection shall be installed with a dummy connection spacer rod in accordance with CSS Part 4, SD 403. An easement for the right to convey water shall be created over the lateral in favor of the lot serviced by the lateral. Laterals shall be installed by a Licensed Certified Plumber and shall not cross the boundary of the net site area of other sites.

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

5. Sewer
  - 5.1 The subdivision shall be serviced by a Local Pressure Sewer System designed in accordance with Council's Infrastructure Design Standards and Construction Standard Specifications. Engineering drawings supported by hydraulic calculations shall be sent to the Subdivisions Engineer for Engineering Acceptance by the Three Water and Waste Planning Team prior to the commencement of any physical work.
  - 5.2 The approved sanitary sewer outfall shall be the DN90 PE100 pressure sewer connection in Oakbridge Boulevard.
  - 5.3 The consent holder shall put in place measures to enable the initial operation of the local pressure sewer system within and from the subdivision during the build phase, including (but not limited to) ensuring self-cleansing flow and limiting sewage retention time within the system when the design number of pressure sewer tanks are not yet in operation. These measures shall be reported to the Subdivisions Engineer prior to seeking section 224(c) certification.
  - 5.4 Each lot shall have a Boundary Kit located within the legal road or Right of Way outside the boundary of the lot. The pressure lateral from the Boundary Kit is to extend at least 600mm into the net site of each lot.
  - 5.5 Properties in a Right of Way shall be serviced by a single pressure main. An isolation valve shall be installed on the pressure main at the boundary of the Right of Way and the public road. Easements in gross shall be created over Pressure Sewer Systems in private Rights of Way.
  - 5.6 Installation of the pressure sewer mains and boundary kits shall be carried out by a Council Authorised Drainlayer (Pressure Sewer Reticulation).
  - 5.7 The following conditions shall be recorded pursuant to Section 221 of the RMA in a consent notice registered on the titles of each residential Lot:
    - 5.7.1 The property shall be served by a local pressure sewer unit comprising a pump and storage chamber which can accommodate at least 24 hours average dry weather flow to be supplied by either Aquatec or EcoFlow and installed by a Council Authorised Drainlayer (Pressure Sewer Tanks) at building consent stage in accordance with the Requirements for Local Pressure Sewer Units specified under a Building Consent. The local pressure sewer unit will be supplied complete with an IOTA OneBox Control Panel.
    - 5.7.2 Ownership and control of the local pressure pump, chamber, boundary kit and OneBox Control Panel shall be vested with Council. The property owner shall enter into a Deed with the Christchurch City Council, drafted in terms approved by the Christchurch City Council, vesting ownership in the system prior to Code Compliance Certificate being issued for a dwelling on the relevant site.
    - 5.7.3 The Council and its agents or contractors shall have the right of access to the property for the purpose of maintenance, monitoring or renewal of any part of the local pressure sewer system vested with Council.
    - 5.7.4 The property owner shall ensure that the local pressure sewer unit is connected at all times to an electricity supply and shall remain responsible for the cost of the electricity required to operate it.
    - 5.7.5 The property owner shall adhere to the user requirements of the local pressure sewer unit. In the event that the local pressure sewer unit is damaged as a result of a breach of this obligation, the Council may recover the costs of repair from the property owner.

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

6. Stormwater

- 6.1 In addition to the below conditions, the stormwater management system to be constructed under this application shall meet the requirements of the Waterways, Wetlands and Drainage Guide (2003, including updates), the Infrastructure Design Standard (IDS 2022) and the Construction Standard Specifications (CSS 2022).
- 6.2 The consent holder shall demonstrate that authorisation for the discharge of construction phase stormwater has been obtained from Environment Canterbury or has been obtained from Christchurch City Council.
- 6.3 The consent holder shall demonstrate that authorisation for the discharge of operational phase stormwater has been obtained from Christchurch City Council, otherwise separate authorisation from Environment Canterbury shall be obtained.
- 6.4 The consent holder shall submit an Engineering Design Report for acceptance by the *3 Waters Asset Planning - Stormwater & Waterways* and *Resource Consents* Units. The Engineering Design Report shall demonstrate how the design will meet all of the applicable standards and shall contain all of the plans, specifications and calculations for the design and construction of all stormwater infrastructure systems.
- 6.5 Unless otherwise approved by the Council Planning Engineer stormwater generated from all roofs, roads and hardstanding areas within all allotments and any offsite contributing catchments shall be collected via channels, sumps, pipes or swales and discharged into the stormwater mitigation facility located within Lot 100, DP 572650 constructed under other application.
- 6.6 Stormwater generated in excess of the stormwater management system capacity shall be diverted into Horners Drain or the Styx River via an outfall designed to avoid scour and erosion.
- 6.7 The stormwater management system shall be designed to ensure complete capture and conveyance of all stormwater runoff from the site for all rainfall events up to and including the critical two percent annual exceedance probability storm. This will require internal reticulation and conveyance to meet Council's inundation standards as specified in the WWDG. A combination of primary and secondary conveyance systems may be used to ensure this level of service is achieved.
- 6.8 The primary stormwater reticulation network shall be designed to convey (at minimum) the critical twenty percent annual exceedance probability storm event. No flooding of private property shall occur during the critical ten percent annual exceedance probability storm event.
- 6.9 The filling of land shall not cause adverse flooding effects on other land. The consent holder shall provide a report summarizing any effects such as displacement of ponded flood waters or disruption of overland flow caused by earthworks within the site, and identify all measures proposed to avoid, remedy or mitigate those effects. This report shall form part of the Engineering Design Report.
- 6.10 A stormwater design and flood modelling report shall be provided for the subdivision which addresses the critical 10%, 2% and 0.5% annual exceedance probability rainfall events in the post-development scenario. This report shall form a part of the Engineering Design Report and shall include (but may not be limited to) following information in PDF and GIS \*.shp file format:
  - a. A plan showing design ground levels (100mm contours or appropriate) and proposed secondary flow paths.
  - b. A plan showing the predicted extent of flooding (for flood depths in excess of 100mm) for the critical 2 percent and 0.5 percent annual exceedance probability rainfall events.
  - c. A plan showing predicted floodwater levels for the critical 2 percent and 0.5 percent annual exceedance probability rainfall events marked at every 10m interval along all overland flow paths
  - d. All elevations shall be in Reduced Level, Christchurch Drainage Datum.

- 6.11 Stormwater laterals are to be laid to at least 600mm inside the boundary of all lots at the subdivision stage. Unless otherwise approved by the Council Engineer, laterals are to be laid at sufficient depth to ensure protection and adequate fall is available to serve the furthestmost part of the lot.
- 6.12 All boundaries between residential allotments and Local Purpose (Utility) Reserves shall be fenced. The design and placement of fencing shall form part of the Engineering or Landscape acceptance. If no fencing is proposed, the consent holder shall indemnify Christchurch City Council from future claims under the Fencing Act 1978 on lot boundaries shared with Local Purpose (Utility) Reserves.
- 6.13 The designer of the stormwater management system shall provide a report which identifies all overland flow paths proposed for storm events that exceed the capacity of the reticulated stormwater network. All overland stormwater flow paths are to be identified and protected by an easement in favour of Christchurch City Council, if required.
- 6.14 The consent holder shall provide easements in gross over all public stormwater infrastructure or overland flow paths located outside of legal road or utility reserve areas.
- 6.15 The consent holder shall operate all stormwater infrastructure to vest into Council for at least 12 months following the issue of the Section 224(c) certificate, after such time Council may accept responsibility for operation and maintenance.
- 6.16 The consent holder shall provide as-built plans of the stormwater management systems and confirm that they have been constructed in accordance with the approved plans and comply with the IDS, particular Part 3: Quality Assurance and Part 12: As-Builts.
- 6.17 Proposed Lot ~~2007~~ 2003 provides primary and secondary (overland flow) for stormwater discharges from previous stages. Lot ~~2007~~ 2003 shall be kept clear of obstructions at all times, including (but not limited to) earthworks (temporary or otherwise) that could restrict, divert or prevent the free flow of stormwater.

## 7. Access Construction Standards

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

## 8. Transport

### 8.1 Street Lighting

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

### 8.2 Traffic Safety Audit

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

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

### 8.3 Existing Road Frontage

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

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

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

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

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

#### 8.4 Intersection Design

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

#### 8.5 New Roads

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

#### 8.6 Turning Facilities

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

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

### 9. Reserve Landscape Plans

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

9.2 The Landscape Plans are to provide sufficient detail to confirm compliance with the requirements of the IDS, the CSS, and the WWDG: 2003. All landscaping required by this condition is to be carried out in accordance with the accepted plan(s) at the Consent Holder's expense, unless otherwise agreed.

9.3 The Consent holder shall maintain plants/trees on Reserve Lots 2003, 2004, 2005 and 2006 for the 24 months Establishment Period (Defects Maintenance), until a final inspection and acceptance of the landscaping by the relevant Council Unit. Acceptance shall be based upon the criteria outlined in the CSS, Part 7 Landscapes (current version).

9.4 The Consent Holder is to maintain an accurate and up-to-date monthly report on the condition of plants/trees and the works undertaken during the Establishment Period. The report shall be submitted to the Engineer within five days of the end of each month during the Establishment Period, if requested (Refer sample report: *Landscape Construction Monthly Establishment Report*, CSS, Part 7 Landscape (current version)).

9.5 The relevant Council Unit staff may carry out an inspection of the reserve plants/trees after the first 6 -12 months, and a final inspection will be carried out at the end of the 24 month Establishment Period (Defects Maintenance). Where it is not possible to determine the condition of plants/trees due to seasonal constraints (e.g. trees not being in full leaf) then the final inspection and final completion may be delayed until the condition of trees can be accurately determined.

9.6 The Consent holder shall enter into a separate bond with the Parks Unit (Policy and Advisory Team) to the value of 50% of the cost to replace and replant all plants/trees on reserves. The bond shall be held for the Establishment Period of a minimum of 24 months and shall be extended by a further 12 - 24 months for the replacement planting(s), as required (e.g. in a situation where 50% or more of the landscaping is not accepted). The bond shall be released after the plants and trees have been inspected and Accepted by the relevant Council Parks Operations staff.

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

### 10. Street Tree Landscape Plans

- 10.1 Street tree landscape plans are to be submitted to the Technical Design Services (Parks and Landscapes Team) for acceptance. All landscaping is to be carried out in accordance with the Accepted plan.
- 10.2 The Landscape Plans are to provide sufficient detail to confirm compliance with the requirements of the IDS (current version) and the CSS (current version).
- 10.3 The Consent Holder shall maintain the street trees for the 24 months Establishment Period (Defects Maintenance) until final inspection and acceptance of the trees by the relevant Council Unit. Acceptance shall be based upon the criteria outlined in the CSS, Part 7 Landscapes.
- 10.4 The Consent Holder is to maintain an accurate and up-to-date monthly report on the condition of the trees and the works undertaken during the Establishment Period (Defects Maintenance). The report shall be submitted to the Engineer within five days of the end of each month during the Establishment Period, if requested. (Refer sample report: *Landscape Construction Monthly Establishment Report*, CSS, Part 7 Landscape (current version).
- 10.5 The Team Leader Road Amenity & Asset Protection, or their nominee, may carry out an inspection of the trees after the first 6-12 months and a final inspection will be carried out at the end of the 24 month Establishment Period. Where it is not possible to determine the condition of trees due to seasonal constraints (e.g. trees not being in full leaf) then the final inspection and final completion may be delayed until the condition of trees can be accurately determined).
- 10.6 The Consent Holder shall enter into a separate bond with the Parks Unit (Policy and Advisory Team) to the value of 50% of the cost to supply, replant and establish all street trees. The bond shall be held for the Establishment Period of a minimum of 24 months and shall be extended by a further 24 months for the trees(s), if required (e.g. in a situation where 50% or more of the trees are not accepted). The bond shall be released after the trees have been Accepted by the Team Leader Road Amenity & Asset Protection or their nominee.
- 10.7 Any replacement plantings and extended establishment period required due to trees not being accepted are to be carried out at the Consent Holder's expense.
11. Final Completion / Handover (Reserves and Street Trees)
- 11.1 The Consent Holder shall submit, the required completion documentation in accordance with IDS Part 2:2.12 Completion of Land Development Works and the Quality Assurance System to provide evidence that the work is completed in accordance with the agreed standards and conditions of this consent. This is to be submitted, on completion of the 24 month Establishment Period, prior to final inspection for formal handover to Council and release of the Establishment Bond.
12. As – Built (Reserves and Street Trees)
- 12.1 The Consent Holder shall submit As-Built plans for any landscape improvements on land to be vested as reserve and for any street trees, in accordance with IDS, Part 12 As-Built records and validated before the s224 certificate is issued.
13. Fencing
- 13.1 All boundaries between residential allotments and Local Purpose (Access) Reserves shall be fenced prior to issuing of the Section 224(c) certificate. The design and placement of fencing shall form part of the Engineering or Landscape acceptance. The acceptance of the fencing is to be reviewed by landscape approvals teams ([landscapeapprovals@ccc.govt.nz](mailto:landscapeapprovals@ccc.govt.nz)).
- 13.2 Fencing along boundaries with reserves - Lots 2003, 2004, 2005 and 2006  
Any fencing along, or within 2m of, the shared boundary with a reserve (Lots 208, 209, ~~260, 261, 262, 362, 363, 328, 329, 376, 377~~ and 410, 457 and 456) shall not exceed 2m in height. Such fencing shall be:
- No greater than 1.2m in height, where solid; or
  - Open style fencing that is at least 80% open where between 1.2m and 2m in height.

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

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

#### 14. Terrestrial Ecology

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

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

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

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

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

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

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

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

15.5 The consent holder shall submit evidence (i.e. weighbridge receipts or waste manifest) of the disposal of surplus soils from the site to an authorised facility to the Council, with the Site Validation Report.

15.6 Within three (3) months of the completion of the earthworks a Site Validation Report (SVR) shall be prepared and submitted to Council.

The SVR shall include as a minimum

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

The SVR shall be written in accordance with the Ministry for the Environment Guidelines for Reporting on Contaminated Sites in New Zealand (revised 2021).

Delivery of the SVR may be by way of email to [rcmon@ccc.govt.nz](mailto:rcmon@ccc.govt.nz).

#### 16. Existing Buildings

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

#### 17. Telecommunications and Energy Supply

17.1 All lots shall be provided with the ability to connect to a telecommunications and electrical supply network at the boundary of the net area of each lot. For rear lots, evidence shall be provided by the surveyor (in the form of as-builts and / or photos) that ducts or cables have been laid to the net area of each lot.

17.2 The consent holder is to provide a copy of the reticulation completion letter from the telecommunications network operator and the s224 clearance letter from the electrical energy network operator.

18. Accidental Discovery

18.1 In the event of the discovery/disturbance of any archaeological material or sites, including taonga (treasured artefacts) and koiwi tangata (human remains), the consent holder shall immediately:

- a) Cease earthmoving operations in the affected area of the site; and
- b) Advise the Council of the disturbance via email to [rcmon@ccc.govt.nz](mailto:rcmon@ccc.govt.nz)
- c) Advise appropriate agencies, including Heritage New Zealand Pouhere Taonga and the local Mana Whenua (Ngāi Tūāhuriri Rūnanga) of the disturbance.

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

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

19. Earthworks

19.1 Earthworks shall be carried out in accordance with stamped approved plan C101, dated 07/21 .

*Erosion and Sediment Control*

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

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

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

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

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

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

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

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

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

- 19.8 The CMP shall include (but is not limited to):
- The identification of environmental risks including erosion, sediment and dust control, spills, wastewater overflows, dewatering, and excavation and disposal of material from contaminated sites;
  - A site description, i.e. topography, vegetation, soils, sensitive receptors such as waterways etc;
  - Details of proposed activities;
  - A locality map;
  - Drawings showing the site, type and location of sediment control measures, on-site catchment boundaries and off-site sources of runoff, stockpiles;
  - Drawings and specifications showing the positions of all proposed mitigation areas with supporting calculations if appropriate;
  - Drawings showing the protection of natural assets and habitats;
  - A programme of works including a proposed timeframe and completion date;
  - Emergency response and contingency management;
  - Procedures for compliance with resource consents and permitted activities;
  - Environmental monitoring and auditing, including frequency;
  - Corrective action, reporting on solutions and update of the CMP-EMP;
  - Procedures for training and supervising staff in relation to environmental issues;
  - Contact details of key personnel responsible for environmental management and compliance.
- Advice note: IDS clause 3.8.2 contains further detail on Environmental Management Plans, which is also applicable to CMP.*
- 19.9 The accepted CMP shall be implemented on site over the construction phase. No earthworks shall commence on site until:
- The Council has been notified (via email to [rcmon@ccc.govt.nz](mailto:rcmon@ccc.govt.nz)) no less than 3 working days prior to work commencing, of the earthworks start date and the name and details of the site supervisor.
  - The contractor has received a copy of all resource consents and relevant permitted activity rules controlling this work
  - The works required by the CMP have been installed.
  - An Engineering Completion Certificate (IDS – Part 3, Appendix VII), signed by an appropriately qualified and experienced engineer, is completed and presented to Council. This is to certify that the erosion and sediment control measures have been properly installed in accordance with the accepted CMP.

#### *Nuisance*

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

#### *Works within the Legal Road*

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

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

#### *Fill*

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

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

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

*Advice note: Any retaining wall that exceeds 6m<sup>2</sup> is regarded as a building and requires a separate resource consent if not specifically addressed within the application supporting this consent.*

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

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

#### *Final Completion*

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

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

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

20. Site interfaces

- 20.1 Lots 199 - 206 shall be planted with a 3m planting buffer along their site boundaries which adjoin Hawkins Road boundary (within the first planting season, extending from 1 April to 30 September, after construction of the main dwelling on the site). Where the site is rounded at the corner of Hawkins Road and Selkirk Place the planting buffer shall continue as if the corner were not rounded, reducing in depth to 0m width.
- 20.2 Lots ~~377-380, 404-409, 287-288, 290-291 and 435~~ 424-429, 453-456, 340, 341, 343, 344 and 405 shall be planted with a 2m planting buffer along their site boundaries which adjoin 15 Selkirk Place (Lot 2 DP 62747) and/or 21 Selkirk Place (Lot 1 DP 62747) within the first planting season, extending from 1 April to 30 September, after construction of the main dwelling on the site. Plants must be species from the table in condition 20.3.
- 20.3 The planting buffer required in condition 20.1 or 20.2 shall include trees planted as follows:
- Tree species selected from the plant list in Appendix 8.10.26 (copied below)
  - At 1.5m in height at time of planting
  - Capable of reaching 5m at maturity and allowed to grow to their full natural height and spread without topping or reducing in height
  - Planted at a quantity of one tree per 10m of road frontage, plus one
  - Planted within a suitable tree pit that provides adequate volume for tree establishment
  - Staking and watering shall be undertaken to ensure successful establishment

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

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

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

*Note: Condition 18.4 is an ongoing condition of Consent for which a consent notice pursuant to*

s221 of the Resource Management Act will be issued.

21. Noise
- 21.1 All construction work (including any demolition and/or site preparation works) shall be designed, managed and conducted to ensure that construction noise complies with the requirements of NZS 6803:1999 Acoustics – Construction Noise for residential (see applicable Table on Page 11 of this standard).
- 21.2 No construction work, other than maintenance of dust and erosion and sediment control measures, shall be undertaken on Sundays, Public Holidays or outside the hours of 7.30am to 6.00pm Monday to Saturday, without the Council's prior consent.
22. Internal boundary fences
- If the maximum height of fill at Lots ~~287 340~~ and ~~435 405~~ is greater than 300mm above existing ground level, then internal boundary fences on Lots ~~287 340~~ and ~~435 405~~ where they adjoin 15 Selkirk Place (Lot 2 DP 62747) must not exceed an overall height of 2.1m (above existing ground level) and the top of the fence must be no lower than 1.7m above the proposed highest finished ground level on Lots ~~287 340~~ and ~~435 405~~ (e.g. 400mm of fill + 1.7m fence, or 300mm of fill + 1.8m fence).
23. Consent Notice
- The following consent notice pursuant to Section 221 of the Resource Management Act 1991 will be issued by the Council:

All lots

Specific geotechnical site investigations

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

Sewer

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

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

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

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

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

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

Specific Engineering Design

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

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

Also for Lots 204-208 only

Specific Engineering Design for Piled Foundations

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

Also for Lot 410

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

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

Also for lots 208, 209, 260, 261, 262, 362, 363, 328, 329, 376, 377 and 410, 457 and 456 only

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

Any fencing along, or within 2m of, the shared boundary with a reserve (Lots 208, 209, 260, 261, 262, 362, 363, 328, 329, 376, 377 and 410, 457 and 456) shall not exceed 2m in height. Such fencing shall be:

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

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

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

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

Also for lots ~~377, 378, 379, 380, 404, 405, 406, 407, 408, 409, 287, 288, 290, 291 and 435~~ 424, 425, 426, 427, 428, 429, 453, 454, 456, 340, 341, 343, 344 and 405 only

(20.2) Lots ~~377, 380, 404, 409, 287, 288, 290, 291 and 435~~ 424-429, 453-456, 340, 341, 343, 344 and 405 shall be planted with a 2m planting buffer along their site boundaries which adjoin 15 Selkirk Place (Lot 2 DP 62747) and/or 21 Selkirk Place (Lot 1 DP 62747) within the first planting season, extending from 1 April to 30 September, after construction of the main dwelling on the site. Plants must be species from the table in condition 20.3.

Also for lots ~~377, 378, 379, 380, 404, 405, 406, 407, 408, 409, 287, 288, 290, 291 and 435~~ 424, 425, 426, 427, 428, 429, 453, 454, 456, 340, 341, 343, 344 and 405 only

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

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

A: Native Plants	
(i) Trees	(ii) Small tree and shrubs
<i>Alectryon excelsus</i> - ki	<i>Aristotelia serratus</i> - wineberry
<i>Cordyline australis</i> - cabbage tree	<i>Carpodetus serratus</i> - marbleleaf
<i>Dacrycarpus dacrydioides</i> - kaihikatea	<i>Coprosma areolata</i>
<i>Elaeocarpus dentatus</i> - hinau	<i>Coprosma linarifolia</i> - yellow-wood
<i>Elaeocarpus hookerianus</i> - pokaka	<i>Coprosma lucida</i> - shining karamu
<i>Pitosporum eugenioides</i> - lemonwood	<i>Coprosma robusta</i> - karamu
<i>Plagianthus regus</i> - lowland ribbonwood	<i>Coprosma rotundifolia</i> - round leaved coprosma
<i>Podocarpus totara</i> - totara	<i>Fuchsia excorticata</i> - fuchsia

Prumnopitys ferruginea - miro	Griselinia littoralis - broadleaf
Prumnopitys taxifolia - matai	Hedycarpa arborea - pigeonwood
Sophora microphylla - kowhai	Hoheria angus folia - lacebark
	Lophomyrtus abcordata - NZ myrtle
	Melicytus ramiflorus - mahoe
	Melicytus micranthus - shrubby mahoe
	Myrsine australis - red mapau
	Neomyrtus pedunculata
	Pennantia corymbosa - kaikomako
	Pitosporum tenuifolium - kohuhu
	Pseudopanax arboreus - fivefinger
	Pseudowintera colorata - pepper tree
	Strebius heterophyllus - turepo
B: Exotic trees	
Acer campestre - field maple	Platanus orientalis - plane
Acer negundo	Quercus coccinea - scarlet oak
Alnus glutinosa - black alder	Quercus palustris - pin oak
Alnus rubra - red alder	Quercus robur fastigiata
Carpinus betulinus fastigiata - upright hornbeam	Tilia cordata - lime
Liquidambar styraciflua - liquidamber	Prunus species - flowering cherries

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

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

*Note: Council will prepare the Consent Notice.*

#### 24. Goods and Services Taxation Information

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

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

#### Lapse date

The lapse date of the consent remains unchanged, i.e. 07/03/2030. The consent will lapse on this date unless it is given effect to before then.

#### Noise

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

#### Lapsing of this consent

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

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

#### Lapsing of s223 Certification

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

### Your Rights of Objection

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

### Commencement of this consent

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

### Development Contributions

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

The Local Government Act 2002 enables a council to charge development contributions if the effect of a development requires the Council to provide new or upgraded infrastructure. This ensures developers pay a fair share of the cost of providing infrastructure to service growth development. The Council's approach to development contributions is included in the Council's Development Contributions Policy, available on the Council website [ccc.govt.nz](http://ccc.govt.nz).

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

### Development Contributions Assessment Summary

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

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

### Invoicing and Payment

An invoice will be sent to you when payment of the development contributions is required shortly before issue of a code compliance certificate for a building consent, commencement of the resource consent activity, issue of a section 224(c) certificate for a subdivision consent or authorisation of a service connection, whichever is first.

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

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

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

#### Reconsiderations and Objections

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

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

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

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

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

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

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

A form to request a reconsideration or lodge an objection can be found on the Council website [ccc.govt.nz](http://ccc.govt.nz).

#### Contact

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

Phone: 03 941-8999

Email: [developmentcontributions@ccc.govt.nz](mailto:developmentcontributions@ccc.govt.nz)

Please quote your project number with all correspondence.

#### Council Site Characteristics Information

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

<u>Property Condition Group Description</u>	<u>Property Condition</u>
Administrative Purposes	Guest accommodation (including whole unit listings on Airbnb; BookaBach; etc.) generally requires a resource consent in this zone when the owner is not residing on the site. For more information, please refer to: <a href="https://ccc.govt.nz/providing-guest-accommodation/">https://ccc.govt.nz/providing-guest-accommodation/</a> .
Community Board	Property located in Papanui-Innes-Central Community Board.
District Plan	Property or part of property within the Liquefaction Management Area (LMA) Overlay, which is operative.

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

#### Archaeological Sites

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

Allocated Street Numbers

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

Lighting in Private Ways

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

Building consent requirements

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

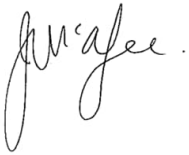
Reported and recommended by: Shona Jowett, Senior Planner

Date: 16/04/2026

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

Delegated officer:



Jo McAfee  
Team Leader Planning  
17/04/2026 12:49 pm