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Subdivision Consent

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Resource Management Act 1991

Christchurch City Council

Report / Decision on a Non-notified Subdivision Consent Application

Sections 95A / 95B, 104, 104B and 243(e)

Application Number:	**RMA/2020/1438**
Applicant:	Danne Mora Holdings Limited
Site address:	275, 295 and 315 Sparks Road
Site area:	20.79ha
Legal Description:	Lot 2 DP 542909, Lot 57 DP 33988 and Lot 122 DP 514570
Zoning:	Residential New Neighbourhood
Overlays and map notations:	Flood Management Area, Flood Ponding Management Area, Liquefaction Management Area
Activity Status - subdivision:	Non-complying
Activity Status - land use:	Non-complying
Description of Application:	155 residential lot subdivision

The proposal

Subdivision consent is sought to create 155 residential allotments, ranging in size from 400m^2 to 644m^2, recreation reserves, utility reserves, detention basins and roads to be vested in Council. Land use consent is also sought for earthworks. The proposal is outlined in detail in section 2 of the application and in further information responses. In summary the following is proposed:

- 155 residential allotments ranging in size from 400m^2 to 644m^2.
- Associated roads, a future development block, recreation reserve and utility reserves to vest in Council, and stormwater basins which will not be vest within a reserve with Council at this point.
- Dunbar's Drain which runs west to east across the site is proposed to be realigned along proposed Lots 2009 and 2010. Dunbar's Drain, once realigned, will be naturalised with the current drain to be filled and form part of the residential lots.
- The subdivision will be carried out in six stages as per the staging plan (1-4, 4a and 5).
- Each site will be services by a Local Pressure Sewer Network with each dwelling having an individual pump station pumping to a common pressure sewer pipe within the road.
- The site will be services by Council's reticulated water supply via connections into the water mains within Sparks Road and the Milns Park subdivision.
- First flush treatment and detention basins will be provided in the north eastern portion of the site.
- Each lot will be provided with the ability to connect to power and telecommunications systems.
- Earthworks of approximately 60,000m with a maximum cut of 1.5m and a maximum fill of 1.5m. Earthworks are required for the development of lots, roading and installation of services. The earthworks plans are shown in drawings RMA/2020/673 page 2 to 5 except that additional stormwater facilities will be constructed.
- A global consent is sought to enable earthworks associated with the construction of a vehicle crossing and installation or relocation of service connections to be undertaken within the road reserve up to 2m from the trunk of any street tree.
- Surrender of easement EI11552239.1,

The proposed subdivision can be seen in the figure below:

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 and note that the site is covered by the North Halswell Outline Development Plan. In addition I also note that the Milns Park Subdivision to the south west and west, as well as the future retirement village to the south, will rely on this subdivision and the proposed roads, namely the proposed collector road, to access their sites.

Relevant rules and activity status

Christchurch District Plan

The site is zoned Residential New Neighbourhood and is covered by the North Halswell Outline Development Plan.

Activity status rule	Standard not met	Reason	Matters of control or discretion	Notification clause
5.4.1.5 RD2	5.4.1.1 P13 - Filling or excavation	The volume of filling above ground level will exceed 10m^3 – 60,000m^3 proposed The height of fill above ground level will exceed 0.3m – 1.5mm 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

Activity status rule	Standard not met	Reason	Matters of control or discretion	Notification clause
6.6.4.3 RD1	Earthworks within 7m of an Environmental Asset	Earthworks for the purposes of naturalisation within 7m of Dunbar's Drain.	6.6.7 Matters for discretion: Natural hazards - Rule 6.6.7.1 Natural values - Rule 6.6.7.2 Maintenance access - Rule 6.6.7.5 Amenity and character - Rule 6.6.7.3 Cultural values - Rule 6.6.7.4	No Clause
8.9.2.3 RD1	8.9.2.1 P1 a. Earthworks volume and depth b. Depth of earthworks c. Earthworks gradient	The proposed earthworks will exceed the maximum volume in Table 9) – 60,000m^3 is proposed The proposed earthworks will exceed the 0.6m maximum depth by 1.5m	8.9.4 Matters for discretion: 8.9.4.1 - Nuisance 8.9.4.2 - Resources and assets (versatile soils) 8.9.4.3 - Land stability 8.9.4.4 - Coastal hazard 8.9.4.6 - Amenity 8.9.4.7 - Indigenous biodiversity, natural character and landscape features 8.9.4.8 - Historic heritage 8.9.4.9 - Sites of Ngāi Tahu cultural significance 8.9.4.10 - Coastal environment	8.9.1 a. - Must not be publicly notified
9.4.4.1.3 RD 8	9.4.4.1.1. P12 a. Earthworks within 5 metres of the base of any tree in: i. parks, public open space or road corridors in Christchurch City;	Earthworks not meeting the activity specific standards in Rule 9.4.4.1.1 P12 Earthworks to be undertaken with 5m of the base of any street tree up to 2m.	Rule 8.9.4, matters 1 and 3 b. Rule 9.4.6 a.- e., g., i.- o	No Clause

Subdivision rules

The proposal requires subdivision consent for a non-complying activity under the following rule(s):

Activity status rule	Standard not met	Reason	Matters of control or discretion	Notification clause
5.4.5.3 NC2	Any subdivision which creates additional vacant allotments form a site within a Flood Ponding Management Area.	Vacant allotments are being created within a Flood Ponding Management Area		
5.5.2 C1	-	Any subdivision which creates a vacant allotment within the Liquefaction Management Area is classified as a controlled activity	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	Must not be limited or publicly notified

Activity status rule	Standard not met	Reason	Matters of control or discretion	Notification clause
			Liquefaction hazard remediation methods. Criteria in 5.5.2 C1 b.	
8.5.1.3 RD2	The proposal does not meet Rule 8.6.1.1.a ODP and 8.6.1.1.g – The minimum road frontage to a public reserve to which the public has a general right of access shall be 25% of the length of the reserve perimeter.	Recreation reserves are provided in a different location to those shown in the ODP. The road frontage to a public reserve are less than 25% of the length of the reserve perimeter.	8.7.4 - General matters 8.8.8 Compliance with ODP and density 8.8.9 Additional matters - RNN	8.4.1.1
8.5.1.3 RD2	8.5.1.2 C5	The proposed subdivision does not comply with activity standard: 8.6.4 Roads A local road in stage 5 will be 14m in width. A width of 16m is required.	8.7.4 – General matters 8.8.3 – Roads	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

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)]

As a non-complying activity the assessment of the effects of the subdivision is unrestricted and all actual and potential effects must be considered. Guidance as to the effects that require consideration is contained in the relevant objectives and policies in Chapter 8, and any associated matters of discretion or control.

In my opinion the effects of this proposal relate to design and integration, servicing, waterways, transport, earthworks, natural hazards, street trees and contamination.

Design and Integration
The layout and design of the proposed subdivision is in general accordance with the requirements of the North Halswell Outline Development Plan (ODP), meets minimum site sizes and dimensions, and provides for 15 households per hectare. The subdivision is designed to maximise allotments orientated on an east-west alignment, thus providing the maximum opportunity for access to sunlight for the resultant dwellings and outdoor living spaces.

Council's Principal Urban Designer, Ms Josie Schroder, has reviewed the proposal and carried out an urban design assessment.

In terms of the ODP, the subdivision layout is in general accordance with the ODP other than the provision of two recreation reserves in the northern part of the site. The layout provides a collector road connecting to the

adjacent site to the west and to Sparks Road to the east, thus allowing future connections to the adjoining properties in the wider ODP area. Paths will be constructed through the stormwater basin and these will ensure connectivity through the site and into neighbouring properties to the west and south are able to be provided for.

Dunbars Drain runs through the middle of the site and this is to be naturalised in accordance with the ODP.

As outlined above, the subdivision allotments meet the minimum net areas and dimensions as required by the District Plan and this will enable dwellings to be designed and established in accordance with the relevant Residential New Neighbourhood rules in the District Plan.

Ms Schroder has raised concerns regarding the lack of variety in lot sizes across the subdivision. However in the wider ODP there are a wide variety of lot sizes, including the proposed retirement village to the south and the exemplar to the north. There is also the provision in the District Plan for Older persons housing units which could provide further variety. Therefore, while this subdivision on its own does not provide a huge variety in lot sizes, the wider ODP area provides adequate variety in lot sizes.

With regard to the recreational reserves, two reserves are provided in the northern part of the site and these are not provided for in the ODP. The ODP provides for a recreation reserve to the south of this application site and this site is being developed for a retirement village, thus the provision of a reserve set within a retirement village is not desirable. The applicant's and Council's Parks Planners have agreed that it should instead be provided on the subject site.

A key integration feature of this subdivision will be the stormwater basins which will be constructed for the benefit of the wider locality.

Overall, the applicants consider that the subdivision achieves the integration and connectedness sought for developments in the Residential New Neighbourhood Zone and the North Halswell ODP area, and I concur with them on this.

Services
The provision of the various services have been addressed within the applicant's assessment of environmental effects (AEE) and further information provided. I consider it to provide an accurate assessment of the likely and potential effects relating to services. The proposed allotments will all be connected to the available council reticulated services and appropriate easements for conveyance of these services has been provided. Power and telecommunications will be provided to all sites in accordance with the appropriate standards.

Waterway
Dunbar's Drain runs through the site in a west to east direction and it is proposed to naturalise it through the site. The applicant's consider that the naturalisation of Dunbar's Drain and the earthworks associated with the overall development of the site will be undertaken in accordance with best practice utilising appropriate erosion and sediment management. The associated works will be done 'off line' and once the works have been completed the drain will be diverted into.

Overall, the applicant's consider that the works proposed with the naturalisation of Dunbar's Drain will provide positive benefits to the amenity of this waterway and the surrounding environment.

Transport
The proposed road network connects existing/consented developments to the west, will provide connections to the north and south. Two intersections are proposed onto Sparks Road, one being left in and out only. The road network is in general accordance with what is anticipated in the ODP.

Council's Transport Planner, Mike Calvert, has reviewed the proposal and provided advice. The roads all comply with the District Plan standards other than the road adjacent to Lots 1094 – 1098, 1104-1106 which is 14m in width rather than the District Plan standard of 16m. Mr Calvert considers that given the road only serves 8 properties, then the reduced width of this road is acceptable and I accept Mr Calvert's advice.

With regard to road frontage upgrades, the Sparks Road frontage, adjacent to and between Lot 1001 – 1005 and Lot 1018, is to be upgraded to include kerb, channel and a 2.5 metre shared path separated from the road carriageway and stormwater facilities. The intersection of the proposed road (Lot 2003) and Sparks Road shall be defined by kerb and channel.

A preliminary safety audit was submitted as part of the application and a condition is proposed requiring the implementation of the safety audit recommendations in the detailed engineering plans. This condition has been accepted by the applicant and thus forms part of the application.

There is a path proposed through the stormwater basins which will provide a link from the intersection of Sparks road and Lot 2003, around the basin adjacent to the Recreation Reserves Lots 2012 and 2013. Council will also provide an additional path adjacent to Sparks Road and likely to be within the stormwater basin although the exact location of this is yet to be determined. The applicant has also confirmed additional paths and connections will be provided through the stormwater basin and Lot 2009 (intended for future residential development) and these will eventually link up with the pathway proposed on the adjacent site to the west (along Days Drain) which is expected to be developed by Woolworths (ref: RMA/2017/3185) should consent be issued.

Earthworks

The earthworks associated with this development of 60000m^3 include balanced cuts and fill to 1.5m depth, with up to 0.8m in lots, to create minimum lot levels of 19.45m. The proposed earthworks will ensure that all future house sites will drain towards the roads. Council's Subdivision Engineer, Yvonne McDonald, has reviewed and provided comment on the earthworks. The applicant advises that all topsoil on the site will be retained and replaced on land immediately following bulk earthworks, and that all bulk filling will be compacted in accordance with NZS 4431 and independently tested.

The applicant states that erosion and sediment control measures will be in line with Environment Canterbury guidelines and dust created on site will be controlled by water cart, dust suppression fencing or other such Council approved methods. In addition, the applicant anticipates that the basins will require permanent groundwater capture, which will be discharged to Dunbars Waterway south of Sparks Rd, along with the detention volume.

Dunbars Waterway is being realigned and naturalised, with the new waterway formed off line where possible. The applicant states the old alignment will be filled in a controlled manner as part of the site construction works. This should reduce the potential for effects due to works in the waterway but appropriate erosion and sediment control will still be required for those areas where the waterways are altered.

Fill batters on Sparks Rd are one vertical to two horizontal at the swale, which will be planted and then one vertical to four horizontal and mowed to the lot boundary. The maximum water level to fill height is 1.85m. Where the swale is between the basins and Sparks Rd, the batters are planted as they are too steep for mowing. Ms McDonald considers the waterway sections A and B in Dunbars Waterway across the development are flat enough to mow and land stability of these batters will be adequately addressed through the requirement for engineering plan acceptance.

Fill on the south boundary of up to 0.6m is indicated and the applicant advises that these batters will be formed to suit the results of discussions between the southern developer and the applicant. Ms McDonald has suggested a catch all condition regarding overland surface flow, to allow consideration of the finished shape. In addition, engineering plan acceptance processes will allow confirmation that this interface is adequately addressed.

The extension of the north south road in stage 5 falls to the north. Provision for collecting secondary overland flow through land shaping and treatment of that flow will be required at the boundary but this can be addressed through the requirement for engineering plan acceptance.

Natural Hazards

The site is shown to be a liquefaction management area. Any works in these areas where vacant allotments are created fall under a controlled activity status with the matters of control and assessment criteria focusing on liquefaction hazard remediation methods such as ground strengthening where required, foundation design and provision of resilient services and the ability of these to be incorporated into consent conditions or consent notices.

The applicant has provided a geotechnical report prepared by Aurecon. Aurecon state that the subdivision is classified as containing both TC2 and TC3 areas. However, geotechnical completion reporting will ensure lots created under this subdivision application are not presented as TC3.

With regard to flooding, the sites are located within the Flood Management Area and Flood Ponding Area. The areas in the Flood Ponding Management Area are shown outside of proposed residential lots. Brian Norton, Senior Stormwater Planning Engineer, recommends that all residential allotments within the FMA will have finished floors set to at least the 0.5% AEP modelled flooding level plus 400mm freeboard, and that this is a condition of consent. The applicant has accepted this and thus this forms part of the application.

The stormwater basins are to be located within the Flood Ponding Area however the basins will increase the flood ponding capacity for the area which will further reduce the risk of other parts of the site and avoid downstream effects.

Given the above, the proposed subdivision is not considered to create any unacceptable risk to property owners in terms of flooding.

Street trees
Earthworks within five years of the granting of this consent are proposed to be able to be carried out within 5m of street trees in order to form a vehicle crossing or minor trenching for the installation of service connections. The applicant's advise that the extent of works for each vehicle crossing is estimated to be between 12m^2 and 17m^2 depending on the width of each crossing.

The street trees will be planted prior to the issue of the s224 for this subdivision and will be approximately 2.5metres in height at the time of planting. Given the age of the trees it is unlikely that at the time of the installation of the vehicle crossing and associated earthworks, the root system would extend beyond 1m radius from the trunk of the tree. Any earthworks will be no closer than 2metres from the trunk of the street trees in accordance with the Infrastructure Design Standards.

Given the extent of earthworks and the existing zoning, the proposal will not result in a loss of versatile soils or affect land stability, and any effects are considered to be less than minor.

Contamination
Council's Environmental Health Officer Ms Isobel Stout has reviewed the proposal from the NES perspective and has recommended a number of conditions, of which have been reviewed and accepted by the applicant.

A Preliminary Site Investigation (PSI) and Detailed Site Investigation (DSI) have been undertaken for the site. The reports identified that the only contamination above the prescribed limits is asbestos found on and around the existing garage on proposed Lot 1. However, Council was aware that arsenic may also be present in the soils and therefore the applicant undertook an investigation of the entire land parcel to determine the levels of arsenic in the soils. The results of these tests are below the NESCS soil contaminant standard applicable to residential land use, and well below the levels of arsenic that have been discovered on near-by sites. Given the results of the testing, Ms Stout confirms that the issue of potential geogenic arsenic is not affecting the land subject to this subdivision consent.

Easement
The proposal also includes the surrender of easement EI11552239.1. This sewer easement is located over the sewer main on the proposed collector road. This will be surrendered in full and new easements created over the newly created road.

Summary
For the above reasons, I consider that the adverse effects of the proposal on the environment would be less than minor. There are no affected parties. The proposed subdivision is generally anticipated within the Residential New Neighbourhood Zone, and does not raise any issues in terms of the relevant matters of discretion in the District Plan which have been used as a guide for assessment purposes. No parties are considered to be adversely affected for the reasons outlined above and within the applicant's AEE and further information provided.

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. As the subdivision activity is a non-complying activity the application does not meet any of the criteria in section 95(A)(5) that would prevent notification.

Step 3. There are no rules or NES requiring notification, and any adverse effects on the environment will be no more than minor (section 95A(8)).

Step 4. There are no special circumstances that warrant public notification (section 95A(9).

Limited notification assessment

Step 1. There are no affected groups or persons as outlined in section 95B(2) and (3).

Step 2. There are no rules or NES preventing limited notification, and the application is not for a controlled activity land use consent under the District Plan (section 95B(6)).

Step 3. As discussed above, no persons are considered to be affected under section 95E (sections 95B(7) and (8)).

Step 4. There are no special circumstances that warrant notification to any other persons (section 95B(10)).

Conclusion on notification

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

Recovery Plans and Regeneration Plans

Section 60(2) of the Greater Christchurch Regeneration Act 2016 requires that decisions and recommendation on resource consent applications are not inconsistent with Recovery Plans and Regeneration Plans.

There are no Recovery Plans or Regeneration Plans relevant to this application.

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

Regard must be had to the relevant objectives and policies in the Christchurch District Plan. In my opinion the application is consistent with these as the new allotments will be appropriately designed and serviced for the anticipated purpose and construction activities will be suitably managed.

Objective 4.2.2.1 Contaminated land ensures that land containing elevated levels of contaminants is managed to protect human health and water supplies. Related policy 4.2.2.1.1 requires that any proposal to develop, use or subdivide contaminated land or potentially contaminated land to apply a best practice approach to investigate the risks, and either remediate the contamination or manage activities on contaminated land to protect people and the environment. The proposal is considered to be in accordance with this objective and policy.

Objective 8.2.2 Design and amenity seeks an integrated pattern of development and urban form through subdivision and comprehensive development. Related Policies 8.2.2.3 Allotments, 8.2.2.4 Identity, seek to ensure that the layout, sizes and dimensions of allotments created by subdivision are appropriate and that they create neighbourhoods which respond to their context. The proposal is considered to be in accordance with this objective and policies. Given the layout and design of the subdivision the proposal is also considered to be in accordance with policy 8.2.2.6 integration and connectivity, policy 8.2.2.7 open space and policy 8.2.2.8 urban design. The proposal is in accordance with the ODP for this area.

Objective 14.2.5 Residential New Neighbourhood Zone seeks a co-ordinated, sustainable and efficient use and development. This objective and its supporting policies seek a co-ordinated pattern of residential development with the Residential New Neighbourhood zones that promotes density and quality design outcomes. The proposed subdivision complies with the ODP and provides a range of allotment sizes and living environments.

In my opinion the application is consistent with the relevant objectives and policies in the District Plan outlined above, as subdivision has been appropriately designed and serviced for the anticipated purpose.

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

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 the relevant provisions of higher order instruments referred to in s104(1)(b) and that being the case I have not referred to them in my report.

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

Given the non-complying status of this application it is appropriate to have regard to the issue of precedent, as well as the effect of granting consent upon the integrity of the District Plan. These are not mandatory considerations but are matters that decision makers may have regard to, depending on the facts of a particular case including:

- Whether a proposal is contrary to the objectives and policies of the plan; and if so
- Whether it can be seen as having some distinct or unusual qualities that would set it aside from the generality of cases.

In this case the proposal is not contrary to the objectives and policies, therefore I am satisfied that issues of precedent or plan integrity do not arise.

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

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

Taking guidance from recent case law[1], the District Plan is considered to be the mechanism by which Part 2 is given effect to in the Christchurch District. The Plan has recently been reviewed, and was competently prepared via an independent hearing and decision-making process in a manner that appropriately reflects the provisions of Part 2. Accordingly, no further assessment against Part 2 is considered necessary.

Non complying activity threshold test [Section 104D(1)]

Both tests are met, as the application will not be contrary to the objectives and policies of the District Plan and any adverse effects will be no more than minor.

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.

The applicant has submitted a geotechnical report prepared by Aurecon, with a supporting Statement of Professional Opinion on the Suitability of Land for Subdivision, and a DLS Infrastructure Report, all of which has been reviewed by Council's Subdivision Engineer (Yvonne McDonald).

Aurecon state that the subdivision is classified as containing both TC2 and TC3 areas. On this basis, they recommend special foundations as detailed in the MBIE Guidelines in TC2 areas and ground improvement in the TC3 areas. The ground improvement method initially recommended is a strengthened crust, through

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

capping with a reinforced raft. When looking at the figures provided in the geotechnical reports for the whole Halswell Commons area, those areas categorised TC3 are located north of stage 2 and largely outside of this application area. Geotechnical completion reporting will ensure lots created under this subdivision application are not presented as TC3.

Aurecon undertook a Section 106 assessment, tabulated in Appendix F. They found that the significant geotechnical risks for this site are liquefaction related and, if the geotechnical recommendations set out in their report are followed, these risks can be mitigated such that residential development is possible. Ms McDonald agrees with their assessment.

Aurecon state that 'good ground', as defined in NZS 3604, is not available and site specific foundation investigations will be necessary. Ms McDonald agrees with their assessment and has suggested conditions incorporating consent notices to support this. The applicant has reviewed and accepts these conditions. In addition Aurecon recommend, on the basis of the indicated displacements, that residential dwellings should be setback 5m from the crest of the drain or basin and Ms McDonald concurs with them on this and recommends a consent notice on Lots 1001 – 1032, Lots 1054 – 1068, Lots 1125 – 1375 and 1139.

As part of the adjacent Milns Estate development to the west, a temporary stormwater detention basin has been constructed on the western boundary with lots 1089-1093. Ms McDonald advises that the restrictions on building location are therefore likely to apply for these lots also until the temporary basin is removed. This basin is required until the basin being constructed under this consent and the conveyance path to it from the Milns Estate first flush basin is available. Ms McDonald advises that if these lots are not developed until the adjacent temporary stormwater basins is redundant then a restriction on the location of dwellings on these will not be necessary and this will be secured through a staging condition.

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

Recommendations

LAND USE CONSENT

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

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

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

2. Earthworks (except those addressed under conditions 4 to 13) shall only be carried out in association with the approved subdivision consent (RMA/2020/1438).

3. After the completion of the subdivision (i.e. the issue of a section 224(c) certificate in each respective stage, this consent only allows works within 5m of the trunk of a street tree, within 5 years of the date of the title being issued for the lot to which the crossing applies. Conditions 4 to 13 apply to works within 5m of the trunk of the tree.

4. Any earthworks within the legal road associated with the construction of a new vehicle crossing and to install water supply connections shall be setback a minimum of 2m from the trunk of any street tree.

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

5. No other works or parking of vehicles or stockpiles or storage of materials are permitted within 5m of the trunk of a street tree, except that vehicles may park on the carriageway of the road.

6. Prior to the commencement of works, a temporary protective fence shall be erected around the tree at a minimum distance of 2m from the trunk of the tree, except that this can be reduced to 1.5m

where the vehicle crossing is to be installed or to the edge of any sealed area (such as a footpath or kerb and channel).

7. The temporary protective fence shall be constructed of mesh material with a "post" system spaced at intervals of at least a metre apart and consisting of a type that has no underground strip footing.

8. The temporary protection fence shall be maintained at all times during the construction process. If the protective fencing is damaged it shall be repaired immediately.

9. No water used to wash down machinery (e.g. concrete mixers) likely to contain concrete or fuel shall be disposed of within 5m of the trunk of a street tree.

10. At the completion of works any exposed earth within the berm shall be reinstated and planted with grass.

11. Any person undertaking works within 5m of a street tree under this consent shall notify Christchurch City Council no less than five working days prior to works commencing, (email to rcmon@ccc.govt.nz) of:

    a) the earthworks start date and the name and contact details of the site supervisor.
    b) the temporary protective fence being erected (provide photographic evidence)
    c) a schedule/list of activity.

12. Within 5 working days of sealing the vehicle crossing photographs of the site shall be taken and forwarded to rcmon@ccc.govt.nz.

13. The site manager shall keep a copy of this consent on site at all times and will be responsible for informing the labour force with regard to the conditions of the consent.

Advice Notes

- The following local Arboricultural firms are considered acceptable to Christchurch City Council as qualified arborists:

Firm	Contact	Phone	Mobile	Other Contact
Advanced Tree Services	Mathew Palmer	03 344 6162	027 220 2724	
Alba Tree Services	Mik Winstanley	03 360 2962	021 083 17293	
City Care		03 941 7200		
Four Seasons Tree Care (Otautahi) Limited		03 381 1422	021 029 66714	
Treetech Specialist Treecare Ltd	Chris Walsh	03 383 9370	027 229 7488	0800 873 378
Purearb Ltd	Martin Andrews		021 083 38252	
Simplyarb			021 220 0661	
Warner Tree Care Limited	Liz Warner	03 339 4412	021 120 6913	Liz@warnertreecare.co.nz

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 stages 1 to 5.

2. Staging

2.1 The subdivision may be carried out in stages. If staged, each stage is to be in accordance with the staging shown on the application plan. That the development may proceed in stages in no particular order in accordance with the approved subdivision plan except as set out below.

At each stage any balance land is to be left as a fully serviced allotment that retains the underlying credits, if any, for financial contributions.

2.2 Unless otherwise agreed with Council, Lot 2017 shall not be vested (and the stage 4A section 224(c) certificate will not be issued) until a physical connection can be established with roads on adjoining property (Milns Park Subdivision (RMA/2016/3385, formerly 53 and 85 Milns Road).

2.3 Lots 1086 – 1093 shall not progress until such time as the adjacent temporary stormwater basin (located on Milns Park Subdivision (RMA/2016/3385, formerly 53 and 85 Milns Road) is redundant or a lateral spread assessment detailing any mitigation required has been provided and accepted by Council. These lots may be created in a separate sub-stage from the remaining lots in Stage 5.

2.4 Lot 2008 shall vest with a stage of this subdivision.

3. Allotments to Vest

3.1 Lots 2012 and 2013 are to be vested as Recreation Reserve, clear of any easements.

Advice Note – The agreed value of land to be vested as Recreation Reserve, including any landscape improvements, shall hold credits towards the final Reserve Development Contributions Assessment.

3.2 Lots 2008, 2009, 2010, 2011, 2014, 2015 and 2018 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

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

4. New Road to Vest

The new roads being lots 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2016 and 2017 are to be formed and vested in the Council to the satisfaction of the Subdivision Engineer with underground wiring for electricity supply and telecommunications.

5. Engineering General

5.1. 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).

5.2 Quality Assurance

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

A. Prior to the commencement of physical works on site, the Consent Holder shall submit to the Planning Team – Subdivision Engineers for review a Design Report including plans and Design Certificate complying with clause 3.3.2 of the IDS. The Design Report and engineering plans are to provide sufficient detail to confirm compliance with the requirements of the IDS and this consent, including compliance with Condition 24.2 Asset Design and Construction and condition 24.3 Ground Improvement. This report can be submitted as two individual design reports addressing infrastructure as one part and the second part as a Geotechnical Report.

B. Prior to the commencement of physical works on site, the Consent Holder shall submit to the Planning Team – Subdivision Engineers a Contract Quality Plan by Council and the Engineer's Review Certificate, complying with clause 3.3.3 of the IDS.

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

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

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

5.3 Traffic Management

An approved Traffic Management Plan (TMP) shall be implemented and no works are to commence until such time as the TMP has been installed. The TMP 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

5.4 Laterals for rear Lots

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

5.5 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/

5.6 Services As-Built Requirements

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

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.

6. Water Supply

6.1 The point of water supply for the subdivision shall be the Council water main in Sparks Road that has been newly upgraded to a DN250 OD PE100 water main and/or the DN355 OD PE100 water main in Collier Drive.

6.2 Should an agreement be in place with the adjoining property owner to the west the DN355 OD PE100 water main from Lots 2016 and 2017 shall be extended to the existing DN355 OD PE100 in Collier Drive to the west.

6.3 A DN355 OD PE100 water main shall be provided to the boundary of the adjoining property from Lots 2016 and 2017.

Advice Notes: For costs associated with the increase in diameter of the water main described in condition 6.2 and 6.3 above from a DN180 OD PE100 to DN355 OD PE100, Council will enter into an Infrastructure Provider Agreement with the developer.

6.4 All 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.

6.5 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.

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

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

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

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

7. Sewer

7.1 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.

7.2 The approved sanitary sewer outfall shall be the DN180 OD PE100 pressure sewer main located on Lot 2 DP 542909, positioned along the Road to Vest (Collier Drive) as part of this subdivision and currently protected by easement in gross.

7.3 Measures shall be put in place to Council's satisfaction and acceptance for enabling initial operation of the local pressure sewer system within the subdivision during the build phase to ensure a self-cleansing flow and limiting sewage age 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.

7.4 Each lot shall have a Boundary Kit located within the legal road or R.O.W. 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.

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

7.6 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:

> This property is to be served by a local pressure sewer unit comprising a pump and storage chamber which can accommodate at least 24 hours average dry weather flow to be supplied by either Aquatec or EcoFlow and installed by a Council Authorised Drainlayer (Pressure Sewer Tanks) at building consent stage in accordance with the Requirements for Local Pressure Sewer Units specified under a Building Consent. The local pressure sewer unit will be supplied complete with an IOTA OneBox Control Panel.
>
> Ownership and control of the local pressure pump, chamber, boundary kit and OneBox Control Panel will be vested with Council. The property owner shall enter into a Deed with the Christchurch City Council, drafted in terms approved by the Christchurch City Council, vesting ownership in the system prior to Code Compliance Certificate being issued for a dwelling on the relevant site.

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

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

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

8. Stormwater

8.1 The stormwater management system shall be comprised of channels, sumps, pipes, swales and basins. In addition to the below conditions, the system shall meet the requirements of the CCC Waterways, Wetlands and Drainage Guide (WWDG 2003 including updated Chapters 6 & 21), the Infrastructure Design Standard (IDS 2018) and the Construction Standard Specifications (CSS 2018).

8.2 The consent holder shall demonstrate that authorisation for the discharge of stormwater has been obtained from Christchurch City Council, otherwise separate authorisation from Environment Canterbury shall be obtained.

8.3 Prior to issuance of Section 224c certification, the consent holder shall submit an Engineering Design Report for acceptance by the Council 3 Waters and Waste Unit and Resource Consents Unit. 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 and surface water management systems.

8.4 Stormwater generated from all roofs, roads and hardstanding areas of all contributing catchments shall be collected via channels, sumps, pipes or swales and discharged into a first flush sedimentation basin. The first flush sedimentation basin(s) shall:

a. Provide sufficient storage to hold, at minimum, the volume of stormwater runoff generated from the first 25mm depth of rain falling on impervious areas within the development site and the contributing portion of 107 Milns Road (Lot 59 DP 33988, Lot 1 DP 542909, under separate application), assuming Maximum Probable Development, and;
b. Have batter slopes of 1 vertical in 4 horizontal average, or flatter, and;
c. Be vegetated with an approved grass species mixture or landscape vegetation, and;
d. Discharge into Dunbar Waterway via an outfall fitted with a flow-control choke and an emergency spill shut-off valve.

8.5 Stormwater generated in excess of the first flush basin capacity shall be diverted into a stormwater detention basin using a flow splitter or weir upstream of the first flush basin. The stormwater detention basin(s) shall:

a. Contain sufficient storage to ensure “Full Flood Attenuation” is provided for the stormwater generated from the contributing portions of the following properties, assuming Maximum Probable Development, as identified as “Stormwater Catchment D” on Davie Lovell-Smith Plan E.18431 (Revision 2) attached as Schedule 1 to the executed *Infrastructure Agreement between Christchurch City Council and Danne Mora Holdings Limited and Spreydon Lodge Limited*:
    i. 275, 295 and 315 Sparks Road (Lot 122 DP 514570, Lot 57 DP 33988, Lot 2 DP 542909;
    ii. 25 Milns Road (Lot 3 DP 386717, Pt Lot 6 DP 386717);
    iii. 51 Milns Road (Lot 3 DP 5206);
    iv. Milns Park Subdivision (RMA/2016/3385, formerly 53 and 85 Milns Road);
    v. 79 Milns Road (Lot 1 DP 468260, Lot 42 DP 533866);
    vi. 201 Halswell Road (Lot 1 DP 9329);
    vii. 107 Milns Road (Lot 1 DP 542909), and;
b. Have batter slopes of 1 vertical in 4 horizontal average, or flatter, and;

c. Be vegetated with an approved grass species mixture or landscape vegetation, and;
d. Discharge into the existing 750mm Dunbar Waterway culvert under Sparks Road (SwPipeID 45899).

Advice Note: ***Full Flood Attenuation*** *means capture of the stormwater runoff generated from a 2 percent annual exceedance probability storm of 36 hours duration with slow release over a minimum of 96 hours.*

8.6 The stormwater mitigation system (first flush basin and detention basin) may be phased to suit development staging, however no more than 100 residential allotments are to be created until the full stormwater mitigation system has been issued practical completion by Council's Subdivisions Engineer.

Advice Note: Council have entered into an Infrastructure Provision Agreement with the consent holder which will allow it to reimburse the developer for capacity in the collective stormwater systems required to service other development. Council will not reimburse the developer for any stormwater systems required to service Lot 1 DP 542909 amalgamated with 107 Milns Road under RMA/2019/1977.

8.7 Stormwater generated in excess of the detention basin capacity shall discharge into the existing 750mm Dunbar Waterway culvert under Sparks Road (SwPipeID 45899).

8.8 Dunbar Waterway shall be realigned to discharge into the Council stormwater wetland at 295 Sparks Road. A new culvert shall be installed under Sparks Road providing conveyance for the 2 percent annual exceedance probability flow generated from all contributing upstream catchments and stormwater systems, assuming Maximum Probable Development of those catchments. The location and design of the Sparks Road culvert shall be confirmed with Council Engineers at the detailed design phase.

8.9 The full length of Dunbar Waterway from the boundary with 93 Milns Road to the new Sparks Road culvert constructed under the above condition shall be widened, naturalised and enhanced in general accordance with WWDG Chapter 9. The waterway, its embankments and maintenance access areas shall be located entirely within Local Purpose (Utility) Reserve to vest with Council and/or within Council legal road corridor. Unless otherwise approved by Council Engineers, the minimum reserve width shall provide for 1 vertical in 4 horizontal average banks and a minimum of 3m width at top of bank (both sides) for riparian planting and/or shared footpath/cycleway.

8.10 The stormwater management system shall be designed to ensure complete capture and conveyance of all stormwater runoff from the site and 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 WWDG. A combination of primary and secondary conveyance systems may be used to ensure this level of service is achieved.

8.11 The primary stormwater reticulation network shall be designed to convey (at minimum) the critical twenty percent annual exceedance probability storm event from the site and contributing upstream catchments. 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.

8.12 The designer of the stormwater management system identify all overland flow paths proposed for storm events that exceed the capacity of the stormwater management and mitigation system. All secondary or emergency stormwater flowpaths shall be identified and protected by an easement in favour of Christchurch City Council, if required.

8.13 Unless otherwise approved by Council engineers, any subsoil drainage systems designed to permanently manage groundwater shall be designed and constructed in accordance with

WWDG Section 5.3. The outfall for any subsoil systems expected to generate dry-weather flow shall be confirmed with Council engineers at the detailed design phase.

8.14 Earthworks shall not cause adverse flooding effects on other land. The consent holder shall provide a report summarizing any effects of disruption of overland flow or displacement of ponded floodwaters 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.

8.15 Stormwater laterals shall be laid at least 600mm inside the boundary of all allotments at the subdivision stage. Unless otherwise approved by Council Engineers, the laterals are to be laid at sufficient depth to ensure protection and adequate fall is available to serve the furthermost part of the lot.

8.16 Safe and adequate access to all stormwater management and mitigation facilities for operation and maintenance, including sediment and/or aquatic weed removal, shall be provided and designed in accordance with WWDG Sections 6.8 & 6.9.

8.17 The consent holder shall provide easements in gross over all stormwater infrastructure located outside of legal road or Local Purpose Reserves to be vested with Council.

8.18 A Maintenance and Operations manual for all stormwater water management systems shall be provided and shall form part of the Resource Consents and 3 Waters Planning Unit acceptance. This manual is to include a description of the activity, the design assumptions, maintenance schedule and monitoring requirements.

8.19 The consent holder shall operate and maintain stormwater mitigation facilities and 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.

8.20 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.

9. Local Purpose (Utility) Reserve land

9.1 All boundaries between residential allotments and Local Purpose (Utility) Reserves shall be fenced prior to issuance of the Section 224(c) certificate. The design and placement of fencing shall form part of the Engineering or Landscape acceptance.

10. Reserve Landscape Plans

10.1 Landscape Plans for Reserves (Lots 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015 and 2018) are to be submitted to the Asset and Network Unit (Parks) for acceptance. All landscaping is to be carried out in accordance with the Accepted plan.

Advice Note –Where the Consent Holder has applied to vest assets as detailed on Accepted Landscape Plans, but the Asset and Network Unit (Parks) have not agreed to the value of the assets being credited against the Reserve Development Contributions or to reimburse the value of the assets to the Consent Holder, then the Consent Holder may vest the assets at their own expense, with the agreement of the Council's Parks Unit.

10.2 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.

10.3 The Consent holder shall maintain plants/trees on Reserve Lots 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015 and 2018 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).

10.4 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).

10.5 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.

10.6 The Consent holder shall enter into a separate bond with Council Asset & Network Unit (Parks) 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.

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

11. Street Tree Landscape Plans

11.1 Street tree landscape plans are to be submitted to the Asset and Network Unit (Parks) for acceptance. All landscaping is to be carried out in accordance with the Accepted plan.

11.2 The Landscape Plan(s) are to provide sufficient detail to confirm compliance with the requirements of the IDS (current version) and the CSS (current version).

11.3 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.

11.4 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).

11.5 The Team Leader Road Amenity & Asset Protection or his/her 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).

11.7 The Consent Holder shall enter into a separate bond with Council Asset & Network Unit (Parks) 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 his/her nominee.

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

12. Final Completion / Handover (Reserves and Street Trees)

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

13. As – Builts (Reserves and Street Tress)

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

14. Traffic

14.1 The intersection with Lot 2003 and Sparks Road, within Stage 1 on the approved plans, shall be left in and left out only. This condition shall be met when the intersection of Collier Drive and Sparks Road, shown in Stage 2 on the approved plans, is operational.

14.2 There is to be no direct individual vehicle access to Spark Road.

14.3 The Sparks Road frontage, adjacent to and between Lot 1001 – 1005 and Lot 1018 is to be upgraded to include kerb, channel and a 2.5 metre shared path separated from the road carriageway and stormwater facilities. The intersection of Lot 2003 and Sparks Road shall be defined by kerb and channel.

14.4 The recommendations from the Preliminary Design Stage Road Safety Audit are to be implemented in detailed engineering plans.

14.5 Collier Drive is to be locally widened to enable a pedestrian island to be constructed at a location to be agreed between Council and the applicant.

14.6 Back to back reverse curves should be avoided where possible, or dealt with appropriately as per Austroads (Guide to Road Design, Part 3 Geometric Design, Section 7.5.3)

14.7 The intersection of Collier Drive and Sparks Road shall be designed and constructed to accommodate future traffic signals.

14.8 No more than 50% of the total lots shall be developed until such time as the roads in stage 2 have been fully constructed.

14.9 All roads shall be designed and formed to comply with the District Plan requirements, except for Lot 2007 which shall be designed with a legal width of 14m and a single footpath.

14.10 A turning bay shall be located at the end of the roads Lot 2001 (Stage 5) and Lot 2005 (Stage 4) and shall be located within an easement in gross if not on legal road.

14.11 A shared path shall be provided through the stormwater area located to enable a future connection to a shared path in Lot 1 DP 9329 - 201 Halswell Road. Advice Note: this does not require a connection through balance Lot 3000 as part of this subdivision.

15. Minimum Levels

15.1 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, plus a grade of 1:500 to the rear boundary.

15.2 All allotments within the FMA shall have finished floors set to at least the 0.5% AEP modelled flooding level plus 400mm freeboard

16. Filling

All filling exceeding 300mm above excavation level shall be in accordance with the Code of Practice for earthfill for residential purposes NZS 4431: 1989. A duly completed certificate in the form of Appendix A of NZS 4431 shall be submitted to the Council for all lots within the subdivision that contain filled ground, prior to the issue of a Section 224 Conditions Certificate.

The consent holder is to submit a report and calculations detailing any filling proposed against existing boundaries and the mitigation proposed to avoid adverse effects on adjoining properties.

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

18.1 The earthworks shall accord with Approved plans RMA/2020/1438 pages 2 to 5.

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

18.2 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.

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.
- 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.

18.3 Dust emissions shall be appropriately managed within the boundary of the property and in accordance with the Canterbury Air Regional 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.

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

18.5 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.

18.6 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).

18.7 Any change in ground levels shall not cause a ponding or drainage nuisance to neighbouring properties.

18.8 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 consent holder’s property.

18.9 The fill sites shall be stripped of vegetation and any topsoil prior to filling. The content of fill shall be clean fill.

18.10 At the completion of the earthworks operations, the berm areas outside the line of the roadway construction shall be sown down with grass seed.

18.11 All bared surfaces shall be adequately top-soiled and vegetated as soon as possible to limit sediment mobilisation.

18.12 Any public road, footpath, landscaped area or service structure that has been affected / damaged by the contractor(s), consent holder, 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.

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

19. Street Lighting

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

20. Engineering Plans

Engineering plans for the construction of the new road(s), 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.

21. Health of Land

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

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

21.2 Evidence of the disposal of any surplus top soils from the site to an authorised facility shall be submitted to the Environmental Compliance Section of Council by way of waste manifest and/or weighbridge receipts within 2 months of the excavation. Equally, should there be no disposal of top soils from the site, a statement to that effect from the project engineer shall be submitted instead. Submission may be by way of email to rcmon@ccc.govt.nz

22. 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.

23. As Built Plans

As built plans of stormwater retention/detention basins and swales are to be forwarded to the Subdivision Engineer together with capacity calculations to confirm that the works have been constructed in accordance with the engineering plan.

24. Geotechnical

24.1 Liquefaction Hazard and Lateral Spread Mitigation

All liquefaction hazard and lateral spread mitigation on site shall be designed in accordance with the recommendations in the Aurecon Halswell Commons Liquefaction Assessment Review - Balance of Stages ref: 239575-005 dated 14 November 2019 and the Aurecon Lateral Spreading Review ref 239575-005 dated 11 August 2020.

24.2 Asset Design and Construction

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).

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 below.

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.

Advice Note: 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.

24.3 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 11.2.

24.4 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."

Advice 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.

That a consent notice in terms of Section 221 of the Resource Management Act be registered on the titles for the following lots:

Lots 1001 – 1032, Lots 1054 – 1068, Lots 1125 – 1375 and 1139
Dwelling foundations shall be setback a minimum of 5m from the crest of the adjacent drain or stormwater basin.

Advice Note: At the time of subdivision this no –build area shall be defined on the Subdivision Plan and all relevant changes made to the condition so that it makes reference to the subject area on the Deposited Plan.

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

24.5 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 24.2. 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.

25. Waterways

25.1 The applicant will engage a suitably qualified and experienced freshwater ecologist to oversee design and construction, undertake fish-salvage for the section of Dunbars Drain which runs through the site, and advise on placement of rocks and logs to maximise habitat variation and refuge for fish. This freshwater ecologist shall also establish an exclusion zone for this same section of the existing Dunbars Drain for the duration of works for the Naturalisation and realignment of Dunbars Drain.

All practicable measures shall be carried out to ensure that fish are not stranded or harmed during the works within the waterway and its setback; fish salvage measures shall be in accordance with best practice guidelines/methods, and fish salvaging shall be carried out by a suitably qualified person. Results of the fish salvage should be entered into the NZ Freshwater Fish Database and supplied to the Council's Waterways Surface Water and Land Drainage Planner by way of email to **rcmon@ccc.govt.nz**

25.2 The consent holder shall submit an Engineering Design Report for acceptance by the Council 3 Waters and Waste Unit and Resource Consents Unit. The Engineering Design Report shall demonstrate how the design will meet all of the applicable standards (including conditions 25.3 and 25.4) and shall contain all of the plans, specifications and calculations for the design and construction of the surface water management systems, including the design profiles of Dunbars Drain. This shall include detailed cross-sections of the proposed naturalised Dunbars Drain, showing appropriate design which incorporates augmented habitat for aquatic fauna, and ensures adequate provision for fish-passage, in-line with the *CCC Waterways Wetlands and Drainage Guide* and *NZ Fish Passage Guidelines*. which shall be submitted for review by the CCC Waterways Ecologist, by way of email to **rcmon@ccc.govt.nz**.

25.3 The detailed design of the enhancement of Dunbars Drain shall include but are not limited to:

- A minimum water depth of 150mm is achieved (by way of a long section and several cross-sections);
- Low flow channel width is 600mm or narrower, to maximise water depth and a maximum of 1000mm;
- Larger rocks and wood (even small lengths are useful) to provide in-stream variation and habitat every 5 metres;
- Formed grade of banks (4:1) should be used as an average, steeper banks are acceptable with planting for stabilisation;
- Substrate to be placed in the channel shall consist of rounded gravels.
- Bends will provide sinuosity and variation in hydraulic habitat, as well as pools to provide habitat for larger fish;

Explanatory note: some points of Dunbars Drain, through Milns Park, are too wide and have resulted in shallow pools along the channel.

25.4 Detailed drawings of the 21m long culvert, shall be provided for review by the CCC Waterways Team, by way of email to **rcmon@ccc.govt.nz**. Such a culvert shall be designed in accordance with the *CCC Waterways Wetlands and Drainage Guide* and be constructed using appropriate Erosion and Sediment Control measures to ensure there is no discharge of sediment or other harmful contaminants to the water body. The design of this culvert shall also be designed in accordance with the *NZ Fish Passage Guidelines* and ideally shortened to the absolute minimum necessary length of cover.

26. Consent Notices

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

Sewer Lots 1001 – 1155

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

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

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

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

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

Specific Foundation Design

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.

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

Earthworks –Lots 1001 – 1155

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

Lot 1001 – Lot 1155

The road configuration at the intersection of Lot 2003 and Sparks road will change to a left in left out when the intersection of Colliers Drive and Sparks Road is operational.

Lots 1001 – 1032, Lots 1054 – 1068, Lots 1125 – 1375 and 1139

Dwelling foundations shall be setback a minimum of 5m from the crest of the adjacent drain or stormwater basin.

27. Telecommunications and Energy Supply

All lots shall have telecommunications and electrical supply laid to the net site area of each lot.

As-built plans and photographic evidence of the telecommunications and energy supply ducts or cables is to be supplied showing that the ducts or cables have been laid to the net area of each lot.

The consent holder is to provide a copy of the reticulation agreement letter from the telecommunications network operator and a letter from the electrical energy network operator, or their approved agent, to confirm capacity is available to adequately service the sites.

28. 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.

29. 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 solicitors undertaking shall be provided to ensure that the easement is registered on the subject reserve at the time title is created. A section 223 certificate will not issue until such time as a section 239 certificate is issued by Council.

30. Easements in Gross

The legal instruments for easements in gross in favour of the Council are to be prepared by Council's consultant solicitor at the consent holder's cost. The consent holder's solicitor is to contact Anderson Lloyd Lawyers (Mike Kerr) requesting the preparation of the easement instruments. As built plans for the services covered by the easement are to be provided at Section 223 certification stage.

31. 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.

32. 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.

33 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.

34. 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
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/2020/1438

ASSESSMENT

Customer Name	Danne Mora Holdings Limited
Project Address	275, 295 and 315 Sparks Road
Assessment Date	14/07/2020

Assessment Summary

		HUE Credits						
		Current	Assessed	Discounts	Assessed HUE After Discount	Change	DC Rate (incl GST)	DC Charge (incl GST)
		HUE	HUE		HUE	HUE		
Activity	**Catchment**	**A**	**B**	**C**	**D**	**E**	**G**	**F= E x G**
Network Infrastructure								
Water supply	District-wide	3.00	156.00	0.0%	156.00	153.00	$2,395.45	$366,503.85
Wastewater collection	District-wide	3.00	156.00	0.0%	156.00	153.00	$6,349.15	$971,419.95
Wastewater treatment and disposal	District-wide	3.00	156.00	0.0%	156.00	153.00	$2,904.90	$444,449.70
Stormwater & flood protection	Heathcote Greenfield	3.00	156.00	50.0%	78.00	75.00	$3,195.85	$239,688.75
Road network	Greenfield	3.00	156.00	0.0%	156.00	153.00	$3,315.45	$507,263.85
Active travel	District-wide	3.00	156.00	0.0%	156.00	153.00	$425.50	$65,101.50
Public transport	District-wide	3.00	156.00	0.0%	156.00	153.00	$717.60	$109,792.80
Total Community and Network Infrastructure								$2,704,220.40
Reserves								
Regional parks	District-wide	3.00	156.00			153.00		$412,426.80
Garden and heritage parks	District-wide	3.00	156.00			153.00		$24,633.00
Sports parks	District-wide	3.00	156.00			153.00		$387,090.00
Neighbourhood parks	Greenfield	3.00	156.00			153.00		$1,458,977.40
Total Reserve Contributions								$2,283,127.20
					GST 15%			$650,523.60
					Total Development Contribution			**$4,987,347.60**

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.

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.

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

Reported and recommended by: Louisa Armstrong, Senior Planner **Date:** 7 December 2020

Decision

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

Delegated officer:

Paul Lowe
Principal Advisor Resource Consents
21/12/2020 12:52 PM

Christchurch City Council

Page 1 of 5

RMA 2020 1438

Approved Resource Consent Document

21/12/2020 Armstrong, Louisa

AMENDMENTS :		
AMENDMENT	DATE	DESCRIPTION
R7	04.11.20	EASEMENTS OVER LOT 2008 UPDATED.
R8	24.11.20	LOT 2008 UPDATED & LOT 2009 ADDED.
R9	09.12.20	COUNCIL RFI AMEND
R10	16.12.20	STAGE 4A ADDED

NOTES :

1. Areas and dimensions are subject to final survey and deposit of plans.
2. Service easements to be created as required.
3. This plan has been prepared for subdivision consent purposes only. No liability is accepted if the plan is used for any other purpose.
4. This plan has been prepared for the use of our client and no liability is accepted in relation to any other parties.
5. Any measurements taken from information which is not dimensioned on the electronic copy are at the risk of the recipient.
6. This plan is subject to the granting of subdivision and/or resource consents and should be treated as a proposal until such time as the necessary consents have been granted by the relevant authorities.
7. Contour Interval: Major 1.0m Minor 0.2m.
8. Origin of Levels
   BM144 [EHC2]
   R.L.23.52m
   Masonry Anchor and Disk flush in kerb.
   Located corner Cardinal Drive and Wolseyplace.

   Levels in terms of Christchurch Drainage Datum January 2012.

meadowlands
at halswell

Proposed Memorandum of Easements

Nature	Servient Tenement (Burdened Land) Lot No	Servient Tenement (Burdened Land) Shown	Grantee
Right to drain water in gross.	2008 3000	A, B & C D	Christchurch City Council

Easements A & D will be provided in Stage 1.
Easement B will be provided in Stage 2.
Easement C will be provided after Stage 3.

Total Area : 20.7900 ha

Comprised in: RT's .CB13B/1453, 798800 & 916068

DAVIE LOVELL-SMITH
PLANNING SURVEYING ENGINEERING

116 Wrights Road P O Box 679 Christchurch 8140. New Zealand
Telephone: 03 379-0793 Website: www.dls.co.nz E-mail: office@dls.co.nz

JOB TITLE:

Meadowlands

SHEET TITLE:

Proposed Subdivision of Lot 57 DP 33988, Lot 122 DP 514570 & Lot 2 DP 542909

DRAWING STATUS

Proposed Subdivision

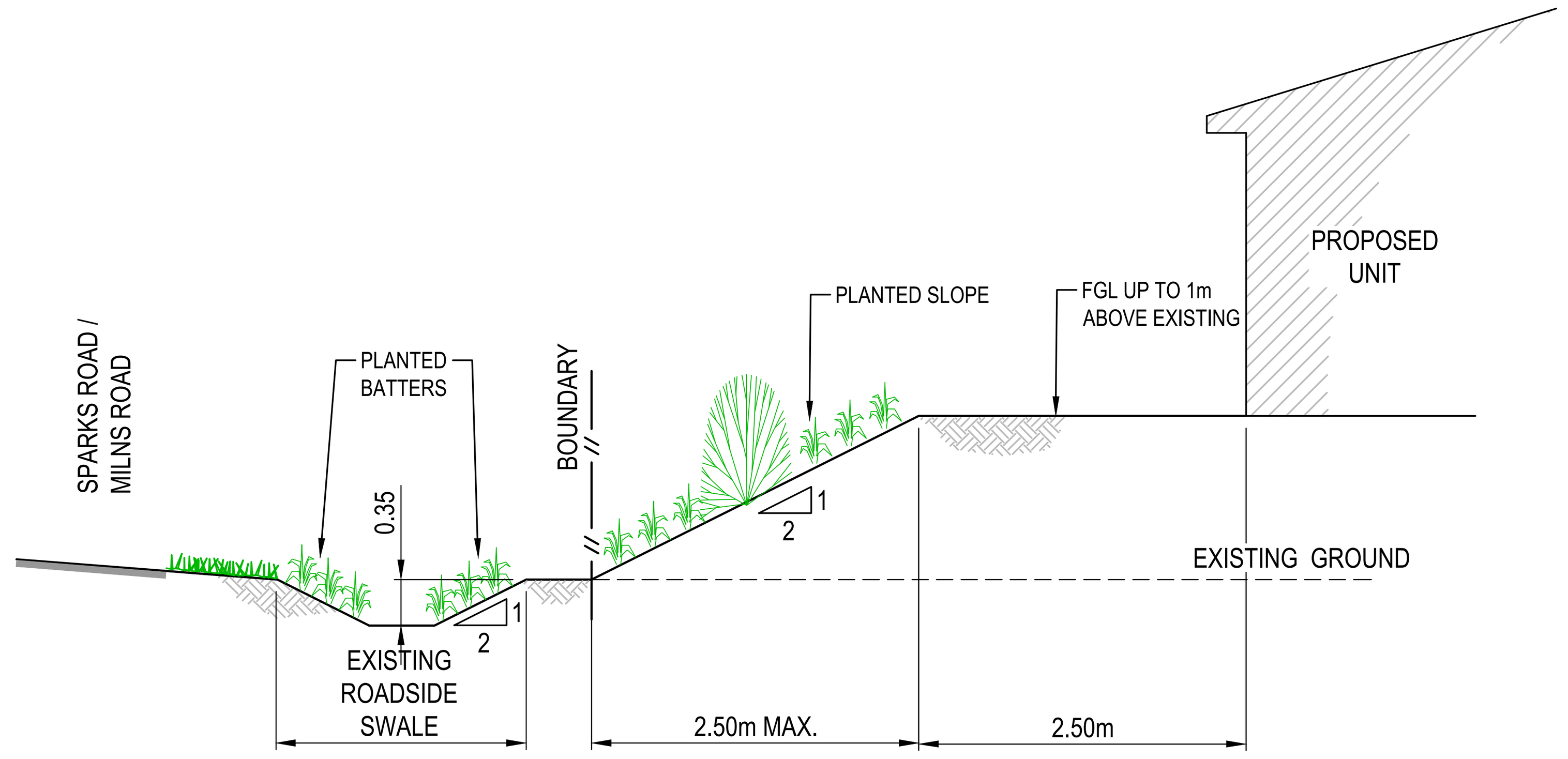
SCALE : 1:1250@A1 1:2500@A3 DATE : December 2020

CAD FILE : J:\20114\SUBCON\E20114 Subcon R10.dwg

DRAWING No : **E.20114** SHEET No: 1 OF 1

REVISION : **R10**

PLAN VIEW
1:1000



SECTION A 1:50 TYPICAL SECTION SPARKS ROAD / MILNS ROAD

CUT FILL TABLE

	AREA (m^3)
CUT	50
FILL	84 800
BALANCE	84 750

SURFACE ANALYSIS: ELEVATION RANGES

COLOUR	MIN. ELEVATION (M)	MAX. ELEVATION (M)
	-1.6	-1.4
	-1.4	-1.2
	-1.2	-1.0
	-1.0	-0.8
	-0.8	-0.6
	-0.6	-0.4
	-0.4	-0.2
	-0.2	0
	0	0.2
	0.2	0.4
	0.4	0.6
	0.6	0.8
	0.8	1.0

500 0 1000 2000mm
SCALE 1:50
10 0 20 40m
SCALE 1:1000

AERIAL IMAGERY FROM LINZ DATA SERVICE UNDER A CREATIVE COMMONS LICENCE FLOWN 2015-2016

aurecon
www.aurecongroup.com

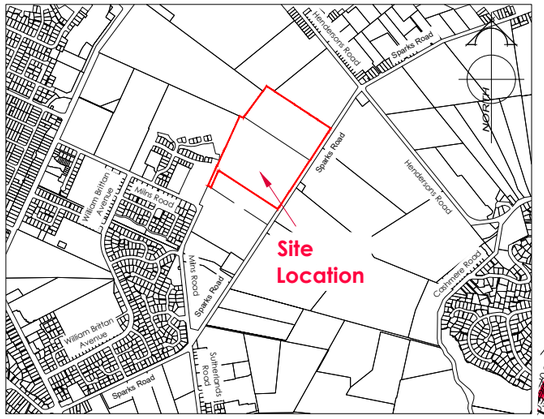
CLIENT: Banbury Park

REV	DATE	REVISION DETAILS	APPROVED
B	2020-06-17	REVISED PRELIMINARY ISSUE	J TRIST
A	2020-04-29	PRELIMINARY ISSUE	J TRIST

SCALE: 1:1000 SIZE: A1
DRAWN: R. DAWSON
DESIGNED: J RAY
REVIEWED: J TRIST

PRELIMINARY
NOT FOR CONSTRUCTION
APPROVED: J TRIST DATE

PROJECT: BANBURY PARK
TITLE: EARTHWORKS CUT FILL PLAN
DRAWING No.: PROJECT No. 508650 – AREA 0000 – TYPE DRG – DISC CC – NUMBER 1011 – REV B



LOCATION PLAN
Scale: 1:16,000@A1
1:32,000@A3

PLAN SCHEDULE

SHEET	DESCRIPTION	SCALE @ A1
E01.0	Overall Plan	1:1000
E02.0	Design Contours	1:1000
E02.1	Cut and Fill	1:1000
E02.2	Drain Cross Sections	As Shown
E03.0	Roading Plan	1:1000
E03.1	Roading Details	As Shown
E03.2	Roading Longsections	As Shown
E04.0	Sewer & Stormwater Plan	1:1000
E05.0	Water Plan	1:1000

AMENDMENTS :

AMENDMENT	DATE	DESCRIPTION
R1	16/07/20	STAGE BOUNDARY UPDATED
R2	06/08/20	NO CHANGE THIS SHEET

NOTES :

1) ALL WORKS IN ACCORDANCE WITH CCC IDS AND CSS PARTS 1-7 CURRENT ISSUE.
2) ALL PLANS ARE TO BE READ AND DISTRIBUTED AS A COMPLETE SET. ANY DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF THE ENGINEER FOR CLARIFICATION.
3) ELECTRICITY & TELECOM SERVICES NOT SHOWN. REFER TO ELECTRICAL & COMMUNICATION PLANS FOR DUCT LOCATIONS.
4) TRENCHING AND INSTALLATION OF POWER AND TELECOM SERVICES TO BE PROVIDED IN ACCORDANCE WITH SERVICE PROVIDERS PLANS AND SPECIFICATIONS.
5) EXISTING SERVICES HAVE BEEN DIGITISED FROM SERVICE AUTHORITY PLANS; COMPLETENESS AND ACCURACY ARE NOT GUARANTEED. ALL SERVICES TO BE FULLY SEARCHED AND PILOTED PRIOR TO TRENCHING.
6) NATURAL CONTOUR INTERVAL: 0.1m MINOR 1.0m MAJOR
7) ORIGIN OF LEVELS
BM.144 [EHC2].
RL=23.52m MASONRY ANCHOR AND DISK FLUSH IN KERB.
LOCATED CORNER CARDINAL DRIVE AND WOLSEY PLACE.

LEVELS ARE IN TERMS OF CHRISTCHURCH DRAINAGE DATUM. JANUARY 2012 ISSUE.
8) CONTROL OF SW, SEDIMENT AND DUST ON SITE IS THE RESPONSIBILITY OF THE CONTRACTOR.
9) ALL ROW AND DRIVEWAYS ARE TO HAVE 50mm DUCTS INSTALLED FOR COMMUNICATIONS AND POWER SUPPLY.

LEGEND :

NEW ASPHALT PAVEMENT
NEW FOOTPATH
POTENTIAL SURFACE TREATMENT AREA

EXISTING SERVICES	PROPOSED SERVICES
SANITARY SEWER STD. MH	SANITARY SEWER STD. MH
SANITARY SEWER VENTED MH	SANITARY SEWER VENTED MH
STORMWATER MH	STORMWATER MH
WATER FH VALVE	WATER FH VALVE
KERB	KERB

	NAME	SIGNED	DATE
DESIGNED BY	ADAM LILL		
CHECKED BY	ANDY HALL		

DAVIE LOVELL-SMITH
PLANNING SURVEYING ENGINEERING
116 Wrights Road P O Box 679 Christchurch 8140, New Zealand
Telephone: 03 379-0793 Website: www.dls.co.nz E-mail: office@dls.co.nz

JOB TITLE:
Sparks Road

SHEET TITLE:
Overall Plan

DRAWING STATUS
For Engineering Concept

SCALE : 1:1000@A1 1:2000@A3
DATE : August 2020
CAD FILE : J:\20114\Eng\Drawings\E20114 E01.0_R2.dwg
DRAWN :DG
DRAWING No : **E.20114**
SHEET No: **E01.0**
REVISION : **R2**

AMENDMENTS :		
AMENDMENT	DATE	DESCRIPTION
R1	16/07/20	STAGE BOUNDARY UPDATED
R2	06/08/20	NO CHANGE THIS SHEET

NOTES :

1) ALL WORKS IN ACCORDANCE WITH CCC IDS AND CSS PARTS 1-7 CURRENT ISSUE.

2) ORIGIN OF LEVELS
BM.144 [EHC2].
RL=23.52m MASONRY ANCHOR AND DISK FLUSH IN KERB. LOCATED CORNER CARDINAL DRIVE AND WOLSEY PLACE.

LEVELS ARE IN TERMS OF CHRISTCHURCH DRAINAGE DATUM. JANUARY 2012 ISSUE.

3) METAL DEPTHS TO BE CONFIRMED OR INCREASED BY ENGINEER FOLLOWING CHECKING OF SUBGRADE CBR STRENGTH ONCE EXCAVATED.

4) ALL BERMS TO BE COVER WITH A MINIMUM OF 150mm SCREENED TOPSOIL GRASSED WITH CCC BERM MIX.

5) EXISTING SERVICES HAVE BEEN DIGITISED FROM SERVICE AUTHORITY PLANS; COMPLETENESS AND ACCURACY ARE NOT GUARANTEED. ALL SERVICES TO BE FULLY SEARCHED & PILOTED PRIOR TO TRENCHING.

6) CLEARING TO INCLUDE REMOVAL OF ALL INTERNAL FENCING, ALL VEGETATION FROM LOTS. CLEARED AREA TO BE GRASSED AND FREE OF DEBRIS. ALL MATERIAL TO BE REMOVED FROM SITE.

7) DESIGN CONTOUR INTERVAL: MAJOR1.0m MINOR 0.1m.

8) ALL EARTHFILL WORKS TO COMPLY WITH NZS 4431:1989 RELEVANT CERTIFICATION REQUIRED AS PROOF.

9) IF PEAT OR OTHER UNSUITABLE MATERIAL IS LOCATED IN THE SUBGRADE THE ENGINEER IS TO BE CONTACTED FOR INSTRUCTION.

10) ESCMP TO BE IN PLACE PRIOR TO ANY EARTHWORKS.

11) CONTRACTOR MUST READ ALL DISCHARGE CONSENTS PRIOR TO ANY EARTHWORKS.

12) DRAWINGS TO BE DISTRIBUTED AND READ AS A COMPLETE SET. ANY DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF THE ENGINEER FOR CLARIFICATION.

LEGEND :

SECONDARY FLOW FOR 1:200 YEAR EVENT

EXISTING SERVICES — KERB

PROPOSED SERVICES — KERB

	NAME	SIGNED	DATE
DESIGNED BY	ADAM LILL		
CHECKED BY	ANDY HALL		

DAVIE LOVELL-SMITH
PLANNING SURVEYING ENGINEERING

116 Wrights Road P O Box 679 Christchurch 8140, New Zealand
Telephone: 03 379-0793 Website: www.dls.co.nz E-mail: office@dls.co.nz

JOB TITLE:

Sparks Road

SHEET TITLE:

Design Contours

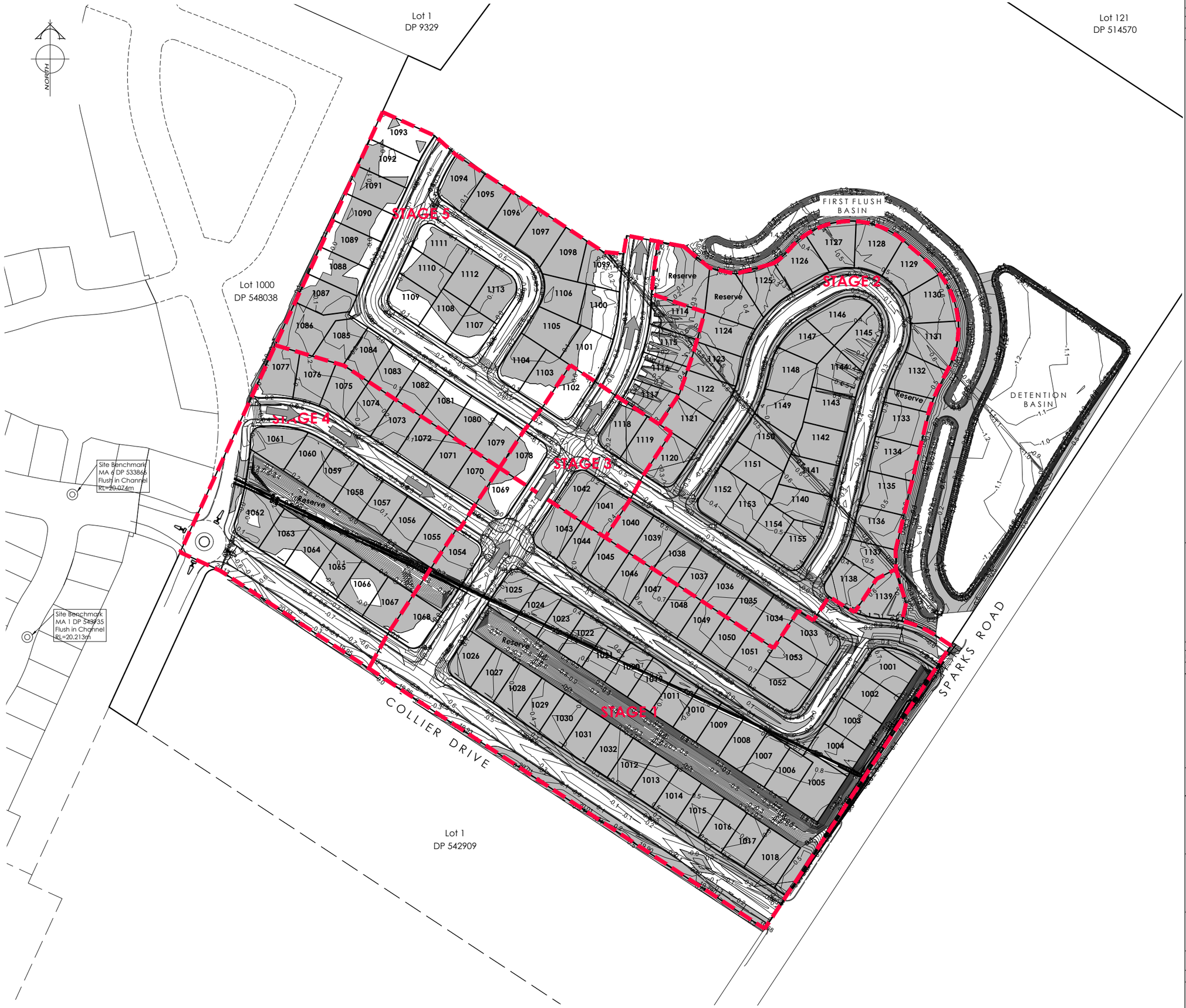
DRAWING STATUS

For Engineering Concept

SCALE : 1:1000@A1 1:2000@A3 DATE : August 2020

CAD FILE : J:\\20114\Eng\Drawings\E20114 E02.0_R2.dwg DRAWN : DG

DRAWING No : **E.20114** SHEET No: **E02.0** REVISION : **R2**



AMENDMENTS :		
AMENDMENT	DATE	DESCRIPTION
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7) CUT FILL CONTOUR INTERVAL: MAJOR 1.0m MINOR 0.1m.

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LEGEND :

ENGINEERING FILL

ENGINEERING CUT

SECONDARY FLOW FOR 1:200 YEAR EVENT

EXISTING SERVICES	PROPOSED SERVICES
KERB	KERB

	NAME	SIGNED	DATE
DESIGNED BY	ADAM LILL		
CHECKED BY	ANDY HALL		

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PLANNING SURVEYING ENGINEERING

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JOB TITLE:

Sparks Road

SHEET TITLE:

Cut Fill Plan

DRAWING STATUS

For Engineering Concept

SCALE : 1:1000@A1 1:2000@A3

DATE : August 2020

CAD FILE : J:\20114\Eng\Drawings\E20114 E02.0_R2.dwg

DRAWN : DG

DRAWING No : **E.20114**

SHEET No: **E02.1**

REVISION : **R2**