

Report / Decision on a Non-notified Subdivision Consent Application

Sections 95A / 95B and 104 and 104C

Application Number:	RMA/2021/2098
Applicant:	Quaifes Farm Ltd
Site address:	62 Quaifes Road
Site area:	7.691ha
Legal Description:	Lot 9 DP40043
Zoning:	Residential New Neighbourhood Residential Suburban
Overlays and map notations:	Network Waterway Water Body Setback Flood Management Area Liquefaction Management Area
Activity Status - subdivision:	Restricted Discretionary
Activity Status - land use:	Restricted Discretionary
Description of Application:	Creation of 122 residential lots, five roads, and seven reserves

The proposal

The proposal is for a combined land use and subdivision consent at 62 Quaifes Road, Halswell. The application is described in Section 2 of the application report by David Lovell Smith. I generally adopt this description. In short, the applicant seeks to:

- Create 122 residential allotments, associated road network, recreation reserves, and utility reserves. Residential lots will range in size from 320m² to 757m². This includes subdivision within a flood management area and within a liquefaction management area.
- The subdivision will be carried out in four stages.
- New road connections are proposed through recently granted subdivisions to the west. This includes extension of Skibereen Drive.
- The proposed development provides for two recreation reserves and five local purpose reserves.
- Land use consent is sought to undertake bulk earthworks associated with the excavation for road, installation of services, the shaping of allotments, and shaping of waterways. The proposed volume of earthworks is 12,000m³ and the maximum depth will be 1.5m, with a maximum fill height of 1.2m.
- Land use consent is also sought to undertake earthworks (fill and excavation) within the setback from network waterways within the site and within a flood management area.
- Works in the waterways include the infilling of Parkinsons Drain, shaping of waterway banks, and enhancement / naturalisation works.

The proposed subdivision layout is shown in Figure 1 below.



Figure 1. Proposed subdivision layout.

Global Land Use Consent

A concurrent application is being processed in relation to works within the setbacks from street trees planted within the subdivision. This is to enable the excavation associated with the construction of vehicle crossings and installation of services to be undertaken without arborist supervision. The global land use consent has been considered separately to this application and constitutes RMA/2021/2114.

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.

Relevant rules and activity status

Christchurch District Plan

The site is zoned Residential New Neighbourhood. It is located within the South West Halswell Outline Development Plan (ODP).

Subdivision rules

The proposal requires subdivision consent for a restricted discretionary activity under the following rules:

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; 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.	Shall not be limited or publicly notified.
8.5.1.3 RD2	8.5.1.2 C5	The proposed subdivision does not comply with the following activity standards: <u>8.6.11 Additional New Neighbourhood Zone Standards</u> The proposal is not in accordance with the ODP as it does not provide a roading connection to Quaifes Road and Parkinsons Drain is to be filled. The cul de sac length for Road 3 is 210m. The reserves do not have road frontages along at least 25% of their perimeter. The requirement for walkable blocks (800m) is not met.	8.7.4 – General matters 8.8.8 – Compliance with outline development plans and density 8.8.9 – Additional matters – Residential New Neighbourhood	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

Land use rules

The proposal requires land use consent for a restricted discretionary activity under the following rules:

Activity status rule	Standard not met	Reason	Matters of control or discretion	Notification clause
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Activity status rule	Standard not met	Reason	Matters of control or discretion	Notification clause
5.4.1.5 RD2	5.4.1.1 P13	The volume of filling and excavation above ground level will exceed 25m ³ – 12,000m ³ proposed. The height of fill above ground level will exceed 0.3m – 1.2m proposed. The depth of excavation below ground level will exceed 0.6m – 1.5m proposed.	Timing, location, scale and nature of earthworks Earthworks method Mitigation of effects as they impact flooding and surface drainage Criteria in 5.4.1.5 RD2 b.	No clause
6.6.4.3 RD1	-	The proposal includes earthworks within the setback from waterways.	6.6.7.1 Natural hazards 6.6.7.2 Natural values 6.6.7.5 Maintenance 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 25m ³ maximum volume in Table 9) – 12,000m ³ is proposed. The proposed earthworks will exceed the 0.6m maximum depth.	8.9.4.1 - Nuisance 8.9.4.2 - Resources and assets (versatile soils) 8.9.4.3 - Land stability 8.9.4.6 - Amenities 9.1.5.2 - Indigenous biodiversity and ecosystems	8.9.1 a. - Must not be publicly notified

National Environmental Standard

The National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (NES) controls subdivision of land and soil disturbance where an activity on the Hazardous Activities and Industries List (HAIL) is being carried out or is more likely than not to have been carried out. In this case there is no evidence to suggest that the application site is HAIL land therefore the NES does not apply.

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

Subdivision

As a restricted discretionary activity the assessment of the effects of the subdivision is limited to the matters over which the Council has limited its discretion outlined in Chapters 5 and 8 of the Christchurch District Plan. In my opinion the effects of this proposal relate to: subdivision design; hazards (geotechnical and flooding); servicing and infrastructure; transport; open space, reserves and recreation; natural and cultural values, and consent notices.

Subdivision Design

Clause 8.7.4.1 'Subdivision design' sets out a range of matters that seek to control the outcomes of subdivision to ensure it will be appropriate for future use. In this instance, they are supplemented by the matters set out in Clause 8.8.8 'Compliance with outline development plans and density', Clause 8.8.9.1 'Integration, context and placemaking', 8.8.9.2 'Subdivision design (including provision for range of housing types)', and 8.8.11 'Allotment net site area and dimensions'.

Clause 8.8.9.4 'Public spaces (including interaction between private and public spaces)' further requires consideration of whether public open space is provided that can incorporate large scale tree planting and low impact design features, whether allotments enable a high level of visual interaction between the street and other public open spaces, and whether the subdivision promotes a cohesive street scene and neighbourhood.

I have received comments from David Hattam, Senior Urban Designer at Christchurch City Council.

"There are obviously a lot of rights of way on this layout. To some extent this is driven by the dimensions of the site, in combination with decisions that have been made in relation to the site to the west. Although this does not have consent, we have been working with that owner for some time."

There is overall a good level of connectivity for pedestrians, through the site and to the wetland / stormwater area to the east which will become an attractive open space. The links are logical, offering direct access to this point of interest. South of Skibereen Drive, these offer a significant positive contribution to the logical layout and structure of the area, for both residents of this development, and for people living to the west. North of Skibereen Drive, the streets have been designed around providing a connection to the east and to the west and will depend on the completion of those sites for access. A good pedestrian network is certainly provided for.

The impact of a high proportion of rights of way can be the creation of an enclosed maze-like environment, especially if they access small lots which have less space for substantial planting, as is the case south of Skibereen Drive, for lots 94-101 and 109-116. Although a right of way is not a street, it is still visible from the public environment and there is a need to create a safe and high quality environment across the subdivision. To some extent, the high proportion of right of way access can be mitigated by ensuring there is a degree of openness and planting around the right of way, so that it does not become enclosed. An example of a measure to secure this is a fencing covenant (eg no fencing in front of the habitable space of the building). To be clear, this is suggested as a direct mitigation of the impact of the high proportion of right of way access (being 40 of 122 lots).

There is a good variation of lot types to promote different housing products, including some smaller lot types of around 350m², suitable for two bedroom or small 3 bed houses, as well as a range of larger lots.

Streets appear to be a standard design and cross section. The turning head to the south is small though. The issue this creates is that there is no space for landscaping in the verge, as is clear from the subdivision plan. The position of shared accesses will mean that the potential for planting in the corners will not eventuate. There should be some space for planting around the turning head. This would most obviously be achieved by reducing the size of lots 105 and 106 and 117 (potentially squaring that lot off to allow a bigger space for a tree at the bend) to allow for 1.5m of grass verge. A tree and planting area in the centre of the turning head is another option which may allow for a reduced width verge (say 1m).

These are fairly small matters and the proposal is generally appropriate, subject to these matters of detail.”

I have given particular consideration to the comments Mr Hattam makes regarding the large number of right-of-ways in this development and the potential for these to become fenced off with no overlooking (particularly for Lots 94 to 101 and 109 to 116). I have considered imposing a consent notice requiring controls on fencing and the provision of habitable space overlooking the right-of-ways, however, have reservations with this. Such an approach invariably results in applications to vary the consent notices as individual developers seek to have slightly different designs. I am also mindful that the District Plan does not generally seek to control such. In this instance, noting that the widths of the lots facing the two rights-of-ways Mr Hattam has identified are at least 16m in width, and the north/south orientation of the lots, I anticipate that there will be some overlooking of the right-of-ways from the resulting residential units (i.e. with a frontage 16.0m in width, a garage 6.5m wide and setbacks of 1.0m on each side of the residential unit there would still likely be somewhere in the realm of 6m of building facing the right of way including front doors and at least in some instances habitable spaces). I do, however, encourage the applicant to consider incorporating such controls within development covenants.

Mr Hattam's comments regarding the turning head of Road 3 was based on my incorrect assessment of a non-compliance. The applicant's RFI response notes: *“With regards to the additional comments, we note that contrary to the assumption that the cul-de-sac head is small, the actual radius is larger than the District Plan requires. The radius provides for a 1.85m berm”*. The updated subdivision plan shows this berm, as well as tracking curves for a rubbish truck. I am satisfied that the turning head shall be appropriate.

For clarity, I consider that the individual non-compliances with the subdivision requirements, being the length of Road 3, the absence of a connection to Quaifes Road, the lack of road frontage for the linear stormwater reserves, and the larger than permitted block sizes, I am satisfied that, taking into account the matters to which my discretion extends, adverse effects shall be less than minor. I highlight that while vehicle access onto Quaifes Road is not provided for this subdivision, it will be for the adjoining site to the west (RMA/2021/2100).

I have also received conditions of consent from Peter Barnes, Senior Planner Open Space at Christchurch City Council, in relation to street trees that the applicant has accepted.

Having regard to the matters within my discretion, I am satisfied that adverse effects relating to subdivision design shall be less than minor.

Hazards

There are two hazards relevant to this site; geotechnical hazards and flooding hazards.

There are geotechnical hazards relevant to this site. Clause 8.7.4.2 'Hazard constraints' requires consideration of the extent to which geotechnical constraints exist on the land and the appropriateness of measures to reduce risk. This consideration is also required by Clause 8.8.8(e). Furthermore, any proposal for a vacant allotment in the Liquefaction Management Area triggers consideration under the matters set out in Clause 5.5.2a C1 of the District Plan. This includes; the location, size and design as related to liquefaction hazard; timing, location, scale and nature of earthworks as they relate to liquefaction hazard and liquefaction hazard remediation methods. Applications are considered against criteria relating to whether techniques proposed for remediation and / or mitigation of the effects of liquefaction hazard, the extent to which the layout of the subdivision is appropriate, and the effect of remediation and / or mitigation on the reasonable use of the site.

I have received comments with respect to liquefaction hazard from Peter Megarry, Subdivision Engineer at Christchurch City Council (Council ref. 21/251556). Mr Megarry has reached the view that, subject to recommended conditions of consent, any adverse effects as a result of the geotechnical risks will be mitigated, avoided or remedied and there will be no adverse effects on neighbouring properties (taking into consideration the relevant matters of discretion). Subject to the suggested conditions, which the applicant has accepted, I consider that adverse effects relating to liquefaction shall be less than minor.

As relevant to flooding hazards, Clause 8.7.4.2 'Hazard constraints' requires consideration of the extent to which flooding constraints exist on the land and the appropriateness of measures to reduce risk. Clause 8.8.7 'Flood management area' further mandates consideration of whether the subdivision includes measures that will reduce susceptibility to flooding, whether the subdivision would impact adjoining land in terms of flooding (including any measures to mitigate that impact), and the extent to which flood hazard areas will impinge on the intended activities. I have received conditions of consent from Mr Brian Norton, Senior Stormwater Planning Engineer at Christchurch City Council (which the applicant has agreed to), subject to which I am satisfied that adverse effects relating to the matters within clause 8.7.4.2 shall be less than minor.

Servicing and Infrastructure

Clause 8.7.4.3 'Servicing and infrastructure' sets out the matters within Council's discretion relating to servicing and infrastructure. The application has been reviewed with respect to water and wastewater, and a report provided by Alison Tang, Assistant Engineer at Christchurch City Council. Ms Tang has provided a suite of draft conditions. I have also received draft conditions relating to servicing and infrastructure from Brian Norton and Nigel Baker, Subdivisions Engineering Officer at Christchurch City Council. The applicant has accepted the draft conditions, subject to which I consider adverse effects relating to servicing and infrastructure to be less than minor.

Transport

Clause 8.7.4.4 'Transport networks' requires subdivision be assessed with regard to effects on the transport network, including the appropriateness of access. Further relating to transport matters are Clause 8.8.3 'Roads', and Clause 8.8.9.3 'Movement networks'. Mike Calvert, Transport Network Planner at Christchurch City Council, provided the following comments:

"As you mention, the length of the Road 3 cul-de-sac (approximately 200m) does not comply with the DP requirements for a maximum length of 150m however the site is long and narrow and Council preference is to not have another intersection onto Quaifes Road which leaves few other options for servicing this piece of land. There are also walkways available for people to access Quaifes Road, the adjacent land owned by Fletchers and the wetlands to the east."

Mr Calvert also commented that the right of ways shown comply with the minimum formed width, but not the maximums in Table 7.5.7.1 'Minimum requirements for private ways and vehicle access'. I have not considered this to be a non-compliance, as the subdivision plans show the legal width of the right of ways, not the formed widths. Table 7.5.7.1 does not set maximum legal widths. At the time of forming the right of ways the applicant will either need to comply with the maximum formed widths set out in Table 7.5.7.1, or seek further resource consent.

I have also received recommended conditions from Andy Milne, Senior Transport Planner at Christchurch City Council, and Chen Weng-Kei, Asset Engineer Policy at Christchurch City Council. These include a requirement for street lighting along the recreation reserve running parallel to Quaifes Road (Lot 1005). Responding to queries regarding the upgrade of Quaifes Road, Mr Weng-Kei noted that the frontage of the site is the utility reserve and Council are therefore not able to impose frontage improvement, however, that the adjacent

developer of 68 Quaifes Road and Council are to enter into a PDA for work along Quaifes Road from 68 Quaifes Road to the Quaifes Basin.

Having regard to the feedback received, as well as the matters within my discretion, I am satisfied that adverse effects relating to transport shall be less than minor.

Open Space, Reserves and Recreation

Clause 8.7.4.5 'Open space, reserves and recreation (including esplanade reserves, strips or additional land)' requires consideration of the need for land to be provided for reserves for open space and recreation purposes. The applicant is not proposing open spaces as part of the application. The reserves proposed comprise a recreation reserve to provide a recreation corridor along the frontage with Quaifes Road, and local purpose utility reserves. Taking into account the matters of discretion, and the comments received from Council experts, I am satisfied that adverse effects are less than minor.

Natural and Cultural Values

Clause 8.7.4.6 'Natural and cultural values' covers a range of matters, including effects relating to water management. I also note that the earthworks land use component of this consent require consideration in regard to the matters within clauses 6.6.7.2 'Natural values' and 9.1.5.2 'Indigenous biodiversity and ecosystems'. Rather than separate the assessments out, I consider them here.

With respect to effects on waterways, Emily Tredinnick, Surface Water and Land Drainage Planner at Christchurch City Council, has commented:

Quaifes Drain has high aquatic value, due to the good flow of water and depth. There are also records of koura in this waterway, and it has been previously identified as koura breeding habitat. Therefore, suitable measures shall be taken to try restore potential breeding areas and translocate any fish or invertebrates, prior to construction. The District Plan seeks to ensure that during development of land, natural features such as waterways are protected and enhanced. The ODP further details more specific requirements for areas. The ODP for this area shows Quaifes Drain to be enhanced. Provided the detailed design plans confirm this, then the proposal is in keeping with the ODP.

Having regard to the matters within my discretion, the assessment provided by the applicant, and those from Council specialists, I am of the opinion that the proposal will result in less than minor effects with respect to natural values. As set out by Ms Tredinnick there are matters that need to be addressed through detailed design and conditions, which the applicant has accepted.

Consent Notices

Clause 8.7.4.7 'Consent notice' enables consideration of the requirement for any consent notice where a condition is to be complied with on a continuing basis. I have recommended consent notices relating to specific foundation design and sewer. These are contained within the conditions of consent at the end of this report. The applicant has accepted the conditions relating to consent notices.

Conclusion as to Subdivision

The proposed subdivision is generally anticipated within the zone, and I consider that any adverse effects on the environment can be adequately mitigated by the agreed conditions of consent. I am satisfied that any effects shall be less than minor and that no persons are affected.

Land Use Non-Compliances

As a restricted discretionary activity the assessment of the effects of the subdivision is limited to the matters over which the Council has limited its discretion outlined in Chapters 5, 6, and 8 of the Christchurch District Plan. In my opinion the effects of this proposal relate to: effects on waterways (natural hazards, natural values, maintenance access) and earthworks effects (flooding, nuisance, resources and assets (versatile soils), land stability, and amenity).

Effects on Waterways

The proposal includes the filling of Dalgety Drain and works within the setback from Parkinsons Drain. Having regard to the specialist assessment received from Mr Norton and Ms Tredinnick, as well as the matters within my discretion as per clauses 6.6.7.1 'Natural hazards', 6.6.7.2 'Natural values', and 6.6.7.5 'Maintenance

access', and the agreed conditions of consent, I am satisfied that the proposal will have less than minor adverse effects.

Earthworks

The proposed earthworks have been reviewed by Mr Norton with respect to flooding and the matters of discretion under Rule 5.4.1.5 RD2. This is discussed in the preceding subdivision section of my report. The assessment is equally relevant here. I am satisfied that adverse effects shall be less than minor.

The proposal has the potential to result in nuisance effects associated with the scale of earthworks proposed. I have recommended a number of conditions of consent to control these matters (informed by Mr Peter Megarry).

I am satisfied that adverse effects as they relate to clause 8.9.4.1 'Nuisance' will be less than minor.

I have considered the proposal with respect to clause 8.9.4.2 'Resource and assets' and am satisfied that adverse effects will be less than minor. I highlight the zoning of the site as Residential New Neighbourhood, which encourages residential development, and the lack of national grid transmission lines and electricity distribution lines in the vicinity.

I have received comments from Mr Megarry, with respect to land stability. Mr Megarry has recommended a number of conditions of consent, which the applicant has accepted. I am satisfied that adverse effects as they relate to land stability will be less than minor.

The applicant has provided assessment of earthworks in Section 6.6 of the AEE, which broadly covers the matters within clause 8.9.4.6 'Amenity'. They note that the majority of fill is in the southern proportion of the site, to enable the site to drain to the adjacent CCC stormwater basin. Filling along the western boundary will bring the site up to a finished level similar to that on the adjoining site. The earthworks plans show limited fill in the northern part of the site, with none along the boundary with the existing residential suburban lots to the north. I am satisfied that amenity effects shall be less than minor.

Conclusion as to Land Use

Adverse effects of the land use component will be less than minor. I am satisfied that no persons are affected by the works.

Conclusion as to Effects

Overall, I consider that adverse effects of the proposal shall be less than minor. In reaching this position, I have had regard to both the independent rule breaches / associated matters of discretion and the proposal as a whole.

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.
- 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.

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.

Other Section 104 matters

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.
- Consistent with the relevant objectives and policies in Chapter 8 'Subdivision, development and earthworks' of the District Plan.
- Consistent with the relevant objectives and policies in Chapters 5 'Natural hazards', 6.6 'Water body setbacks', and 7 'Transport' of the District Plan.
- Able to be granted consent without public notification, pursuant to Section 104(3)(d).

The National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health is not relevant to this application as there is no evidence to suggest that the land has been used, or is more likely than not to have been used, for an activity on the Hazardous Activities and Industries List.

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

The National Policy Statement on Urban Development Capacity 2016 is relevant. I am satisfied the proposal is consistent with that NPS.

Section 106

s106 Consent authority may refuse subdivision consent in certain circumstances

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

This section of the Act is particularly relevant in relation to geotechnical concerns following the Canterbury earthquakes. The land is identified as being within the Liquefaction Management Area in the Christchurch District Plan and rule 5.5.2a applies. The applicant has submitted a geotechnical report prepared by KGA Geotechnical Group which has been reviewed by Council's Subdivision Engineer Peter Megarry. Mr Megarry has recommended a number of conditions of consent to address liquefaction hazard. Subject to these

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

measures, which the applicant has accepted, I am satisfied that the application is appropriate with regard to s106(1)(a).

With respect to flooding and section 106 of the Act, I am satisfied that the proposal will not result in significant risk to people or property. I understand the potential risk to be appropriately mitigated through the proposed fill and finished floor levels that will be required for future development of residential units.

With respect to Section 106(1)(c) I am satisfied that sufficient provision has been made for legal and physical access 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 conditions:
 - 1. The development shall proceed in accordance with the information and plans submitted with the application.
 - 2. All earthworks shall be undertaken in accordance with the earthworks conditions under subdivision consent RMA/2021/2098.

SUBDIVISION CONSENT

- (A) That the application be processed on a **non-notified** basis in accordance with Sections 95A – 95E of the Resource Management Act 1991.
- (B) That the application **be granted** pursuant to Sections 104, 104C and 106 of the Resource Management Act 1991, subject to the following conditions imposed pursuant to Sections 108, 108AA and 220 of the Resource Management Act 1991:
 - 1. **Compliance with Application Information**
The survey plan, when submitted to Council for certification, is to be substantially in accordance with the stamped approved application plan.
 - 2. **Staging**
The subdivision may be carried out in stages. At each stage any balance land is to be left as a fully serviced allotment that retains the underlying credits, if any, for financial contributions.
 - 3. **Recreation Reserve**
Lots 1004 and 1005 is to be vested as Recreation Reserve, clear of any easements and the agreed value credited against the Reserve Development Contributions. The agreed improvements on the 'Accepted' landscape plans for Lots 1004 and 1005 are to be credited against the Reserve Development Contributions.
 - 4. **Local Purpose (Utility) Reserve Land**
Lots 1001, 1002, 1003, 1006 and 1007 are 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
 - 5. **New Road to Vest**
The new roads, being lots 1008, 1009, 1010, 1011, and 1012, are to be formed and vested in the Council to the satisfaction of the Subdivision Engineer with underground wiring for electricity supply and telecommunications.
 - 6. **Asset Design and Construction**
All infrastructure assets to be vested in the Council are to be designed and constructed in accordance with the Christchurch City Council's Infrastructure Design Standard (the IDS) and the Construction Standard Specifications (the CSS).

7. Quality Assurance

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

- A. Submit a Design Report, Engineering Plans, Erosion and Sedimentation Plans, Environmental Management Plan and Design Certificate complying with clause 3.3.2 to the Subdivision Engineers (Planning Team 1). The Design Report and engineering plans are to provide sufficient detail to confirm compliance with the requirements of the IDS and this consent.
- B. Submit a Contract Quality Plan for review by the Council and an Engineer's Review Certificate complying with clause 3.3.3.

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

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

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

Note: Part 3 of the IDS sets out the Council's requirements for Quality Assurance. It provides a quality framework within which all assets must be designed and constructed. It also sets out the process for reporting to Council how the works are to be controlled, tested and inspected in order to prove compliance with the relevant standards. It is a requirement of this part of the IDS that 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.

In addition to the above, all infrastructure is to be designed to resist the effects associated with earthquake induced liquefied soils. All liquefaction hazard mitigation shall be designed for a 1 in 150 year return period serviceability limit seismic design event and a 1 in 500 year return period ultimate limit state seismic design event as defined in NZS1170.5.2004.

8. 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 shall be prepared by an STMS accredited person and submitted to and approved by the Christchurch Transport Operation Centre – please refer to www.tmpforchch.co.nz

The TMP shall identify the nature and extent of temporary traffic management and how all road users will be managed by the use of temporary traffic management measures. It shall also identify the provision of on-site parking for construction staff. Activities on any public road should be planned so as to cause as little disruption, peak traffic safety delay or inconvenience to road users as possible without compromising safety. The TMP must comply with the Waka Kotahi NZTA Code of Practice for Temporary Traffic Management (CoPTTM) and the relevant Road Controlling Authority's Local Operating Procedures.

To submit a TMP a Corridor Access Request (CAR) must also be submitted. A copy of the accepted TMP and CAR shall be supplied to the Council's resource consent monitoring team (via email to rcmon@ccc.govt.nz) at least 3 working days prior to the commencement of works under this consent.

Note: Please refer to <https://ccc.govt.nz/transport/legal-road/traffic-management-news-and-information> for more information.

9. Laterals for Rear Lots

All private sewer and stormwater laterals (serving rear lots) shall be installed under a single global Building Consent by a Licensed Certifying Drain Layer and the Code Compliance Certificate forwarded to Council's Subdivision Team as part of the Sec 224c application.

10. CCTV Inspections

Pipeline CCTV inspections are to be carried out on all gravity pipelines in compliance with the Council Standard Specifications (CSS):

<https://www.ccc.govt.nz/consents-and-licences/construction-requirements/construction-standard-specifications/pipeline-cctv-inspections/>

11. 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/>

Note: this includes RAMM and costing data.

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.

12. Engineering - Geotech

12.1 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 12.2.

12.2 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.

12.3 Ground Improvement

Site earthworks and remediation shall be carried out to improve the ground performance in terms of the MBIE guidelines '*Repairing and rebuilding houses affected by the Canterbury earthquakes*' (3rd Edition 15 March 2017) or subsequent revisions. Ground performance shall achieve a minimum technical categorisation on all residential lots equivalent to TC2. The technical category will be confirmed in the Engineers Report prepared for the section 224(c) certificate under Condition 7.

12.4 Consent Notice

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

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

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

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

12.5 Geotechnical Completion Report

Prior to the request for the section 224 certificate the Consent Holder shall supply a Final Geotechnical Report on the mitigation measures put in place during the construction phase to minimise both the liquefaction and lateral spread potential of the land during the SLS and a ULS seismic event in condition 12.2. 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.

13. Water Supply

13.1 The point of supply for the subdivision shall be the accepted DN250 OD PE water main in Skibbereen Drive alignment across 68 Quaifes Road once it has been constructed. The water main in the future alignment of Skibbereen Drive across 62 Quaifes Road (Lot 1010) shall be protected by an easement in gross in favour of Council until such time as the future road is vested in Council.

13.2 The water main along Skibbereen Drive (road to vest Lot 1010) shall be a minimum DN250 OD PE100 and shall extend to within 1.0 m of the subdivision boundary and be terminated with a temporary hydrant in accordance with the provisions of the Infrastructure Design Standard.

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 Provider Agreement with the developer

13.3 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 to the satisfaction of the Water & Wastewater Asset Planning Team. Engineering drawings supported by hydraulic model outputs shall be sent to the Subdivisions Engineer for Engineering Acceptance by the Three Water & Waste Asset Planning Team prior to the commencement of any physical work.

13.4 All water mains and submains for the subdivision shall be installed in road to be vested in Council.

13.5 Water mains shall be extended along the full length of roads to vest and be terminated with temporary hydrants as per the requirements of the Infrastructure Design Standard.

13.6 As required in the Infrastructure Design Standard, all water mains within the development shall be a minimum **DN 180PE100** diameter.

13.7 The construction of Council vested water infrastructure shall be carried out by a Council approved water supply installer at the expense of the applicant.

13.8 All lots shall be served with a water supply to their boundary. Submains shall be installed to 1m past each lot boundary.

13.9 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. If the water main is extended into the Right of Way, the water supply lateral connections shall be located in an area set aside within the Right of Way and as close as possible to the terminal fire hydrant. An easement for the right to convey water shall be created over the lateral in favour 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.

14. Sewer

14.1 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.

14.2. The approved sanitary sewer outfall shall be the accepted DN90 OD PE100 pressure sewer main in the Skibbereen Drive alignment across 68 Quaifes Road once it has been constructed. The pressure sewer pipe in the future alignment of Skibbereen Drive across 62 Quaifes Road (Lot 1010) shall be protected by an easement in gross in favour of Council until such time as the future road is vested in Council.

14.3 The pressure sewer pipe in Skibbereen Drive shall be sized to cater for future flows from the adjacent property zoned as Residential New Neighbourhood Pt Lot 1 DP 7148 to the east with a development potential of approximately 46 residential lots;

Future connection points shall be provided on Skibbereen Drive at the east entrance of Lot 1010 (road to vest, extension of Skibbereen Drive), and Lot 1008 (road to vest, extension of Blue Jacket Drive).

Advice Note: For costs associated with the increase in diameter of the pressure sewer main in Skibbereen Drive only, if over and above that required to service the subdivision, Council will enter into an Infrastructure Provider Agreement with the developer. The developer to confirm the upsize required by providing hydraulic calculations with- and without provision for additional flow.

14.4 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.

14.5 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.

14.6 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.

14.7 Installation of the pressure sewer mains and boundary kits shall be carried out by a Council Authorised Drainlayer (Pressure Sewer Reticulation).

14.8 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**:

14.8.1 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.

14.8.2 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.

14.8.3 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.

14.8.4 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.

14.8.5 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.

15. Stormwater

15.1 The stormwater management system shall be comprised of channels, sumps, pipes, swales and waterways. In addition to the below conditions, the system shall meet the requirements of the CCC Waterways, Wetlands and Drainage Guide (WWDG 2003 including updates), the Infrastructure Design Standard (IDS 2018) and Construction Standard Specifications (CSS 2018).

15.2 The consent holder shall demonstrate that authorisation for operational and construction phase stormwater discharge has been obtained from Christchurch City Council, otherwise separate authorisation from Environment Canterbury shall be obtained.

15.3 Stormwater generated from all roofs, roads and hardstanding areas within all allotments shall be collected via channels, sumps, pipes or swales and discharged into a permanent stormwater mitigation facility to be constructed offsite within Council land at 60&66 Quaifes Road ("Quaifes-Coxs Basins").

15.4 No sealing of roads shall be undertaken on the site until all required portions of the downstream network delivering stormwater to Quaifes-Coxs Basins have been commissioned.

15.5 The filling of land shall not cause adverse flooding effects on other land. The consent holder shall provide a report summarizing any effects such as 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.

15.6 The surface water management system shall be designed to ensure complete capture and conveyance of all stormwater runoff from the site and all upstream contributing catchments (assuming Maximum Probable Development) 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 WWGD. The conveyance system shall be designed to ensure that even for events where the critical peak stormwater runoff flow rate occurs that all resulting runoff shall actually reach the stormwater mitigation facility. A combination of primary and secondary conveyance systems may be used to ensure this level of service is achieved.

- 15.7 The primary stormwater reticulation network shall be designed to convey (at minimum) the stormwater generated from all contributing catchments for the critical twenty percent annual exceedance probability storm event. No flooding of private property shall occur during the critical ten percent annual exceedance probability storm event and no flooding of buildings shall occur during the critical two percent annual exceedance probability storm event.
- 15.8 Any subsoil drainage is used to manage groundwater levels within the development shall be designed in accordance with WWDG Chapter 5. Unless otherwise approved by Council Engineers subsoil drainage systems shall discharge into Quaifes Road Drain No 1.
- 15.9 All boundaries between residential allotments and Local Purpose (Utility) Reserves shall be fenced prior to issuing of the Section 224(c) certificate. The design and placement of fencing shall form part of the Engineering or Landscape acceptance. If no fencing is proposed, the consent holder shall otherwise indemnify Christchurch City Council from future claims under the Fencing Act 1978 on lot boundaries shared with Local Purpose (Utility) Reserves.
- 15.10 The consent holder shall submit an Engineering Design Report for acceptance by 3 Waters and Waste and Resource Consents Units. The Engineering Design Report shall demonstrate how the design will meet all of the applicable standards and shall contain all of the plans, specifications and calculations for the design and construction of all stormwater infrastructure and mitigation systems, including the design profiles of Quaifes Drain.
- 15.11 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 furthest part of the lot.
- 15.12 The designer of the surface water management system shall provide a report which identifies all overland flow paths proposed for storm events that exceed the capacity of the stormwater management and mitigation system. All overland stormwater flow paths are to be identified and protected by an easement in favour of Christchurch City Council, if required.
- 15.13 Safe and adequate access to stormwater facilities for maintenance and sediment removal shall be provided and designed in accordance with WWDG Sections 6.8 & 6.9.
- 15.14 The consent holder shall provide easements in gross over all stormwater infrastructure or overland flow paths located outside of legal road or utility reserve areas to be vested with Council.
- 15.15 The consent holder shall operate all stormwater infrastructure to vest into Council for at least 12 months following the issue of the Section 224(c) certificate, after such time Council may accept responsibility for operation and maintenance.
- 15.16 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.

16. Minimum Levels & Filling

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 frontage and right of way, plus a grade of 1:300 to the rear boundary.

Any 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 so that the information can be placed on the property record. This report shall detail depths, materials, compaction test results and include as-built plans showing the location and finished surface level of the fill.

Reports and calculations detailing any filling proposed against existing boundaries and the mitigation proposed to avoid adverse effects on adjoining properties are to be provided.

The construction details of any retaining wall required to retain the fill are to be submitted to the Subdivisions Engineer for acceptance. The wall construction and materials are to be certified in addition to the NZS 4431 certification.

17. Access Construction Standard

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

18. Earthworks Quality Assurance

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

18.2 All filling and excavation work shall be carried out in accordance with an Erosion and Sediment Control Plan (ESCP). Unless approved as part of a separate Environment Canterbury (ECan) resource consent for stormwater discharge or ECan resource consent for excavation/filling, the ESCP will require formal acceptance by Christchurch City Council's Subdivision Engineer (via email to rcmon@ccc.govt.nz) prior to any work starting on site.

The ESCP is to be designed by a suitably qualified person and a design certificate (Appendix IV in IDS Part 3) supplied with the ESCP for acceptance at least 5 working days prior to any earthworks commencing. The best practice principles, techniques, inspections and monitoring for erosion and sediment control shall be based on ECan's Erosion and Sediment Control Toolbox for Canterbury <http://escscanterbury.co.nz/>.

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

- Site description, i.e. topography, vegetation, soils, sensitive receptors such as waterways, etc;
- Details of proposed activities;
- A report including the method and time of monitoring to be undertaken;
- A locality map;
- Drawings showing the site, type and location of sediment control measures, on-site catchment boundaries and off-site sources of run on/runoff;
- Drawings and specifications showing the positions of all proposed mitigation areas with supporting calculations if appropriate;
- Environmental monitoring and auditing, including frequency;
- Corrective action, reporting on solutions and update of the ESCP;
- Stabilised entrance/exit and any haul roads;
- Site laydown and stockpile location(s) and controls.

Advice Note: Any changes to the accepted ESCP must be submitted to the Council in writing following consultation with the Council's Subdivision Engineer. The changes must be accepted by the Subdivision Engineer prior to implementation.

18.3 The accepted ESCP 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 ESCP has been installed;
- An Engineering Completion Certificate (Appendix VII in IDS Part 3), signed by an appropriately qualified and experienced engineer, has been submitted to the Council. This is to certify that the erosion and sediment control measures have been properly installed in accordance with the accepted ESCP.

- 18.4 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. Topsoil stockpiles shall not exceed 2.0 m in height to protect the integrity of the soil microbes. Stockpiles shall be placed as far as practicable from internal boundaries adjoining residential properties.
- 18.5 All filling and excavation work shall be carried out in accordance with an Environmental Management Plan that includes:
- The identification of environmental risks including erosion, sediment and dust control, spills, wastewater overflows, dewatering, and excavation and disposal of material from contaminated sites.
 - A site description, i.e. topography, vegetation, soils, etc.
 - Details of proposed activities
 - A locality map
 - Drawings showing the site, type and location of sediment control measures, on-site catchment boundaries and off-site sources of runoff.
 - Drawings showing the protection of natural assets and habitats.
 - A programme of works including a proposed timeframe and completion date.
 - A Fish Management Plan.
 - Emergency response and contingency management.
 - Procedures for compliance with resource consents and permitted activities.
 - Environmental monitoring and auditing, including frequency.
 - Corrective action, reporting on solutions and update of the EMP.
 - Procedures for training and supervising staff in relation to environmental issues.
 - Contact details of key personnel responsible for environmental management and compliance.

Note: IDS clause 3.8.2 contains further details on Environmental Management Plans.

- 18.6 Dust emissions shall be appropriately managed within the boundary of the property and in accordance with the Regional Air Plan. Dust mitigation measures such as water carts or sprinklers shall be used on any exposed areas. The roads to and from the site are to remain tidy at all times.
- 18.7 All loading and unloading of trucks with excavation or fill material shall be carried out within the subject site.
- 18.8 No work, other than maintenance of dust and erosion and sediment control measures, shall be undertaken on Sundays, Public Holidays or outside the hours of 7.00am to 6.00pm Monday to Friday and 8.00am to 6.00pm Saturday, without the Council's prior consent.
- 18.9 All construction work shall be designed, managed and conducted to ensure that construction noise complies with the requirements of NZS 6803:1999 Acoustics – Construction Noise (see Table 3, Page 11 of this standard).
- 18.10 Any change in ground levels shall not cause a ponding or drainage nuisance to neighbouring properties. All filled land shall be shaped to fall to the road boundary. Existing drainage paths from neighbouring properties shall be maintained. Following the completion of the filling and associated work an engineering report including a finished section level as built, with retained wall height and slope batter details, shall be submitted to the Subdivision Engineering Section of the Council. This report must be undertaken by a suitably qualified engineer. The information contained in this report will be placed on the property record.
- 18.11 Any change in ground levels shall not affect the stability of the ground or fences on neighbouring properties. Fill batters shall be retained or formed wholly within the consented property.
- 18.12 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).
- 18.13 At the completion of the earthworks operations, the berm areas outside the line of the roadway construction shall be sown down with grass seed.

- 18.14 All bared surfaces shall be adequately top-soiled and vegetated as soon as possible to limit sediment mobilisation.
- 18.15 Any public road, footpath, landscaped area or service structure that has been affected / damaged by the contractor(s), developer, persons involved with earthwork development or vehicles and machinery used in relation to the earthworks / construction works shall be reinstated as specified in the Construction Standard Specifications (CSS) at the expense of those identified above and to the satisfaction of Council.
- 18.16 Should the developer cease or abandon work on site for a period longer than 6 weeks, or be required to temporarily halt construction during earthworks, they shall at first take adequate preventative and remedial measures to control sediment discharge / run-off and dust emission. These measures shall be retained for as long as necessary to prevent sediment discharge or dust emission from the site.
- 18.17 The consent holder shall submit a report and calculations detailing any filling proposed against existing boundaries and the mitigation proposed to avoid adverse effects on adjoining properties. Any retaining wall construction over 0.5m high shall be included and certified as part of the Earth Fill Report in condition 18.18.

Note:

- a. 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.
- b. This report may be presented as part of the Design Report for the subdivision works under condition 7.

- 18.18 All filling exceeding 300mm above excavation level shall be in accordance with NZS 4431:1989 Code of Practice for Earth Fill for Residential Development. At the completion of the work an Earth Fill report including a duly completed certificate in the form of Appendix A of NZS 4431 shall be submitted to the Council at rcmon@ccc.govt.nz so that the information can be placed on the property record. This report shall detail depths, materials, compaction test results and include as-built plans showing the location and finished surface level of the fill.

19. Reserve Landscape Plans

- 19.1 Landscape Plans for Reserves (Lots 1001, 1002, 1003, 1004, 1005, 1006 and 1007) are to be submitted to the Technical Design Services (Parks and Landscapes Team) for acceptance. All landscaping is to be carried out in accordance with the Accepted plan.

Advice Note: It is recommended that the applicant seek the input of Council's Parks Unit, ecologists and landscape architects prior to detailed design. It has been identified that the following changes are likely to be sought through this process: A revised width of the invert for Quaifes Drain to 800mm (±300mm) to allow for variation; more larger trees, including along Quaifes Drain.

- 19.2 The Landscape Plans are to provide sufficient detail to confirm compliance with the requirements of the IDS, the CSS, and the WWDG: 2003. All landscaping required by this condition is to be carried out in accordance with the accepted plan(s) at the Consent Holder's expense, unless otherwise agreed.
- 19.3 The Consent holder shall maintain plants/trees on Reserve Lots 1001, 1002, 1003, 1004, 1005, 1006 and 1007 for the **24 months** Establishment Period (Defects Maintenance), until a final inspection and acceptance of the landscaping by the relevant Council Unit. Acceptance shall be based upon the criteria outlined in the CSS, Part 7 Landscapes (current version).
- 19.4 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)).
- 19.5 The relevant Council Unit staff may carry out an inspection of the reserve plants/trees after the first **6-12 months**, and a final inspection will be carried out at the end of the **24 month**

Establishment Period (Defects Maintenance). Where it is not possible to determine the condition of plants/trees due to seasonal constraints (e.g. trees not being in full leaf) then the final inspection and final completion may be delayed until the condition of trees can be accurately determined.

- 19.6 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.
- 19.7 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.

20. Street Tree Landscape Plans

- 20.1 Street tree landscape plans are to be submitted to the Technical Design Services (Parks and Landscapes Team) for acceptance. All landscaping is to be carried out in accordance with the Accepted plan.
- 20.2 The Landscape Plans are to provide sufficient detail to confirm compliance with the requirements of the IDS (current version) and the CSS (current version).
- 20.3 The Consent Holder shall maintain the street trees for the **24 months** Establishment Period (Defects Maintenance) until final inspection and acceptance of the trees by the relevant Council Unit. Acceptance shall be based upon the criteria outlined in the CSS, Part 7 Landscapes.
- 20.4 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)).
- 20.5 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).
- 20.6 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.
- 20.7 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.

21. 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**.

22. Transport

- 22.1. All roads shall be constructed in accordance with the approved Subdivision Layout Plan stamped approved plan 1 (Drawing Ref E.20083 dated July 2021) and shall comply with the standards (road carriageway; footpath widths etc.) set out in the District Plan (chapters 7 &

8 and specifically, Appendix 8.10.3), with the exception of Road 3 with regard to cul-de-sac length.

22.2. The Consent Holder shall provide a safety audit undertaken by a suitably qualified independent traffic engineer at the engineering acceptance stage and a post construction audit.

23. 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.

24. Recreation Reserve Lighting

Street lighting is to be installed in Lot 1005 to vest in compliance with Part 11 (Lighting) of the Infrastructure Design Standard.

25. Engineering Plans

Engineering plans for the construction of the new roads, access to rear lots, street lighting, drainage, sediment control, water supply, earthworks, landscaping and tree planting shall be lodged with the Subdivisions Engineer and approved prior to the commencement of any physical works. All works are to be in accordance with Council's Infrastructure Design Standard.

Engineering works are to be installed in accordance with the approved plans.

26. Plans for Geodata Plot

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

27. Telecommunications and Energy Supply

All lots shall be provided with the ability to connect to a telecommunications and electrical supply network at the boundary of the net area of each lot. 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.

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

28. Right of Way Easements (Private Ways)

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

29. Service Easements

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

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

30. Easements over Reserves

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

31. Easements in Gross

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

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

32. Road and/or Lane Names

The new roads are to be named.

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

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

Advice Note: Road names are required to be approved by the Community Board. Community Board meetings are only held approximately once a fortnight, however Council Reports need to be completed two weeks prior to the meeting date. It would be in your interest to start the naming process early so that this process does not hold up this development as it can take up to six weeks. To request a road name, find the form and more information at <https://ccc.govt.nz/consents-and-licences/resource-consents/subdivision-consents/road-and-right-of-way-naming/>

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

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

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

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

33. 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.

34. Consent Notice

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

Specific Foundation Design – All Lots

- a) 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

Sewer – Lots 1-122

- b) 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.

- c) 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.
- d) 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.
- e) 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.
- f) 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.

35. Goods and Services Taxation Information

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

36. Lapsing of Consent

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

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

Your Rights of Objection

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

Commencement of this consent

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

Lapsing of this consent

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

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

Lapsing of s223 Certification

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

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				PIM or Consent Ref:		RMA/2021/2098		
Customer Name		Quaifes Farm Limited				ASSESSMENT		
Project Address		62 Quaifes Road - All Stages						
Assessment Date		9/07/2021						
Assessment Summary								
		HUE Credits			Assessed		DC Rate	DC Charge
		Current	Assessed	Discounts	HUE After Discount	Change	(incl GST)	(incl GST)
Activity	Catchment	HUE A	HUE B	C	HUE D	HUE E	G	F= Ex G
Network Infrastructure								
Water supply	District-wide	1.00	122.00	0.0%	122.00	121.00	\$2,395.45	\$289,849.45
Wastewater collection	District-wide	1.00	122.00	0.0%	122.00	121.00	\$6,349.15	\$768,247.15
Wastewater treatment and disposal	District-wide	1.00	122.00	0.0%	122.00	121.00	\$2,904.90	\$351,492.90
Stormwater & flood protection	Halswell	1.00	122.00	0.0%	122.00	121.00	\$5,436.05	\$657,762.05
Road network	Greenfield	1.00	122.00	0.0%	122.00	121.00	\$3,315.45	\$401,169.45
Active travel	District-wide	1.00	122.00	0.0%	122.00	121.00	\$425.50	\$51,485.50
Public transport	District-wide	1.00	122.00	0.0%	122.00	121.00	\$717.60	\$86,829.60
Total Community and Network Infrastructure								\$2,606,836.10
Reserves								
Regional parks	District-wide	1.00	122.00			121.00		\$326,167.60
Garden and heritage parks	District-wide	1.00	122.00			121.00		\$19,481.00
Sports parks	District-wide	1.00	122.00			121.00		\$306,130.00
Neighbourhood parks	Greenfield	1.00	122.00			121.00		\$1,153,831.80
Total Reserve Contributions								\$1,805,610.40
GST 15%								\$575,536.50
Total Development Contribution								\$4,412,446.50

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

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

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

Reconsiderations and objections

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

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

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

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

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

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

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

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

Payments to Council

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

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

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

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

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

Council Site Characteristics Information

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

<u>Property Condition Group Description</u>	<u>Property Condition</u>
Administrative Purposes	Guest accommodation (including whole unit listings on Airbnb; BookaBach; etc.) generally requires a resource consent in this zone when the owner is not residing on the site. For more information, please refer to: https://ccc.govt.nz/providing-guest-accommodation/ .
Community Board	Property located in Halswell-Hornby-Riccarton Community Board.

Property Condition Group Description	Property Condition
District Plan	Property or part of property within the Liquefaction Management Area (LMA) Overlay which is operative.
District Plan	Property or part of property is within an Outline Development Plan area which is affected by specific provisions that are operative.
District Plan	This property or part of this property is close to at least one waterway with a setback within which District Plan rules apply to activities including buildings, earthworks, fences and impervious surfacing. Any part of the property within the setback will be affected by those rules.
District Plan Zone	Property or part of property within the Residential New Neighbourhood Zone which is operative.
District Plan Zone	Property or part of property within the Residential Suburban 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).
Ecan Requirement	A resource consent or permit may also be required from the Canterbury Regional Council or other territorial authority, particularly with respect to water bodies managed by those authorities. Please refer to the relevant regional plan and any relevant bylaws, and contact the Christchurch City Council if you are uncertain which authority manages the water body in question.
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

Property Condition Group Description	Property Condition
	<p>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/</p>
Ground Characteristic	<p>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.</p>
Land Characteristic Other	<p>Land Information New Zealand (LINZ) engaged Tonkin and Taylor to provide a Geotechnical Report on Ground Movements that occurred as a result of the Canterbury Earthquake Sequence. The report indicates this property may have been effected by a degree of earthquake induced subsidence. The report obtained by LINZ can be accessed on their website at https://www.linz.govt.nz/land/surveying/earthquakes/canterbury-earthquakes/information-for-canterbury-surveyors</p>
Land Characteristic Other	<p>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</p>
Utility Related	<p>This property is in a local pressure sewer system catchment within the Christchurch wastewater network. If there is a house on the property, there will already be a wastewater pressure pump and tank. If a house is yet to be built, a new wastewater pressure pump and tank will need to be installed. General information about pressure sewer systems can be found on the Council website. More detailed information can be obtained by</p>

Property Condition Group Description	Property Condition
	contacting Council Customer Services on 03 941 8999.
Waste Collection	Your organics are collected Weekly on Thursday. Please leave your organics at the Kerbside by 6:00 a.m.
Waste Collection	Your recycling is collected Fortnightly on the Week 1 collection cycle on a Thursday. Please leave your recycling at the Kerbside by 6:00 a.m. Your nearest recycling depot is the Parkhouse Road EcoDrop.
Waste Collection	Your refuse is collected Fortnightly on the Week 1 collection cycle on a Thursday. Please leave your rubbish at the Kerbside by 6:00 a.m. Your nearest rubbish depot is the Parkhouse Road EcoDrop.

Health of Land

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

Earthworks

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 from a suitably qualified and experienced chartered or registered engineer. The statement of professional opinion is to be submitted to the Christchurch City Council via rcmon@ccc.govt.nz a minimum of five working days prior to any compacting activities commencing.

Archaeological Sites

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

Allocated Street Numbers

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

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: Nathan Harris, Planner

Date: 23rd September 2021

Decision

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

Delegated officer:



Paul Lowe
Team Leader Planning
24/09/2021 04:18 PM