



meadowlands
at halswell

Subdivision Consent

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

(Section 127)

s127 application number:	RMA/2024/1232/A		
Original application number:	RMA/2024/1232		
Applicant:	Danne Mora Holdings Limited		
Site address:	155 Hendersons Road	225 Hendersons Road	275 Sparks Road
Legal description:	Lot 121 DP 514570	Lot 120 DP 514570	Lot 3000 DP 575180
Site area:	91,923m ²	84,719m ²	38,018m ²
Zone	Medium Density Residential		
Overlays and map notations			
District Plan:	Flood Management Area, Flood Ponding Management Area, Liquefaction Management Area, North Halswell Outline Development Plan, Water Body Setback (Environmental Asset Waterway – Hendersons Drain, Network Waterway – Days Drain)		
Plan Change 14:	Flood Ponding Management Area, Sunlight Access Qualifying Matter, Water body Setback Qualifying Matter		
Road classification:	Minor Arterial (Sparks Road), Collector (Hendersons Road), Local (Larissa Road, Sequel Road)		
Activity status:	Discretionary activity		
Description of application:	Change of conditions pursuant to section 127		

Introduction

The applicant is seeking to change the conditions of an existing resource consent (RMA/2024/1232) which was granted on a non-notified basis on 19th June 2025 by a delegated officer.

RMA/2024/1232 granted consent to subdivide three allotments in seven stages to create 155 residential allotments, including eight duplex lots, roads, and reserves for utility, recreation, and access purposes. Land use consent was sought for earthworks relating to the formation of residential lots, roads, and reserves within the subdivision, with an anticipated volume of 42,000m³.

The proposal required land-use consent for earthwork non-compliances, including earthworks occurring within the Flood Management Area and within the setback of a Network Waterway. Subdivision consent was required for the creation of lots within the Liquefaction Management Area and the Flood Management Area, and non-compliances with net site areas, Outline Development Plan requirements, and road widths.

The applicant is proposing changes to the subdivision, as detailed below:

- a) Renumbering the residential lots, reserves, and stages.
- b) Stage boundary shifts between approved;
 - Lots 311 and 312 (Recreation Reserves) of stages 1 and 2, resulting in a single Lot created in Stage 1 (Lot 501);
 - Lots 195-198 and 210-214 of Stage 2;
 - Lots 314 and 315 of Stages 3 and 5 (Utility reserves), becoming Lot 504 of stage 5.
- c) Boundary amendment and change in area of approved Lots 313 and 318 to vest as reserve (becoming Lots 503 and 502 respectively).
- d) Updating layout of approved stage 6 (proposed to be renumbered Stage 3) and Stage 7.
- e) Removal of the duplex requirement from approved Lots 154 and 163, allowing for the creation of two separate lots for each.
- f) Reconfiguration of the shapes and sizes of approved Lots 165-182.
- g) Reconfiguration of approved Lots 142 and 143 and the provision of Lot 142 as a duplex lot.

Amendments to proposed conditions are shown below, with deletion in strikethrough and additions in bold. I note these changes primarily relate to Lot numbers referenced in conditions and consent notices.

1. Scheme Plan and Staging

1.1 General Survey Plan

The survey plan, when submitted to Council for certification, is to be substantially in accordance with the stamped approved application plan, **as varied by s127 application RMA/2024/1232/A. The approved consent plans are entered into Council records as RMA/2024/1232**

1.3 Allotment to Vest as Recreation Reserve

Lots ~~310-312~~ **500 and 501** shall be vested as Recreation Reserve, clear of any easements.

*Advice Note: The agreed value will be credited against the Reserve Development Contributions. The agreed improvements on the 'Accepted' landscape plans for Lots ~~310-312~~ **500 and 501** are to be credited against the Reserve Development Contributions.*

1.4 Allotment to Vest Local Purpose (Utility) Reserve Lots

Lots ~~313-316 and 318~~ **502 - 505** 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 separate from the purpose of the reserve across land to be vested as reserve will require an easement application in compliance with s239, prior to the issuing of s223 certificate.

1.5 Allotment to Vest Local Purpose (Access) Reserve Lots

Lot ~~317~~ **506** is to be vested as Local Purpose (Access) Reserve.

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

Advice Note: Any underground infrastructure separate from the purpose of the reserve across land to be vested as reserve will require an easement application in compliance with s239, prior to the issuing of s223 certificate.

2.9 Interface with existing residential

2.9.1 Where filling on proposed Lots ~~275-283 and 290~~ **245 and 280-288** will result in finished ground levels between 0.3m and 0.45m higher than existing ground levels on neighbouring properties at 231-245 Hendersons Road, the following shall apply:

- a. The combined height of any retaining wall(s) and fencing be no more than 2.0m above existing ground level on the neighbouring lot(s); and
- b. A 2.0m wide landscaping strip be established extending from the boundary shared with the neighbouring lot(s) fronting Hendersons Road. No buildings shall be permitted within this landscaping strip.

For the purposes of this condition landscaping strip means the provision of trees and / or shrubs within garden beds (i.e. not lawn), at a density of at least one plant per square metre. The purpose is to create a buffer for neighbours that residents will not routinely occupy to protect the neighbours' amenity.

Note: Filling that results in ground levels less than 0.3m above existing ground levels on neighbouring properties will not require measures to mitigate amenity effects on neighbours. This consent does not provide for filling that results in ground levels more than 0.45m higher than existing levels along the boundary adjoining 231-247 Hendersons Road. Christchurch City Council can provide the earthfill report to assist in determining the application of this condition.

Note: As all proposed retaining is to be located within the application site boundaries that daylight recession planes or 'height in relation to boundary' is still to be taken from the lower level on the adjoining sites identified above.

Advice note: Condition 2.9.1 is an ongoing condition of Consent for which a consent notice pursuant to s221 of the Resource Management Act will be issued.

2.10 Shared Path – Lot ~~318~~ 502

A shared path shall be established in Lot ~~318~~ 502, extending from the Stage 5 road (Lot 415) to Sparks Road, and be constructed in accordance with the Infrastructure Design Standards and the Construction Specific Standards.

3.5 Building Setback from Stormwater Basins and Days Drain – Lots ~~155-160, 183-206, 214-223~~ 207-209, 211-213, 214-229, 237-244, 193, 195-196, 198-199, 201-202, 204-206

3.5.1 A consent notice, in terms of Section 221 of the Resource Management Act, shall be placed on the title of Lots ~~155-160, 183-206, 214-223~~ 207-209, 211-213, 214-229, 237-244, 193, 195-196, 198-199, 201-202, 204-206, requiring a building setback of 7m, or as otherwise specified in the Geotechnical Completion Report, from the crest of Stormwater Basins and Days Drain. The consent notice shall be registered on the title and shall require that:

3.5.2 Any structure requiring a Building Consent, in terms of Building Act provisions, shall be setback a minimum of Xm (TBA) from the crest of the Stormwater Basins and Days Drain.

Advice Note: Condition 3.5.2 is an ongoing condition of Consent for which a consent notice pursuant to s221 of the Resource Management Act will be issued.

3.6 Building Setback from Days Drain Secondary Flow – Lots 153, 154, ~~161-164~~ 155-160

3.6.1 A consent notice, in terms of Section 221 of the Resource Management Act, shall be placed on the title of Lots 153, 154, ~~161-164~~, 155-160 requiring a building setback of 5m, or as otherwise specified in the Geotechnical Completion report, from the crest of Days Drain secondary flow channel. The consent notice shall be registered on the title and shall require that:

3.6.2 Any structure requiring a Building Consent, in terms of Building Act provisions, shall be setback a minimum of Xm (TBA) from the crest of Days Drain secondary flow channel.

Advice Note: Condition 3.6.2 is an ongoing condition of Consent for which a consent notice pursuant to s221 of the Resource Management Act will be issued.

9.1 Reserve Landscape Plans

9.1.1 Landscape Plans and an accompanying Design Report for Reserves (Lots ~~310-318~~ 500-506) are to be submitted to Technical Design Services (Landscape Architecture and Environment Team at landscape.approval@ccc.govt.nz) for acceptance.

9.1.4 The Consent Holder must maintain all landscape assets on Reserve Lots ~~310-318~~ 500-506 to the standards specified in the CSS (current version) for the **24 months** Establishment Period (Defects Liability), from the date of Council's practical completion acceptance until a final inspection and acceptance of the landscaping by Council. Acceptance will be based upon the criteria outlined in the CSS, Part 7 Landscapes (current version).

10. Fencing

10.1 All boundaries between residential allotments and reserves (Lots ~~310-318~~ 500-506) must be fenced prior to issuing of the Section 224(c) certificate. The design and placement of fencing must form part of the Engineering or Landscape acceptance and must meet the requirements of condition 10.2.

17. Density Requirements

Any residential development or subdivision of Lots ~~154, 157, 163, 217, 219, 221, 223 and 262~~ 142, 193, 196, 199, 202, 209, and 301 must provide for a minimum of 2 residential dwellings or allotments respectively.

Note: Condition 17 is an ongoing condition of Consent for which a consent notice pursuant to s221 of the Resource Management Act will be issued.

18. Consent Notice

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

Interface with existing residential – Lots ~~275-283, 290~~ **245 and 280-288**

Where filling on proposed Lots ~~275-283 and 290~~ **245 and 280-288** will result in finished ground levels between 0.3m and 0.45m higher than existing ground levels on neighbouring properties at 231-245 Hendersons Road, the following shall apply:

- a. The combined height of any retaining wall(s) and fencing be no more than 2.0m above existing ground level on the neighbouring lot(s); and
- b. A 2.0m wide landscaping strip be established extending from the boundary shared with the neighbouring lot(s) fronting Hendersons Road. No buildings shall be permitted within this landscaping strip.

For the purposes of this condition landscaping strip means the provision of trees and / or shrubs within garden beds (i.e. not lawn), at a density of at least one plant per square metre. The purpose is to create a buffer for neighbours that residents will not routinely occupy to protect the neighbours' amenity.

Note: Filling that results in ground levels less than 0.3m above existing ground levels on neighbouring properties will not require measures to mitigate amenity effects on neighbours. This consent does not provide for filling that results in ground levels more than 0.45m higher than existing levels along the boundary adjoining 231-247 Hendersons Road. Christchurch City Council can provide the earthfill report to assist in determining the application of this condition.

Note: As all proposed retaining is to be located within the application site boundaries that daylight recession planes or 'height in relation to boundary' is still to be taken from the lower level on the adjoining sites identified above.

Geotechnical and Low Pressure Sewer Design – Lots ~~136-290~~ **135-301**

Any ground remediation on the site, provided to geotechnically strengthen the land to withstand seismic events, must be preserved intact for at least 2m from future wall alignments. The strengthening may include layers of geotextile fabric and geogrids integral to the foundation systems for the house. Any deep service trenches or pump unit installations, which require excavation through the strengthening, must be installed further than of 2m from any wall and on the road side of the house and garage.

Specific Foundation Design – Lots ~~136-290~~ **135-301**

Any structure requiring a Building Consent, in terms of Building Act provisions, shall have specific foundation design by a chartered engineer or by an appropriately qualified geotechnical engineer. The design shall take into consideration the potential for liquefaction induced vertical settlement and associated effects from that. Based on test results of ground improvement work (wherever that is required and applied) the foundation design shall be, at minimum, in accordance with MBIE Guidelines for a TC2 like area and / or as per specialist provided guidelines provided with the post-land improvement works report.

Building Setback from Stormwater Basins and Days Drain – Lots ~~155-160, 183-206, 214-223~~ **207-209, 211-213, 214-229, 237-244, 193, 195-196, 198-199, 201-202, 204-206**

Any structure requiring a Building Consent, in terms of Building Act provisions, shall be setback a minimum of Xm (TBA) from the crest of the Stormwater Basins and Days Drain.

Building Setback from Days Drain Secondary Flow – Lots 153, 154, ~~161-164~~ **155-160**

Any structure requiring a Building Consent, in terms of Building Act provisions, shall be setback a minimum of Xm (TBA) from the crest of Days Drain secondary flow channel.

Local Pressure Sewer – Lots ~~136-290~~ **135-301**

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

- b. Ownership and control of the local pressure pump, chamber, boundary kit and OneBox Control Panel shall be vested with Council. The property owner shall enter into a Deed with the Christchurch City Council, drafted in terms approved by the Christchurch City Council, vesting ownership in the system prior to Code Compliance Certificate being issued for a dwelling on the relevant site.
- c. 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.
- d. The property owner shall ensure that the local pressure sewer unit is connected at all times to an electricity supply and shall remain responsible for the cost of the electricity required to operate it.
- e. The property owner shall adhere to the user requirements of the local pressure sewer unit. In the event that the local pressure sewer unit is damaged as a result of a breach of this obligation, the Council may recover the costs of repair from the property owner.

Fencing along boundaries with reserves - Lots ~~144-164, 183-206, 214-223, 240, 241, 256, 257, 262-264, 274-275, 276-277, 278-279, 280-281, 282-283, 284-285, 286-287, 288-289, 290-291, 292-293, 294-295, 296-297, 298-299, 300-301~~ **144-160, 207-209, 211-213, 214-229, 237-244, 193, 195-196, 198-199, 201-202, 204-206, 258, 257, 269, 270, 298-301**

Any fencing along, or within 2m of, the shared boundary with a reserve must not exceed 2m in height. Such fencing must be:

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

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

Density Requirements – Lots ~~154, 157, 163, 217, 219, 221, 223 & 262~~ **142, 193, 196, 199, 202, 209 and 301**

Any residential development or subdivision of Lots ~~154, 157, 163, 217, 219, 221, 223 and 262~~ **142, 193, 196, 199, 202, 209 and 301** must provide for a minimum of 2 residential dwellings or allotments respectively.

Note: Council will prepare the Consent Notice.

Description of site and existing environment

The application site and surrounding environment are described in section 3 of the AEE submitted with the application and on page 3 of the consent decision. I adopt the applicant's description.

Statutory Considerations

Section 127 of the Resource Management Act 1991 states:

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

- (1) *The holder of a resource consent may apply to the consent authority for a change or cancellation of a condition of a consent, subject to the following:*
 - (a) *the holder of a subdivision consent must apply under this section for a change or cancellation of the consent before the deposit of the survey plan (and must apply under section 221 for a variation or cancellation of a consent notice after the deposit of the survey plan); and*
 - (b) *No holder of any consent may apply for a change or cancellation of a condition on the duration of the consent.*
- (2) *Repealed*
- (3) *Sections 88 to 121 apply, with all necessary modifications, as if -*
 - (a) *the application were an application for a resource consent for a discretionary activity; and*
 - (b) *the references to a resource consent and to the activity were references only to the change or cancellation of a condition and the effects of the change or cancellation respectively.*
- (4) *For the purposes of determining who is adversely affected by the change or cancellation, the local authority must consider, in particular, every person who -*
 - (a) *made a submission on the original application; and*

(b) may be affected by the change or cancellation.

Type of Application

The first consideration that is required is whether the application can be treated as one for a change of conditions or whether it will result in a fundamentally different activity or one having materially different adverse effects, such that it should be treated as a new application¹.

The original application sought to undertake a residential subdivision with associated infrastructure and earthworks. In my opinion this application can be considered as a change to the original resource consent as the nature of the activity will not fundamentally change, with minor changes to the staging and the layout of lots proposed (although no new non-compliances are proposed), and the adverse effects will not be materially different from those associated with the original consent.

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

No written approvals have been provided with the application.

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

Pursuant to Section 127(3) the application must be assessed as a discretionary activity. As such, the Council's assessment is unrestricted and all actual and potential effects of this proposal must be considered.

Having regard to the proposed changes, I note the following:

- Renumbering of lots, reserves and stages will have no effect.
- Changing the boundary between the reserve lots of 311 and 312, 314 and 315, and 318 and 313 (reserve lots) will have no effect with no changes in the gross area of reserve lots to be vested.
- Changing the staging boundary between Stage 5 and Stage 2 will have no effect.
- Removing the duplex requirements for lots 154 and 163 in Stage 6 will not result in fewer dwellings, as these two lots have been split into two lots each and will therefore allow for the same number of dwellings.
- Changes to the configuration of lots 165-182, 142 and 143 (with 142 now a duplex lot) results in appropriately sized and orientated lots that will be adequately serviced with suitable access, with less than minor effects.
- The applicant notes that the proposed changes increases the overall development yield by five dwellings. Taking into account the size, layout and location of the additional allotments, I am satisfied that effects resulting from the additional allotments will be less than minor, and they will be appropriate to their purpose.

For the reasons set out above, it is my view that the effects associated with the change of conditions will be less than minor on persons and the environment, and acceptable.

Notification assessment [Sections 95A and 95B]

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

Public notification

- Step 1. The application does not meet any of the criteria for mandatory notification in section 95A(2).
- Step 2. The application does not meet any of the criteria in section 95(A)(5)(b) precluding public 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)).

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

Limited notification assessment

¹ Warbrick v Whakatane D.C. A019/95

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

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

Other Section 104 matters

The change of conditions is:

- Consistent with the relevant objectives and policies in the District Plan, including those contained in Chapters 8 (Subdivision, Development and Earthworks) and 14 (Residential).
- Able to be granted consent without notification, pursuant to Section 104(3)(d).

For completeness, I note that the District Plan gives effect to Part 2 of the Act and the higher order planning documents referred to in s104(1)(b). The Plan was competently prepared and appropriately reflects the higher order provisions, so they do not need to be specifically addressed in this report².

Recommendations

That, for the reasons outlined above:

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

The conditions of consent shall now read as follows:

CANCELLATION OF CONSENT NOTICE 12461966.6

That the application **be granted** pursuant to Sections 104, 104B and 221 of the Resource Management Act 1991 subject to the following condition:

1. The cancellation for the consent notice must occur at the time of s224 certification of Stage 7 of subdivision consent RMA/2024/1232.

Advice note:

A certificate under section 221(3) to cancel the consent notice will be issued with the section 224 condition certificate for this subdivision.

It is your responsibility to ensure that this documentation is lodged with Land Information New Zealand in order to ensure that the consent notice documentation attached to your record of title is changed and reflects the removal of the protection.

If an Authority and Instruction form is required to register this document with Land Information New Zealand please contact Council's contract solicitors Anderson Lloyd to action this form. This will be at the applicant's expense.

LAND USE CONSENT

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

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

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

Advice Note: Any monitoring required will be dealt with under the subdivision consent.

SUBDIVISION CONSENT

- (A) That the application be processed on a **non-notified** basis in accordance with Sections 95A – 95E of the Resource Management Act 1991.
- (B) That the application **be granted** pursuant to Sections 104, 104B, 104D 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:

2. Scheme Plan and Staging

~~1.1 General Survey Plan~~

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

1.1 General Survey Plan

The survey plan, when submitted to Council for certification, is to be substantially in accordance with the stamped approved application plan, as varied by s127 application RMA/2024/1232/A. The approved consent plans are entered into Council records as RMA/2024/1232

1.2 Staging

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

~~1.3 Allotment to Vest as Recreation Reserve~~

~~Lots 310-312 shall be vested as Recreation Reserve, clear of any easements.~~

~~*Advice Note: The agreed value will be credited against the Reserve Development Contributions. The agreed improvements on the 'Accepted' landscape plans for Lots 310-312 are to be credited against the Reserve Development Contributions.*~~

1.3 Allotment to Vest as Recreation Reserve

Lots 500 and 501 shall be vested as Recreation Reserve, clear of any easements.

Advice Note: The agreed value will be credited against the Reserve Development Contributions. The agreed improvements on the 'Accepted' landscape plans for Lots 500 and 501 are to be credited against the Reserve Development Contributions.

~~1.4 Allotment to Vest Local Purpose (Utility) Reserve Lots~~

~~Lots 313-316 and 318 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 separate from the purpose of the reserve across land to be vested as reserve will require an easement application in compliance with s239, prior to the issuing of s223 certificate.*~~

1.4 Allotment to Vest Local Purpose (Utility) Reserve Lots

Lots 502 - 505 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 separate from the purpose of the reserve across land to be vested as reserve will require an easement application in compliance with s239, prior to the issuing of s223 certificate.

- ~~1.5 Allotment to Vest Local Purpose (Access) Reserve Lots
Lot 317 is to be vested as Local Purpose (Access) Reserve.~~

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

~~*Advice Note: Any underground infrastructure separate from the purpose of the reserve across land to be vested as reserve will require an easement application in compliance with s239, prior to the issuing of s223 certificate.*~~

- 1.5 **Allotment to Vest Local Purpose (Access) Reserve Lots**
Lot 506 is to be vested as Local Purpose (Access) Reserve.

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

Advice Note: Any underground infrastructure separate from the purpose of the reserve across land to be vested as reserve will require an easement application in compliance with s239, prior to the issuing of s223 certificate.

- 1.6 **New Road to Vest**

The new roads, being Lots 410-415, are to be formed and vested in the Council to the satisfaction of the Subdivision Engineer with underground wiring for electricity supply and telecommunications.

- 1.7 **Road Naming**

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

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

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

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

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

- 1.8 **Right of Way Easements (Private Ways)**

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

- 1.9 **Service Easements**

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

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

- 1.10 **Existing Easements over areas of Road to Vest**

The portion of the existing easements shown on the approved scheme plan that extend over the road to vest are to be surrendered.

1.11 Easements over Reserves (Local Purpose Reserves)

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

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

1.12 Existing easements under reserve to vest

If the Council requires the retention of existing easements over land that is to vest in the Council as Local Purpose Reserve a certificate pursuant to Section 239(2) of the Resource Management Act 1991 will be required to be obtained.

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

1.13 Easements in Gross

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

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

1.14 Public Utility Sites

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

1.15 Plans for Geodata

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

2. Quality Assurance

2.1 Asset Design and Construction

All infrastructure assets that are to be vested in the Council shall be designed and constructed in accordance with the latest version of the Infrastructure Design Standards (IDS, post-earthquake) and of the Construction Standard Specifications (CSS). In addition to the above, to be considered suitable in terms of section 106(1)(a) and (b) of the Resource Management Act, the applicant is to design all infrastructure to resist the effects associated with earthquake induced liquefiable soils. In particular, the infrastructure must be designed in accordance with the Conditions of this consent.

2.2 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 Infrastructure Development Standard (IDS).

2.2.1 Prior to the commencement of physical works on site for the construction of the subdivision including infrastructure, the Consent Holder shall submit to the Council's Subdivision Engineer a Design Report, Plans and Design Certificate complying with clause 3.3.2 of the IDS - Part 3. 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 consent conditions requiring mitigation measures in respect to liquefaction related hazards.

This report can be submitted as two individual design reports being infrastructure as one part and the remainder of the site as a second part.

- 2.2.2 Prior to the commencement of physical works on site, the Consent Holder shall submit to the Council's Subdivision Engineer a Contract Quality Plan for review by the Council subdivision engineer and the Engineer's Review Certificate", complying with clause 3.3.3 of the IDS.

Physical works shall not commence until a Council's Subdivision Engineer confirms that the above documentation has been received and accepted.

- 2.2.3 Prior to the issue of certification pursuant to section 224(c) of the Resource Management Act, the Consent Holder shall submit to the Council's Subdivision Engineer the "Engineer's Report" complying with clause 3.3.4 of the IDS and an "Engineer's Completion Certificate" (Appendix VII of IDS - Part 3).

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 in respect to liquefaction related hazards.

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

General Advice Note for Quality Assurance

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

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

2.3 Traffic Management

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

2.4 Laterals for rear Lots

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

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

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

2.5 CCTV Inspections

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

2.6 Services As-Built Requirements

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

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

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

As-Builts (Reserves and Street Trees)

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

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

2.7 Minimum Levels

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

2.8 Earthworks

2.8.1 Earthworks must be carried out in accordance with stamped approved plan pages 2-8.

Erosion and Sediment Control

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

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

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

2.8.4 All filling and excavation work shall be carried out in accordance with an Erosion and Sediment Control Plan (ESCP). Unless approved as part of a separate Environment Canterbury (ECan) resource consent for stormwater discharge or ECan resource consent for excavation/filling, the ESCP will require formal approval by Christchurch City Council's Subdivision Engineer (email to rcmon@ccc.govt.nz) prior to any work starting on site. The approved ESCP shall be implemented on site during the construction phase and no works are permitted to commence until such time as the ESCP has been accepted.

2.8.5 The ESCP is to be designed by a suitably qualified person and a design certificate ([Appendix IV in IDS Part 3](#)) supplied with the ESCP for acceptance. The ESCP shall follow best practice principles, techniques, inspections and monitoring for erosion and sediment control, and be based on ECan's Erosion and Sediment Control Toolbox for Canterbury <http://escanterbury.co.nz/>.

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

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

- The identification of environmental risks including erosion, sediment and dust control, spills, wastewater overflows, dewatering, and excavation and disposal of material from contaminated sites;
- A site description, i.e. topography, vegetation, soils, sensitive receptors such as waterways etc;
- Details of proposed activities;
- A locality map;
- Drawings showing the site, type and location of sediment control measures, on-site catchment boundaries and off-site sources of runoff, stockpiles;
- Drawings and specifications showing the positions of all proposed mitigation areas with supporting calculations if appropriate;
- Drawings showing the protection of natural assets and habitats;
- A programme of works including a proposed timeframe and completion date;

- Emergency response and contingency management;
- Procedures for compliance with resource consents and permitted activities;
- Environmental monitoring and auditing, including frequency;
- Corrective action, reporting on solutions and update of the EMP;
- Procedures for training and supervising staff in relation to environmental issues;
- Contact details of key personnel responsible for environmental management and compliance.

Advice note: IDS clause 3.8.2 contains further detail on Environmental Management Plans.

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

- The Council has been notified (via email to rcmon@ccc.govt.nz) no less than 3 working days prior to work commencing, of the earthworks start date and the name and details of the site supervisor.
- The contractor has received a copy of all resource consents and relevant permitted activity rules controlling this work.
- The works required by the EMP have been installed.
- An Engineering Completion Certificate (IDS – Part 3, Appendix VII), signed by an appropriately qualified and experienced engineer, is completed and presented to Council. This is to certify that the erosion and sediment control measures have been properly installed in accordance with the accepted EMP.

Nuisance

2.8.8 Dust emissions shall be appropriately managed within the boundary of the property in compliance with the Regional Air Plan. Dust mitigation measures such as water carts, sprinklers or polymers shall be used on any exposed areas. The roads to and from the site, and the site entrance and exit, must remain tidy and free of dust and dirt at all times.

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

Works within the Legal Road

2.8.10.1 All work within the existing legal road, or activities outside the legal road that affect the normal operating conditions of the legal road, cannot start until the consent holder has been issued with the following:

- Approved Works Access Permit (WAP); and
- Approved Traffic Management Plan (TMP).

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

2.8.10.2 Prior to the commencement of works on existing legal road, evidence shall be provided that the delegated authority from the Community Board has been provided to undertake the works.

Advice Note: This process requires the approval of the relevant community board. It is recommended that this application is made at the time of the engineering acceptance phase (design) to avoid delays in construction. Please liaise with the Team Leader Asset Planning to facilitate this process.

2.8.10.3 Prior to the issue of a section 224(c) certificate, evidence shall be provided that all proposed traffic control devices on existing and proposed legal road (e.g. traffic signs, road marking and traffic calming devices) have been legalised.

Advice Note: This process requires the approval of the relevant community board. It is recommended that this application is approved well in advance of the section 224(c) to avoid delays in titling. Please liaise with the Team Leader Asset Planning to facilitate the process.

Fill

2.8.11 Any change in ground levels shall:

- Not cause a ponding or drainage nuisance to neighbouring properties.
- Not affect the stability of the ground or fences on neighbouring properties.
- Maintain existing drainage paths for neighbouring properties, or an alternative acceptable long-term solution shall be provided.

Engineering plans showing how drainage will be managed from existing neighbouring properties on Hendersons Road (Lots 1 – 8 DP 34027) must be provided to council for acceptance prior to construction.

Note: This may require a drainage channel and associated infrastructure and easements to be provided.

2.8.12 The fill sites shall be stripped of vegetation and any topsoil prior to filling. The content of fill shall be clean fill (as defined by the Christchurch District Plan – Chapter 2 Definitions).

2.8.13 All filling exceeding 300mm above excavation level shall be in accordance with the Code of Practice for Earthfill for residential Purposes NZS 4431:2022. At the completion of the work an Earthfill report including a duly completed certificate in the form of Appendix D of NZS 4431:2022 shall be submitted to Council at rcmon@ccc.govt.nz so that the information can be placed on the property record.

This report shall have detail about fill depths, fill materials, compaction test results, material test results and include as-built plans showing location of fill, the old and new levels contour lines (coloured), the finished surface level of the fill, the finished ground levels at the corner of each lot, finished ground levels along boundaries with properties adjacent to development site.

2.8.14 Following the completion of the filling and associated work an engineering report including a finished section level as built, with retained wall height and slope batter details, shall be submitted to the Subdivision Engineering Section of the Council. This report must be undertaken by a suitably qualified engineer. The information contained in this report will be placed on the property record.

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

Advice note: This report may be presented as part of the Design Report for the subdivision works under condition 2.2.1.

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

2.8.16 Retaining walls shall be located outside of reserve area. Retaining walls shall be located outside of legal road unless supporting the legal road. Walls retaining fill shall be located within the lot containing that fill.

Final Completion

2.8.17 All disturbed surfaces shall be adequately topsoiled and vegetated as soon as possible to limit sediment mobilisation. Areas of land disturbed at any one time shall not exceed 4ha.

2.8.18 Any public road, shared access, footpath, landscaped area or service structure that has been damaged, by the persons involved with the development or vehicles and machinery used in relation to the works under this consent, shall be reinstated as specified in the Construction Standard Specifications (CSS) at the expense of the consent holder and to the satisfaction of Council.

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

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

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

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

~~2.9 Interface with existing residential~~

~~2.9.1 Where filling on proposed Lots 275-283 and 290 will result in finished ground levels between 0.3m and 0.45m higher than existing ground levels on neighbouring properties at 231-245 Hendersons Road, the following shall apply:~~

- ~~c. The combined height of any retaining wall(s) and fencing be no more than 2.0m above existing ground level on the neighbouring lot(s); and~~
- ~~d. A 2.0m wide landscaping strip be established extending from the boundary shared with the neighbouring lot(s) fronting Hendersons Road. No buildings shall be permitted within this landscaping strip.~~

~~For the purposes of this condition landscaping strip means the provision of trees and / or shrubs within garden beds (i.e. not lawn), at a density of at least one plant per square metre. The purpose is to create a buffer for neighbours that residents will not routinely occupy to protect the neighbours' amenity.~~

~~Note: Filling that results in ground levels less than 0.3m above existing ground levels on neighbouring properties will not require measures to mitigate amenity effects on neighbours. This consent does not provide for filling that results in ground levels more than 0.45m higher than existing levels along the boundary adjoining 231-247 Hendersons Road. Christchurch City Council can provide the earthfill report to assist in determining the application of this condition.~~

~~Note: As all proposed retaining is to be located within the application site boundaries that daylight recession planes or 'height in relation to boundary' is still to be taken from the lower level on the adjoining sites identified above.~~

~~Advice note: Condition 2.9.1 is an ongoing condition of Consent for which a consent notice pursuant to s221 of the Resource Management Act will be issued.~~

2.9 Interface with existing residential

2.9.1 Where filling on proposed Lots 245 and 280-288 will result in finished ground levels between 0.3m and 0.45m higher than existing ground levels on neighbouring properties at 231-245 Hendersons Road, the following shall apply:

- a. The combined height of any retaining wall(s) and fencing be no more than 2.0m above existing ground level on the neighbouring lot(s); and**
- b. A 2.0m wide landscaping strip be established extending from the boundary shared with the neighbouring lot(s) fronting Hendersons Road. No buildings shall be permitted within this landscaping strip.**

For the purposes of this condition landscaping strip means the provision of trees and / or shrubs within garden beds (i.e. not lawn), at a density of at least one plant per square metre. The purpose is to create a buffer for neighbours that residents will not routinely occupy to protect the neighbours' amenity.

Note: Filling that results in ground levels less than 0.3m above existing ground levels on neighbouring properties will not require measures to mitigate amenity effects on neighbours. This consent does not provide for filling that results in ground levels more than 0.45m higher than existing levels along the boundary adjoining 231-247 Hendersons Road. Christchurch City Council can provide the earthfill report to assist in determining the application of this condition.

Note: As all proposed retaining is to be located within the application site boundaries that daylight recession planes or 'height in relation to boundary' is still to be taken from the lower level on the adjoining sites identified above.

Advice note: Condition 2.9.1 is an ongoing condition of Consent for which a consent notice pursuant to s221 of the Resource Management Act will be issued.

~~2.10 Shared Path – Lot 318~~

~~A shared path shall be established in Lot 318, extending from the Stage 5 road (Lot 415) to Sparks Road, and be constructed in accordance with the Infrastructure Design Standards and the Construction Specific Standards.~~

2.10 Shared Path – Lot 502

A shared path shall be established in Lot 502, extending from the Stage 5 road (Lot 415) to Sparks Road, and be constructed in accordance with the Infrastructure Design Standards and the Construction Specific Standards.

3. Geotechnical

3.1 All infrastructure is to be designed to resist the effects associated with earthquake induced liquefied soils. All liquefaction hazard mitigation must be designed for a 1 in 25 year return period serviceability limit seismic design event and a 1 in 500 year return period ultimate limit state seismic design event as defined in NZS1170.5:2004.

3.2 Geotechnical Completion Report

Prior to the request for the section 224 certificate the Consent Holder must 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 3.1. The report must recommend the Technical Category of the land in terms of the MBIE guidance document 'Repairing and Rebuilding Houses Affected by the Canterbury Earthquakes' and include a Statement of Professional Opinion on the Suitability of Land for Building Construction, using the template in IDS Part 4 Appendix II.

3.3 Geotechnical and Low Pressure Sewer Design

Any ground remediation on the site, provided to geotechnically strengthen the land to withstand seismic events, must be preserved intact for at least 2m from future wall alignments. The strengthening may include layers of geotextile fabric and geogrids integral to the foundation systems for the house. Any deep service trenches or pump unit installations, which require excavation through the strengthening, must be installed further than of 2m from any wall and on the road side of the house and garage.

Advice Note: Condition 3.3 is an ongoing condition of Consent for which a consent notice pursuant to s221 of the Resource Management Act will be issued.

3.4 Specific Foundation Design

3.4.1 A consent notice, in terms of Section 221 of the Resource Management Act, shall be placed on each lot title with this subdivision development, demanding specific foundation design in accordance with the geotechnical engineer advice in the post land improvement geotechnical report. The consent notice shall be registered on the title and shall require that:

3.4.2 Any structure requiring a Building Consent, in terms of Building Act provisions, shall have specific foundation design by a chartered engineer or by an appropriately qualified geotechnical engineer. The design shall take into consideration the potential for liquefaction induced vertical settlement and associated effects from that. Based on test results of ground improvement work (wherever that is required and applied) the foundation design shall be, at minimum, in accordance with MBIE Guidelines for a TC2 like area and / or as per specialist provided guidelines provided with the post-land improvement works report.

Advice Note: Condition 3.4.2 is an ongoing condition of Consent for which a consent notice pursuant to s221 of the Resource Management Act will be issued.

~~3.5 Building Setback from Stormwater Basins and Days Drain – Lots 155-160, 183-206, 214-223~~

~~3.5.1 A consent notice, in terms of Section 221 of the Resource Management Act, shall be placed on the title of Lots 155-160, 183-206, 214-223 requiring a building setback of 7m, or as otherwise specified in the Geotechnical Completion Report, from the crest of Stormwater Basins and Days Drain. The consent notice shall be registered on the title and shall require that:~~

~~3.5.2 Any structure requiring a Building Consent, in terms of Building Act provisions, shall be setback a minimum of Xm (TBA) from the crest of the Stormwater Basins and Days Drain.~~

~~Advice Note: Condition 3.5.2 is an ongoing condition of Consent for which a consent notice pursuant to s221 of the Resource Management Act will be issued.~~

3.5 Building Setback from Stormwater Basins and Days Drain – Lots 207-209, 211-213, 214-229, 237-244, 193, 195-196, 198-199, 201-202, 204-206

3.5.1 A consent notice, in terms of Section 221 of the Resource Management Act, shall be placed on the title of Lots 207-209, 211-213, 214-229, 237-244, 193, 195-196, 198-199, 201-202, 204-206, requiring a building setback of 7m, or as otherwise specified in the Geotechnical Completion Report, from the crest of Stormwater Basins and Days Drain. The consent notice shall be registered on the title and shall require that:

3.5.2 Any structure requiring a Building Consent, in terms of Building Act provisions, shall be setback a minimum of Xm (TBA) from the crest of the Stormwater Basins and Days Drain.

Advice Note: Condition 3.5.2 is an ongoing condition of Consent for which a consent notice pursuant to s221 of the Resource Management Act will be issued.

~~3.6 Building Setback from Days Drain Secondary Flow – Lots 153, 154, 161-164~~

~~3.6.1~~ A consent notice, in terms of Section 221 of the Resource Management Act, shall be placed on the title of Lots ~~153, 154, 161-164~~, requiring a building setback of 5m, or as otherwise specified in the Geotechnical Completion report, from the crest of Days Drain secondary flow channel. The consent notice shall be registered on the title and shall require that:

~~3.6.2~~ Any structure requiring a Building Consent, in terms of Building Act provisions, shall be setback a minimum of Xm (TBA) from the crest of Days Drain secondary flow channel.

~~Advice Note: Condition 3.6.2 is an ongoing condition of Consent for which a consent notice pursuant to s221 of the Resource Management Act will be issued.~~

3.6 Building Setback from Days Drain Secondary Flow – Lots 153, 154, 155-160

3.6.1 A consent notice, in terms of Section 221 of the Resource Management Act, shall be placed on the title of Lots 153, 154, 155-160 requiring a building setback of 5m, or as otherwise specified in the Geotechnical Completion report, from the crest of Days Drain secondary flow channel. The consent notice shall be registered on the title and shall require that:

3.6.2 Any structure requiring a Building Consent, in terms of Building Act provisions, shall be setback a minimum of Xm (TBA) from the crest of Days Drain secondary flow channel.

Advice Note: Condition 3.6.2 is an ongoing condition of Consent for which a consent notice pursuant to s221 of the Resource Management Act will be issued.

4. Water Supply

4.1 The points of water supply for the subdivision shall be the DN250 OD PE100 water main in Monsaraz Boulevard, the DN250 OD PE100 water main in Hendersons Road, and the DN180 OD PE100 water mains in Brancion Street, Larissa Road, and Sequel Road. Connections shall be made to the PE100 water mains installed in other vested roads under RMA/2023/1987.

A DN355 OD PE100 water main shall be extended along Lot 411 (Road to Vest) to connect into the DN250 OD PE100 water main in Hendersons Road. The connection to the Hendersons Road main shall include an isolation valve kept in the “closed” position and painted red until Council’s formal rezoning process.

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

4.2 The water supply shall be designed by a suitably qualified person in accordance with the Infrastructure Design Standard and in general accordance with the NZ Fire Service Fire Fighting Water Supplies Code of Practice NZS 4509:2008, subject to Council engineering acceptance. Engineering drawings supported by hydraulic

model outputs shall be sent to the Subdivisions Planning Engineer for Engineering Acceptance by the Water Supply & Wastewater Asset Planning Team prior to the commencement of any physical work.

- 4.3 All water mains and submains for the subdivision shall be installed in road to be vested in Council.
- 4.4 DN180 PE100 water mains shall be extended along the full length of roads to vest except for Lot 411 (Roads to Vest) which shall install a DN355 PE100 water main.
- 4.5 The construction of Council vested water infrastructure shall be carried out by a Council approved water supply installer at the expense of the applicant.
- 4.6 All lots shall be served with a water supply to their boundary. Submains shall be installed to 1m past each lot boundary.
- 4.7 Any rear lot or lot within a Right of Way shall be serviced by its own DN32 lateral within a shared access. Each water supply lateral connection shall be installed with a dummy connection spacer rod in accordance with CSS Part 4, SD 403. An easement for the right to convey water shall be created over the lateral in favour of the lot serviced by the lateral. Laterals shall be installed by a Licensed Certified Plumber and shall not cross the boundary of the net site area of other sites.

Advice Note: This will require a Building Consent or Building Act Exemption.

5. Sewer

- 5.1 The subdivision shall be serviced by a Local Pressure Sewer System designed in accordance with Council's Infrastructure Design Standards and Construction Standard Specifications. Engineering drawings supported by hydraulic calculations shall be sent to the Subdivisions Engineer for Engineering Acceptance by the Water Supply and Wastewater Asset Planning Team prior to the commencement of any physical work.
- 5.2 The approved sanitary sewer outfall shall be the DN90 OD PE100 pressure sewer pipe located within the development site, the DN90 OD PE100 pressure sewer main in Manarola Road and the DN90 OD PE100 pressure sewer main in Larissa Road. Connection shall be made to the PE100 pressure sewer mains installed under the previous Meadowlands phase (RMA/2023/1987).
- 5.3 The consent holder shall put in place measures to enable the initial operation of the local pressure sewer system within and from the subdivision during the build phase, including (but not limited to) ensuring self-cleansing flow and limiting sewage retention time within the system when the design number of pressure sewer tanks are not yet in operation. These measures shall be reported to the Subdivisions Engineer prior to seeking section 224(c) certification.
- 5.4 Each lot shall have a Boundary Kit located within the legal road or Right of Way outside the boundary of the lot. The pressure lateral from the Boundary Kit is to extend at least 600mm into the net site of each lot.
- 5.5 Properties in a Right of Way shall be serviced by a single pressure main. An isolation valve shall be installed on the pressure main at the boundary of the Right of Way and the public road. Easements in gross shall be created over Pressure Sewer Systems in private Rights of Way.
- 5.6 Installation of the pressure sewer mains and boundary kits shall be carried out by a Council Authorised Drainlayer (Pressure Sewer Reticulation).
- 5.7 The following conditions shall be recorded pursuant to Section 221 of the RMA in a consent notice registered on the titles of each **residential Lot**:
 - 5.7.1 The property shall be served by a local pressure sewer unit comprising a pump and storage chamber which can accommodate at least 24 hours average dry weather flow to be supplied by either Aquatec or EcoFlow and installed by a Council Authorised Drainlayer (Pressure Sewer Tanks) at building consent stage in

accordance with the Requirements for Local Pressure Sewer Units specified under a Building Consent. The local pressure sewer unit will be supplied complete with an IOTA OneBox Control Panel.

- 5.7.2 Ownership and control of the local pressure pump, chamber, boundary kit and OneBox Control Panel shall be vested with Council. The property owner shall enter into a Deed with the Christchurch City Council, drafted in terms approved by the Christchurch City Council, vesting ownership in the system prior to Code Compliance Certificate being issued for a dwelling on the relevant site.
- 5.7.3 The Council and its agents or contractors shall have the right of access to the property for the purpose of maintenance, monitoring or renewal of any part of the local pressure sewer system vested with Council.
- 5.7.4 The property owner shall ensure that the local pressure sewer unit is connected at all times to an electricity supply and shall remain responsible for the cost of the electricity required to operate it.
- 5.7.5 The property owner shall adhere to the user requirements of the local pressure sewer unit. In the event that the local pressure sewer unit is damaged as a result of a breach of this obligation, the Council may recover the costs of repair from the property owner.

Advice Note: Conditions 5.7.1-5.7.5 are on-going conditions of consent for which a consent notice will be issued under section 221 of the Act at the time of section 224(c) certificate.

6. Stormwater

- 6.1 In addition to the below conditions, the stormwater management system to be constructed under this application shall meet the requirements of the Waterways, Wetlands and Drainage Guide (**WWDG**, 2003, including updates), the Infrastructure Design Standard (**IDS** 2022) and the Construction Standard Specifications (**CSS** 2022).
- 6.2 The consent holder shall demonstrate that authorisation for the discharge of construction and operational phase stormwater has been obtained from Christchurch City Council, otherwise separate resource consent from Canterbury Regional Council shall be obtained.
- 6.3 The consent holder shall submit an Engineering Design Report for acceptance by the 3 *Waters Asset Planning - Stormwater & Waterways* and *Resource Consents* Units. The Engineering Design Report shall demonstrate how the design will meet all of the applicable standards and shall contain all of the plans, specifications and calculations for the design and construction of all stormwater infrastructure systems.
- 6.4 Stormwater generated from all roading and all allotments shall be collected via channels, sumps, pipes or swales and discharged into a first flush sedimentation basin. Unless otherwise approved by the Council Planning Engineer, 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 site and contributing catchments;
 - b. Have batter slopes of 1 vertical in 4 horizontal average, or flatter, and;
 - c. Be vegetated with an approved grass species mixture and/or landscape vegetation, and;
 - d. Discharge into Days Drain an outfall designed to drain from full over 96 hours.
- 6.5 Stormwater in excess of the first flush volume shall discharge into a detention basin. The detention basin shall:
 - a. Provide sufficient storage for the overall stormwater management system to achieve Full Flood Attenuation in the two percent annual exceedance probability storm of 36 hours duration for all contributing catchments;
 - b. Have batter slopes of 1 vertical in 4 horizontal average, or flatter, and;
 - c. Be vegetated with an approved grass species mixture and/or landscape vegetation, and;
 - d. Discharge into the Christchurch City Council stormwater network.

Advice Note: "Full Flood Attenuation" means capture the volume of stormwater runoff generated in the critical two percent annual exceedance probability storm minus the volume of stormwater released from the system during the critical storm using a 96-hour drawdown rate.

- 6.6 Stormwater generated in excess of the stormwater management system capacity shall be diverted into the Christchurch City Council via overland flow path(s) designed to avoid scour and erosion.
- 6.7 The filling of land shall not cause adverse flooding effects on other land. The consent holder shall provide a report summarizing any effects such as displacement of ponded flood waters or disruption of overland flow caused by earthworks within the site, and identify all measures proposed to avoid, remedy or mitigate those effects. This report shall form part of the Engineering Design Report.
- 6.8 Stormwater laterals shall be laid to at least 600mm inside the boundary of all lots at the subdivision stage. The laterals shall be laid at sufficient depth to ensure protection and adequate fall is available to serve the furthestmost part of the lot.
- 6.9 The stormwater management system shall be designed to ensure complete capture and conveyance of all stormwater runoff from the site and all contributing catchments 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 WWVG. A combination of primary and secondary conveyance systems may be used to ensure this level of service is achieved.
- 6.10 The primary stormwater reticulation network shall be designed to convey (at minimum) the critical twenty percent annual exceedance probability storm event. No flooding of private property shall occur during the critical ten percent annual exceedance probability storm event.
- 6.11 A stormwater design and flood modelling report shall be provided for the subdivision which addresses the critical 10%, 2% and 0.5% annual exceedance probability rainfall events in the post-development scenario. This report shall form a part of the Engineering Design Report and shall include (but may not be limited to) the following information in PDF and GIS *.shp file format:
- a. A plan showing design ground levels (100mm contours or appropriate) and proposed secondary flow paths.
 - b. A plan showing the predicted extent of flooding (for flood depths in excess of 100mm) for the critical 2 percent and 0.5 percent annual exceedance probability rainfall events.
 - c. A plan showing predicted floodwater levels for the critical 2 percent and 0.5 percent annual exceedance probability rainfall events marked at every 10m interval along all overland flow paths.
 - d. All elevations shall be in NZVD2016.
- 6.12 The designer of the stormwater management system shall provide a report which identifies all overland flow paths proposed for storm events that exceed the capacity of the reticulated stormwater network. All overland stormwater flow paths are to be identified and protected by an easement in favour of Christchurch City Council, if required.
- 6.13 The consent holder shall provide easement in gross over any infrastructure located outside of Local Purpose (Utility) Reserves or legal road.
- 6.14 Safe and adequate access to all stormwater management and mitigation facilities for operation and maintenance, including sediment removal, shall be provided and designed in accordance with WWVG Sections 6.8 & 6.9.
- 6.15 The consent holder shall provide as-built plans of the stormwater management systems and confirm that they have been constructed in accordance with the approved plans and comply with the IDS, particular Part 3: Quality Assurance and Part 12: As-Builts.
- 6.16 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.

7. Access Construction Standards

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

8. Transport

8.1 Street Lighting

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

8.2 Traffic Safety Audit

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

8.3 Turning Facilities

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

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

9. Greenspace

~~9.1 Reserve Landscape Plans~~

~~9.1.1 Landscape Plans and an accompanying Design Report for Reserves (Lots 310-318) are to be submitted to Technical Design Services (Landscape Architecture and Environment Team at landscape.approval@ccc.govt.nz) for acceptance.~~

9.1 Reserve Landscape Plans

9.1.1 **Landscape Plans and an accompanying Design Report for Reserves (Lots 500-506) are to be submitted to Technical Design Services (Landscape Architecture and Environment Team at landscape.approval@ccc.govt.nz) for acceptance.**

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

9.1.3 Prior to Council's practical completion inspection and acceptance, the consent holder must submit (to the Landscape Architecture and Environment Team at landscape.approval@ccc.govt.nz) all required completion documentation in accordance with IDS Part 10.3.4 Engineer's Report and the Quality Assurance System, to provide evidence that the work is completed in accordance with the accepted plans, the IDS, CSS and WWDG (current versions), and the conditions of consent.

~~9.1.4 The Consent Holder must maintain all landscape assets on Reserve Lots 310-318 to the standards specified in the CSS (current version) for the **24 months** Establishment Period (Defects Liability), from the date of Council's practical completion acceptance until a final inspection and acceptance of the landscaping by Council. Acceptance will be based upon the criteria outlined in the CSS, Part 7 Landscapes (current version).~~

9.1.4 **The Consent Holder must maintain all landscape assets on Reserve Lots 500-506 to the standards specified in the CSS (current version) for the 24 months Establishment Period (Defects Liability), from the date of Council's practical completion acceptance until a final inspection and acceptance of the landscaping by Council. Acceptance will be based upon the criteria outlined in the CSS, Part 7 Landscapes (current version).**

9.1.5 The Consent Holder is to maintain an accurate and up-to-date monthly report on the condition of the landscape assets and the works undertaken during the Establishment Period. The report must be submitted to the Landscape Architecture and Environment Team at landscape.approval@ccc.govt.nz within five days of the end of each month during the Establishment Period. (Refer sample report: *Landscape Construction Monthly Establishment Report*, CSS, Part 7 Landscape (current version).

9.1.6 The Consent Holder must enter into a separate bond with Council to the value of 50% of the cost to replace and establish all plants, trees, and turf on reserves. The bond will be held for the Establishment Period of a minimum of **24 months** and may be extended by a further **12 - 24 months** for the replacement planting(s), as required. The bond will be released after the landscape assets have been inspected and accepted by Council at final completion / handover.

Advice note: Where works have not obtained practical completion acceptance by Council prior to the issuing of the Section 224(c) certificate, the value of the bond will be 100% of the cost of all landscape improvements.

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

9.2 Streetscape Landscape Plans

- 9.2.1 Landscape plans and an accompanying Design Report for street trees and street garden beds are to be submitted to the Technical Design Services (Landscape Architecture and Environment Team at landscape.approval@ccc.govt.nz) for acceptance.

Advice note: Grassed berms within road reserves do not form part of the landscape acceptance or landscape bond.

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

- 9.2.3 Prior to Council's practical completion inspection and acceptance, the consent holder must submit (to the Landscape Architecture and Environment Team at landscape.approval@ccc.govt.nz) all required completion documentation in accordance with IDS Part 10.3.4 Engineer's Report and the Quality Assurance System, to provide evidence that the work is completed in accordance with the accepted plans, the IDS and CSS (current versions), and the conditions of consent.

- 9.2.4 The Consent Holder must maintain all landscape assets within road corridors to the standards specified in the CSS (current version) for the **24 months** Establishment Period (Defects Liability) from the date of Council's practical completion acceptance until final inspection and acceptance of the assets by Council. Acceptance must be based upon the criteria outlined in the CSS, Part 7 Landscapes.

- 9.2.5 The Consent Holder is to maintain an accurate and up-to-date monthly report on the condition of the landscape assets and the works undertaken during the Establishment Period (Defects Maintenance). The report must be submitted to the Landscape Architecture and Environment Team at landscape.approval@ccc.govt.nz within five days of the end of each month during the Establishment Period. (Refer sample report: *Landscape Construction Monthly Establishment Report*, CSS, Part 7 Landscape (current version).

- 9.2.6 The Team Leader Road Amenity & Asset Protection, or their nominee, may carry out an inspection of the trees after the first **6-12 months** and a final inspection will be carried out at the end of the **24 month** Establishment Period. Where it is not possible to determine the condition of trees due to seasonal constraints (e.g. trees not being in full leaf) then the final inspection and final completion may be delayed until the condition of trees can be accurately determined).

- 9.2.7 The Consent Holder must enter into a separate bond with Council to the value of 50% of the cost to replace and establish all street trees and street garden beds. The bond will be held for the Establishment Period of a minimum of **24 months** and may be extended by a further **24 months** for the replacement planting(s), as required. The bond will be released after the trees have been accepted by Council at final completion / handover.

Advice note: Where works have not obtained practical completion acceptance by Council prior to the issuing of the Section 224(c) certificate, the value of the bond will be 100% of the cost of all landscape improvements.

- 9.2.8 Any replacement plantings and extended establishment period required due to street trees or street garden beds not being accepted are to be carried out at the Consent Holder's expense.

9.3 Final Completion / Handover (Reserves and Streetscapes)

Prior to Council's final completion inspection and acceptance of the assets at the end of the 24 month Establishment Period, the Consent Holder must submit all 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 has been completed and maintained in accordance with the agreed standards and conditions of this consent. Where it is not possible to determine the condition of the assets 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 the assets can be accurately determined.

10. Fencing

~~10.1 All boundaries between residential allotments and reserves (Lots 310-318) must be fenced prior to issuing of the Section 224(c) certificate. The design and placement of fencing must form part of the Engineering or Landscape acceptance and must meet the requirements of condition 10.2.~~

10. Fencing

10.1 All boundaries between residential allotments and reserves (Lots 500-506) must be fenced prior to issuing of the Section 224(c) certificate. The design and placement of fencing must form part of the Engineering or Landscape acceptance and must meet the requirements of condition 10.2.

10.2 Fencing along boundaries with reserves

Any fencing along, or within 2m of, the shared boundary with a reserve must not exceed 2m in height. Such fencing must be:

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

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

Advice Note: Condition 10.2 is an ongoing condition of Consent for which a consent notice pursuant to s221 of the Resource Management Act will be issued.

11. Waterways

11.1 All earthworks within 5m of Days Drain shall be limited to enhancement work (including realignment and infilling where required, and landscaping), water body bank maintenance, and levelling of the ground between the existing ground levels within the setbacks and the areas to be filled (outside the setbacks). Footpaths / cycle paths within these setbacks must be permeable.

11.2 All earthworks within 7m of Hendersons Drain shall be limited to works associated with the construction of the intersection onto Hendersons Road with Lot 411 and levelling of the ground between the existing ground levels within the setbacks and the areas to be filled (outside the setbacks).

11.3 The Consent Holder shall engage a suitably qualified freshwater ecologist to oversee design and construction of works within 5m of Days Drain and to undertake fish salvage. Results of the fish salvage should be entered into the NZ Freshwater Fish Database and supplied to the Council's Waterways Ecologist/Surface Water and Land Drainage Planner by way of email to rcmon@ccc.govt.nz. Written confirmation of the freshwater ecologist's involvement shall be provided to Christchurch City Council Surface Water and Land Drainage Planner and the Waterways Ecologist, by way of email to rcmon@ccc.govt.nz.

11.4 Works within and adjacent to waterways including physical in-stream works, erosion and sediment control measures, and fish salvage requirements, must be in accordance with the *National works in waterways guideline: Best practice guide for civil infrastructure works and maintenance* (Ministry for the Environment, 2021) and CCC guidance <https://ccc.govt.nz/assets/Documents/Consents-and-Licences/construction-requirements/Construction-Environmental-Management/Fish-Salvage-Guidance-for-Works-in-Waterways.pdf>.

11.5 Construction within the setbacks of Hendersons and Days Drain (as specified in Conditions 11.1 and 11.2) shall not commence until the waterway setback designs are submitted to the Christchurch City Council's Waterways Ecologist and Surface Water Planner for acceptance by way of email to rcmon@ccc.govt.nz. The plans shall be developed with a suitably qualified and experienced freshwater ecologist. They shall include:

- The detailed design of the enhancement of the waterway. This shall include, but is not limited to:
 - A minimum water depth of 150-200mm (by way of a long-section and several cross-sections);
 - Low flow channel width is 500mm or narrower, to maximise water depth and a maximum of 700mm;
 - Submerged larger rocks and logs to provide in-stream variation and habitat every 5 metres;

- Formed grade of banks ranging from (4:1 – 2:1, to allow for variation), steep banks acceptable with planting for stabilisation;
 - Bends to provide sinuosity and variation in hydraulic habitat, as well as pools to provide habitat for larger fish.
 - Avoid extensive rock lining of the channel, as it is ecologically harmful.
- Fish Management Plan.
- Detailed Planting Plan that:
 - Is in accordance with the Christchurch City Council streamside planting guide (refer <https://ccc.govt.nz/consents-and-licences/resource-consents/resource-consent-activities/general-rules-and-information/streamside-planting>) and the plant species list attached as Appendix 1 to this consent;
 - Includes multiple height tiers of vegetation to shade the stream channel, create in-stream and terrestrial habitats, filter run-off, and provide suitable in-stream leaf and wood debris additions;
 - Includes trees, including larger species capable of providing shade along the banks and provision of these need to be accommodated during design of the banks; and
 - Consists of native and locally sourced species, and not species that have high leaf fall.
- Erosion and Sediment Control Plans.

Advice Note: The criteria outlined above are subject to site-specific conditions and may differ from site to site, based on the advice of Christchurch City Council's Waterways Ecologist and Surface Water Planner.

It is recommended the Consent Holder have a meeting with Council ecologists and landscape architects prior to detailed design to capture recommendations and ensure acceptance is not drawn out.

11.6 At least 10 working days prior to when works are due to commence within the waterway setbacks (as specified in Conditions 11.1 and 11.2), the consent holder shall submit an Engineering Design Report for acceptance by the Council 3 Waters and Waste Unit (Waterways Ecologist and Surface Water Planner or their nominee) 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 the surface water management systems, including various design profiles of the waterways.

11.7 The Establishment Period (Defects Maintenance) is to include an inspection by the Subdivision Engineer, a nominee from the Landscape Approvals Team, Surface Water and Land Drainage Planner and the Waterways Ecologist, Parks and Land Drainage Operations staff during construction, during planting, and after the first 6 months to ensure works are undertaken in accordance with the yet to be approved plans.

12. Lizards

Prior to commencement of works, the consent holder must submit a copy of the DOC wildlife permit to Council or a letter from a suitably qualified person setting out that a wildlife permit is not required.

Advice notes: A site survey may need to be undertaken to confirm presence/absence of lizards, allows for the confirmation of species present, a rough estimate of the number of animals which may be affected, and the general location of lizards throughout the site. This helps determines the salvage and relocation work.

An application for a DOC wildlife permit (Wildlife Act Authority) will be needed for this site as construction will impact a known population of indigenous lizards. A lizard management plan will be needed as part of this application.

13. Bird Management During Construction

13.1 Earthworks within bird breeding and nesting seasons (mid-August to mid-February annually) shall occur in accordance with an accepted Bird Management Plan. The Bird Management Plan is required to relate to birds protected or partially protected under the Wildlife Act 1953 only.

Advice Note: For confirmation of which bird species are protected or partially protected under the Wildlife Act 1953 please see Sections 3 and 5 of the Wildlife Act 1953, respectively.

- 13.2 The Bird Management Plan shall be submitted to the Subdivision Engineer for acceptance by Council's Ornithologist (via email to rcmon@ccc.govt.nz) 15 working days before works commence. No works are to commence on site until the acceptance is received, except that if acceptance is not received within 15 working days it shall be deemed to have been received. A Bird Management Plan shall be prepared by a suitably qualified and experienced professional.

The bird management plan shall include but is not limited to:

- a) A description of what measures will be undertaken in order to limit bird occupation of disturbed areas prior to nesting;
- b) Specific measures to be undertaken where works cease for a period of 8 or more days;
- c) Accidental discovery protocols if bird nest/habitats are found.

The bird management plan shall not use noise devices or dogs as part of the deterrence works.

- 13.3 The applicants suitably qualified and experienced professional shall undertake a bird survey within 8 days prior to earthworks commencing. Further actions shall be implemented if identified in the bird survey. Results of the bird survey shall be made available to Council upon request.
- 13.4 The Bird Management Plan shall be provided to the contractor controlling this work and retained on site for the duration of works.
- 13.5 If earthworks are performed outside of bird breeding and nesting seasons and a nest is found, work within 20m of the nest shall cease. No works in these areas shall occur until a suitably qualified and experienced professional has assessed the nest and associated birds and determined that appropriate steps are being taken to avoid adverse effects on protected or partially protected birds.

Note: Council's Ornithologist is Andrew Crossland - Andrew.Crossland@ccc.govt.nz

14. Health of Land

- 14.1 All contaminated soils removed from the site will not be suitable to be disposed of at a clean fill facility and must be disposed of at a facility whose waste acceptance criteria permit the disposal.
- 14.2 The consent holder shall submit evidence (i.e. weighbridge receipts or waste manifest) of the disposal of surplus soils from the site to an authorised facility to the Council, at rcmon@ccc.govt.nz, no later than 20 working days following this disposal.
- 14.3 Following subdivision earthworks, soil sampling must be completed on individual residential lots to inform soil disposal requirements. This information will be provided to rcmon@ccc.govt.nz within three months of earthworks completion for each stage.
- 14.4 Where soil sampling required by Condition 14.3 identifies that soil will not be suitable to be disposed of at a clean fill facility a consent notice, in terms of Section 221 of the Resource Management Act, shall be placed on each affected lot title requiring that:
- 14.4.1 All topsoils removed from this lot 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.

Advice Note: Condition 14.4.1 is an ongoing condition which will be secured by consent notice.

15. Telecommunications and Energy Supply

- 15.1 All lots must be provided with the ability to connect to a telecommunications and electrical supply network at the boundary of the net area of each lot. For rear lots, evidence must be provided by the surveyor (in the form of as-builts and / or photos) that ducts or cables have been laid to the net area of each lot.
- 15.2 The consent holder is to provide a copy of the reticulation completion letter from the telecommunications network operator and the s224 clearance letter from the electrical energy network operator.

16. Accidental Discovery

- 16.1 In the event of the discovery/disturbance of any archaeological material or sites, including taonga (treasured artefacts) and koiwi tangata (human remains), the consent holder must immediately:
- Cease earthmoving operations in the affected area of the site; and
 - Advise the Council of the disturbance via email to rcmon@ccc.govt.nz
 - Advise appropriate agencies, including Heritage New Zealand Pouhere Taonga and the local Mana Whenua (Ngāi Tūāhuriri Rūnanga or swap in relevant rūnanga) of the disturbance.

Advice Note: Please be aware that an archaeological site may be any place that was associated with human activity pre-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.

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

~~17. Density Requirements~~

~~Any residential development or subdivision of Lots 154, 157, 163, 217, 219, 221, 223 and 262 must provide for a minimum of 2 residential dwellings or allotments respectively.~~

~~Note: Condition 17 is an ongoing condition of Consent for which a consent notice pursuant to s221 of the Resource Management Act will be issued.~~

17. Density Requirements

Any residential development or subdivision of Lots 142, 193, 196, 199, 202, 209, and 301 must provide for a minimum of 2 residential dwellings or allotments respectively.

Note: Condition 17 is an ongoing condition of Consent for which a consent notice pursuant to s221 of the Resource Management Act will be issued.

~~18. Consent Notice~~

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

~~Interface with existing residential — Lots 275-283, 290~~

~~Where filling on proposed Lots 275-283 and 290 will result in finished ground levels between 0.3m and 0.45m higher than existing ground levels on neighbouring properties at 231-245 Hendersons Road, the following shall apply:~~

- ~~The combined height of any retaining wall(s) and fencing be no more than 2.0m above existing ground level on the neighbouring lot(s); and~~
- ~~A 2.0m wide landscaping strip be established extending from the boundary shared with the neighbouring lot(s) fronting Hendersons Road. No buildings shall be permitted within this landscaping strip.~~

~~For the purposes of this condition landscaping strip means the provision of trees and / or shrubs within garden beds (i.e. not lawn), at a density of at least one plant per square metre. The purpose is to create a buffer for neighbours that residents will not routinely occupy to protect the neighbours' amenity.~~

~~Note: Filling that results in ground levels less than 0.3m above existing ground levels on neighbouring properties will not require measures to mitigate amenity effects on neighbours. This consent does not provide for filling that results in ground levels more than 0.45m higher than existing levels along the boundary adjoining 231-247 Hendersons Road. Christchurch City Council can provide the earthfill report to assist in determining the application of this condition.~~

~~Note: As all proposed retaining is to be located within the application site boundaries that daylight recession planes or 'height in relation to boundary' is still to be taken from the lower level on the adjoining sites identified above.~~

18. **Consent Notice**

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

Interface with existing residential – Lots 245 and 280-288

Where filling on proposed Lots 245 and 280-288 will result in finished ground levels between 0.3m and 0.45m higher than existing ground levels on neighbouring properties at 231-245 Hendersons Road, the following shall apply:

- a. The combined height of any retaining wall(s) and fencing be no more than 2.0m above existing ground level on the neighbouring lot(s); and
- b. A 2.0m wide landscaping strip be established extending from the boundary shared with the neighbouring lot(s) fronting Hendersons Road. No buildings shall be permitted within this landscaping strip.

For the purposes of this condition landscaping strip means the provision of trees and / or shrubs within garden beds (i.e. not lawn), at a density of at least one plant per square metre. The purpose is to create a buffer for neighbours that residents will not routinely occupy to protect the neighbours' amenity.

Note: Filling that results in ground levels less than 0.3m above existing ground levels on neighbouring properties will not require measures to mitigate amenity effects on neighbours. This consent does not provide for filling that results in ground levels more than 0.45m higher than existing levels along the boundary adjoining 231-247 Hendersons Road. Christchurch City Council can provide the earthfill report to assist in determining the application of this condition.

Note: As all proposed retaining is to be located within the application site boundaries that daylight recession planes or 'height in relation to boundary' is still to be taken from the lower level on the adjoining sites identified above.

~~**Geotechnical and Low Pressure Sewer Design – Lots 136-290**~~

~~Any ground remediation on the site, provided to geotechnically strengthen the land to withstand seismic events, must be preserved intact for at least 2m from future wall alignments. The strengthening may include layers of geotextile fabric and geogrids integral to the foundation systems for the house. Any deep service trenches or pump unit installations, which require excavation through the strengthening, must be installed further than of 2m from any wall and on the road side of the house and garage.~~

Geotechnical and Low Pressure Sewer Design – Lots 135-301

Any ground remediation on the site, provided to geotechnically strengthen the land to withstand seismic events, must be preserved intact for at least 2m from future wall alignments. The strengthening may include layers of geotextile fabric and geogrids integral to the foundation systems for the house. Any deep service trenches or pump unit installations, which require excavation through the strengthening, must be installed further than of 2m from any wall and on the road side of the house and garage.

~~**Specific Foundation Design – Lots 136-290**~~

~~Any structure requiring a Building Consent, in terms of Building Act provisions, shall have specific foundation design by a chartered engineer or by an appropriately qualified geotechnical engineer. The design shall take into consideration the potential for liquefaction induced vertical settlement and associated effects from that. Based on test results of ground improvement work (wherever that is required and applied) the foundation design shall be, at minimum, in accordance with MBIE Guidelines for a TC2 like area and / or as per specialist provided guidelines provided with the post-land improvement works report.~~

Specific Foundation Design – Lots 135-301

Any structure requiring a Building Consent, in terms of Building Act provisions, shall have specific foundation design by a chartered engineer or by an appropriately qualified geotechnical engineer. The design shall take into consideration the potential for liquefaction induced vertical settlement and associated effects from that. Based on test results of ground improvement work (wherever that is required and applied) the foundation design shall be, at minimum, in accordance with MBIE Guidelines for a TC2 like area and / or as per specialist provided guidelines provided with the post-land improvement works report.

~~**Building Setback from Stormwater Basins and Days Drain – Lots 155-160, 183-206, 214-223**~~

~~Any structure requiring a Building Consent, in terms of Building Act provisions, shall be setback a minimum of Xm (TBA) from the crest of the Stormwater Basins and Days Drain.~~

Building Setback from Stormwater Basins and Days Drain – Lots 207-209, 211-213, 214-229, 237-244, 193, 195-196, 198-199, 201-202, 204-206

Any structure requiring a Building Consent, in terms of Building Act provisions, shall be setback a minimum of Xm (TBA) from the crest of the Stormwater Basins and Days Drain.

Building Setback from Days Drain Secondary Flow – Lots 153, 154, 161-164

~~Any structure requiring a Building Consent, in terms of Building Act provisions, shall be setback a minimum of Xm (TBA) from the crest of Days Drain secondary flow channel.~~

Building Setback from Days Drain Secondary Flow – Lots 153, 154, 155-160

Any structure requiring a Building Consent, in terms of Building Act provisions, shall be setback a minimum of Xm (TBA) from the crest of Days Drain secondary flow channel.

Local Pressure Sewer – Lots 136-290

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

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

~~h. 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.~~

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

~~j. 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.~~

Local Pressure Sewer – Lots 135-301

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

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

c. 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.

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

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

~~Fencing along boundaries with reserves – Lots 144-164, 183-206, 214-223, 240, 241, 256, 257, 262-264, 274~~
~~Any fencing along, or within 2m of, the shared boundary with a reserve must not exceed 2m in height. Such fencing must be:~~

- ~~c) No greater than 1.2m in height, where solid; or~~
- ~~d) Pool style fencing that is at least 80% open where between 1.2m and 2m in height.~~

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

Fencing along boundaries with reserves - Lots 144-160, 207-209, 211-213, 214-229, 237-244, 193, 195-196, 198-199, 201-202, 204-206, 258, 257, 269, 270, 298-301

Any fencing along, or within 2m of, the shared boundary with a reserve must not exceed 2m in height. Such fencing must be:

- c) No greater than 1.2m in height, where solid; or**
- d) Pool style fencing that is at least 80% open where between 1.2m and 2m in height.**

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

Contaminated Soil – As identified by soil sampling

All topsoils removed from this lot 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.

~~Density Requirements – Lots 154, 157, 163, 217, 219, 221, 223 & 262~~

~~Any residential development or subdivision of Lots 154, 157, 163, 217, 219, 221, 223 and 262 must provide for a minimum of 2 residential dwellings or allotments respectively.~~

Density Requirements – Lots 142,193, 196, 199, 202, 209 and 301

Any residential development or subdivision of Lots 142,193, 196, 199, 202, 209 and 301 must provide for a minimum of 2 residential dwellings or allotments respectively.

Note: Council will prepare the Consent Notice.

19. Goods and Services Taxation Information

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

Advice Note:

The lapse date of the consent remains unchanged, i.e. 19th June 2030 . The consent will lapse on this date unless it is given effect to before then.

Lapsing of s223 Certification

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

Your Rights of Objection

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

Commencement of this consent

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

Partial cancellation of existing easement

The partial surrender of the existing easements shown on the approved scheme plan will require a s243 Certificate to be actioned by Council by either document or a package entered into Landonline. This will need to be requested to be actioned.

Development Contributions

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

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

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

Development Contributions Policy Review

A review of the Council's Development Contributions Policy is currently underway. This review may result in changes to the development contribution charges.

The Council is required to assess development contributions using the policy in place at the time a complete application for consent is received. Therefore, this policy review will not impact the assessment undertaken in relation to this specific consent application. It may however have implications for development contributions assessed under future consent application.

Please get in touch with the Development Contributions Team if you have any questions or would like to be notified when the draft policy is open for consultation.

Development Contributions Assessment Summary

Development Contributions Summary		Application Ref: RMA/2024/1232/A								
Customer Name		Assessment								
Project Address		155 Hendersons Road, 275 Sparks Road & Balance Lot 504								
Assessment Date		3/08/2025								
Activity	Catchment	Existing HUE	Proposed HUE	Net Increase to HUE Demand	Discount	Chargeable HUE	HUE Rate (incl GST)	DC Charge (incl GST)	Reduction (incl GST)	Net DC Charge (incl GST)
		A	B	C	D	E	F	G	H	I
Network Infrastructure										
Water Supply	West	2.00	160.00	158.00	0.00%	158.00	\$1,849.24	\$292,179.92	\$0.00	\$292,179.92
Wastewater Collection	South West	2.00	160.00	158.00	0.00%	158.00	\$8,038.26	\$1,270,045.08	\$0.00	\$1,270,045.08
Wastewater Treatment & Disposal	Christchurch	2.00	160.00	158.00	0.00%	158.00	\$1,075.65	\$169,952.70	\$0.00	\$169,952.70
Stormwater & Flood Protection	Heathcote	2.00	160.00	158.00	50.00%	79.00	\$4,709.89	\$372,081.31	\$0.00	\$372,081.31
Road Network	Growth	2.00	160.00	158.00	0.00%	158.00	\$3,863.84	\$610,486.72	\$0.00	\$610,486.72
Active Travel	Metro Zone	2.00	160.00	158.00	0.00%	158.00	\$979.46	\$154,754.68	\$0.00	\$154,754.68
Public Transport	Metro Zone	2.00	160.00	158.00	0.00%	158.00	\$553.63	\$87,473.54	\$0.00	\$87,473.54
Community Infrastructure	District Wide	2.00	160.00	158.00	0.00%	158.00	\$988.43	\$156,171.94	\$0.00	\$156,171.94
Total Network & Community Infrastructure								\$3,113,145.89		\$3,113,145.89
Reserves										
Regional Parks	District Wide	2.00	160.00	158.00	0.00%	158.00		\$18,364.42	\$0.00	\$18,364.42
Garden & Heritage Parks	District Wide	2.00	160.00	158.00	0.00%	158.00		\$25,504.27	\$0.00	\$25,504.27
Sports Parks	District Wide	2.00	160.00	158.00	0.00%	158.00		\$61,264.44	\$0.00	\$61,264.44
Neighbourhood Parks	Growth	2.00	160.00	158.00	0.00%	158.00		\$85,888.66	\$0.00	\$85,888.66
Total Reserves								\$191,021.79		\$191,021.79
								GST 15%		\$430,978.39
Total Development Contribution										\$3,304,167.68

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

Invoicing and Payment

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

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

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

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

Reconsiderations and Objections

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

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

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

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

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

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

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

A form to request a reconsideration or lodge an objection can be found on the Council website ccc.govt.nz.

Contact

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

Phone: 03 941-8999

Email: developmentcontributions@ccc.govt.nz

Please quote your project number with all correspondence.

Payments to Council

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

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

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

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

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

Council Site Characteristics Information

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

155 Hendersons Road	
<u>Property Condition Group Description</u>	<u>Property Condition</u>
Administrative Purposes	Guest accommodation (including whole unit listings on Airbnb; BookaBach; etc.) generally requires a resource consent in this zone when the owner is not residing on the site. For more information, please refer to: https://ccc.govt.nz/providing-guest-accommodation/ .
Community Board	Property located in Halswell-Hornby-Riccarton Community Board.
District Plan	Property or part of property within the Flood Ponding Management Area qualifying matter, which has been publicly notified
District Plan	Property or part of property within the Water body Setback qualifying matter, which has been publicly notified
District Plan	Property or part of property within the Christchurch District Plan Flood Ponding Management Area overlay, which is operative.
District Plan	Property or part of property within the Liquefaction Management Area (LMA) Overlay, which is operative.
District Plan	Property or part of property is within an Outline Development Plan area, which is affected by specific provisions that are operative.
District Plan	This property or part of this property is close to at least one waterway. It may be within the setback for an Environmental Asset Waterway. Within that setback, District Plan rules apply to activities including buildings, earthworks, fences and impervious surfacing. Any part of the property within the setback will be affected by those rules. Rules associated with this waterway are operative under the District Plan.
District Plan Zone	Property or part of property within the Future Urban Zone, which has been publicly notified.
District Plan Zone	Property or part of property within the Residential New Neighbourhood Zone, which is operative.
Ecan Requirement	There may be objectives, policies or rules in a regional plan or a regional bylaw that regulate land use and activities on this site. Please direct enquiries to Canterbury Regional Council (Environment Canterbury).

155 Hendersons Road

<u>Property Condition Group Description</u>	<u>Property Condition</u>
Ecan Requirement	A resource consent or permit may also be required from the Canterbury Regional Council or other territorial authority, particularly with respect to water bodies managed by those authorities. Please refer to the relevant regional plan and any relevant bylaws, and contact the Christchurch City Council if you are uncertain which authority manages the water body in question.
Electoral Ward	Property located in Halswell Electoral Ward
Flooding Related	Property or part of property within the Flood Management Area (FMA) Overlay which is operative.
Flooding Related	This property or parts of this property lie within the observed, reported or estimated flood extent of one or more of the flood events between February 2011 and April 2014. For more information please refer to https://ccc.govt.nz/reports/ or phone council on 941-8999.
Flooding Related	This property, or parts of this property are predicted to be within the extent of a 1 in 50 year flood event. For new developments a minimum finished floor level may be required for flood limitation purposes under the Building Code. For more information please refer to (https://ccc.govt.nz/floorlevelmap) or phone 941 8999.
Flooding Related	This property is not in a tsunami evacuation zone. It is not necessary to evacuate in a long or strong earthquake or during an official Civil Defence tsunami warning. Residents may wish to offer to open their home to family or friends who need to evacuate from a tsunami zone, and should plan with potential guests to do so in advance. More information can be found at https://ccc.govt.nz/services/civil-defence/hazards/tsunami-evacuation-zones-and-routes/
Ground Characteristic	Christchurch City Council holds indicative information on liquefaction hazard for Christchurch. Information on liquefaction, including an interactive web tool, can be found on the Council website at ccc.govt.nz/liquefaction . Depending on the liquefaction potential of the area that the property is in, the Council may require site-specific investigations before granting future subdivision or building consent for the property.
Land Characteristic Other	Land Information New Zealand (LINZ) engaged Tonkin and Taylor to provide a Geotechnical Report on Ground Movements that occurred as a result of the Canterbury Earthquake Sequence. The report indicates this property may have been effected by a degree of earthquake induced subsidence. The report obtained by LINZ can be accessed on their website at https://www.linz.govt.nz and search Information for Canterbury Surveyors.

155 Hendersons Road	
<u>Property Condition Group Description</u>	<u>Property Condition</u>
Land Characteristic Other	The Tonkin & Taylor Darfield Earthquake 4 September 2010 Geotechnical Land Damage Assessment & Reinstatement Stage 1 Report indicates areas of observed surface manifestations of liquefaction resulting from the earthquake. This property is within one of the identified areas. The report can be viewed at www.eqc.govt.nz/our-publications/darfield-earthquake-geotechnical-land-damage-assessment-reinstatement-stage-1/
Utility Related	This property is located within the Council local pressurised sewerage system area. A Council maintained sewerage tank and pump water system is located on this property. A plan showing its location at the property is attached. For further information please contact Christchurch City Council customer services on (03)941 8999.
Waste Collection	Your organics are collected Weekly on Tuesday. Please leave your organics at the Kerbside by 6:00 a.m.
Waste Collection	Your recycling is collected Fortnightly on the Week 2 collection cycle on a Tuesday. Please leave your recycling at the Kerbside by 6:00 a.m. Your nearest recycling depot is the Parkhouse Road EcoDrop.
Waste Collection	Your refuse is collected Fortnightly on the Week 2 collection cycle on a Tuesday. Please leave your rubbish at the Kerbside by 6:00 a.m. Your nearest rubbish depot is the Parkhouse Road EcoDrop.

225 Hendersons Road	
<u>Property Condition Group Description</u>	<u>Property Condition</u>
Administrative Purposes	Guest accommodation (including whole unit listings on Airbnb; BookaBach; etc.) generally requires a resource consent in this zone when the owner is not residing on the site. For more information, please refer to: https://ccc.govt.nz/providing-guest-accommodation/ .
Built Features	Council Records indicate that this site contains or contained a Tank Details of Tank are as follows:Date Installed: NA Tank Function: Septic Tank Volume(l): NA Underground or Above Ground: Underground Tank Status: Tank Exists Date Removed: NA Condition when Removed: NA TankID: 3387
Community Board	Property located in Halswell-Hornby-Riccarton Community Board.
District Plan	Property or part of property within the Water body Setback qualifying matter, which has been

225 Hendersons Road

<u>Property Group</u>	<u>Condition Description</u>
	publicly notified
District Plan	Property or part of property within the Liquefaction Management Area (LMA) Overlay, which is operative.
District Plan	Property or part of property is within an Outline Development Plan area, which is affected by specific provisions that are operative.
District Plan	This property or part of this property is close to at least one waterway. It may be within the setback for a Network Waterway. Within that setback, District Plan rules apply to activities including buildings, earthworks, fences and impervious surfacing. Any part of the property within the setback will be affected by those rules. Rules associated with this waterway are operative under the District Plan.
District Plan	This property or part of this property is close to at least one waterway. It may be within the setback for an Environmental Asset Waterway. Within that setback, District Plan rules apply to activities including buildings, earthworks, fences and impervious surfacing. Any part of the property within the setback will be affected by those rules. Rules associated with this waterway are operative under the District Plan.
District Plan Zone	Property or part of property within the Future Urban Zone, which has been publicly notified.
District Plan Zone	Property or part of property within the Residential New Neighbourhood Zone, which is operative.
Ecan Requirement	There may be objectives, policies or rules in a regional plan or a regional bylaw that regulate land use and activities on this site. Please direct enquiries to Canterbury Regional Council (Environment Canterbury).
Ecan Requirement	A resource consent or permit may also be required from the Canterbury Regional Council or other territorial authority, particularly with respect to water bodies managed by those authorities. Please refer to the relevant regional plan and any relevant bylaws, and contact the Christchurch City Council if you are uncertain which authority manages the water body in question.
Electoral Ward	Property located in Halswell Electoral Ward
Flooding Related	Property or part of property within the Flood Management Area (FMA) Overlay which is operative.
Flooding Related	This property, or parts of this property are predicted to be within the extent of a 1 in 50 year flood event. For new developments a minimum finished floor level may be required for flood limitation

225 Hendersons Road

<u>Property Condition Group Description</u>	<u>Property Condition</u>
	<p>purposes under the Building Code. For more information please refer to (https://ccc.govt.nz/floorlevelmap) or phone 941 8999.</p>
Flooding Related	<p>This property is not in a tsunami evacuation zone. It is not necessary to evacuate in a long or strong earthquake or during an official Civil Defence tsunami warning. Residents may wish to offer to open their home to family or friends who need to evacuate from a tsunami zone, and should plan with potential guests to do so in advance. More information can be found at https://ccc.govt.nz/services/civil-defence/hazards/tsunami-evacuation-zones-and-routes/</p>
Ground Characteristic	<p>Christchurch City Council holds indicative information on liquefaction hazard for Christchurch. Information on liquefaction, including an interactive web tool, can be found on the Council website at ccc.govt.nz/liquefaction. Depending on the liquefaction potential of the area that the property is in, the Council may require site-specific investigations before granting future subdivision or building consent for the property.</p>
Land Characteristic Other	<p>Land Information New Zealand (LINZ) engaged Tonkin and Taylor to provide a Geotechnical Report on Ground Movements that occurred as a result of the Canterbury Earthquake Sequence. The report indicates this property may have been effected by a degree of earthquake induced subsidence. The report obtained by LINZ can be accessed on their website at https://www.linz.govt.nz and search Information for Canterbury Surveyors.</p>
Utility Related	<p>This property is located within the Council local pressurised sewerage system area. A Council maintained sewerage tank and pump water system is located on this property. A plan showing its location at the property is attached. For further information please contact Christchurch City Council customer services on (03)941 8999.</p>
Waste Collection	<p>Your organics are collected Weekly on Tuesday. Please leave your organics at the Kerbside by 6:00 a.m.</p>
Waste Collection	<p>Your recycling is collected Fortnightly on the Week 2 collection cycle on a Tuesday. Please leave your recycling at the Kerbside by 6:00 a.m. Your nearest recycling depot is the Parkhouse Road EcoDrop.</p>
Waste Collection	<p>Your refuse is collected Fortnightly on the Week 2 collection cycle on a Tuesday. Please leave your rubbish at the Kerbside by 6:00 a.m. Your nearest rubbish depot is the Parkhouse Road EcoDrop.</p>

275 Sparks Road

<u>Property Condition Group Description</u>	<u>Property Condition</u>
Administrative Purposes	Guest accommodation (including whole unit listings on Airbnb; BookaBach; etc.) generally requires a resource consent in this zone when the owner is not residing on the site. For more information, please refer to: https://ccc.govt.nz/providing-guest-accommodation/ .
Community Board	Property located in Halswell-Hornby-Riccarton Community Board.
Development Constraint	Council records show there is a specific condition on the use of this site: Consent Notice
District Plan	Property or part of property within the Water body Setback qualifying matter, which has been publicly notified
District Plan	Property or part of property within the Flood Ponding Management Area qualifying matter, which has been publicly notified
District Plan	Property or part of property within the Christchurch District Plan Flood Ponding Management Area overlay, which is operative.
District Plan	Property or part of property within the Liquefaction Management Area (LMA) Overlay, which is operative.
District Plan	Property or part of property is within an Outline Development Plan area, which is affected by specific provisions that are operative.
District Plan	This property or part of this property is close to at least one waterway. It may be within the setback for a Network Waterway. Within that setback, District Plan rules apply to activities including buildings, earthworks, fences and impervious surfacing. Any part of the property within the setback will be affected by those rules. Rules associated with this waterway are operative under the District Plan.
District Plan Zone	Property or part of property within the Medium density residential zone, which has been publicly notified.
District Plan Zone	Property or part of property within the Residential New Neighbourhood Zone, which is operative.
Ecan Requirement	There may be objectives, policies or rules in a regional plan or a regional bylaw that regulate land use and activities on this site. Please direct enquiries to Canterbury Regional Council (Environment Canterbury).
Ecan Requirement	A resource consent or permit may also be required from the Canterbury Regional Council or

275 Sparks Road

<u>Property Condition Group Description</u>	<u>Property Condition</u>
	<p>other territorial authority, particularly with respect to water bodies managed by those authorities. Please refer to the relevant regional plan and any relevant bylaws, and contact the Christchurch City Council if you are uncertain which authority manages the water body in question.</p>
Electoral Ward	Property located in Halswell Electoral Ward
Flooding Related	Property or part of property within the Flood Management Area (FMA) Overlay which is operative.
Flooding Related	This property or parts of this property lie within the observed, reported or estimated flood extent of one or more of the flood events between February 2011 and April 2014. For more information please refer to https://ccc.govt.nz/reports/ or phone council on 941-8999.
Flooding Related	This property, or parts of this property are predicted to be within the extent of a 1 in 50 year flood event. For new developments a minimum finished floor level may be required for flood limitation purposes under the Building Code. For more information please refer to (https://ccc.govt.nz/floorlevelmap) or phone 941 8999.
Flooding Related	This property is not in a tsunami evacuation zone. It is not necessary to evacuate in a long or strong earthquake or during an official Civil Defence tsunami warning. Residents may wish to offer to open their home to family or friends who need to evacuate from a tsunami zone, and should plan with potential guests to do so in advance. More information can be found at https://ccc.govt.nz/services/civil-defence/hazards/tsunami-evacuation-zones-and-routes/
Ground Characteristic	Christchurch City Council holds indicative information on liquefaction hazard for Christchurch. Information on liquefaction, including an interactive web tool, can be found on the Council website at ccc.govt.nz/liquefaction . Depending on the liquefaction potential of the area that the property is in, the Council may require site-specific investigations before granting future subdivision or building consent for the property.
Land Characteristic Other	Land Information New Zealand (LINZ) engaged Tonkin and Taylor to provide a Geotechnical Report on Ground Movements that occurred as a result of the Canterbury Earthquake Sequence. The report indicates this property may have been effected by a degree of earthquake induced subsidence. The report obtained by LINZ can be accessed on their website at https://www.linz.govt.nz and search Information for Canterbury Surveyors.
Land Characteristic	The Tonkin & Taylor Darfield Earthquake 4 September 2010 Geotechnical Land Damage

275 Sparks Road

<u>Property Group</u> <u>Condition Description</u>	<u>Property Condition</u>
Other	Assessment & Reinstatement Stage 1 Report indicates areas of observed surface manifestations of liquefaction resulting from the earthquake. This property is within one of the identified areas. The report can be viewed at www.eqc.govt.nz/our-publications/darfield-earthquake-geotechnical-land-damage-assessment-reinstatement-stage-1/
Utility Related	This property is located within the Council local pressurised sewerage system area. A Council maintained sewerage tank and pump water system is located on this property. A plan showing its location at the property is attached. For further information please contact Christchurch City Council customer services on (03)941 8999.
Waste Collection	Your organics are collected Weekly on Tuesday. Please leave your organics at the Kerbside by 6:00 a.m.
Waste Collection	Your recycling is collected Fortnightly on the Week 2 collection cycle on a Tuesday. Please leave your recycling at the Kerbside by 6:00 a.m. Your nearest recycling depot is the Parkhouse Road EcoDrop.
Waste Collection	Your refuse is collected Fortnightly on the Week 2 collection cycle on a Tuesday. Please leave your rubbish at the Kerbside by 6:00 a.m. Your nearest rubbish depot is the Parkhouse Road EcoDrop.

Archaeological Sites

This site may be an archaeological site as defined and protected under the provisions of the Heritage New Zealand Pouhere Taonga Act 2014. Archaeological sites are defined in the HNZPTA as any place in New Zealand where there is physical evidence of pre-1900 occupation, regardless whether the site is known or not, recorded in the NZAA Site Recording Scheme or not, or listed with Heritage New Zealand or the local council. Authority from Heritage New Zealand is required for any work that affects or may affect an archaeological site. **Please contact the Heritage New Zealand regional archaeologist on 03 363 1880 or archaeologistcw@heritage.org.nz 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

Trees

Existing trees located on Council land are protected by the District Plan rules and the Tree Policy which must be adhered to for works within their vicinity.

Lighting in Private Ways

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

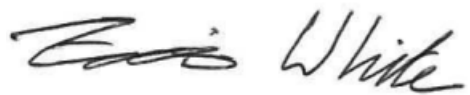
Building consent requirements

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

Decision

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

Delegated officer:

A handwritten signature in black ink that reads "Francis White". The signature is written in a cursive style with a large, stylized 'F' and 'W'.

Francis White
Senior Planner
07/08/2025



CONSENT NOTICES

Any consent notices registered on the underlying Lot 504 as part of the Phase 2 subdivision under RMA/2023/1987 are to be partially cancelled, or cancelled in full, as required by this development.

Existing Consent Notice 12461966.6 to be cancelled.

Existing Easements to be Surrendered.

Existing right to convey sewage and right to drain water in gross by El 11215657.8
 Existing right to convey water and right to drain sewage in gross, marked C on DP 575180, by El 12461966.11
 Existing right to drain water in gross, marked C, E & R on DP 575180, by El 12461966.11
 Existing right of way in gross by El 12461966.10

Electricity and Telecommunications Utility lots to be created as required by the utility providers.

Christchurch City Council Page 1 of 1
RMA/2024/1232/A
Approved Resource Consent Plan
 07/08/2025 Jeffreys, Owen

AMENDMENTS:		
AMENDMENT	DATE	DESCRIPTION
R15	09.06.25	STAGES AMENDED LOTS 312 & 315 REMOVED RESERVES RENUMBERED
R16	17.07.25	STAGE 6 UPDATED & LOT NUMBERS UPDATED

Schedule of Existing Easements			
Purpose	Servient Tenement (Burdened Land)		Document
	Lot No	Shown	
Right to drain water in gross	Lot 503	F	El 10913762.10
	Lot 502	H	El 12461966.9
	Lot 502	I, J, K & L	El 10913762.10
	Lot 502	O	El 11215657.8
	Lot 502	R & S	El 12461966.11
Right to convey sewage in gross	Lot 502	I, J, M, N & O	El 11215657.8

Proposed Memorandum of Easements in Gross			
Purpose	Servient Tenement (Burdened Land)		Grantee
	Lot No	Shown	
Right to drain water & sewage in gross	Lot 502	G & O	Christchurch City Council
Right to drain sewage in gross	Lot 189	A	Christchurch City Council
	Lot 190	B	
	Lot 191	C	
	Lot 295	D	
	Lot 294	E	
	Lot 214	P	
	Lot 215	Q	
	Lot 176	AD	
	Lot 177	AE	
Right to drain water in gross	Lot 288	T	Christchurch City Council
	Lot 287	U	
	Lot 286	V	
	Lot 285	W	
	Lot 284	X	
	Lot 283	Y	
	Lot 282	Z	
	Lot 281	AA	
	Lot 280	AB	
Lot 245	AC		

Proposed Memorandum of Easements			
Purpose	Servient Tenement (Burdened Land)		Dominant Tenement (Benefited Land)
	Lot No	Shown	
Right of way, right to drain water, rights to convey water, electricity & telecommunications.	Lot 189	A	Lots 190 & 191
	Lot 190	B	Lots 189 & 191
	Lot 191	C	Lots 189 & 190
	Lot 294	D	Lot 294
	Lot 214	P	Lot 295
	Lot 215	Q	Lot 215
	Lot 176	AD	Lot 214
	Lot 177	AE	Lot 177
	Lot 180	AF	Lot 176
	Lot 181	AG	Lot 181

Schedule of Areas	
Description	Area
Residential Lots - (Lots 135-142, 144-193, 195, 196, 198, 199, 201, 202, 204-209 & 211-301)	7.2352ha
Recreation Reserve to vest in Christchurch City Council - (Lots 500 & 501)	1356m ²
Local Purpose (Utility) Reserve to vest in Christchurch City Council - (Lots 502-505)	10.2502ha
Local Purpose (Access) Reserve to vest in Christchurch City Council - (Lot 506)	209m ²
Road to vest in Christchurch City Council - (Lots 410-415)	3.2500ha

Total Area : 20.8926ha

Comprised in: RT's: 798799, 1055706 & Lot 504 RMA/2023/1987 (Yet to Issue)

DAVE 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:	HALSWELL COMMONS PHASE 3
SHEET TITLE:	Proposed Subdivision of Lot 121 DP 514570, Lot 3000 DP 575180 & Lot 504 RMA/2023/1987
DRAWING STATUS:	Proposed Subdivision
SCALE:	1:1250@A1 1:2500@A3
DATE:	July 2025
CAD FILE:	\\20983\SUBCON\E20983_SUBCON_R1.dwg
DRAWING No.:	E.20983
SHEET No.:	1 OF 1
REVISION:	R16

- 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) This plan is not to be used for marketing, sales or design purposes. Areas and dimensions are subject to change.