

Report / Decision on a Non-notified Subdivision Consent Application

Sections 95A / 95B and 104 and 104B

Application Number:	RMA/2022/2524
Applicant:	Suburban Estates Limited
Site address:	48 Quaifes Road
Site area:	2.0417 ha
Legal Description:	Lot 2 DP 82755
Zoning:	Residential New Neighbourhood (RNN)
Overlays and map notations:	Outline Development Plan, Flood Management Area (FMA), Liquefaction Management Area (LMA)
Activity Status - subdivision:	Restricted discretionary
Activity Status - land use:	Restricted discretionary
Activity Status – NES:	Discretionary
Description of Application:	31 lot fee simple subdivision and associated earthworks

The proposal

The proposal is detailed in section 2 of the AEE, in summary:

The subdivision proposal is to create 31 residential allotments over three stages, two roads, one Local Purpose (utility) reserve and three rights of way.

The residential allotments will range in size from 400m² to 1042m².

History

Land use consent RMA/2022/1568 was granted on 18/08/2022 for 48 Quaifes Road. The consent granted the creation of two stockpiles with a combined volume of approximately 5500m³ with a maximum height of 1.8m, and to undertake work that triggered the National Environmental Standard for Assessing and Managing Contamination in Soil to Protect Human Health.

Description of site and existing environment

The application site and surrounding environment are described in section 3 of the AEE submitted with the application. I adopt the applicant's description. The application site is shown below, outlined in red (figure 1).



Figure 1. Application site (red outline)

Relevant rules and activity status

Christchurch District Plan

The site is zoned Residential New Neighbourhood.

The site is located in the area covered by the South West Halswell Outline Development Plan.

Land use rules

The proposal requires land use consent for a restricted discretionary activity under the following rule(s):

Activity status rule	Standard not met	Reason	Matters of control or discretion	Notification clause
6.6.4.3 RD1	-	The proposal involves earthworks within the waterway (Cox's Drain) and within the 5m waterway setback (network waterway).	6.6.7.1 Natural hazards 6.6.7.2 Natural values 6.6.7.5 Maintenance access 6.6.7.4 Cultural values 6.6.7.3 Amenity and character 6.6.7.6 Public / Recreational access	No clause
8.9.2.3 RD1	8.9.2.1 P1 a. Earthworks volume and depth b. Depth of earthworks	The proposed earthworks will exceed the 20m ³ maximum volume in Table 9– 12,000m ³ is proposed. The proposed earthworks will exceed the 0.6m maximum depth – up to 2.5m is proposed.	8.9.4 Matters for discretion: 8.9.4.1 - Nuisance 8.9.4.3 - Land stability 8.9.4.6 - Amenity	8.9.1 a. - Must not be publicly notified

Subdivision rules

The proposal requires subdivision consent for a restricted discretionary activity under the following rule(s):

Activity status rule	Standard not met	Reason	Matters of control or discretion	Notification clause
5.5.2 C1	-	Any subdivision which creates a vacant allotment within the Liquefaction Management Area is classified as a controlled activity under Chapter 5	Location, size and design of allotments, structures, roads, access, services or foundations as they relate to the liquefaction hazard;	Shall not be limited or publicly notified.

Activity status rule	Standard not met	Reason	Matters of control or discretion	Notification clause
			Timing, location, scale and nature of earthworks as they relate to the liquefaction hazard; and Liquefaction hazard remediation methods. Criteria in 5.5.2 C1 b.	
8.5.1.2 C4	-	Subdivision to create allotments for access, utilities, emergency service facilities, roads and reserves is classified as a controlled activity and the minimum net site area requirements do not apply.	8.7.3 - Allotments for access, utilities, roads and reserves	8.4.1.1
8.5.1.3 RD2	8.6.11 Additional standards for the Residential New Neighbourhood Zone	The proposed subdivision does not meet the standards in 8.5.1.3 C5 as the subdivision does not meet the following: - The site is not a minimum of 4ha (2.0433ha). - The 800m walkable block is not achieved. - Lots 135 and 146 have 4m dimensioning along the road boundary (access legs)	8.7.4 - General matters 8.8.8 - Compliance with outline development plans and density 8.8.9 - Additional matters - Residential New Neighbourhood Zone	8.4.1.1 Limited or public notification may apply
8.5.1.3 RD2	8.6.8 Wastewater disposal	The proposed wastewater disposal does not comply with the rule as no wastewater certificate has been provided.	8.7.4 - General matters 8.8.6 - Servicing	8.4.1.1
8.5.1.3 RD4	-	Subdivision within a Flood Management Area is classified as a restricted discretionary activity.	8.7.4 - General matters 8.8.7 - Flood Management Area	8.4.1.1

Rule 8.4.1.1 specifies that any application for a controlled or restricted discretionary subdivision consent shall not be publicly or limited notified (except in relation to restricted discretionary applications seeking access on to a State Highway). This provision does not apply as the application contains land use non-compliances which do not have any restrictions on the notification decision.

Planning Matters

The proposal is changing the application site from semi-rural environment to a fully developed residential area. For direct neighbouring properties and users of the locality, this will create a change in outlook and activity in the area. Notwithstanding this change the application site is zoned for residential use therefore it is generally anticipated that residential activities will be established in this area. I note that residential activity could be established prior to any subdivision application taking place.

National Environmental Standard

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

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

Activity status regulation	Regulation not met	Reason	Matters of control or discretion	Notification clause
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Activity status regulation	Regulation not met	Reason	Matters of control or discretion	Notification clause
Regulation 11 Discretionary activities	Regulation 8(3) Disturbing soil	A Detailed Site Investigation has not been carried out / has not been provided to the Council.	N/A	No clause
Regulation 11 Discretionary activities	Regulation 8(4) Subdividing or changing use	A Detailed Site Investigation has not been carried out / has not been provided to the Council.	N/A	No clause

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

As a restricted discretionary activity, the assessment of the effects of the proposal is limited to the matters over which the Council has limited its discretion outlined in Chapters 5, 6.6, 8 and 14 of the Christchurch District Plan.

In my opinion, the effects of this proposal relate to subdivision design, outline development plan outcomes, natural hazards, environmental health and the effects of earthworks.

Subdivision Design

The proposed development creates non-compliances as outlined above, which require the assessment of Rules 8.7.4, 8.8.8 and 8.8.9 in terms of subdivision design and compliance with the outline development plan. The non-compliances include not having a development area of at least 4ha, not having an 800m walkable block and minimum allotment dimensions. Regardless of the non-compliances there is a broad discretion to consider a wide range of subdivision design and ODP matters for any greenfield subdivision proposal.

General Matters of Subdivision

Rule 8.7.4 outlines the general matters of subdivision which provides guidance to assess the proposal's subdivision design, hazard constraints, servicing and infrastructure, transport networks, open spaces, natural and cultural values and consent notices. I consider that the proposed subdivision is appropriate under these matters noting that:

- All allotments can contain permitted land use activities. I consider that the allotments proposed are suitable for residential development under zone provisions;
- The dimensions of the allotments are all of a compliant size (with specific exemptions identified and assessed below) and corner lots have an appropriate corner rounding.
- As discussed further below, the proposed allotments will not constrain the future development which could occur on land to the west or east of the site, with a road connection to the east/west and walking connections to the future residential area to the east and to the Council owned reserve to the west. The northern area has already been developed;
- Except for the requirement for a collector road to be provided, the requirement for a walkable block and the minimum development area of 4ha, which are discussed further below, the proposal is in accordance with the outline development plan for South West Halswell.
- The proposed boundaries have not been created as a result of natural topography, drainage, other features of the natural environment and sites of cultural significance as none of these matters are particularly relevant on this piece of land;
- The proposal includes a local purpose reserve. This is 4m in width, however this is to be joined with another 4m wide reserve proposed in the adjoining section to the south. This has been reviewed by Senior Open Space Planner, Pete Barnes and Asset Engineer Weng-Kei Chen. Both have accepted the design of the reserves and I consider that together they will provide an acceptable walkway into the adjacent Council owned reserve.
- Servicing conditions have been proposed to require all allotments to be fully serviced.
- The proposal does not create any reverse sensitivity effects to any nearby national grid or electricity distribution lines;
- The proposal meets the required household density target of 15 dwellings per ha and a range of lot sizes have been provided, from 400m² to 1042m² in area.

Overall, I consider that the application has satisfied the requirements in Rule 8.7.4.

South West Halswell Outline Development Plan (ODP)

The site is located within the South West Halswell ODP. The proposal does not achieve an 800m perimeter block, is under 4ha in total area and does not achieve minimum dimensions on all residential allotments. The non-compliance with the walkable block requirement is largely due to the sites to the east and west not yet being developed and due to the existing road connection locations from the developed residential areas beyond. The applicant has provided a road through the middle of their site and one walkway. The walkway will allow for future residents of this site and of the undeveloped site to the east, to walk to the Council owned reserve. I therefore consider that the subdivision will sufficiently integrate and connect appropriately to the other parts of the outline development area despite not meeting the 800m walkable block at this time.

With regards to urban design, specialist input has been obtained from Council Senior Urban Designer, Nicola Williams. Whilst initially expressing concern regarding the lack of a collector road through the site, as this could reduce potential routes for public transport, after receiving advice from Council Transport Asset Engineer, Weng-Kei Chen, that a neighbouring site will be able to accommodate a bus route, Ms Williams has expressed no concerns about the site layout. The proposal has a variety of sections sizes, good connectivity, and street frontage - which avoids the use of multiple rear allotments and right of ways. Overall, I consider that the outcomes of the ODP have been achieved.

The minimum dimension non-compliances have been created by access legs however they do not impinge the usability of the allotments concerned. The actual dimensioning of the net site areas does allow for permitted land use activities to be established on the sites. These allotments assist in providing a diversity of housing types within the proposal. I consider the adverse effects arising to be less than minor.

Transport Design

The application is proposing a local road (north south) and collector road (extension of Skibbereen Drive, east-west of the site) through the middle of the site. This connects to the southern neighbouring site which has been recently consented development in resource consent RMA/2022/2160.

The ODP for South West Halswell shows that a collector road was expected to be provided along the eastern edge of the application site and then connect to Skibbereen Drive, which is to be a collector road. The applicant proposes a local road, instead of a collector road. Mr Chen has stated that this is acceptable and that although there will not be a collector road leading north from Quaifes Road, the proposed Skibbereen extension can provide for future public transport routes.

The roading design has been reviewed by Council Asset Engineer Weng-Kei Chen. Mr Chen considers the design to be appropriate and has recommended conditions including that the existing road frontage be upgraded, a traffic safety audit be provided, street lighting be installed in compliance with the IDS and that a turning facility is provided (until the road is connected through to 52 Quaifes Road).

Overall I consider that the roading proposed will be constructed to a safe standard and there will be sufficient road connections to the wider ODP area. Any transport effects are expected to be less than minor.

Servicing

In this application, the following servicing infrastructure is proposed:

- Stormwater is to be collected in roadside sumps and piped to Quaifes Road and Skibbereen Drive and will drain to Council facilities at Creamery Ponds/ Coxs-Quaifes Stormwater basins, which are stormwater facilities currently under construction;
- water mains are proposed to be installed through the site.
- The development will be serviced using a local pressure sewer system.

The servicing proposed in this application has been assessed by Council's specialists. With regards to water, sewer and stormwater, the proposal has been accepted by Council's Planning Engineers Alison Tang and Brian Norton. Ms Tang and Mr Norton have recommended conditions, which the applicant has accepted.

Rule 8.6.8 requires that a wastewater capacity certificate is provided to confirm that the proposed allotments have access to adequate wastewater capacity. This application does not include a wastewater capacity certificate. The site is located within Council's South West Halswell SWH2 Local Pressure Sewer catchment. The applicant states that the Local Pressure Sewer System reticulation will be laid in the common trench for services in the road berm and individual pumps will be installed on each lot at a future date as part of the purchasers building consent process. Wastewater capacity has been assessed by Ms Tang and she includes a number of consent conditions that address the design of the local pressure sewer system and a consent notices is to be recorded on each title regarding the local pressure sewer unit to be installed on each site.

With the inclusion of the wastewater conditions recommended by Ms Tang and accepted by the applicant, I

consider the lack of a wastewater capacity certificate to create no adverse effects in this instance. The proposed lots will be adequately serviced for sewerage.

Ecology and the Effects on the Waterway

Cox Drain runs along the western boundary of the site and is a network waterway. The applicant proposes earthworks, including filling of the waterway. They state this is to achieve appropriate drainage contours across the site, and for formation of the sites. The applicant also notes that they intend to close Cox Drain as part of the subdivision, however this is also dealt with through a consent process with Environment Canterbury.

The application has been referred to Council's Surface Water and Land Drainage Planner, Sarangi Sabu and Council's Waterways Ecologist, Katie Noakes, for comment. Ms Sabu stated that it has been agreed that the network waterway on the CCC stormwater facility (to the west of the application site) is going to be filled in and battered to form a grassed swale which will drain into the proposed local reserve on the north western corner of the site. As the network waterway is to be filled, conditions stating earthworks are to be undertaken during the summer months, when the waterway is dry and regarding fish salvage, should water be observed in Coxs Drain, are proposed. These have been agreed to by the applicant.

The application was also referred to Chris McClure, Council Ecologist, to consider potential lizard habitat on the site. Ms McClure notes that there is a small area of potential habitat along the boundary of the site. A condition of consent, regarding any incidental discoveries of lizards, has been included in this consent. The applicant has agreed to this condition.

Overall, I consider that, with the inclusion of the recommended conditions, the adverse effects on local ecology will be less than minor.

Other Subdivision Design Matters

The matters of control in Rule 8.7.4 cover a wide range of matters required to be addressed to ensure a subdivision proposal is appropriate. This has been addressed in the General Matters of Subdivision section above. In addition, a number of conditions have been proposed to address the following items:

- Engineering general conditions and the requirement for acceptance of engineering plans;
- Street lighting;
- Telecommunications and energy supply;
- Easement conditions;
- Road naming; and
- GST forms to be completed at the s224 certification stage

These conditions generally ensure that the subdivision is designed and constructed to an appropriate standard and in line with the Infrastructure Design Standard (IDS) and Construction Standard Specifications (CSS). The subdivision approval is in effect an approval in principle pending acceptance of detailed engineering design for the physical construction of the development.

The conditions also help to secure the right form of land tenure for residential titles and public land and assets (such as easements, and reserves). Many of these are also administration conditions to ensure processes up to the s224 certification are implemented correctly. The applicant has not raised any concerns about these conditions and has accepted the conditions.

Natural Hazards and Earthworks

The application has been referred to Brian Norton, Council's Senior Stormwater Planning Engineer, for comments.

The site is proposed to be filled to mitigate any potential flooding of the site itself. The proposal also includes a report with modelling of flood events to ensure an appropriate flood level is proposed on each of the residential allotments. The lots have been designed so that they drain from the rear, towards the proposed road. The proposed stormwater management measures and system will avoid any flooding onsite.

The site is located next to a Council owned stormwater reserve, which has been designed to accommodate future residential development in the wider ODP area. Mr Norton has also suggested a number of conditions. These will address the requirement for a stormwater management system, the finished levels of the sites, that a report will be required by the consent holder to summarise any effects of displacement of ponded flood waters, provision of a stormwater design and flood modelling report, and that the surface water management systems

are constructed in accordance with the IDS. The applicant has agreed to these conditions.

The site is also located in the Liquefaction Management Area, which will be discussed in the section 106 component of this report below.

The proposed earthworks exceeds both the volume and depth parameters set out in Chapters 5 and 8 of the District Plan. The proposed earthworks are 4000m³ in volume to a maximum cut depth of 1.5m and fill of 1.0m.

Earthworks are required for the formation of the allotments. The effects of filling within the waterway setback has been addressed above.

The proposed earthworks have potential to create nuisance effects, which include dust, noise, sedimentation, erosion, change of drainage patterns, and effect on ground water and surface water, which could affect neighbouring properties, roading networks, waterways and the wider environment. It could also result in land stability issues, which could further exacerbate these nuisances.

Given the above the application has been referred to Peter Megarry, Council Subdivision Engineer, for comment. He has provided the following comments"

"Earthworks (approx. 12,000m³ up to 2.5m cut and 1.5m fill) are proposed for subdivision works. Some filling will occur in the neighbouring CCC stormwater reserve to fill (with topsoil) a redundant channel located along the boundary. The application states this has been approved by CCC and Ecan consents are being sought. Filling within the site will raise ground levels as required above flood levels. Approximately 5300m³ of material will be imported and 1000m³ exported.

Stage 2b will discharge stormwater to the south and relies on the future development of that land. The applicant has stated they expect a consent condition requiring the availability stormwater discharge point to the south before 224c of that stages. I'd suggested to them that will be a required prior to engineering plan acceptance, and just raise the fact that if an alternative outlet / engineering solution is required that involves further earthworks to those proposed under this consent, a separate consent may be required. Conditions will also be required to cover the need to maintain ESC measures while stormwater discharges through approved construction phase outlet until such time a permanent operation phase outlet is completed.

*Boundary fill is up to 1.45m at the SW, this will be supported by the topsoil batter within the SW reserve, and the geotech RFI recommends at **2m building setback** from this boundary. Earthworks near street trees is being sought as part of this consent."*

I adopt Mr Megarry's assessment.

No fill is proposed along the eastern internal boundary as the site will be battered internally to match existing ground levels. I am not concerned with amenity effects as a result. If this were to change, the applicant would need to amend their application and I have added an advice note to this affect. With regards to nuisance, a number of conditions have been proposed as part of this consent to ensure that dust emissions are appropriately managed within the boundary. I also note that the site is within the middle of the ODP area, with a CCC owned site to the west and a subdivision application is currently being processed for the site to the south, the neighbouring property to the east is largely vacant, with one small dwelling close to Quaifes Road. The site is therefore distanced from any existing residential area. I consider that nuisance effects can be adequately managed so that the effects are less than minor. These levels changes are not significant enough to have any effects on land stability for adjoining sites.

Overall, I consider that the effects of the proposed earthworks, in terms of nuisance, land stability and amenity, will have a less than minor effect on the surrounding environment.

Environmental Health

The PSI included with this application noted some areas of burning. The application has been reviewed by Isobel Stout, Senior Environmental Health Officer. I have summarised Mrs Stout's comments:

- This site has already had some consenting take place. A load of soil was stockpiled here without consent and one was issued retrospectively (RMA/2022/1568);
- The PSI included with this subdivision application noted some areas of burning but didn't investigate them. It is likely that such areas would have contaminants in them and they could be removed as a permitted activity as they are so small;

- The stockpiles were unfortunately placed on top of these areas before they could be removed. So in theory once the stockpiles are moved on the location of the burn piles could be tested however there is likely to be very little to find given all the soil movement that will have taken place.
- Condition 3 of RMA/2022/1568 requires the consent holder to furnish test results and a validation report on the burn pit area. It is proposed this condition is replicated to ensure best practices.

The applicant has accepted the proposed condition. I adopt Mrs Stout's assessment and consider the effects to be less than minor with this protection in place.

Conclusion

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

The applicant has accepted the draft conditions and these now form part of their application for the purposes of my assessment.

Notification assessment [Sections 95A and 95B]

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

Public notification

- Step 1. The application does not meet any of the criteria for mandatory notification in section 95A(2).
- Step 2. The application does not meet any of the criteria in section 95(A)(5) precluding public notification. Although Rule 8.4.1.1 a. precludes public notification of the subdivision consent there is no such rule for the land use activity.
- Step 3. There are no rules or NES requiring public notification, and any adverse effects on the environment will be no more than minor (section 95A(8)).
- Step 4. There are no special circumstances that warrant public notification (section 95A(9)).

Limited notification assessment

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

Conclusion on notification

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

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

The applicant has provided an assessment of the objectives and policies in section 8 of their AEE. I adopt this assessment and further add that the application is:

- Consistent with the relevant objectives, policies and matters of discretion in the District Plan which essentially seek to maintain or enhance the amenities of the built environment, and ensure that the creation of new allotments does not adversely impact on physical infrastructure or the cost of its provision.
- I have also reviewed the relevant objectives and policies in chapters 3, 5, 6, 7, 8 and 14 of the District Plan. Given the above assessment I consider that the proposal is consistent with the objectives and

policies in those chapters. The objectives and policies anticipate urban development of the site and wider locality. Many of the themes in the District plan are encapsulated in the ODP. Having reviewed the relevant provisions of the District Plan, I am of the view that the way the subdivision and land use proposal is appropriate and consistent with the objectives and policies of the District Plan.

Conclusion

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

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

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

For completeness, I note that the District Plan gives effect to the relevant provisions of higher order instruments referred to in s104(1)(b), including the Regional Policy Statement and Regional Plans. As such, there is no need to specifically address them in this report.

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

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

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

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

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

Section 106

s106 Consent authority may refuse subdivision consent in certain circumstances

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

This section of the Act is particularly relevant in relation to geotechnical concerns following the Canterbury earthquakes. The land is identified as being within the Liquefaction Management Area in the Christchurch District Plan and rule 5.5.2a applies as the vacant allotments are being created. The land is classified by CERA as Green Zone – No classification.

The applicant has submitted a geotechnical report prepared by CGW Consulting Engineers which has been reviewed by Council's Subdivision Engineer Peter Megarry. His comments are below:

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

- A CGW Engineers geotech report has been provided with the application. A SOPO is provided (Council Trim record 22/1039381);
- Nearest waterways identified: 650m to north east and 880m to west;
- Approximately 100-200mm of vertical set occurred over the site during the CES;
- Site was considered to be tested to SLS, some liquefaction in land to the north;
- Class d subsoil, investigations indicate 20m of interbedded silt, sand and clay, which is likely overlying predominately gravels to at least 200 m depth;
- Site specific investigations comprised 5 CPTs (11-12.35m), 9 hand augers to 3m;
- Groundwater during testing was 1.66-2.9m bgl (In May 2022);
- A liquefaction assessment has been carried out. Over 10m depth up to 60mm of settlement is predicted at ULS, and 25mm at SLS. Lateral movement is expected to be less than 300mm accounting for (as per RFI response) the neighbouring basins. These values are in line with MBIE TC2
- Static settlement is confirmed is predicted to be between 1.4 and 1.9mm. (Confirmed in RFI, typo in report);
- S106 hazards for the site were identified as being limited to liquefaction settlement and flooding.
- Foundation recommendations were provided which are recommended as conditions;
- General earthworks recommendations were made, along with a recommendation for a drainage blanket for trench bases where groundwater inflow encountered.
- Recommendation for backfill for service trenches should be treated with 3% cement by weight.

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

Recommendations

LAND USE CONSENT

(A) That the application be processed on a **non-notified** basis in accordance with Sections 95A – 95E of the Resource Management Act 1991.

(B) That the application **be granted** pursuant to Sections 104, 104C, 108 and 108AA of the Resource Management Act 1991, subject to the following condition:

1. The development shall proceed in accordance with the information and plans submitted with the application.
2. All earthworks associated with the creation and formation of the subdivision shall be carried out in accordance with the conditions of subdivision consent.

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 \$175.50 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, 104B and 106 of the Resource Management Act 1991, subject to the following conditions imposed pursuant to Sections 108, 108AA and 220 of the Resource Management Act 1991:

1 **Scheme Plan and Staging**

1.1 General Survey Plan

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

1.2 Staging

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

1.3 Allotment to Vest Local Purpose (Utility) Reserve

Lot 600 (116m²) is to be vested as Local Purpose (Utility) Reserve.

Advice Note - A Local Purpose (Utility) 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.

1.4 New Roads to Vest

The new roads, being lots 500 and 501, are to be formed and vested in the Council to the satisfaction of the Subdivision Engineer with underground wiring for electricity supply and telecommunications.

1.5 Road Naming

The new road is to be named and shown on the survey plan submitted for certification.

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

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

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

1.6 Right of Way Easements (Private Ways)

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

1.7 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.

1.8 Easements over Reserves (Local Purpose 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 solicitors 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.

1.9 Easements in Gross (if required)

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.

1.10 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.

1.11 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 2.1 (Asset Design and Construction). This report can be submitted as two individual design reports addressing infrastructure as one part and the second part as a Geotechnical Report.

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

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

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

General Advice Note for Quality Assurance

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

2.3 Traffic Management

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

2.4 Laterals for Rear Lots

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

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

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

2.5 CCTV Inspections

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

2.6 Services As-Built Requirements

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

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

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

As-Builts (Reserves and Street Trees)

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

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

2.7 Minimum Levels

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

2.8 Earthworks

2.8.1 Earthworks shall be carried out in general accordance with stamped approved plan pages 2-4.

Erosion and Sediment Control

2.8.2 The earthworks and construction work shall be under the control of a nominated and suitably qualified engineer and completed with regard to the recommendations made in the CGW Consulting Engineers Report, 48 Quaifes Road, Halswell, Christchurch, Suburban Estates Limited, Document Number: 21449-RPTGEO-002-A, Date: 25 May 2022.

2.8.3 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.

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

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

2.8.5 All filling and excavation work shall be carried out in accordance with an EMP 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 EMP will require formal acceptance by Christchurch City Council's Subdivision Engineer (via email to rcmon@ccc.govt.nz) prior to any work starting on site.

2.8.6 The EMP 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.

2.8.7 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://esccanterbury.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.

2.8.8 The EMP shall include (but is not limited to):

- The identification of environmental risks including erosion, sediment and dust control, spills, wastewater overflows, dewatering, and excavation and disposal of material from contaminated sites;
- A site description, i.e. topography, vegetation, soils, 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;
- 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 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.

2.8.9 The accepted EMP shall be implemented on site over the construction phase. No earthworks shall commence on site until:

- The Council has been notified (via email to rcmon@ccc.govt.nz) no less than 3 working days prior to work commencing, of the earthworks start date and the name and details of the site supervisor.
- The contractor has received a copy of all resource consents and relevant permitted activity rules controlling this work
- The works required by the EMP 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 EMP.

Nuisance

2.8.10 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.

2.8.11 All loading and unloading of trucks with excavation or fill material shall be carried out within the subject site.

Works within the Legal Road

2.8.12 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

2.8.13 Any change in ground levels shall:

- Not cause a ponding or drainage nuisance to neighbouring properties.
- Not affect the stability of the ground or fences on neighbouring properties.
- Maintain existing drainage paths from neighbouring properties.

2.8.14 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).

2.8.15 All filling exceeding 300mm above excavation level shall be in accordance with the Code of Practice for Earthfill for Residential Purposes NZS 4431:1989. At the completion of the work an Engineers Earthfill Report, including a duly completed certificate in the form of Appendix A of NZS 4431, shall be submitted to Council at rcmon@ccc.govt.nz for all lots, including utility reserves, within the subdivision that contain filled ground. This report shall detail depths, materials, compaction test results and include as-built plans showing the location and depth of fill and a finished level contour plan.

2.8.16 The consent holder shall submit a design report and calculations detailing any filling proposed against existing boundaries and the means by which to comply with the Earthfill Report in respect to adjoining properties.

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

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

2.8.17 Any retaining wall construction shall be included and certified as part of the Earthfill Report.

2.8.18 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

2.8.19 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 2ha.

2.8.20 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.

2.8.21 Should the Consent Holder cease or abandon work on site for a period longer than 6 weeks, or be required to temporarily halt construction during earthworks, they shall first install preventative measures to control sediment discharge / run-off and dust emission, and shall thereafter maintain these measures for as long as necessary to prevent sediment discharge or dust emission from the site.

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

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

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

3 Geotechnical

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

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

In addition to the above, to be considered suitable in terms of section 106(1A)(a) and (b) of the Resource Management Act, all proposed infrastructure shall be designed to resist the effects associated with earthquake induced liquefiable soils and lateral spread from a seismic event as defined in condition 2.

3.2 To mitigate liquefaction (vertical settlement) hazards and lateral spread (horizontal displacement), any proposed asset structures shall be designed for a seismic event with a 25 year return period under the serviceability limit state (SLS) event and with a 500 year return period for the ultimate limit state (ULS) event as defined by NZS 1170.5:2004.

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

3.3 **Geotechnical Completion Report**

Prior to the request for the section 224 certificate the Consent Holder shall supply a Final Geotechnical Report on the earthworks undertaken construction phase to minimise both the liquefaction and lateral spread potential of the land during the SLS and a ULS seismic event in condition 2. 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.

3.4 **Specific Foundation Design**

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

Advice Note: These requirements are contingent upon TC2 land equivalence being maintained following the proposed earthworks works.

Advice Note: Condition 3.4 is an ongoing condition of Consent for which a consent notice pursuant to s221 of the Resource Management Act will be issued.

3.5 **Building Setback Lots 161-167**

No habitable Buildings are to be erected within 2 metres of the rear boundary shared with the Council's Coxs Quaifes Stormwater Facility.

Advice Note: Condition 3.5 is an ongoing condition of Consent for which a consent notice pursuant to s221 of the Resource Management Act will be issued.

4 Water Supply

- 4.1 The points of water supply for this subdivision shall be the DN200 PVC water main in Skibbereen Drive and the DN250 PE100 water main in Quaifes Road. Connections shall be made from the proposed PE100 water main from the "Lot 30" (Road to Vest) collector road to be installed under RMA/2022/2160. If the DN250 PE100 from Quaifes Road (installed under RMA/2022/2160) is not livened, this will not prohibit 48 Quaifes from obtaining s224.
- 4.2 A DN200 PVC water main shall be established along Skibbereen Drive to the junction at the "Road D" section of Lot 500 (Road to Vest). From Road D, a DN180 PE100 water main shall be established east along Skibbereen Drive terminating with a temporary hydrant at the eastern edge of the subdivision in accordance with the provisions of the Infrastructure Design Standard.
- 4.3 A DN250 PE100 water main shall tee off the water main in Skibbereen Drive at the Road D junction, extend down Road D the full length of Road D.

Advice Note: For costs associated with the increase in diameter of the water main only, if over and above that required to service the subdivision, Council will enter into an Infrastructure Provision Agreement with the developer.

- 4.2 The water supply shall be designed by a suitably qualified person in accordance with the Infrastructure Design Standard and in general accordance with the NZ Fire Service Fire Fighting Water Supplies Code of Practice NZS 4509:2008, subject to Council engineering acceptance. Engineering drawings supported by hydraulic model outputs shall be sent to the Subdivisions Planning Engineer for Engineering Acceptance by the Three Water & Waste Asset Planning Team prior to the commencement of any physical work.
- 4.3 All water mains and submains for the subdivision shall be installed in road to be vested in Council.
- 4.4 The construction of Council vested water infrastructure shall be carried out by a Council approved water supply installer at the expense of the applicant.
Advice Note: Refer to <https://ccc.govt.nz/assets/Documents/Consents-and-Licences/construction-requirements/Authorised-Water-Supply-Installer-Register.pdf> for a list of authorised water supply installers.
- 4.5 All lots shall be served with a water supply to their boundary. Submains shall be installed to 1m past each lot boundary.
- 4.6 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 (Waste water)**

- 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 Skibbereen Drive.
- 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).

Advice Note: Refer to <https://ccc.govt.nz/assets/Documents/Consents-and-Licences/construction-requirements/Authorised-Drainlayer-Register.pdf> for a list of authorised drainlayers.

- 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 2018) and the Construction Standard Specifications (CSS 2018).
- 6.2 The consent holder shall demonstrate that authorisation for construction and operational phase stormwater discharge has been obtained either from Christchurch City Council or by separate resource consent from Environment Canterbury.
- 6.3 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.

- 6.4 Unless otherwise approved the Council Stormwater Planning Engineer, all stormwater generated from all roofs, roads and hardstanding areas within Stage 1 shall be collected via channels, sumps, pipes or swales and discharged into CCC's Coxs-Quaifes Stormwater Basins located at 60 Quaifes Road.
- 6.5 Unless otherwise approved the Council Stormwater Planning Engineer, all stormwater generated from all roofs, roads and hardstanding areas within Stages 2 & 3 shall be collected via channels, sumps, pipes or swales and discharged into the CCC's Creamery Ponds Stormwater Facility located at 86 Sabys Road.
- 6.6 The minimum finished level of residential allotments shall be at least RL22.15m Christchurch Drainage Datum.
- 6.7 The filling of land shall not cause adverse flooding effects on other land. The consent holder shall provide a report summarizing any effects of displacement of ponded flood waters and/or disruption of overland flow caused by filling within the site, and identify all measures proposed to avoid, remedy or mitigate those effects. This report shall form part of the Engineering Design Report.
- 6.8 The surface water management and mitigation 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.
- 6.9 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.
- 6.10 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.

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.
- 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 Council Engineers, the laterals are to be laid at sufficient depth to ensure protection and adequate fall is available to serve the furthermost part of the lot.
- 6.12 All boundaries between residential allotments and Lot 2 DP 520321 shall be fenced prior to issuing of the Section 224(c) certificate. Fencing along Lot 2 DP 520321 shall be in accordance with the requirements of condition 10.2. The design and placement of fencing shall form part of the Engineering or Landscape acceptance.
- 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 stormwater infrastructure located outside of legal road or utility reserve areas to be vested with Council.
- 6.15 The consent holder shall operate and maintain public 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.

7 Access Construction Standards

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

8 Transport

8.1 Street Lighting

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

8.2 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 Greenspace

9.1 Reserve Landscape Plans

9.1.1 Landscape Plans for the reserve (Lots 600) are to be submitted to the Technical Design Services (Parks and Landscapes Team at landscape.approvals@ccc.govt.nz) for acceptance.

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

9.1.3 The Consent Holder shall maintain plants/trees on Reserve Lot 600 for the **24 months** Establishment Period (Defects Maintenance), until a final inspection and acceptance of the landscaping by the Council. Acceptance shall be based upon the criteria outlined in the CSS, Part 7 Landscapes (current version).

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

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

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

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

9.2 Street Tree Landscape Plans

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

9.3 Final Completion / Handover (Reserves and Street Trees)

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

9.4 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 and validated **before the s224 certificate is issued**.

10 Fencing

10.1 All boundaries between residential allotments and the reserve (Lot 600) 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 and shall meet the requirements of condition 10.2.

10.2 Fencing along boundaries with reserves (Lot 600 and Lot 2 DP 520321) - Lots 161 - 167

Any fencing along, or within 2m of, the shared boundary with the reserve (Lot 600) shall not exceed 2m in height. Such fencing shall be:

- a. No greater than 1.2m in height, where solid; or
- b. Pool 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 10.2 is an ongoing condition of Consent for which a consent notice pursuant to s221 of the Resource Management Act will be issued.

11 Waterways

11.1 Earthworks within Coxs Drain shall only be undertaken during the summer months when the channel is dry and when the forecast is for fine weather for the duration of construction, to prevent the discharge of sediment downstream due to instream flows and any harm to instream biota.

11.2 Should water be observed in Coxs Drain during construction, works within the waterbody shall cease immediately, and a suitably qualified and experienced Freshwater Ecologist shall be engaged to undertake fish salvage with any fish caught relocated to suitable downstream habitat, to ensure no fish are stranded or harmed due to works. Fish salvage shall be undertaken in accordance with the "Fish Salvage Guidance for Works in Waterways."
<https://www.ccc.govt.nz/assets/Documents/Environment/Water/waterways-guide/Fish-Salvage-Guidance-for-Works-in-Waterways.pdf>

11.3 Results of the fish salvage should be entered into the NZ Freshwater Fish Database and supplied to the Council's Waterways Ecologist/Surface Water and Land Drainage Planner by way of email to rcmon@ccc.govt.nz.

12 Terrestrial Ecology

12. 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 10 meters of the place of discovery.
- Report to the herpetologist the location and a description of the lizard sighted (as much detail of the lizard as possible).
- If the lizard is in danger of being injured or killed, capture the lizard using both hands being careful not to grab it by the tail and place in a container with damp soil and some leaf litter. Ensure to create breathing holes in the container for the lizard.
- If the lizard appears uninjured, contact the Herpetologist or Environmental manager for direction on where to relocate the lizard.
- If the lizard is injured, then contact the project herpetologist for advice on how to proceed.

13 Health of Land

13.1 Testing results and validation reports for the removal of the Topsoil Stockpile and the Burn Pit Area identified in the EDC, within consent RMA/2022/1568, shall be submitted to Council.

Advice note: If the test result and validation report is provided under RMA/2022/1568, it will not be needed to be submitted to Council again.

14 Telecommunications and Energy Supply

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

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

15 Accidental Discovery

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

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

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

15.2 In the event that soils are found to have visible staining, odours and/or other conditions that indicate soil contamination, then work must cease until a Suitably Qualified and Experienced Practitioner (SQEP) engaged by the consent holder has assessed the matter and advised of the appropriate remediation and/or disposal options for these soils. The consent holder shall immediately notify the

Council Attention: Team Leader Environmental Health, by way of email to 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.

16 Consent Notice

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

Specific Foundation Design – Allotments to TBC

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

Advice Note: These requirements are contingent upon TC2 land equivalence being maintained following the proposed earthworks works.

Building Setback Lots 161-167

No habitable Buildings are to be erected within 2 metres of the rear boundary shared with the Council's Coxs Quaifes Stormwater Facility.

Sewer – All Residential Allotments

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

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

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

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

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

Fencing along boundaries with reserves (Lot 600 and Lot 2 DP 520321) - Lots 161 - 167

Any fencing along, or within 2m of, the shared boundary with the reserve (Lot 600) shall not exceed 2m in height. Such fencing shall be:

- a. No greater than 1.2m in height, where solid; or
- b. Pool 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.

Note: Council will prepare the Consent Notice.

17. Goods and Services Taxation Information

17.1 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

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.

Filling along the Eastern Internal Boundary

No fill is proposed along the eastern internal boundary as the site will be battered internally to match existing ground levels. If retaining is proposed an s127 will be required and written approvals may be required.

Development Contributions

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

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

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

Development contribution assessment summary

Development Contributions Summary								Application Ref:	RMA/2022/2524	
								Assessment		
Customer Name	Suburban Estates Limited									
Project Address	48 Quailies Road - Overall development									
Assessment Date	9/08/2022									
Activity	Catchment	Existing HUE	Proposed HUE	Net Increase to HUE Demand	Discount	Chargeable HUE	HUE Rate (incl GST)	DC Charge (incl GST)	Reduction (incl GST)	Net DC Charge (incl GST)
Network Infrastructure		A	B	C	D	E	F	G	H	I
Water Supply	West	1.00	31.00	30.00	0.00%	30.00	\$1,849.24	\$55,477.20	\$0.00	\$55,477.20
Wastewater Collection	South West	1.00	31.00	30.00	0.00%	30.00	\$8,038.26	\$241,147.80	\$0.00	\$241,147.80
Wastewater Treatment & Disposal	Christchurch	1.00	31.00	30.00	0.00%	30.00	\$1,075.65	\$32,269.50	\$0.00	\$32,269.50
Stormwater & Flood Protection	Halswell	1.00	31.00	30.00	0.00%	30.00	\$15,489.90	\$464,697.00	\$0.00	\$464,697.00
Road Network	Growth	1.00	31.00	30.00	0.00%	30.00	\$3,863.84	\$115,915.20	\$0.00	\$115,915.20
Active Travel	Metro Zone	1.00	31.00	30.00	0.00%	30.00	\$979.46	\$29,383.80	\$0.00	\$29,383.80
Public Transport	Metro Zone	1.00	31.00	30.00	0.00%	30.00	\$553.63	\$16,608.90	\$0.00	\$16,608.90
Community Infrastructure	District Wide	1.00	31.00	30.00	0.00%	30.00	\$988.43	\$29,652.90	\$0.00	\$29,652.90
Total Network & Community Infrastructure							\$985,152.30			\$985,152.30
Reserves										
Regional Parks	District Wide	1.00	31.00	30.00	0.00%	30.00		\$3,486.92	\$0.00	\$3,486.92
Garden & Heritage Parks	District Wide	1.00	31.00	30.00	0.00%	30.00		\$4,842.58	\$0.00	\$4,842.58
Sports Parks	District Wide	1.00	31.00	30.00	0.00%	30.00		\$11,632.49	\$0.00	\$11,632.49
Neighbourhood Parks	Growth	1.00	31.00	30.00	0.00%	30.00		\$16,307.97	\$0.00	\$16,307.97
Total Reserves							\$36,269.96			\$36,269.96
							GST 15%			\$133,228.99
							Total Development Contribution			\$1,021,422.26

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

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

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

Reconsiderations and objections

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

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

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

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

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

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

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

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

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

Payments to Council

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

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

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

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

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

Council Site Characteristics Information

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

District Plan	Property or part of property within the Liquefaction Management Area (LMA) Overlay which is operative.
District Plan	Property or part of property is within an Outline Development Plan area which is affected by specific provisions that are operative.
District Plan Zone	Property or part of property within the Residential New Neighbourhood Zone which is operative.
Ecan Requirement	There may be objectives, policies or rules in a regional plan or a regional bylaw that regulate land use and activities on this site. Please direct enquiries to Canterbury Regional Council (Environment Canterbury).
Electoral Ward	Property located in Halswell Electoral Ward
Flooding Related	Property or part of property within the Flood Management Area (FMA) Overlay which is operative.
Flooding Related	This property is not in a tsunami evacuation zone. It is not necessary to evacuate in a long or strong earthquake or during an official Civil Defence tsunami warning. Residents may wish to offer to open their home to family or friends who need to evacuate from a tsunami zone, and should plan with potential guests to do so in advance. More information can be found at https://ccc.govt.nz/services/civil-defence/hazards/tsunami-evacuation-zones-and-routes/
Ground Characteristic	Christchurch City Council holds indicative information on liquefaction hazard for Christchurch. Information on liquefaction, including an interactive web tool, can be found on the Council website at ccc.govt.nz/liquefaction . Depending on the liquefaction potential of the area that the property is in, the Council may require site-specific investigations before granting future subdivision or building consent for the property.
Land Characteristic Other	Land Information New Zealand (LINZ) engaged Tonkin and Taylor to provide a Geotechnical Report on Ground Movements that occurred as a result of the Canterbury Earthquake Sequence. The report indicates this property may have been effected by a degree of earthquake induced subsidence. The report obtained by LINZ can be accessed on their website at https://www.lnz.govt.nz and search Information for Canterbury Surveyors.
Land Characteristic Other	The Tonkin & Taylor Darfield Earthquake 4 September 2010 Geotechnical Land Damage Assessment & Reinstatement Stage 1 Report indicates areas of observed surface manifestations of liquefaction resulting from the earthquake. This property is within one of the identified areas. The report can be viewed at www.eqc.govt.nz/canterbury-quake/stage-one/stage1.aspx

Allocated Street Numbers

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

Lighting in Private Ways

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

Building consent requirements

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

Reported and recommended by: Rachel Cottam, Senior Planner

Date: 19/12/2022

Decision

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

Delegated officer:



Sean Ward
Team Leader Planning
19/12/2022

