

Report / Decision on a Non-notified Subdivision Consent Application

Sections 95A / 95B and 104 and 104C

Application Number: RMA/2022/772
Applicant: CDL Land New Zealand Limited
Site address: 155 Mairehau Road, Burwood
Site area: 9.5901ha
Legal Description: Lot 500 DP 547150 and Lot 3124 DP 550018
Zoning: Residential New Neighbourhood
Overlays and map notations: Flood Management Area, Fixed Minimum Floor Level Overlay within Flood Management Area, and Liquefaction Management Area (LMA)

Activity Status - subdivision: Restricted Discretionary

Description of Application: 118 lot subdivision

New Application to allow for reassessment of Development Contributions

Subdivision consent RMA/2019/2745 was granted on 17 March 2020 for this development, however due to a reduction in Development Contributions under the Development Contributions Policy 2021 the applicant is seeking reassessment by way of lodging this application. The application is not materially different to that considered under the original consent except only Stage 5 E2-3, F1-4, G1, H1 and J1 is covered as Stage 5 E1 and Stage 4 A2-3, B1-2, C1-2, D1-3, 4-7 are complete. The only remaining substages in Stage 4, A1 and D4, are unaffected by the DC's Policy change and will remain active with that consent.

As part of this application the applicant advises that they are seeking to surrender the original consent RMA/2019/2745 in part as it relates to the land area in Stage 5 E2-3, F1-4, G1, H1 and J1 under section 138 of the Act. I do not consider that there is any reason to decline that request having regard to the matters in subclause (2).

The proposal

The proposal is described in the original decision (RMA/2019/2745) held on Council file as TRIM 20/289194. I adopt that description, except where Stage 4 A2-3, B1-2, C1-2, D1-3, 4-7 and Stage 5E1 were completed under RMA/2019/2745 and have s224 Certificates issued. Therefore as it has been part given effect there may be conditions that will not be relevant to remaining stages, or that are relevant in part only. This matter will be dealt with by the consent holder at the stage of application for a section 224 certification from Council.

Description of site and existing environment

The application site and surrounding environment are described in original decision (RMA/2019/2745) held on Council file as TRIM 20/289194. I adopt the applicant's description.

Relevant rules and activity status

Christchurch District Plan

The site is zoned Residential New Neighbourhood. The zone will allow a wide range of residential house types and section sizes to provide for a wide spectrum of household sizes and affordable housing. People will therefore be able to remain within the neighbourhood throughout their lifetime as they move to housing types that suit their life stage. These areas are intended to achieve higher overall residential densities than traditionally achieved in suburban developments.

Subdivision rules

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

Activity status rule	Standard not met	Reason	Matters of control or discretion	Notification clause
5.5.2 C1	-	Any subdivision which creates a vacant allotment within the Liquefaction Management Area is classified as a controlled activity under Chapter 5	Location, size and design of allotments, structures, roads, access, services or foundations as they relate to the liquefaction hazard; Timing, location, scale and nature of earthworks as they relate to the liquefaction hazard; and Liquefaction hazard remediation methods. Criteria in 5.5.2 C1 b.	Shall not be limited or publicly notified.
8.5.1.3 RD4	-	Subdivision within a Flood Management Area is classified as a restricted discretionary activity.	8.7.4 - General matters 8.8.7 - Flood Management Area	8.4.1.1
8.5.1.2 C4	-	Subdivision to create allotments for access, utilities, emergency service facilities, roads and reserves is classified as a controlled activity and the minimum net site area requirements do not apply	8.7.3 - Allotments for access, utilities, roads and reserves	8.4.1.1
8.5.1.3 RD2	8.6.8 Wastewater disposal	The proposed wastewater disposal does not comply with this rule as a wastewater capacity certificate has not been provided.	8.7.4 - General matters 8.8.6 - Servicing	8.4.1.1

Rule 8.4.1.1 specifies that any application for a controlled or restricted discretionary subdivision consent shall not be publicly or limited notified (except in relation to restricted discretionary applications seeking access on to a State Highway). The proposal does not include access to a State Highway.

I note further that the proposal here is the subdivision and development of land zoned for residential purposes. I do not consider that this, despite the non-compliances listed above – gives rise to special circumstances that would warrant notification of the application under section 95A(9) or 95B(10). An assessment of effects is made below in relation to the non-compliances listed above, and general matters of control and discretion for subdivision.

National Environmental Standard

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

In this case it is more likely than not that a HAIL activity is being or has been undertaken on the site. The applicant has submitted a detailed site investigation (DSI) stating that the soil contamination exceeds the applicable standard. Pursuant to Regulation 10(2) a restricted discretionary activity resource consent is required, with Council reserving discretion over the adequacy of the detailed site investigation, the suitability of the land for the activity, the approach to remediation, the adequacy of the site management plan, the transport, disposal and tracking of soil, the requirements for and conditions of a financial bond, the timing and nature of review conditions and the duration of the consent.

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

This proposal is similar to approved consent RMA/2019/2745, except where Stage 4 A2-3, B1-2, C1-2, D1-3, 4-7 and Stage 5E1 have been completed, as such I adopt the same assessment as described in the original decision, held on Council file as TRIM 20/289194. The effects on the environment are less than minor and there are no affected parties.

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 must not be publicly notified as Rule 8.4.1.1 a. precludes public notification for restricted discretionary subdivision consents (section 95A(5)(a)).
- Step 3. This step is not applicable as public notification of the application is prevented by Step 2.
- Step 4. There are no special circumstances that warrant public notification (section 95A(9)).

Limited notification assessment

- Step 1. There are no affected groups or persons as outlined in section 95B(2) and (3).
- Step 2. Limited notification of this application is precluded by Rule 8.4.1.1 a. (section 95B(6)(a)).
- Step 3. This step is not applicable as limited notification of the application is prevented by Step 2.
- Step 4. There are no special circumstances that warrant notification to any other persons (section 95B(10)).

Conclusion on notification

There is no requirement for public or limited notification of this application.

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

Subdivision

The objectives and policies for subdivision and development are focused on connectivity and suitability of subdivision design, preserving amenity/natural features and providing allotments for the anticipated use. The relevant objectives and policies for this application are listed in 8.2.2, 8.2.2.1, 8.2.2.2, 8.2.2.3, 8.2.2.4, 8.2.2.5, 8.2.2.6, 8.2.2.7, 8.2.2.8, 8.2.2.9 and 8.2.3.4.

The proposed allotments are suitable for the anticipated land use of residential activity as discussed previously in this report. I consider the design of the subdivision generally meets the requirements of the ODP and residential new neighbourhood principles. I consider the proposal to be consistent with the objectives and policies of Chapter 8.

Residential

The relevant policies of Chapter 14 are Policies 14.2.1.1, 14.2.5.1, 14.2.5.4 and 14.2.4.1. These policies provide insight to the preferred outcomes in regards to the Residential New Neighbourhood Zone and design requirements for new residential development.

The proposed development is mainly accordance with the Prestons Outline Development Plan and Residential New Neighbourhood requirements. The subdivision will achieve 13-15 households per hectare in its entirety. Although the development application has not proposed any residential dwellings it has provided the basis on which good residential development can occur even with the proposed dispensations. Overall the proposal is consistent with the objectives and policies of chapter 14 of the District Plan.

Natural Hazards

The relevant objectives and policies of Chapter 5 are 5.2.2.1.1, 5.2.2.1.2, 5.2.2.1.3, 5.2.2.1.4, 5.2.2.1.8, 5.2.2.1, 5.2.2.3.1. These policies ensure no development occurs in places where effects of a natural hazards are unacceptable. The objectives and policies also provide guidance with managing and assessing natural hazards. As outlined in the s104 and 106 assessment, the adverse effects of natural hazards are less than minor and the proposal is consistent with the objectives and policies of Chapter 5.

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

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

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

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

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

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

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

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

Section 106

s106 Consent authority may refuse subdivision consent in certain circumstances

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

This section of the Act is particularly relevant in relation to geotechnical concerns following the Canterbury earthquakes. The land is identified as being within the Liquefaction Management Area in the Christchurch District Plan and rule 5.5.2a applies as vacant allotments are being created. The land is Green Zoned, with no technical category assigned to the site.

The applicant has submitted a geotechnical report prepared by Aurecon which has been reviewed by Council's Subdivision Engineer Peter Megarry. I have summarised Mr Megarry's comments as follows:

- The methodology of the report includes a review of 2017 investigations (13 test pits, 15 hand augers and 20 scala penetrometer and 10 cone penetrometer tests) and 9 cone penetrometer tests and 2 machine boreholes.
- Ground conditions in this flat/gently undulating 10ha block are described as relatively consistent with other parts of Prestons Road area i.e. loose to medium dense sand to 3m depth underlain by medium dense to dense sand to depth. Groundwater level has been measured at 1m depth. A minor peat layer (50mm thick at 0.7 -1.4m depth) was encountered during investigations in two test pits along the western boundary of site, the report states that settlement is considered to be negligible under additional loading / dewatering, but that further assessments would be made during earthworks.
- A liquefaction assessment has been carried out using the CPT information using three levels of seismic shaking as recommended in Module 3 of the NZGS Guidelines and MBIE guidelines. The report finds the liquefiable layers to be predominantly in the upper 3 - 4m of the soil profile, although the assessment does indicate liquefiable layers below 5.5m depth. The liquefaction assessment identified that due to the potential for liquefiable soil layers in the upper 3-4m, there is a potential for lateral spreading of the soil adjacent to any new stormwater basins/channels. The report goes on to state that there are engineering measures that could limit this.
- The report states that based on the review of investigations the site is non-compliant with the "good ground" definition but that suitable earthworks may be allow the site to take on this definition.

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

- The report recommends measures to limit liquefaction similar to those used in Prestons North and Prestons Park such as impact rolling using a compactor to densify the upper soil profile and gravel embankments to mitigate the lateral spreading potential susceptibility adjacent to stormwater basins/channels.
- The report states that impact compaction will be carried out on the TC2 areas to improve the ground to a TC1 standard, trials are being undertaken to assess this methodology. It also states that to suppress the lateral spreading hazard a gravel embankment is proposed, and that if this proves infeasible alternative options such as stone columns or vibrofloatation may need to be considered.

Overall Mr Megarry was satisfied with proposal and has recommended the following conditions:

Liquefaction Hazard and Lateral Spread Mitigation

All liquefaction hazard and lateral spread mitigation on site shall be designed in accordance with the recommendations in the Geotechnical Reports supplied with the application,

Asset Design and Construction

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

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

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

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

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

Ground Improvement

Site earthworks and remediation shall be carried out to improve the ground performance in terms of the MBIE guidelines 'Repairing and rebuilding houses affected by the Canterbury earthquakes' (3rd Edition 15 March 2017) or subsequent revisions. The technical category will be confirmed in the Engineers Report prepared for the section 224(c) certificate.

If for any reason lots are given a Geotechnical Technical Category 3 Classification, these lots should be withdrawn from the development and shown as balance lots that do not meet the requirements of Section 106 of the Resource Management Act without further mitigation measures being undertaken.

Foundation Design

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

Note: These requirements are contingent upon TC1 and/or TC2 land equivalence being achieved by the proposed earthworks and remediation works. Should the land not be brought to the indicated level by site earthworks / remediation the wording of the consent notices will differ according to the technical category to which the land is equivalent.

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

Geotechnical Completion Report

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

2. The report shall recommend the Technical Category of the land in terms of the MBIE guidance document 'Repairing and Rebuilding Houses Affected by the Canterbury Earthquakes' and include a Statement of Professional Opinion on the Suitability of Land for Building Construction, using the template in IDS Part 4 Appendix II.

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

Recommendations

SUBDIVISION CONSENT

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

1. Compliance with Application Information

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

2. Staging

- 2.1 The subdivision may be carried out in stages and may be undertaken in any order provided that each stage is provided with legal road access. If staged, each stage is to be in accordance with the staging shown on the application plan.

3. Allotment to Vest as Local Purpose Reserve

- 3.1 As agreed with the applicant Lots 4003, 4004, 4005, 4007, 4008, 5003, 5004, 5005 & 5007 are to be shown on the survey plan as Reserve to Vest (Local Purpose Utility Reserves).

4. New Road to Vest

- 4.1 The new roads, being Lots 4000, 4001, 4002, 4006, 4009, 4010, 4011, 4012, 4013, 4014 5000, 5001, 5002, 5010, 5011, 5012, 5013, 5014, and 5015 are to be formed and vested in the Council to the satisfaction of the Subdivision Engineer with underground wiring for electricity supply and telecommunications.

5. Roading

- 5.1 Prior to s.224 being issued for Stage J1, Mairehau Road along the frontage of the site shall be upgraded to a full urban standard including street lighting (as for a minor arterial road), kerb and channel, and footpath.

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

- 5.3 Detailed engineering and post-construction Road Safety Audits shall be undertaken by suitably qualified independent safety auditors and lodged with Council to complete the Safety Engineer and Client comments.

6. Engineering General

- 6.1 All infrastructure assets to be vested in the Council are to be designed and constructed in accordance with the Christchurch City Council's Infrastructure Design Standard (the IDS) and the Construction Standard Specifications (the CSS).

- 6.2 An approved Traffic Management Plan (TMP) shall be implemented for works affecting legal roads and no works are to commence until such time as the TMP has been installed. The TMP shall be prepared by an STMS accredited person and submitted to and approved by the Christchurch Transport Operation Centre – please refer to www.tmpforchch.co.nz

- 6.3 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.
- 6.4 Pipeline CCTV inspections are to be carried out on all gravity pipelines in compliance with the Council Standard Specifications (CSS):
<https://www.ccc.govt.nz/consents-and-licences/construction-requirements/construction-standard-specifications/pipeline-cctv-inspections/>
- 6.5 As-Built plans and data shall be provided for all 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/>

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

- 6.6 Bulk earthworks approved under RMA/2018/2576 will be monitored under this consent.

7. Sewer

- 7.1 The subdivision shall be serviced by a vacuum sewer system designed in accordance with Council's Infrastructure Design Standards and Construction Standard Specifications as well as in accordance with the Preston Road Development Vacuum Sewerage Reticulation System Master Plan and the general arrangement details for the vacuum chamber and breathing pit as prepared by Flovac for the Prestons vacuum sewer system. Engineering drawings supported by hydraulic calculations shall be sent to the Subdivisions Engineer for Engineering Acceptance by the Three Water and Waste Planning Team prior to the commencement of any physical work.
- 7.2 The approved sanitary sewer outfalls for Stage 4 of the subdivision shall be the vacuum mains established in Katrine Drive (DN125 OD PE 100), 12R Leader Street (DN125 OD PE100) and Cameo Grove (DN125 OD PE100).
- 7.3 The approved sanitary sewer outfalls for the subdivision shall be the vacuum mains established in Avimore Drive (DN160 OD PE100), 24R McKerrow Street (DN160 OD PE100) and Georgina Street (DN125 OD PE100).
- 7.4 The vacuum sewer mains shall be PE100 PN12.5/SDR13.6 pipe ranging in size from DN90mm minimum and DN160mm maximum diameter, laid to a minimum gradient of 1:500 and jointed with electro-fusion couplings. The mains shall be installed in the carriageway on an offset agreed between Council and the Consent Holder. It shall include division valves which shall be resilient seated gate valves, vacuum rated to 90kPa, located on every branch and at maximum intervals of 500m.
- 7.5 The sewer system 100mm and 150mm uPVC gravity sewer laterals shall be laid from the vacuum chambers located in the berms, to at least 600mm inside the net site area of all lots at the subdivision stage. The laterals will be installed at a sufficient depth to ensure that adequate fall is available to serve the furthestmost part of the lots.
- 7.6 All private sewer laterals (serving rear lots, if any) shall be installed under a single global Building Consent by a Registered Drain Layer and the Code Compliance Certificate forwarded to Council's Subdivision Team as part of the Sec 224c application. Alternatively, the consent holder may seek building consent exemption for the installations. Where laterals are installed under a building consent exemption, construction shall be in accordance with the Construction Standard Specifications (CSS) and the Infrastructure Design Standard (IDS).
- 7.7 All valve chambers shall:
- a. Be located in the berm/footpath, each servicing a maximum of 4 lots. Peak flows shall at no time exceed the manufacturer's recommended capacity or 0.25 l/s per interface valve.
 - b. Meet the Council's requirement of combined storage within the chamber and the connection laterals. The design shall provide minimum emergency storage equal to 12 hours of the total average dry weather flow, inclusive of the operating volume of the gravity network. The volume that can be used for emergency storage shall be the volume contained in the vacuum collection chamber from the base of the collection chamber up to the lowest ground level of

- any point served by the chamber as well as the volume contained in the greater or equal to DN150 gravity sewers entering the collection chamber between these two levels.
 - c. Storage calculations can include the volume of the property connection and the property sewer to within 0.5m below the level at which the overflow will occur.
- 7.8 Buffer tanks or multiple interface valves may be required for large users or at gravity interfaces.

8. Water Supply

- 8.1 The points of water supply for the subdivision shall be:
- a. The existing DN150 uPVC water main in Katrine Drive;
 - b. The existing DN150 uPVC water main extending from Leader Street through Lot 3071 DP 512762;
 - c. The existing DN150 uPVC water main in Cameo Grove (west of Snellings Drain);
 - d. The existing DN150 uPVC water main extending from McKerrow Street through Lot 3080 DP 520200;
 - e. The existing DN150 uPVC water main in Aviemore Drive;
 - f. The existing DN200 uPVC water main in Georgina Street
 - g. The existing DN300 MPVC water main in Mairehau Road.
- 8.2 The water supply shall be designed by a suitably qualified person in accordance with the Infrastructure Design Standard (IDS) and in general accordance with the NZ Fire Service Fire Fighting Water Supplies Code of Practice NZS 4509:2008 to the satisfaction of the Water & Wastewater Asset Planning Team. Engineering drawings supported by hydraulic model outputs shall be sent to the Subdivisions Engineer for Engineering Acceptance by the Three Water & Waste Asset Planning Team prior to the commencement of any physical work.
- 8.3 All water mains and submains within the subdivision shall be installed in road to be vested in Council or within local purpose reserve (utility) where accepted by Council. Where water supply mains are established within local purpose reserve (utility), a right to convey water in gross easement shall be created over the new water supply main in favour of the Council.
- 8.4 Water mains shall be extended along the full length of roads to vest and be terminated with temporary hydrants as per the requirements of the Infrastructure Design Standard.
- 8.5 Except where otherwise stated in these conditions, all water mains within the development shall be a minimum DN150 uPVC diameter.
- 8.6 The work described above shall be carried out by a Council approved water supply installer at the expense of the applicant.
- 8.7 All lots shall be served with a water supply to their boundary. Submains shall be installed to 1m past each lot boundary.
- 8.8 Any rear lot or lot within a R.O.W shall be serviced by its own lateral within a shared access. 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 unless the consent holder obtains a Building Consent exemption for the installation of the private laterals.

- 8.9 Where laterals are installed under a building consent exemption, construction shall be in accordance with the Construction Standard Specifications (CSS) and the Infrastructure Design Standard (IDS). Dummy connection boxes shall be installed at the entrance of the shared access or R.O.W. at the public road boundary or in the event that the water main is extended into the R.O.W, in an area set aside within the R.O.W and as close as possible to the terminal fire hydrant.

9. Stormwater

- 9.1 The stormwater management system shall be comprised of channels, sumps, pipes and/or swales. In addition to the below conditions, the system shall meet the requirements of the CCC Waterways, Wetlands and Drainage Guide (WWDG 2003 including Chapters 6, 21 and Appendix 10 updated 2011/12), the Infrastructure Design Standard (IDS 2018) and the Construction Standard Specifications (CSS 2018).

- 9.2 The consent holder shall demonstrate that authorisation for the discharge of operational phase stormwater has been obtained from Christchurch City Council, otherwise separate authorisation from Environment Canterbury shall be obtained.
- 9.3 Prior to issuance of s.224c certification, the consent holder shall submit an Engineering Design Report for acceptance by the Council 3 Waters and Waste Unit and Resource Consents Unit. The Engineering Design Report shall demonstrate how the design will meet all of the applicable standards and shall contain all of the plans, specifications and calculations for the design and construction of all stormwater and surface water management systems.
- 9.4 Stormwater generated from all roofs, roads and hardstanding areas within all allotments shall be collected via channels, sumps, pipes or swales and discharged into a first flush sedimentation basin.
- 9.5 The first flush sedimentation basin(s) shall:
- Provide sufficient storage to hold, at minimum, the volume of stormwater runoff generated from the first 25mm of rain falling on impervious areas within the development site;
 - Have batter slopes of 1 vertical in 4 horizontal average, or flatter;
 - Be vegetated with an approved grass species mixture or landscape vegetation;
- 9.6 Stormwater in excess of the first flush basin capacity shall discharge into Snellings Drain via an overflow bypass designed to avoid scour and erosion.
- 9.7 Stormwater laterals shall be laid at least 600mm inside the boundary of all allotments at the subdivision stage. Unless otherwise approved by Council Engineers, the laterals are to be laid at sufficient depth to ensure protection and adequate fall is available to serve the furthestmost part of the lot.
- 9.8 The stormwater management system shall be designed to ensure complete capture and conveyance of all stormwater runoff from the site for all rainfall events up to and including the critical two percent annual exceedance probability storm. This will require internal reticulation and conveyance to meet Council's inundation standards as specified in the WWDG. A combination of primary and secondary conveyance systems may be used to ensure this level of service is achieved.
- 9.9 The primary stormwater reticulation network shall be designed to convey (at minimum) the critical twenty percent annual exceedance probability storm event from the site and contributing upstream catchments. No flooding of private property shall occur during the critical ten percent annual exceedance probability storm event and no flooding of buildings shall occur during the critical two percent annual exceedance probability storm event.
- 9.10 The designer of the stormwater management system identify all overland flow paths proposed for storm events that exceed the capacity of the stormwater management and mitigation system. All secondary or emergency stormwater flowpaths shall be identified and protected by an easement in favour of Christchurch City Council, if required.
- 9.11 Earthworks shall not cause adverse flooding effects on other land. The consent holder shall provide a report summarizing any effects of disruption of overland flow or displacement of ponded floodwaters caused by filling within the site, and identify all measures proposed to avoid, remedy or mitigate those effects. This report shall form part of the Engineering Design Report.
- 9.12 A Local Purpose (Utility) Reserve of 13m width (approximate) located along the full northern boundary of Stage 4 shall vest in Christchurch City Council (Lot 4003).
- 9.13 The consent holder shall widen and naturalise Snellings Drain within Lot 4003 and within Council land at Lot 2 DP 420075 and Lot 2 DP 482152. Unless otherwise approved by the Christchurch City Council Surface Water and Land Drainage Planner, the naturalisation and enhancement of the waterway shall be in general accordance with the Waterways and Wetlands Drainage Guide. Plans showing the waterway naturalisation and enhancement details shall be submitted to Council for acceptance prior to any bulk earthworks or removal of trees within the waterbody setbacks.

Advice Note: Council will enter into a Private Developer Agreement or Infrastructure Provision Agreement with the applicant for land and/or works associated with the vesting of the above Local

Purpose (Utility) Reserve and/or any waterway enhancement, naturalisation or planting works undertaken on Snellings Drain within this reserve or other Council-owned land.

- 9.14 The consent holder should ensure that the stability and integrity of waterway banks are not compromised through earthworks or vegetation clearance. Any damage to waterway banks shall be remediated to the satisfaction of Council at the cost of the consent holder.
- 9.15 Safe and adequate access to all stormwater management and mitigation facilities for operation and maintenance, including sediment and aquatic weed removal, shall be provided and designed in accordance with WWDG Sections 6.8 & 6.9.
- 9.16 The consent holder shall provide easements in gross over all stormwater infrastructure located outside of legal road or utility reserve areas to be vested with Council.
- 9.17 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.
- 9.18 The consent holder shall operate and maintain stormwater mitigation facilities and infrastructure to vest into Council for at least 12 months following the issue of the Section 224(c) certificate, after such time Council may accept responsibility for operation and maintenance.
- 9.19 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-Built.

10. Access Construction Standards

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

11. Street Lighting

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

12. Engineering Plans

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

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

13. Open Space

13.1 Local Purpose (Utility) Reserves

Lots 4003, 4004, 4005, 4007, 4008, 5003, 5004, 5005 & 5007 are to be vested as Local Purpose (Utility) Reserve and hold no credits towards the final Reserve Development Contributions assessment. The agreed developments on the 'Accepted' landscape plans for Lots 5003, 5004, 5005 & 5007 are to hold no credits against the Reserve Development Contributions.

Advice Note: Any request for proposed easements across the Local Purpose (Access) reserve will need section 239 certification. Application is to be made to the Resource Consent Planner dealing with the subdivision.

13.2 Design and Development of reserves and streetscapes

Landscape plans for the reserves (Lots 4003, 4004, 4005, 4007, 4008, 5003, 5004, 5005 & 5007), and streetscapes are to be submitted as part of the Landscape Design Report to the Asset and Network Unit (Landscape Approval - landscapeapproval@ccc.govt.nz) for acceptance. All landscaping is to be carried out in accordance with the Accepted plan.

The Landscape Design Report and plans are to provide sufficient detail to confirm compliance with the requirements of the IDS, the CSS: and the WWDG: 2003. All landscaping required by this condition is to be carried out in accordance with the accepted report and plan(s) at the Consent Holder's expense, unless otherwise agreed. The Consent Holder shall maintain the works for 12 months for the Establishment Period (Maintenance and Defects Period) from the time of issue of the Section 224 Certificate.

13.3 Establishment Period (Defects Liability Period)

The Establishment Period (Defects Maintenance) for Lots 5003, 5004, 5005 & 5007 may include an inspection by Parks Operations staff after the first 6 months. Any diseased, dead or replacement plantings are to be replaced at the Consent Holder's expense. The Establishment Period and the term of the bond may be extended by a further 12 months for the replacement planting(s). Refer: CSS, Section Establishment. The Consent Holder is to keep an accurate and up-to-date monthly report on plant and tree conditions during the Establishment Period of the works undertaken. The report shall be submitted, if requested, by the Engineer 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)).

The Consent Holder shall enter into a separate bond with Council Asset & Network Unit (Parks) Team to the value of 50% of the cost to replace and replant all plants on reserves. The bond shall be held for the Establishment Period of a minimum of 12 months and shall be extended by a further 12 months for the replacement planting(s), if required. The bond shall be released after the plants have been inspected and Accepted by the Council Parks Operation staff.

13.4 Street Trees

The Consent Holder shall submit a plan(s) for proposed street trees to the Council's Asset & Network Unit (Parks) Team for acceptance. The plan(s) are to provide sufficient details to confirm compliance with the requirements of the IDS (current version) and the CSS Part 7: Landscapes (current version). All street tree works are to be carried out in accordance with the accepted report and plan(s) at the Consent Holder's expense. The Consent Holder shall maintain the street trees for 12 months Establishment Period (Defects Maintenance) from the time the trees have been planted up until the final inspection and acceptance of the trees by the Council Parks Operations staff. The Establishment Period and the term of the bond may be extended by a further 12 months for the replacement planting(s), if required.

The Consent Holder is to keep an accurate and up-to-date monthly report on tree conditions and establishment works undertaken. The report shall be submitted, if requested, by the Engineer 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)).

Advice Note: Refer to ISA Part 10: 10.8.11 Locations of trees in streets, and CSS Part 7: 4.0 Supply of Tree and Plant Materials.

The Consent Holder shall enter into a separate bond with Council Asset & Network Unit (Parks) Team to the value of 50% of the cost to replace and replant all street trees. The bond shall be held for the Establishment Period of a minimum of 12 months and shall be extended by a further 12 months for the replacement planting(s), if required. The bond shall be released after the trees have been inspected and Accepted by the Council Parks Operation staff.

13.5 Final Completion / Handover

The Consent Holder shall submit, if requested, the required completion documentation in accordance with IDS Part 2:2.12 Completion of Land Development Works and the Quality Assurance System to provide evidence that the work is completed in accordance with the agreed standards and conditions of this consent. This is to be submitted, if requested, on completion of the 12 month Establishment Period, prior to formal handover to Council and release of the Establishment Bond.

13.6 As – Builts

The Consent Holder shall submit As-Built plans for any landscape improvements on reserves and street tree species and locations, and confirm that they have been planted in accordance with the accepted plans and comply with the IDS, in particular Part 12 (As Builts).

14. Fencing

14.1 The Consent Holder shall comply with the IDS 10.6.9 Boundary Fencing.

- 14.2 All Reserve boundary fencing (except existing council land) over 1.2 m high shall be at least 80% transparency. The height, style and location of the fence shall be submitted to the Council's Parks, Policy and Advisory Team for acceptance, prior to work commencing.
- 14.3 All reserve fencing (except where adjoining existing Council Land), shall be established at the cost of the consent holder.
- 14.4 Reserve fencing along Lots 889-898, 899-910 and 1018-1030 shall consist of 1.2 metre high pool style fencing.

Advice Note: Council will enter into a Private Developer Agreement or Infrastructure Provision Agreement with the applicant for land and/or works associated with the vesting of the above Local Purpose (Utility) Reserve and/or any waterway enhancement, naturalisation or planting works undertaken on Snellings Drain within this reserve or other Council-owned land.

15. Health of Land

- 15.1 ..The consent holder shall submit a Site Validation Report to Council, Attention: Team Leader Environmental Health, by way of email to rcmon@ccc.govt.nz prior to the s224 certification. The Site Validation Report shall include but not be limited to:
- a) Details of the project works completed
 - b) A site plan showing the location and volume of the completed earthworks and drawing of the 'as built' state of the site.
 - c) For soils imported to site; information on the soil source site and any sample results.
 - d) Documentation of any incidents and how they were resolved.
 - e) The results of any sampling undertaken.
 - f) The soil guideline value that the site has been remediated to
 - g) Records of the disposal of material identified as containing concentrations of contaminants above background levels. The record shall include:
 - (i) The approximate location of the site where the contaminated material was found;
 - (ii) The name of the person and company that collected the contaminated material from the site;
 - (iii) The date of collection;
 - (iv) The destination of the material;
 - (v) A description of the material, including known contaminants; and
 - (vi) The volume of the material collected.
 - (vii) Evidence of that disposal to an authorised facility.
- 15.2 The Site Validation Report shall be written in accordance with the Ministry for the Environment Guideline for Reporting on Contaminated Sites in New Zealand (revised 2011).

Advice Note: This condition is in relation to the consented works in RMA/2018/2576 that are monitored under this consent.

16. As Built Plans

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

17. Filled Land

- 17.1 All filling exceeding 300mm above excavation level shall be in accordance with the Code of Practice for earthfill for residential purposes NZS 4431:1989. A duly completed certificate in the form of Appendix A of NZS 4431 shall be submitted to Council for all lots within the subdivision that contain filled ground.
- 17.2 The construction details of the retaining wall required to retain fill are to be submitted to the Subdivisions Engineer for approval. The wall construction and materials are to be certified in addition to the NZS 4431 certification for fill.
- 17.3 The consent holder is to submit a report and calculations detailing filling proposed against existing boundaries and the mitigation proposed to avoid adverse effects on adjoining properties.

Advice Note: The applicant is advised that an engineering approval does not constitute a resource consent for earthworks against adjoining properties. Council reserves the right to require the consent holder to obtain a resource consent in accordance with Chapter 8.9 of the District Plan.

18. Telecommunications and Energy Supply

- 18.1 All lots shall be provided with the ability to connect to a telecommunications and electrical supply network at the boundary of the net area of each lot. "Ability to connect" means that ducts or cables must be laid to the boundary of the net area.
- 18.2 The consent holder is to provide a copy of the reticulation agreement letter from the telecommunications network operator and a letter from the electrical energy network operator, or their approved agent to confirm capacity is available to the sites.

19. Right of Way Easements (Private Ways)

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

20. Service Easements

- 20.1 The service easements as set out on the application plan or required to protect services crossing other lots shall be duly granted or reserved.
- 20.2 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.

21. Existing Easements over areas of Road to Vest

- 21.1 Any existing easements that extend over the road to vest are to be surrendered.

Advice note: Any surrender of compulsory easements is required to have a s243(e) certificate. This will be provided on request at or before the certification of the LT plan of each relevant stage.

22. Easements over Reserves

- 22.1 Easements over land that is to vest in the Council as reserve are to be shown on the survey plan in a Schedule of Easements.

23. Easements in Gross

- 23.1 The legal instruments for easements in gross in favour of the Council are to be prepared by Council's consultant solicitor at the consent holder's cost. The consent holder's solicitor is to contact Anderson Lloyd Lawyers (Mike Kerr) requesting the preparation of the easement instruments.

24. Road and/or Lane Names

- 24.1 The new roads are to be named.

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

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

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

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

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

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

A Private Developer Agreement will be entered into with regards to works sought by the Council on Mairehau Road that are outside those required by the conditions of this consent.

25. Amalgamations

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

"That Lot 5009 hereon and Lot 3030 DP 539375 (Record of Title 911303) be amalgamated and one record of title issue"

LINZ request No: 1641485

Or

"That Lot 5009 hereon and Lot 3030 DP 545332 (Record of Title 925908) be amalgamated and one record of title issue"

Advice note: the second wording has not been approved by LINZ and will require approval at the 223 stage of stage E1

26. Geotechnical

26.1 Liquefaction Hazard and Lateral Spread Mitigation

All liquefaction hazard and lateral spread mitigation on site shall be designed in accordance with the recommendations in the Geotechnical Reports supplied with the application,

26.2 Asset Design and Construction

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

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

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

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

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

26.3 Ground Improvement

Site earthworks and remediation shall be carried out to improve the ground performance in terms of the MBIE guidelines 'Repairing and rebuilding houses affected by the Canterbury earthquakes' (3rd Edition 15 March 2017) or subsequent revisions. The technical category will be confirmed in the Engineers Report prepared for the section 224(c) certificate. The land shall achieve a technical category 2 equivalent status.

26.5 Foundation Design

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

Advice Note: Condition 26.5 is an ongoing condition which will be secured by consent notice.

26.6 Geotechnical Completion Report

Prior to the request for the section 224 certificate the Consent Holder shall supply a Final Geotechnical Report on the mitigation measures put in place during the construction phase to minimise both the liquefaction and lateral spread potential of the land during the SLS and a ULS seismic event in condition 2. The report shall recommend the Technical Category of the land in terms of the MBIE guidance document 'Repairing and Rebuilding Houses Affected by the Canterbury Earthquakes' and include a Statement of Professional Opinion on the Suitability of Land for Building Construction, using the template in IDS Part 4 Appendix II.

26.7 Quality Assurance

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

- A. Prior to the commencement of physical works on site, the Consent Holder shall submit to the Planning Team – Subdivision Engineers for review a Design Report including plans and Design Certificate complying with clause 3.3.2 of the IDS. The Design Report and engineering plans are to provide sufficient detail to confirm compliance with the requirements of the IDS and this consent, including compliance with Condition 2 Asset Design and Construction and condition 3 Ground Improvement. This report can be submitted as two individual design reports addressing infrastructure as one part and the second part as a Geotechnical Report.
- B. Prior to the commencement of physical works on site, the Consent Holder shall submit to the Planning Team – Subdivision Engineers a Contract Quality Plan by Council and the Engineer's Review Certificate, complying with clause 3.3.3 of the IDS.
- C. Physical works shall not commence until Council confirms that the above documentation has been received and accepted.

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

27. Consent Notice

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

Specific Foundation Design: Lots to be confirmed

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

The Council will prepare the Consent Notice.

28. Goods and Services Taxation Information

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

29. Lapsing of Consent

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

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

Your Rights of Objection

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

Commencement of this consent

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

Lapsing of this consent

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

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

Lapsing of s223 Certification

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

Surrender of Consent

The Council hereby provides notice that under section 138(4) of the Act that consent RMA/2019/2745 is surrendered in part for those land areas in Stage 5 E2-3, F1-4, G1, H1 and J1 under section 138 of the Act.

Development Contributions

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

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

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

Development contribution assessment summary

Development Contributions Summary						Application Ref:		RMA/2022/772		
						Assessment				
Customer Name	CDL Land New Zealand Limited - Stage 5									
Project Address	155 Mairehau Rd, 101 Aviemore Dr & 1 Hoffman St									
Assessment Date	31/03/2022									
		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)
Activity	Catchment	A	B	C	D	E	F	G	H	I
Network Infrastructure										
Water Supply	Marshlands	2.00	119.00	117.00	0.00%	117.00	\$5,469.06	\$639,880.02	\$0.00	\$639,880.02
Wastewater Collection	North	2.00	119.00	117.00	0.00%	117.00	\$4,698.53	\$549,728.01	\$0.00	\$549,728.01
Wastewater Treatment & Disposal	Christchurch	2.00	119.00	117.00	0.00%	117.00	\$1,075.65	\$125,851.05	\$0.00	\$125,851.05
Stormwater & Flood Protection	Avon	2.00	119.00	117.00	0.00%	117.00	\$954.01	\$111,619.17	\$0.00	\$111,619.17
Road Network	Growth	2.00	119.00	117.00	0.00%	117.00	\$3,863.84	\$452,069.28	\$0.00	\$452,069.28
Active Travel	Metro Zone	2.00	119.00	117.00	0.00%	117.00	\$979.46	\$114,596.82	\$0.00	\$114,596.82
Public Transport	Metro Zone	2.00	119.00	117.00	0.00%	117.00	\$553.63	\$64,774.71	\$0.00	\$64,774.71
Community Infrastructure	District Wide	2.00	119.00	117.00	0.00%	117.00	\$988.43	\$115,646.31	\$0.00	\$115,646.31
Total Network & Community Infrastructure								\$2,174,165.37		\$2,174,165.37
Reserves										
Regional Parks	District Wide	2.00	119.00	117.00	0.00%	117.00		\$13,598.97	\$0.00	\$13,598.97
Garden & Heritage Parks	District Wide	2.00	119.00	117.00	0.00%	117.00		\$18,886.07	\$0.00	\$18,886.07
Sports Parks	District Wide	2.00	119.00	117.00	0.00%	117.00		\$45,366.71	\$0.00	\$45,366.71
Neighbourhood Parks	Growth	2.00	119.00	117.00	0.00%	117.00		\$63,601.10	\$0.00	\$63,601.10
Total Reserves								\$141,452.85		\$141,452.85
GST 15%										\$302,037.16
Total Development Contribution										\$2,315,618.22

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

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

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

Reconsiderations and objections

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

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

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

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

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

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

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

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

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

Payments to Council

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

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

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

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

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

Council Site Characteristics Information

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

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
Community Board	Property located in Coastal-Burwood 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 Liquefaction Management Area (LMA) Overlay which is operative.
District Plan	Property or part of property is within an Outline Development Plan area which is affected by specific provisions that are operative.
District Plan Zone	Property or part of property within the Residential New Neighbourhood Zone which is operative.
Ecan Requirement	There may be objectives, policies or rules in a regional plan or a regional bylaw that regulate land use and activities on this site. Please direct enquiries to Canterbury Regional Council (Environment Canterbury).
Electoral Ward	Property located in Burwood Electoral Ward
Flooding Related	The Council has a report, Coastal Hazard Assessment for Christchurch and Banks Peninsula (2017), that indicates this property or part of this property may be susceptible to coastal inundation (flooding by the sea). The 2017 report considers four sea level rise scenarios through to the year 2120. A copy of the 2017 report and other coastal hazard information can be found at www.ccc.govt.nz/coastalhazards .

Flooding Related	Property or part of property within the Flood Management Area (FMA) Overlay which is operative.
Flooding Related	This property or parts of the property are located within the Fixed Minimum Floor Overlay level in the Christchurch District Plan. Under this plan pre-set minimum floor level requirements apply to new buildings and additions to existing buildings. The fixed minimum floor level can be searched at http://ccc.govt.nz/floorlevelmap . For more information please contact a CCC duty planner on 941 8999.
Flooding Related	This property may be affected by flooding by some tsunami scenarios as shown in reports by GNS and NIWA commissioned by ECan and CCC. Links to reports can be found at https://ccc.govt.nz/tsunami-evacuation-zones-and-routes/ and on ECan's web site https://www.ecan.govt.nz by searching for the terms tsunami hazard.
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	This property is located in an area known to have been filled. The year the fill occurred is 2016. The filling was, according to the Councils records carried out in a controlled manner and comprises Engineered Fill.
Ground Characteristic	This property is located in an area known to have been filled. The year the fill occurred is 2016. The filling was, according to the Councils records carried out in a controlled manner and comprises Sand.
Ground Characteristic	This property is located in an area known to have been filled. The year the fill occurred is 2020. The filling was, according to the Councils records carried out in a controlled manner and comprises Engineered Fill.
Ground Characteristic	This property is located in an area known to have been filled. The year the fill occurred is 2020. The filling was, according to the Councils records carried out in a controlled manner and comprises Sand.
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.

Health of Land

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

Allocated Street Numbers

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

Lighting in Private Ways

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

Reported and recommended by: Leashelle Miller, Planning Technician

Date: 8/04/2022

Decision

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

Delegated officer:



Sean Ward

Principal Advisor Resource Consents

08/04/2022 04:34 pm

