

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

(Section 127)

s127 application number:	RMA/2024/1142/A
Original application number:	RMA/2024/1142
Applicant:	CDL Land New Zealand Limited
Site address:	12 Cameo Grove
Legal description:	Lot 46 DP 431366
Zone:	
District Plan:	Residential Suburban
Proposed Plan Change 14:	Medium Density Residential
Overlays and map notations:	
District Plan:	Liquefaction Management Plan
Proposed Plan Change 14:	Sunlight Access Qualifying Matter
Road classification:	Local (Cameo Grove)
Activity status:	Discretionary activity
Description of application:	Change of conditions pursuant to section 127

Introduction

The applicant is seeking to vary the conditions of an existing resource consent (RMA/2024/1142) which was granted on a non-notified basis by the Council on 25/10/2024.

The original application was to establish 8 fee simple lot allotments. The non-compliance created by this application included earthworks, road boundary setbacks, internal boundary setbacks, sites within the liquefaction management area, subdivisions creating access and wastewater disposal. The effects were considered to be less than minor and acceptable. The following conditions were imposed, scheme plan and staging, quality assurance, earthworks, geotechnical, water supply, stormwater, sewer, transport, greenspace, fencing, health of the land, existing buildings, telecommunication and energy supply, consent notice, and goods and services taxation information.

The applicant is proposing the change conditions 5.1-5.7 and Condition 14. This in relation to the sewer conditions. An excerpt has been included below outlining the reasons for this change:

"The pressure sewer system proposed to service the Site's wastewater requirements is no longer considered a viable option due to the unknown conditions of the existing reticulated network in the immediate surrounding area, specifically the manholes and costs associated with upgrades and odour control. On this basis, a vacuum sewer connection to service the Site is deemed an appropriate solution to manage wastewater. CDL therefore propose to change the consented pressure sewer wastewater system to a vacuum sewer connection to better manage wastewater generated from the Site."

No other changes are proposed as part of this application.

Description of site and existing environment

The application site and surrounding environment are described in the original application is still relevant.

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.*

Proposed Plan Change 14 Housing and Business Choice

Proposed Plan Change 14 (PC14) was notified on 17 March 2023, and includes residential and commercial intensification provisions directed by the National Policy Statement on Urban Development 2020 (NPS-UD) and the Medium Density Residential Standards in [Schedule 3A](#) of the RMA (as modified by the proposed sunlight access qualifying matter).

The Independent Hearings Panel's recommendations on PC14 were released on 30 July 2024, and the Council made decisions on recommendations relating to NPS-UD Policy 3 areas (i.e. in and around commercial centres) on 18 September and 2 December 2024. Decisions to date are not relevant to this application.

With regard to the MDRS, the site is identified as being within a qualifying matter area – Sunlight Access Qualifying Matter. As a result, the rules do not have immediate legal effect given section 86BA(1)(c)(ii) and the operative district plan rules continue to apply. While the objectives and policies have legal effect from the date of notification, Policy 2 of the MDRS requires that the MDRS (including the objectives and policies) does not apply where a qualifying matter is relevant. There are no other provisions in PC14 relevant to this application.

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 create a 8 lot fee simple subdivision. This application is not changing the design of the subdivision with exception to wastewater conditions.

In my opinion this application can be considered as a variation to the original resource consent as the nature of the activity will not fundamentally change 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. In my opinion the effects on the environment associated with the proposed change/cancellation of conditions relate to wastewater conditions.

The applicant is proposing to change the wastewater connections from low pressure sewer to vacuum sewer connections for the reasons outlined in the applicant's assessment of effects. Specialist input has been obtained from Council's Senior Planning Engineer Ian Johnson. Mr Johnson has accepted the applicant's proposal and has recommended change of

¹ Warbrick v Whakatane D.C. A019/95

wastewater conditions which have been adopted by the applicant. I accept Mr Johnson's assessment and consider the effects to be less than minor.

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

- 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:

- I have reviewed the relevant objectives and policies in chapters 8 and 14 of the District Plan. Given the above assessment I consider that the proposal is consistent with the objectives and policies in those chapters. The objectives and policies anticipate urban development of the site and wider locality. Having reviewed the relevant provisions of the District Plan, I am of the view that the way the subdivision and land use proposal is appropriate and consistent with the objectives and policies of the District Plan.
- Not inconsistent with the NPS-UD as proposed to be given effect to via PC14, noting the proposed qualifying matters applicable to the zoning of this site which indicate that the level of intensification to the degree signalled in the NPS may be inappropriate.
- 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:

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

- 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:

LAND USE CONSENT

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 subdivision consent.

SUBDIVISION CONSENT

1. Scheme Plan and Staging

1.1 General Survey Plan

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

1.6 New Road to Vest

The new road, being lot 100 is to be formed and vested in the Council to the satisfaction of the Subdivision Engineer with underground wiring for electricity supply and telecommunications.

1.9 Right of Way Easements (Private Ways)

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

1.10 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.

1.12 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.

1.15 Easements in Gross

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

1.16 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.

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

2.2 Quality Assurance

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

A. Submit a Design Report, Engineering Plans, Erosion and Sedimentation Plans, Environmental Management Plan and Design Certificate complying with clause 3.3.2 to the Subdivision Engineers (Planning Team 1). The Design Report and engineering plans are to provide sufficient detail to confirm compliance with the requirements of the IDS and this consent.

B. Submit a Contract Quality Plan for review by the Council and an Engineer's Review Certificate complying with clause 3.3.3.

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

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

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

General Advice Note for Quality Assurance

Landscape acceptance shall be submitted at engineering design acceptance and is to be approved by Council. The Landscape Plans and Design Report must be submitted to landscape.approval@ccc.govt.nz as well as the Subdivision Engineer.

2.3 Traffic Management

An approved Traffic Management Plan (TMP) must 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) must 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 must 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/construction-standard-specifications/pipeline-cctv-inspections/>

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 asset data for any landscape improvements on land to be vested as reserves or roads, in accordance with IDS, Part 12 As-Builts records.

Advice note: The as-builts must be supplied at the same time as the Engineer's Report, at Practical Completion.

2.7 Minimum Levels

"To be considered satisfactory for stormwater drainage minimum ground levels must be based on a level of 100mm above the kerb at the street or right of way frontage for Lots 4, 5 and 8. Lots 1, 2, 3, 6 and 7 shall be drained using a piped system for all roof and hardstand stormwater to Cameo Grove via the site's internal right of way. Where this is not possible for an allotment(s), drainage of stormwater shall be directed to an alternative location on site subject to the approval of Council's Stormwater Planning Engineer. Drainage of wastewater shall be via a pressure system or where possible via a gravity system given the site's upward gradient.

2.8 Earthworks

2.8.1 Earthworks must be carried out in accordance with stamped approved plan page 2.

Erosion and Sediment Control

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

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

2.8.5 The draft Environmental Management Plan (EMP) provided with the application is accepted in principle. All filling and excavation work must be carried out in accordance with an EMP which identifies how the environmental risks of the project will be managed. Unless approved as part of a separate Environment Canterbury (ECan) resource consent for stormwater discharge or ECan resource consent for excavation/filling, the EMP will require formal acceptance by Christchurch City Council's Subdivision Engineer (via email to rcmon@ccc.govt.nz) prior to any work starting on site.

2.8.6 The EMP must include an Erosion and Sediment Control Plan (ESCP) covering all earthwork associated with the consented development. The ESCP must be designed by a suitably qualified and experienced professional and a design certificate ([Appendix IV in IDS Part 3](#)) supplied with the ESCP for acceptance by the Council under clause 3.8.2 of the IDS at least ten days prior to the works commencing.

- 2.8.7 The ESCP must 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://escscanterbury.co.nz/>.

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

- 2.8.8 The EMP must 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.

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

Nuisance

- 2.8.10 Dust emissions must 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 must be used on any exposed areas. The roads to and from the site, and the site entrance and exit, must remain tidy and free of dust and dirt at all times.
- 2.8.11 All loading and unloading of trucks with excavation or fill material must be carried out within the subject site.

Works within the Legal Road

- 2.8.12 All work within the legal road, or activities outside the legal road that affect the normal operating conditions of the legal road, cannot start until the consent holder has been issued with the following:
- Approved Works Access Permit (WAP); and
 - Approved Traffic Management Plan (TMP).

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

Fill

- 2.8.13 Any change in ground levels must:
- 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.
- 2.8.14 The fill sites must be stripped of vegetation and any topsoil prior to filling. The content of fill must be clean fill (as defined by the Christchurch District Plan – Chapter 2 Definitions).
- 2.8.15 All filling exceeding 300mm above excavation level must be in accordance with NZS 4431:2022 Engineered fill construction for lightweight structures. At the completion of the work an Engineers Earthfill Report, including a duly completed certificate in the form of Appendix D of NZS 4431, must be submitted to Council at rcmon@ccc.govt.nz for all lots, including utility reserves, within the subdivision that contain filled ground. This report must detail depths, materials, compaction test results and include as-built plans showing the location and depth of fill and a finished level contour plan.
- 2.8.16 The consent holder must submit a design report and calculations detailing any filling proposed against existing boundaries and the means by which to comply with the Earthfill Report in respect to adjoining properties.

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

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

- 2.8.17 Any retaining wall construction must be included and certified as part of the Earthfill Report.
- 2.8.18 Retaining walls must be located outside of reserve area. Retaining walls must be located outside of legal road unless supporting the legal road. Walls retaining fill must be located within the lot containing that fill.

Final Completion

- 2.8.19 All disturbed surfaces must be adequately topsoiled and vegetated as soon as possible to limit sediment mobilisation. Areas of land disturbed at any one time must not exceed 2ha.
- 2.8.20 Any public road, shared access, footpath, landscaped area or service structure that has been damaged, by the persons involved with the development or vehicles and machinery used in relation to the works under this consent, must be reinstated as specified in the Construction Standard Specifications (CSS) at the expense of the consent holder and to the satisfaction of Council.
- 2.8.21 Should the Consent Holder cease or abandon work on site for a period longer than 6 weeks, or be required to temporarily halt construction during earthworks, they must first install preventative measures to control sediment discharge / run-off and dust emission, and must 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 must 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 must 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 must comply with German Standard DIN 4150 1999-02 (Structural Vibration – Effects of Vibration on Structures) and compliance must be certified via a statement of professional opinion provided to the Council (via email to rcmon@ccc.govt.nz) from a suitably qualified and experienced chartered or registered engineer. The statement of professional opinion is to be submitted to Christchurch City Council via

rcmon@ccc.govt.nz a minimum of five working days prior to any compacting activities commencing.

3. Geotechnical

3.1 Specific Foundation Design

Any structure requiring a Building Consent, in terms of Building Act provisions, shall have specific foundation design by a chartered geotechnical engineer or by an appropriately qualified geotechnical engineer.

The foundation design shall take in consideration the potential for uncontrolled fill as well as potential for vertical settlements (as consequence of liquefaction) and lateral spread. At minimum foundation design shall follow the MBIE Guidelines for a TC2 type foundation.

Advice Note: Condition 3.1 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 point of water supply for this subdivision shall be the DN150 PVCu water main in Cameo Grove.
- 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 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 submains for the subdivision shall be installed in road to be vested in Council.
- 4.4 The construction of Council vested water infrastructure shall be carried out by a Council approved water supply installer at the expense of the applicant.
- 4.5 All lots shall be served with a water supply to their boundary. Submains shall be installed to 1m past each lot boundary.
- 4.6 Any rear lot shall be serviced by its own DN32 lateral. The water supply lateral connection shall be located at the legal road boundary. The water supply lateral connection shall be installed with a dummy connection spacer rod in accordance with CSS Part 4, SD 403. 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 work will require a Building Consent or a Building Act Exemption.

5. Sewer

- ~~5.1 The Approved Sanitary Sewer outfall for the common pressure sewer main shall be the DN150 PVC-u gravity sewer main Araucana Way and Cameo Grove.~~
- ~~5.2 Lots 1-7 shall be serviced by a private Local Pressure Sewer Unit and shall have a Boundary Kit located within the legal road or Right of Way outside the net boundary of the lot. The pressure lateral from the Boundary Kit is to extend at least 600mm into the net site of each lot. Lot 8 shall be serviced by the existing DN100 PVC gravity outfall only if it is confirmed to be serviceable through the detailed design phase.~~
- ~~5.3 Properties in a Right of Way shall be serviced by a single private pressure main. An isolation valve shall be installed on the private pressure main at the boundary of the Right of Way and the public road. Private easements shall be created over Pressure Sewer Systems in private Rights of Way.~~
- ~~5.4 The pressure system in the private Right of Way shall be installed by a trade-qualified drainlayer at building consent stage in accordance with the Requirements for Local Pressure Sewer Units specified under a Building Consent.~~

~~5.5—Installation of the common pressure sewer main and boundary kits in roads to vest shall be carried out by a Council Authorised Drainlayer (Pressure Sewer Reticulation):~~

~~5.6—Provision shall be made for odour treatment and corrosion protection at a location to be confirmed by Christchurch City Council (Council), downgradient of the discharge point in Araucana Way or Serama Place in accordance with Council's Infrastructure Design Standards, Construction Standard Specification, the Council Odour and Corrosion Management Design Guide, Council Design Guideline DG61 Protective Coatings for Concrete Wastewater Structures, and other specifications or operational requirements provided by Council as part of the engineering acceptance process. Engineering drawings supported by design calculations and specifications for the odour treatment facility and corrosion protection works shall be sent to the Subdivision Engineer for acceptance prior to the commencement of any physical work. Smoke testing is required during the commissioning of the odour treatment unit to confirm negative pressure is achieved at the design air entry point.~~

~~*Note: If no odour treatment and corrosion protection is considered necessary for the proposed allotments, approval must be sought from Council's Planning Engineer Subdivisions in writing to confirm this is no longer a requirement.*~~

~~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:~~

- ~~a.—Each residential lot 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 Aquatec, EcoFlow or similar.~~
- ~~b.—The property owner shall retain ownership of the local pressure sewer unit complete with pump, chamber and control equipment. The property owner will be responsible for the operation and maintenance of the complete system.~~

~~*Advice Note: This is an on-going condition and a consent notice will be issued under section 221 of the Act at the time of section 224(c) certificate.*~~

5.1 Lots 1-7 of the subdivision must 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 general arrangement details for the vacuum chamber and breathing pit as prepared by Flovac for the Prestons vacuum sewer system. Engineering drawings must 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. Lot 8 shall be serviced by the existing DN100 PVC gravity outfall if deemed serviceable through the detailed design phase. If the gravity outfall is not deemed serviceable, then Lot 8 shall be serviced by the vacuum sewer system.

5.2 The approved sanitary sewer outfall must be the DN125 vacuum main in Cameo Grove just east of John Lindsay Way.

5.3 Vacuum sewer mains must be PE100 PN12.5/SDR13.6 pipe ranging in size from DN90mm minimum and DN125mm maximum diameter, laid to a minimum gradient of 1:500 and jointed with electro-fusion couplings. The mains must be installed in the legal road corridor on an offset agreed between Council and the Consent Holder. It must include division valves which must be resilient seated gate valves, vacuum rated to 90kPa, located on every branch and at maximum intervals of 500m.

5.4 The sewer system 100mm and 150mm uPVC gravity sewer laterals must 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.

- 5.5 Private sewer laterals serving rear lots must be installed under a Building Consent or Building Act Exemption by a Registered Drain Layer and the Code Compliance Certificate forwarded to Council's Subdivision Team as part of the Sec 224c application.
- 5.6 The valve chambers to service this development must:
- 1.1. Be located in the berm/footpath, each servicing a maximum of 4 lots. Peak flows must at no time exceed the manufacturer's recommended capacity or 0.25 l/s per interface valve.
 - 1.2. Meet the Council's requirement of combined storage within the chamber and the gravity laterals in the legal road. The design must provide minimum emergency storage equal to 12 hours of the total average dry weather flow.
6. **Stormwater**
- 6.1 In addition to the below conditions, the stormwater management system to be constructed under this application shall meet the requirements of the Waterways, Wetlands and Drainage Guide (2003, including updates), the Infrastructure Design Standard (IDS 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 or Canterbury Regional Council.
- 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 laterals shall be laid at least 600mm inside the boundary of all allotments.
- 6.5 Stormwater generated from all impervious surfaces within all allotments shall discharge via sealed system to the CCC stormwater network. The following consent notice, pursuant to Section 221 of the Resource Management Act 1991, shall be registered on the title of all allotments:

Stormwater Runoff from Impervious Surfaces

Stormwater runoff from building roofs and all sealed surfaces such as driveways or patios shall be captured, controlled and discharged into the reticulated stormwater lateral authorised under subdivision RMA/2024/1142 (or its replacement application) or an alternate location as agreed by the Council Stormwater Planning Engineer. For avoidance of doubt, open-slat timber decking over permeable soil is not considered a sealed surface.

Condition 6.5 is an ongoing condition for which a consent notice will be issued.

- 6.6 The following consent notice, pursuant to Section 221 of the Resource Management Act 1991, shall be registered on the title Lots 2,3,6 and 7:

Easement for Conveyance of Surface Water and Stormwater

This property contains an easement in favour of Christchurch City Council to drain water, both above ground and below ground. There shall be no earthworks undertaken and no structures or trees placed within the stipulated area without prior written authorisation from Christchurch City Council.

This is an ongoing condition for which a consent notice will be issued.

- 6.7 Earthworks shall not cause adverse flooding effects on other properties. The consent holder shall provide a report summarizing all measures proposed to avoid, remedy or mitigate any adverse drainage effects of the proposed earthworks. This report shall form part of the Engineering Design Report.

- 6.8 The stormwater management system shall be designed to ensure complete capture and conveyance of all stormwater runoff from all contributing catchments for all rainfall events up to and including the critical two percent annual exceedance probability storm. A combination of primary and secondary conveyance systems may be used to ensure this level of service is achieved.
- 6.9 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 plan showing design ground levels (100mm contours or appropriate) and proposed secondary flow paths.
 - A plan showing the predicted extent of flooding (for flood depths in excess of 100mm) for the critical 2 percent and 0.5 percent annual exceedance probability rainfall events.
 - A plan showing predicted floodwater levels for the critical 2 percent and 0.5 percent annual exceedance probability rainfall events marked at every 10m interval along all overland flow paths.
 - All elevations shall be in Reduced Level, Christchurch Drainage Datum.
- 6.10 The designer of the stormwater management system shall identify all overland flow paths proposed for storm events that exceed the capacity of the reticulated stormwater network.
- 6.11 The consent holder shall provide easement in gross over any public infrastructure or overland flow paths located outside of Local Purpose (Utility) Reserves or legal road.
- 6.12 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.
- 6.13 The consent holder shall operate all stormwater infrastructure to vest into Council for at least 12 months following the issue of the Section 224(c) certificate, after such time Council may accept responsibility for operation and maintenance.

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 road(s) to vest in compliance with Part 11 (Lighting) of the Infrastructure Design Standard.

8.2 Existing Road Frontage

Cameo Grove road frontage is to be upgraded at the cost of the consent holder to include an extended nib kerb 3 metres past ROW 1 and install a 1.5 m footpath along the Cameo Grove frontage between ROW 1 and ROW 2. Lighting will be reviewed and upgraded if required.

9. Greenspace

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: *Monthly Establishment Report*, CSS, Part 7 Landscape (current version)).
- 9.2.6 The Consent Holder must enter into a separate bond with Council to the value of 50% of the cost to replace and establish all 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.

- 9.2.7 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 reserve(s) Lots 1 and 2 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 – Lots 1-2

Any fencing along, or within 2m of, the shared boundary with a reserve (Lots 1 and 2) 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. Health of Land

A Site Management Plan (SMP) shall be prepared by a Suitably Qualified and Experienced Practitioner and provided to Council by email to rcmon@ccc.govt.nz no later than 10 working days prior to the commencement of the development works.

The consent holder shall submit a completion report to confirm that asbestos containing material removed from buildings on site has been successfully removed and soils have not been impacted. This shall be provided to Council no later than two months following the completion of works to rcmon@ccc.govt.nz

12. Existing Buildings

Buildings located over the new lot boundaries and/or as shown on the application plan are to be demolished or removed.

13. Telecommunications and Energy Supply

13.1 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.

13.2 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.

14. Consent Notice

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

~~Sewer – All Residential Allotments~~

~~Each residential lot 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 Aquatec, EcoFlow or similar.~~

~~The property owner shall retain ownership of the local pressure sewer unit complete with pump, chamber and control equipment. The property owner will be responsible for the operation and maintenance of the complete system.~~

Fencing along boundaries with reserves - Lots 1 -2

Any fencing along, or within 2m of, the shared boundary with a reserve (Lots 1 and 2) 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.

Stormwater Runoff from Impervious Surfaces – All residential allotments

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Easement for Conveyance of Surface Water and Stormwater – Lots 2, 3, 6 and 7

This property contains an easement in favour of Christchurch City Council to drain water, both above ground and below ground. There shall be no earthworks undertaken and no structures or trees placed within the stipulated area without prior written authorisation from Christchurch City Council.

Specific Foundation Design – All Residential Allotments

Any structure requiring a Building Consent, in terms of Building Act provisions, shall have specific foundation design by a chartered geotechnical engineer or by an appropriately qualified geotechnical engineer.

The foundation design shall take in consideration the potential for uncontrolled fill as well as potential for vertical settlements (as consequence of liquefaction) and lateral spread. At minimum foundation design shall follow the MBIE Guidelines for a TC2 type foundation.

Note: Council will prepare the Consent Notice.

15. 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. 25/10/2029. The consent will lapse on this date unless it is given effect to before then.

Reported and recommended by: Rachel Wilson, Senior Planner

Date: 06/03/2025

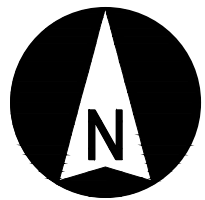
Decision

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

Delegated officer:



Sean Ward
Team Leader Planning
11/03/2025



Christchurch City Council
RMA/2024/1142
Approved Resource Consent Plan
12/5/10/2024 Ward, Sean M

LEGEND	
	EXISTING EASEMENT TO RETAIN
	EXISTING EASEMENT TO BE SURRENDERED
	PROPOSED EASEMENT
	EXISTING BUILDING TO BE DEMOLISHED
	EXISTING MAJOR CONTOUR (1m INTERVAL)
	EXISTING MINOR CONTOUR (0.1m INTERVAL)
	EXISTING BOTTOM OF BANK
	EXISTING FENCE
	EXISTING SEWER
	EXISTING STORMWATER
	EXISTING WATER
	EXISTING POWER BOX
	EXISTING WATER METER
	EXISTING FIRE HYDRANT
	EXISTING MANHOLE
	EXISTING SUMP
	EXISTING COMMS/FIBRE FEATURE

NOTES:

FURTHER EASEMENTS MAY BE REQUIRED TO PROTECT SERVICES.

LEVELS ARE IN TERMS OF CHRISTCHURCH DRAINAGE DATUM.

SCHEME PLAN ONLY. AREAS AND DIMENSIONS ARE APPROXIMATE ONLY AND SUBJECT TO FINAL SURVEY.

COMPRISED IN :	LOT 4 DP 431366
TOTAL AREA:	4408m²
PREPARED BY:	K. A. ASHBY
DATE:	DECEMBER 2022

aurecon
www.aurecongroup.com

CLIENT

CDL LAND
NEW ZEALAND LIMITED

REV	DATE	REVISION DETAILS	APPROVED
B	21/06/23	REISSUE FOR CONSENT - 8 ALLOTMENTS	K ASHBY
A	13/01/23	ISSUED FOR CONSENT	K ASHBY

PROJECT

PRESTONS PARK

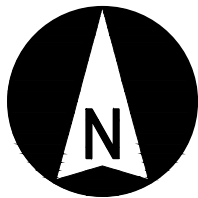
TITLE

PROPOSED SUBDIVISION OF LOT 46 DP 431366

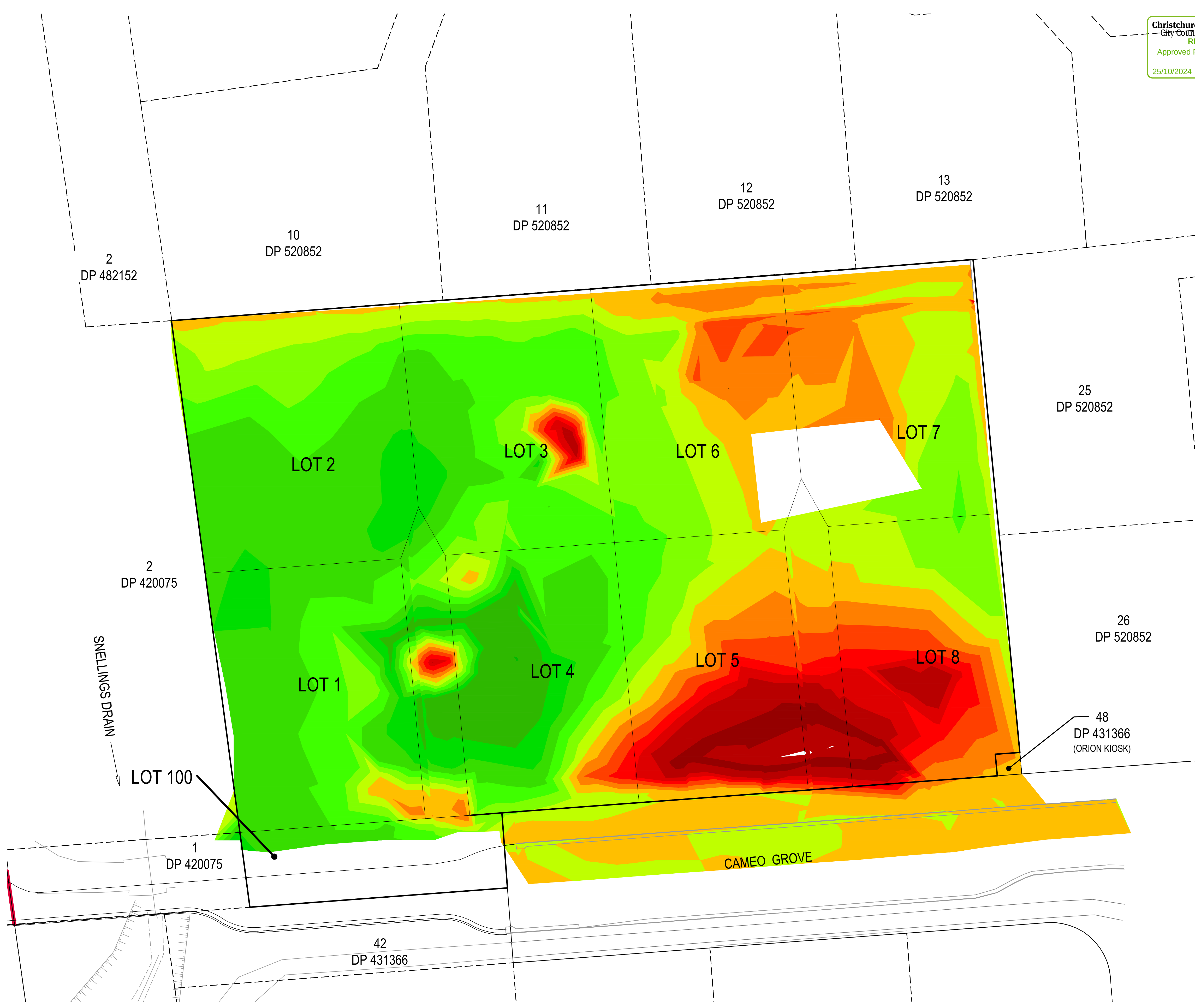
DRAWN	DESIGNED	FOR CONSENT	
R DAWSON	K ASHBY	PROJECT No.	
CHECKED		235361	
A COLUMBUS		SCALE	
APPROVED		1:200	
DATE		SIZE	
		A1	
		DRAWING No.	
		SU-PS-S4K-SP-01	
		REV	
		B	

PROPOSED MEMORANDUM OF EASEMENTS			
NATURE	SERVIENT TENEMENT (BURDENED LAND)		DOMINANT TENEMENT (BENEFITTED LAND)
	LOT No.	SHOWN	
RIGHT OF WAY AND ALL SERVICES	2	A	LOT 3
	6	B	LOT 7





CUT / FILL POLYGONS				
Lower_value		Upper_value		Colour
-2.5	to	-2.0	m	
-2.0	to	-1.5	m	
-1.5	to	-1	m	
-1	to	-0.8	m	
-0.8	to	-0.6	m	
-0.6	to	-0.4	m	
-0.4	to	-0.2	m	
-0.2	to	0	m	
0	to	0.2	m	
0.2	to	0.4	m	
0.4	to	0.6	m	
0.6	to	0.8	m	
0.8	to	1	m	
1	to	1.5	m	
1.5	to	2	m	
2	to	2.5	m	



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CLIENT



CDL LAND
NEW ZEALAND LIMITED

REV	DATE	REVISION DETAILS	APPROVED
A		ISSUED FOR CONSENT	

PROJECT

PRESTONS PARK

TITLE

CUT FILL PLAN
PROPOSED SUBDIVISION OF
LOT 46 DP 431366

DRAWN R DAWSON	DESIGNED A COLUMBUS	FOR CONSENT NOT FOR CONSTRUCTION	
CHECKED K ASHBY	APPROVED	PROJECT No. 235361	
DATE		SCALE 1:200	SIZE A1
		DRAWING No. LD-PS-S4K-EW-02	REV A