

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

(Section 127)

s.127 Application Number: RMA92027815
Original Application Number: RMA92023244
Applicant: CDL Land New Zealand Limited
Site address: Stage 1 Prestons South 414,430 & 432 Prestons Road
Legal Description: Part Rural Section 1778, Lots 1 & 2 DP 27786, Lot 2 DP 386864, Lot 2 DP 395420, Lot 1 DP 23476, Lots 1-3 DP 467428
City Plan Zoning: Living G Prestons
Proposed District Plan Zoning: N/A

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 92023244) which were granted on a non-notified basis by the Resource Management Officer Subcommittee on 04 July 2012.

The applicant is proposing to submit new plans that will alter the size and dimension of allotments 3001, 3002 & 3003, create a new utility allotment 3000 to convey water, power and sewer, minor boundary adjustment to the size and dimension of allotments 26-33, 55-63, 150-152 and 180-184 to accommodate two new right of way accesses with easements to drain surface water and alter the sub staging boundaries of N and O. The applicant is also seeking to delete condition 24 relating to a requirement for allotments to be transferred to Council (for potential future use as a road link) adjacent to the western boundary.

The changes are sought to accommodate an alteration to the domain land that will be vested as Recreational Reserve following consultation with the Christchurch City Council. This will allow for future development of the indicated school site (allotment 3003 – now surplus to the requirements of the Ministry of Education) and creation of Lot 3000 a new utility allotment. The proposed changes also allow for the drainage of surface water from within the domain and adjacent to the western boundary to be addressed via a new easement.

The deletion of condition 24 is of a result of the Christchurch City Council no longer wishing to obtain lot 34 (on the approved plans and now lot 56 on this proposed plan) for potential future roading purposes.

A new voluntary condition is to be added in order to ensure the on going protection to the secondary flow swales as shown on the stamped approved consent plans. The voluntary condition will take the form of a private covenant to be registered on the titles of lots 32, 33, 55-58, 150 -152.

Original Conditions

1. **Compliance with Application Information**

The survey plan, when submitted to Council for certification, is to be in accordance with the stamped approved application plans being Aurecon SU 19.1, 19.2, 19.3 and 19.4, all Revision I and as amended by SU-MP-S1-IN-05.1 Rev A.

2. **Staging**

The subdivision may be carried out in stages. If staged, each stage is to be in accordance with the staging shown on the application plan although the stages need not be completed in alphabetic sequence, and more that one stage may be completed concurrently, as follows:

Stage M 27 Lots + 1 Commercial Lot
 Stage N 75 Lots + Development Lots 101 & 102
 Stage O 43 Lots
 Stage P 56 Lots

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

24. Future Road Linkages

Lot 35 is to be transferred to Council. The value of the allotment is to be determined by an independent registered valuer at the time of subdivision.

Proposed Change to Condition

1. Compliance with Application Information

The survey plan, when submitted to Council for certification, is to be in accordance with the stamped approved application plans being Aurecon SU 19.1, 19.2, 19.3 and 19.4, all Revision I and as amended by ~~SU-MP-S1-IN-05.1 Rev A~~ SU-MP-S1-SP-01.1 Rev H and SU-MP-S1-SP-01.2 Rev H

2. Staging

The subdivision may be carried out in stages. If staged, each stage is to be in accordance with the staging shown on the application plan although the stages need not be completed in alphabetic sequence, and more that one stage may be completed concurrently, as follows:

- Stage M 27 Lots + 1 Commercial Lot
- Stage N ~~75 Lots~~ + **68 Lots** Development Lots 101 & 102
- Stage O ~~43 Lots~~ + **50 Lots**
- Stage P 56 Lots

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

~~**24. Future Road Linkages**~~

~~Lot 35 is to be transferred to Council. The value of the allotment is to be determined by an independent registered valuer at the time of subdivision.~~

New Condition to be added

24. That a private covenant be registered on the titles of lots 32, 33, 55-58 and 150-152, requiring that:

" The secondary flow swales within the lots along the rear boundaries are to be maintained and left unobstructed so as not to inhibit the flow of natural water from the adjoining land. This also includes the design of the side fencing allowing an unobstructed flow of the surface water."

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.

Planning Framework

The site is zoned Living G Prestons under the Christchurch City Plan. The Living G (Prestons) Zone provides the ability and opportunity to comprehensively plan and develop a mixed density and mixed use suburban centre in north-east Christchurch. The zone allows for and maximises the need for integration of activities, infrastructure, open space and green ways both internally and with the adjoining communities including Burwood, Marshland, Belfast and Parklands.

The Living G (Prestons) Zone covers approximately 200ha of land on the north east edge of the city and involves land both north and south of Prestons Road. It is bounded by Mairehau Road to the south and Lower Styx Road to the north. To the east, the site adjoins the established suburb of Burwood and residential developments such as The Limes, Tumara Park and Waitikiri. There are also two 18-hole golf courses to the north-east that link the zone to Bottle Lake Forest Park. To the west, there is mostly an area of what is considered to be more productive and versatile soils, which provides a setback and buffer to residential properties from Marshland Road

The key changes to the consent are listed below:

- Allotment dimensions
- Creation of new utility allotment
- Stormwater management
- Amendments to the sub stage boundaries
- Deletion of condition 24

Allotment Dimensions

The proposed changes will alter the boundaries of the following:

- Commercial Block 3001
- Stormwater Reserve 3002
- Former School site 3003
- Recreational Reserve (Domain) 3000
- Allotments 26-33,55-63,150-152 and 180-184 adjacent to the western boundary of the development area

The Domain 3003 Area A

This site is identified on the ODP as a proposed future school site. The ministry of education is now seeking to establish a new education facility at 391 Prestons road and now no longer intends to utilise allotment 3003. The applicant has provided a letter from the ministry outlining this.

Senior Network Planner Parks Russell Wedge has discussed the proposed changes with the applicant and has agreed to reducing the area of the domain land to be vested as Recreational Reserve. Therefore the northern boundary of allotment 3003 will be extended to the current domain boundary. In turn this will require boundary adjustments to the commercial block, stormwater and recreational reserves to accommodate the amendment.

Key points:

- Increase of stormwater reserve
- Decrease in the commercial block

Western Boundary Area B

The proposed changes will reconfigure the size and dimensions of allotments 26-33,55-63,150-152 and 180-184. The proposed changes will slightly narrow the allotments in order to allow the establishment of the following:

- A right of way access to western properties, beyond the Prestons Development area
- A right to drain surface water

The density (number of allotments) will not alter.

Utility allotment 3000

The proposed Utility allotment will be adjacent to the Western Boundary of the recreational reserve. This will provide for power, sewer and water for stage 1.

Stormwater

To ensure continuity of surface stormwater collection and treatment as a result of the proposed changes to the domain lot 3003, the stormwater allotment also requires to be extended.

Further investigations of the site have alluded to the potential for a 1 in 50 year event where surface stormwater may collect on neighbouring rural properties adjacent to the western boundary. This may result in stormwater discharging from the neighbouring sites and into the Prestons development. It is therefore considered that an easement is required across the allotments to ensure that the stormwater can be brought further within the development site for treatment.

The easements will be created within the right of way access for allotment 151 and also over the allotments for lots 32,33,55-58 and 150-152 for a right to drain water. The current capacity within the existing Prestons stormwater system can accommodate the anticipated flows. The proposed change will be subject to the voluntary condition for a private covenant mentioned in the introduction. (new condition 24)

Amendments to the sub stage boundaries (N & O)

The proposed changes relate to the reallocation of lots 64,84,102,107,108,109,3008 and 3031 from N to Sub stage O. No effect is generated by this change.

Deletion of existing Condition 24

Condition 24 required Lot 35 to be vested in Council for potential future roading linkages. This is no longer required by the council hence the condition is now redundant. The new plan shows this lot as 56.

Pursuant to Section 127(3) the application must be assessed as a discretionary activity.

Note: Stage 1 of the Proposed Christchurch Replacement District Plan was notified on 27 August 2014, however pursuant to section 86B of the Resource Management Act the rules do not have legal effect until decisions on the plan have been notified.

The existing environment

The existing environment is generally rural – the land subject to this application having been rezoned late in 2011. Works over the site are now in the advanced stages of development. The site has been subject to the following consents listed below:

- Stage 1 RMA92019798 granted 4 July 2012 (subsequently split and renumbered RMA92023244 according to land holdings)
- Variation to Stage 1 RMA92023244 granted 28 August 2013
- Variation to Stage 1 RMA92023244A granted 12 September 2013

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 application.

The original application sought to:

Vary the conditions of an existing resource consent (RMA 92023244, split from RMA92019798) which was granted on a non-notified basis by the Resource Management Officer Subcommittee on 4 July 2012 (and subsequently split into south and north Prestons consents – RMA92023244 and RMA92019798 respectively (200 allotments each)).

The consent now (following the split and re-numbering as RMA92023244) covers 200 residential allotments, allotments for future high density residential development, recreation and utility reserve allotments, roading allotments, and a potential school site, and will proceed in four sub stages.

The applicant sought at the time to vary **conditions 1, 8.2, 8.3, 8.15, 28, 29 and 30** of the approved subdivision consent by submitting altered plans enabling:

- The creation of a new stormwater basin at the eastern end of the site.
- Realignment of a staging boundary.
- Reduction in the size of the linear park.
- Minor alteration to the roading layout.
- Minor alteration to the layout of allotments.
- Change to the allocation density bands.

The applicant now proposes to vary conditions 1 & 2 and delete condition of the approved subdivision consent by submitting altered plans enabling the following:

- Alteration to the size and dimension of allotments 3001,3002,3003 and 3501
- Creation of new utility allotment 3000 to convey water, power and sewer
- Minor boundary adjustments in the size and dimension of allotments 26-33, 55-63, 150-152 and 180-184, the associated creation of two right of way accesses with easements to drain surface stormwater
- Minor amendments to the sub staging boundaries of N and O
- Deletion of condition 24
- Addition of a new voluntary condition for a private covenant (new condition 24)

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 adversely affected persons [Sections 95A, 95B, 95E, 104(1)(a) and 127(4)]

As a discretionary activity 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 do not alter the distribution of residential density previously consented to under RMA92023244A and does not create and further non compliance as a result of the proposed changes.

The issues relating to residential site density and conformity with the ODP have been generally dealt with at the time of the original application (RMA92023244). The changes made under this variation do not greatly alter the site from its original concept and merely reflects the constant change undertaken on new sites as development proceeds. The change to the school (allotment 3003) will allow for future development of the site and in the future should the use of the site be sought for non educational activities land use consent to address the ODP will be addressed at that time.

The proposed changes for stormwater mitigation along the western boundary are to alleviate any potential flooding from a 1 in 50 year event.

Overall, I consider that the proposed changes can take place without having any additional effects on the environment over the existing consented activity, and without adversely affecting any persons.

This consent will alter in general terms the layout approved by the original consent granted under RMA92023244 but the proposed changes will not increase or decrease the overall density of the development and merely proposes to readjust the layout in order to reflect the changes required for the proposed roading changes.

I therefore consider that as there is no change to the density and that the proposed changes to the layout are within general accordance of the original consented application, any effects will be less than minor.

Notification provisions [Sections 95A, 95B and 95E]

I have concluded above that there will be no adverse effects as a result of the proposed change/cancellation of conditions. Pursuant to section 95E(1) written approval is not required from any persons.

Section 104 matters

The application is:

- Consistent with the relevant objectives and policies of the City Plan and proposed District Plan as it will maintain the character and amenity of the residential environment.
- Consistent with the Recovery Strategy for Greater Christchurch as it does not conflict with any of the identified goals or priorities for recovery.

- In keeping with Part II of the Act as it will maintain amenity values and the quality of the surrounding environment.
- Able to be granted consent without notification, pursuant to Section 104(3)(d).

Recommendations

That, for the reasons outlined above:

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

1. **Compliance with Application Information**

The survey plan, when submitted to Council for certification, is to be in accordance with the stamped approved application plans being Aurecon SU 19.1, 19.2, 19.3 and 19.4, all Revision I and as amended by [SU-MP-S1-IN-05.1 Rev A](#), [SU-MP-S1-SP-01.1 Rev H](#) and [SU-MP-S1-SP-01.2 Rev H](#)

2. **Staging**

The subdivision may be carried out in stages. If staged, each stage is to be in accordance with the staging shown on the application plan although the stages need not be completed in alphabetic sequence, and more that one stage may be completed concurrently, as follows:

Stage M 27 Lots + 1 Commercial Lot
 Stage N ~~75 Lots~~ + **68 Lots** Development Lots 101 & ~~102~~
 Stage O ~~43 Lots~~ + **50 Lots**
 Stage P 56 Lots

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

3. **Reserves**

3.1. **Development Contributions Policy 2009 – 2019 (DC Policy)**

- 3.1.1 The Lot areas identified as recreation reserve land on Aurecon Drawing SU 19.1 Revision F have been accepted as creditable payment towards the Reserve Development Contributions for Stage 1. The remaining Reserve Development Contributions payable for Stage 1 (if any) may be offset by agreed developments, that have been signed-off by the Asset & Network Planning (A&NP) unit in Greenspace. The basis for this will be the landscape plans accepted under condition 3.4.1.
- 3.1.2 If upon application for section 224(c) Certificate for the final stage of development under RMA92019798 as shown on Aurecon Drawing SU 19.1 Revision F there are unused credits from accepted reserve land or developments available, these credits will be carried forward to offset development contributions for future stages of the development.

Advice Note:

The purchase and development costs of Lot 3000 in Stage M are to be off-set against the Reserve Development Contributions for Stages N, O, P.

3.2 **Recreation Reserves**

Lots 3000 has been accepted as Recreation Reserves situated within Stage 1.

Advice Note:

The agreed value of this reserve land is to be credited against the reserve development contributions.

3.3 **Local Purpose (Drainage) Reserve**

Lots 3002, 3004, 3006, 3007, 3008, 3009, shall vest as Local Purpose (Utility) Reserves and shall hold no credits towards the final Reserve Development Contribution assessment.

3.4 **Design and Development of reserves, streetscapes and open spaces**

- 3.4.1 Landscape plans for the reserves, streetscapes and open spaces are to be submitted as part of the Landscape Design Report to the A & NP (Greenspace) for acceptance. All landscaping is to be carried out in accordance with the accepted plan.
- 3.4.2 Where the Consent Holder has applied to vest assets as detailed on Accepted Landscape Plans, but the A & NP (Greenspace) have not agreed to the value of the assets being credited against the Reserve Development Contributions or to reimburse the value of the assets to the Consent Holder, then the Consent Holder may vest the assets at their own expense.
- 3.4.3 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.

3.5. Establishment Period (Defects Liability Period)

The Establishment Period (Defects Maintenance) shall be for a period of 12 months and will include an inspection by Greenspace Unit staff after the first 6 months and prior to handover at the completion of the 12 month defects maintenance period. Any diseased, dead or damaged planting in excess of 10% of the planted material comprising trees and shrubs, noted in these inspections are to be replaced by the Consent Holder at the Consent Holder's expense. The Establishment Period and the term on the bond shall be extended by a further 12 months only 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 condition 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 Appendix 1).

3.6 Establishment Bond

The IDS Part 2, Section 2.13, Bonds, and IDS Part 10, Section 10.1 Establishment. The Consent Holder shall enter into a bond with the Council (Greenspace Unit) to the value of 50% of the total cost of plant material for the planted areas as detailed on the accepted planting plans as landscape works, comprising reserve trees and shrubs. The bond shall be held for the Establishment Period of 12 months (defects maintenance/liability period) from the issue of section 224 Condition Certificate. The Establishment Period and the term on the bond shall be extended by a further 12 months, or any other period by mutual agreement between the Consent Holder and Council for the replacement planting(s), if replanting is required.

Note: the bond shall be cash bond, bank bond or other arrangement agreed by the Consent Holder and the Christchurch City Council.

3.7 Street Trees and Street Gardens

- 3.7.1 The Consent Holder shall submit a plan(s) for the proposed street trees and street gardens (if any) for the Council's A & NP (Greenspace) Team's acceptance. The plan(s) are to provide sufficient details to confirm compliance with the requirements of the Christchurch City Council's Infrastructure Design Standard (the IDS) and Part 7: Landscapes in the Construction Standard Specifications (the CSS) All landscape works required by this condition 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 works and planting for 12 months from the time section 224 certificate is issued.
- 3.7.2 The Consent Holder shall enter into a bond with Council A & NP (Greenspace) 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 12 months from the time the section 224 certificate is issued.

Note: the bond shall be cash bond, bank bond or other arrangement agreed by the Consent Holder and the Christchurch City Council.

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.

3.8 Grassing of Reserves, Streetscapes and Open spaces

All grass areas are to be in accordance with a minimum of the CSS; roadside berms as per Part 1: 31.2, Berm Mix; Detention basin Part 1, 31.5 Low Fertility and Drought Mix.

Advice Note

Please make grass seed certificates available for inspection if requested.

3.9 Reserve Boundary Fences

The Consent Holder shall comply with the IDS 10.6.9 Boundary Fencing. Reserve boundary fencing over 1.2 m high to be at least 80% open in order to enable clear visibility for neighbouring properties. The height, style and location of the fence shall be submitted to the Council's A & NP (Greenspace) Team for acceptance, prior to work commencing. The Council will contribute towards the cost of the boundary fence up to a maximum of \$25.00 per metre as per the Fencing Act. If the Consent Holder would like to install a boundary fence of greater value than the Council's maximum contribution they may do so at their own expense, providing it complies with the IDS.

3.10 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 landscaping works covered by Condition 3 are 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.

3.11 As – Builts

The Consent Holder shall submit As-Built plans showing all landscape works including street trees, and paths through drainage reserves and confirm that they have been constructed in accordance with the accepted plans and comply with the IDS particular Part 12 (As Builts).

4. New Road to Vest

Road widths shall be in accordance with Aurecon Drawing LD-MP-S0-CR-05 Revision C, unless otherwise agreed by the Consent Holder and CCC.

The new roads being Lots 3010-3015 be to be formed and vested in the Council to the satisfaction of the Subdivision Engineer with underground wiring for electricity supply and telecommunications.

5. Engineering General

5.1 Asset Design and Construction

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

5.2 Quality Assurance

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

The Consent Holder shall:

Submit a Design Report, Plans and Design Certificate complying with clause 3.3.1 to the Engineering Services Team, Building Operations Unit. The Design Report and engineering plans are to provide sufficient detail to confirm compliance with the requirements of the IDS and this consent.

Submit a Contract Quality Plan for review by the Council and an Engineer's Review Certificate complying with clause 3.3.2.

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

Submit an Engineer's Report complying with clause 3.3.3 and an Engineer's Completion Certificate complying with clause 3.3.3.

The Engineer's Report is to provide sufficient detail to confirm compliance with the requirements of the IDS and this consent. This report and certificate is to be submitted prior to certification pursuant to section 224(c) of the Act.

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

Note: In addition to the above, the Consent Holder is to design all infrastructure to resist the effects associated with earthquake induced liquefied soils. All Liquefaction hazard mitigation shall be designed for a 1 in 150 year return period serviceability limit seismic design event and a 1 in 500 year return period ultimate limit state seismic design event as defined in NZS1170.5.2004. Beyond a SLS seismic event for asset structures it is recognised the system may become progressively less serviceable. Infrastructure to be considered shall include but not be limited to gravity, pressure and vacuum pipelines; manholes, chambers, valves, hydrants, pump station(s) and associated works and stormwater treatment devices, culverts, bridges or any other physical asset to be vested in Council but shall exclude road pavements.

- 5.3** The surveyor is to forward a copy of the title plan and survey plan to the Planner, Resource Consents & Building Policy 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.
- 5.4** The sewer, stormwater and water supply works proposed for this subdivision consent to be on private land must be installed and inspected under a building consent obtained from the Building Operations Unit. A Certificate of Compliance is to be provided with the section 224 request.

Refer to form B002 at <http://www.ccc.govt.nz/homeliving/buildingplanning/forms/index.aspx>

Service Connections (sewer & stormwater) to Council Services in the street are authorised work and must be carried out by a Council authorised drain layer. This includes all drainage laterals on roads, footpaths and verges that connect the property to public drains.

A list of Council authorised drain layers is available on request or online at website <http://www.ccc.govt.nz/business/constructiondevelopment/authoriseddrainlayers.aspx>

For further information the Consent Holder is advised to contact either Tony Borkus (941-8376) or Gordon Taylor (941-8375.)

- 5.5** A CCTV (Video) inspection using a pan and tilt camera for all gravity pipelines of 150mm diameter and above as per the Christchurch City Council Standard Specifications CSS: Part 3 Section 14.2.6. This shall only apply to pipes being vested in Council ownership which cover more than one manhole length. This is to be done after all construction works have been completed. The DVDs/tapes shall be labelled with the RMA consent number and address of the development and accompanied by CCTV log sheets which show a schematic layout of the pipeline videoed.

All pipelines shall be free of debris and cleaned with an HP cleaner within 24 hours prior to inspection. Any gravel and stones shall be taken out of the pipeline; it is not acceptable to flush stones and gravel further down the line.

The CCTV/video footage of the pipeline being vested shall be forwarded to the Subdivision Engineer in DVD format with log sheets, engineering plan and a copy of the consent conditions at least 10 working days prior to the CCC Final Drainage Inspection. Asset and Network Planning Unit staff will review a maximum of 1,000 metres of footage within 10 working days and respond accordingly.

- 5.6** The Consent Holder's consultant shall provide the Council with 'As-Built' plans and data for all infrastructure and private work, complying with Part 12 As-Builts of the CCC Infrastructure Design Standards.

6. Water Supply

- 6.1** The point of supply for this development is the 300mm uPVC water main in Prestons Road, which currently terminates with a fire hydrant outside #467 (junction of Prestons Road and Alpine View Lane).

This connection will serve up to 600 lots, so no water supply pumping station will be required to initially service this stage.

- 6.2 The water supply shall be designed in accordance with the Council's Infrastructure Design Standard and in general accordance with the NZ Fire Service Fire Fighting Water Supplies Code of Practice NZS 4509:2008 to the satisfaction of the Asset & Network Planning Team, City Environment Group.
- 6.3 All lots shall be served with a water connection to their boundary. The Submains shall be installed to 10m past each lot boundary or to the middle of the lot, whatever is the greater.
- 6.4 Lots within Rights of Way shall be served with individual private water supply laterals to their net site areas terminating in Council "dummy water connections" at the legal road boundary. For five or more lots, the "dummy water connections" shall be located on a "submain stub" installed in the common property immediately behind the legal road boundary, as per I.D.S. Clause 7.11.
- 6.5 All private water supply laterals shall be installed under a single global Building Consent for each stage, by a Licensed Certifying Plumber and the Code Compliance Certificate forwarded to Council's Engineering Services Team (RD-Building Operations Unit) as part of the section 224(c) application.
- 6.6 This development will require full high pressure water reticulation to the Council's specifications and approval at the Consent Holder's expense. Engineering drawings accompanied with a hydraulic report shall be sent to the Engineering Services Team (RD-Building Operations Unit) for approval by the Planning Engineer - Subdivisions of the Asset & Network Planning Team.

This work shall be carried out by a Council approved water supply installer at the expense of the Consent Holder. Refer to: <http://resources.ccc.govt.nz/files/AuthorisedInstallerRegister-docs.pdf> for a list of contractors.

- 6.7 The water reticulation shall be designed by a suitably qualified person using the parameters set out in the attached form "Parameters for the Design of Mains Reticulation for Subdivisions".

7. Sewer

- 7.1 The approved temporary sanitary sewer outfall for this stage of the development is the terminal manhole situated on the 300mm uPVC gravity sewer pipeline in Rothesay Road, near Burwood Road. This outfall will serve up to 700 lots.
- 7.2 One centrally located Vacuum Sewer Pump station shall be built on an Utility Lot which is vested in Council ownership.

The Vacuum System shall comprise of the following key components:

Reticulation:

- vacuum valve chambers
- PE100 PN12.5/SDR13.6 vacuum & pressure sewer mains of various sizes
- division valves

Vacuum Pump Station & Rising Main:

- one or more shared duty vacuum pumps and one standby vacuum pump
- one or more shared duty discharge pumps and one standby discharge pump
- one generator sized to meet full load capacity and designed in accordance with the Council's energy requirements – for full details contact Council's Energy Manager: Mr Leonid Itskovich Ph: 941-8793

- odour bed/activated carbon filter dome located adjacent to the pump station
- appropriately sized temporary rising main installed from the Vacuum Pump Station along Prestons and Burwood Roads to connect into the Rothesay Road outfall manhole. This line shall be abandoned once the permanent rising main has been commissioned.

- appropriately sized permanent rising main installed from the Vacuum Pump Station along Prestons and Burwood Roads to the intersection of Rothesay and Burwood Road, for future extension and connection into the proposed replacement for Wastewater Pump Station 63, located at the intersection of Frosts and Beach Roads.

Design flows shall be based on IDS requirements, with a 25% reduction of allowance made for I & I (peak wet weather) allowance.

The Consent Holder's design consultant shall engage the Vacuum Pump/Valve Manufacturer to assist with the design and specification for the Vacuum System before arranging for them to be peer reviewed by a Council nominated independent Vacuum Pump Manufacturing specialist, prior to them being submitted to Council for review/acceptance.

The design shall be in accordance with the Water Services Association of Australia Code WSA-06, the Vacuum Pump/Valve Manufacturer's specifications and the Council's Infrastructure Design Standard. The designer shall provide a non-conformance report where the design deviates from WSA-06 and provide reasoning for such deviation. Where there is a conflict with an IDS requirement, the IDS shall take precedence.

The Consent Holder's designer shall engage with CCC Wastewater Operations staff to address station monitoring/SCADA requirements.

No monitoring will be required on the vacuum valve chambers.

Vacuum Mains

- 7.3 All vacuum mains shall be PE100 PN12.5/SDR13.6 pipe ranging in size from DN90mm minimum to DN250mm 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.

Note: Council's intent is to site the vacuum mains such that in the event of repairs or maintenance requiring opening of the road carriageway a single lane of traffic flow is able to be maintained.

- 7.4 Division valves shall be resilient seated gate valves vacuum rated to 90kPa, located on every branch and at maximum intervals of 500m.

Laterals

- 7.5 UPVC gravity sewer laterals shall be laid from the vacuum valve chambers located in the berms, to at least 600mm inside the net site area of all lots at the subdivision stage. The laterals shall be installed at a sufficient depth to ensure that adequate fall is available to serve the furthest part of the lots.

All private wastewater supply laterals shall be installed under a single global Building Consent for each stage, by a Licensed Certifying Drain layer and the Code Compliance Certificate forwarded to Council's Engineering Services Team (RD-Building Operations Unit) as part of the section 224(c) application.

Vacuum Valve Chambers

- 7.6 All valve chambers shall 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 0.19l/s per interface valve.
- 7.7 Council's preference is for the standard 2m Flovac or Airvac prefabricated Polyethylene variety with a capacity of 400 Litres. The combined storage within the chamber and the connecting laterals shall provide minimum emergency storage equal to 18-hours or other mutually agreed period of the total Average Sewer Flow.
- 7.8 Buffer tanks or multiple interface valves maybe required for large users or at gravity interfaces.

Defects Liability and Operations & Maintenance

- 7.9 The Vacuum Pump System will have a Defects Liability Period of 3 years which will apply to the infrastructure vested at the time of section 224 certification, for each sub-stage of the development. The Consent Holder shall engage with Council and its Maintenance Contractor prior to section 224 certification to develop a suitable Operations Maintenance/Management Manual for the Vacuum system.

8. Stormwater

8.1 The design of all surface water mitigation facilities be in accordance with the Waterways, Wetlands and Drainage Guide (WWDG – 2003, including Chapters 6 and 21 updated in 2011/12 – These updates are available upon request), the Infrastructure Design Standard (IDS - 2010) and CCC Civil Engineering Construction Standard Specifications (CSS - 2010).

8.2 Aurecon drawings 223488-002/SW-25 Rev 5, and 223488-002/SW-26 Rev 3 are accepted as concept plans for the storm water conveyance system. The stormwater system is to be in general accordance with these plans. For the avoidance of doubt there shall be no other pipes utilised for conveyance within the blue and green network areas unless subsequently accepted through the engineering design phase.

8.2 Aurecon drawing 235361/LD-PS-SO-SW-01 Rev A is accepted as the concept plan for the storm water conveyance system. The stormwater system is to be in general accordance with this plan. For the avoidance of doubt there shall be no other pipes utilised for conveyance within the blue and green network areas unless subsequently accepted through the engineering design phase.

8.3 The surface water management and mitigation facilities shall meet the following conditions:

Snellings Drain Catchment – South of Prestons Road

- a) The runoff resulting from the first 25mm of rainfall falling on impervious areas shall be captured and treated in first flush basins prior to discharge.
- b) The first flush treatment basins shall attenuate the first flush volume for a minimum of 24hrs on average and shall discharge via 150mm diameter (minimum) outlets fitted with a valve allowing flow and spill control.
- c) Stormwater in excess of the first flush volume shall be diverted to detention basins either upstream of, or immediately adjacent to, each first flush basin inlet.
- d) Live detention storage within first flush basins (above the first flush water level) shall be infrequent and shall accumulate in the basin through back-flooding rather than inflow from the development.
- e) Minimum fill levels for building areas in this catchment shall be set to 12.25m RL, or 250mm above the highest design water surface (whichever is greater).
- f)

8.3 The surface water management and mitigation facilities shall meet the following conditions:

Snellings Drain Catchment – South of Prestons Road

a) The runoff resulting from the first 25mm of rainfall falling on impervious areas shall be captured and treated in first flush basins prior to discharge.

b) The first flush treatment basins shall attenuate the first flush volume for a minimum of 24hrs on average and shall discharge via 150mm diameter (minimum) outlets fitted with a valve allowing flow and spill control.

c) Stormwater in excess of the first flush volume shall be contained in the oversized first flush basin FFB S1 for detention.

d) Live detention storage within first flush basins (above the first flush water level) shall be infrequent and shall accumulate in the basin through back-flooding rather than inflow from the development.

e) Minimum fill levels for building areas in this catchment shall be set to 12.25m RL, or 250mm above the highest design water surface (whichever is greater).

8.4 All first flush basins intended to be 'dry' between storm events shall be designed to effectively drain stormwater and/or groundwater via a low flow channel and suitably sloped basin beds in accordance with WWVG section 6.8.1.

8.5 A planted landscape buffer to residential and commercial allotments as mitigation for the utility works shall be provided as follows:

- An average width of 3m to vegetated open channels
- An average width of 5m to stormwater basins.

The buffer shall be measured from the property boundary to the edge of the critical 2% AEP high water surface. Planting of the buffer zones shall be a cost of the development.

Advice Note: Buffer zones are considered as part of the stormwater utility network when total reserve area assessments are made. They will be assessed as utility, and hold no credit towards the final

assessment of reserve development contributions. The Council may at its discretion allow some variance to this buffer width and planting requirements alongside some of the pond area to allow for the future construction of a public access

- 8.6** The surface water management and mitigation system (i.e. first flush basins, wetlands, detention basins, swales and pipes) shall be designed to ensure complete capture and retention of all stormwater runoff from the site for all rainfall events up to and including 50 year return period critical storm. This will require internal reticulation and conveyance to meet Council's inundation standards as specified in the WWDG and IDS. Further, the conveyance and inlet system to the first flush detention areas shall be designed to ensure that even for events where the critical peak stormwater runoff flow rate occurs, all resulting runoff shall actually reach the first flush and detention areas. A combination of the primary and secondary conveyance system may be used to ensure this level of service is achieved.
- 8.7** The primary stormwater reticulation network shall be designed to convey at minimum the critical 20% AEP storm event. No nuisance flooding of property shall occur during the critical 10% AEP event and no flooding of building platforms shall occur during the critical 2% AEP event.
- 8.8** Prior to engineering approval, the designer of the surface water management system shall provide a report which identifies all secondary flow paths proposed to manage flows beyond the capacity of the stormwater reticulation network (up to the critical 2% AEP event). The report shall identify the depth, extent and duration of any ponding of surface water on roading, reserves or private property prior to activation of secondary flowpaths. All secondary or emergency stormwater flowpaths are to be protected by an easement in favour of Council, if required.
- 8.9** Subsoil drains designed to intercept groundwater and/or lower groundwater levels shall be designed in accordance with the WWDG and the CSS.
- 8.10** Prior to engineering approval, the Consent Holder shall supply expected base flow data for groundwater through the surface water management and mitigation systems. This base flow data shall be given consideration in the design of low flow channels and operation of stormwater treatment basins.
- 8.11** Stormwater laterals are to be laid to at least 600mm inside the building area of all lots at the subdivision stage. The laterals are to be laid at sufficient depth to ensure protection and adequate fall is available to serve the furthest part of the lot.
- 8.12** Safe and reasonable access to all surface water management and mitigation facilities for operation and maintenance, including sediment and aquatic weed removal, shall be provided and designed in accordance with the WWDG.
- 8.13** Prior to any final engineering works on the site (other than those approved under other earthworks consents), engineering plans, specifications and calculations for the design and construction of all stormwater infrastructure and mitigation areas are to be submitted for acceptance by Network and Asset Planning – Greenspace Unit and the Engineering Services Team.
- 8.14** Prior to engineering approval, the Consent Holder shall provide to Council a copy of the stormwater model and any relevant documentation developed by their consultant for the Prestons site.
- ~~**8.15** Following the issue of the section 224(c) certificate, the Consent Holder shall maintain the surface water management system and infrastructure, and be responsible for any defects or damage, for whichever is the earlier of;~~
- ~~A) a period of 2 years, or~~
- ~~B) until a Stormwater Management Plan Consent Application for the relevant river catchment is lodged by Council with Environment Canterbury (in which case the defects period for that part of the system shall be reduced to 12 months).~~
- ~~Following the earlier of periods A or B above, and the supply of a certified compliance monitoring report for Environment Canterbury discharge consents CRC120429 and CRCCRC130097 (or any subsequent division) these consents may be transferred to CCC.~~
- 8.15** Following the issue of the section 224(c) certificate, the Consent Holder shall maintain the surface water management system and infrastructure, and be responsible for any defects or damage, for whichever is the earlier of;
- A). a period of 2 years, or

B). until a Stormwater Management Plan Consent Application for the relevant river catchment is lodged by Council with Environment Canterbury (in which case the defects period for that part of the system shall be reduced to 12 months); or

C). the commissioning of the Clare Park stormwater system south of Prestons Road.

Following the earlier of periods A, B or C A or B above, and the supply of a certified compliance monitoring report for Environment Canterbury discharge consents CRC120429 and CRCCRC130097 (or any subsequent division) these consents may be transferred to CCC.

- 8.16** The Consent Holder shall provide as-built plans of the stormwater reticulation and mitigation systems including planting and confirm that they have been constructed in accordance with the approved plans and comply with the IDS, particular Part 3: Quality Assurance and Part 12: As-Builts.
- 8.17** The Consent Holder shall provide easements in gross over all stormwater infrastructure that is located outside of legal road or utility reserve areas to be vested in Council.
- 8.18** A maintenance and operations manual for all stormwater facilities shall be provided and shall form part of the Asset and Network Planning Unit acceptance of constructed assets. This manual is to include a description of the activity, the design assumptions, maintenance schedule and monitoring requirements (Council can provide a suitable template for the maintenance and operations manual).
- 8.19** A Landscape Design Report and Plan(s) for all stormwater facilities, including planted landscape buffers is to be submitted for Council's Asset and Network Planning - Greenspace Unit acceptance. The landscape design report and plans are to provide sufficient details to confirm general compliance with the requirements of the IDS, the WWDG and the CSS Part 7: Landscapes. All landscape works required by this condition are to be carried out in accordance with the accepted report and plan(s) at the Consent Holder's expense as a mitigation measure. The Consent Holder shall maintain the works and planting for a minimum of 12 months from the time the section 224 certificate is issued.
- 8.20** An Engineer's Report for the Landscape Works is to be submitted for acceptance by Council's Asset & Network Planning – Greenspace Unit on completion of the physical works. The Engineer's Report is to provide sufficient detail to confirm compliance with the IDS - see *Part 3 Quality Assurance 3.3.4 Engineers Report* and the *CSS Part 7, 14.0 Establishment* and the *WWDG*.
- 8.21** An Erosion and Sediment Control Plan (ESCP) is to be submitted for review as part of the design report. The ESCP is to include (but is not limited to):
- Site description, i.e. topography, vegetation, soils etc
 - Details of proposed activities.
 - A report including the method and time of monitoring to be undertaken.
 - A locality map.
 - Drawings showing the site, type and location of sediment control measures, onsite catchment boundaries and offsite sources of runoff.
 - Drawings and specifications showing the positions of all proposed mitigation areas with supporting calculations if appropriate.

The performance criteria for the ESCP, unless directed by Council through the engineering acceptance process, will be based on ECan's Erosion and Sediment Control Guidelines (2007 or current).

<http://ecan.govt.nz/advice/your-land/earthworks-soil-eroison/Pages/soil-erosion-sediment-guidelines.aspx>

The ESCP is to be implemented on site during the subdivision construction phase and no works are to commence until such time as the ESCP has been accepted.

It is noted that an ESCP is to be submitted under RMA92019351 – the bulk earthworks consent covering the whole of the site. The submitting of the ESCP under either that consent or this subdivision consent is considered as meeting the requirements of this condition. If the ESCP is submitted in stages the ESCP is to cover all those areas of land over which work is being undertaken.

The ESCP is to be designed by a suitably qualified person and a design certificate supplied with the plan. (Use the certificate from Appendix IV of the CCC Infrastructure Design Standard Part 3)

Note: Pursuant to Section 128 of the Resource Management Act 1991 Council reserves the right, during the construction phase, to review this condition to impose further controls in respect to Sedimentation Control and Management

9. Access Construction Standards

Access Formation

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.

10. Vehicle Access

The Consent Holder shall construct access for rear lots from the road carriageway to the road frontage in accordance with the Council's Construction Standard Specification Part 6, Clause 6 and Standard Details SD606, SD607, SD608, SD611, SD612, SD615 & SD616. For new formation, Clegg hammer test results complying with clause 6.5 'Metalcourse' are to be supplied with the section 224(c) Conditions Certificate request.

11. 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.

12. Engineering Plans

Engineering plans for the construction of the new road(s), access to rear lots, street lighting, drainage, sediment control, water supply, earthworks, landscaping and tree planting shall be lodged with the Subdivisions Engineer and accepted 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 accepted plans.

13. Plans for Geodata Plot

As soon as practical after the Section 223 Resource Management Act 1991 certificate has been issued the Consent Holder is to advise the handling officer that the digital dataset for the subdivision is available in Landonline and can be used for creation of the parcels in Council's digital database.

14. As Built Plans

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

15. Telecommunications and Energy Supply

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

As evidence of the ability to connect, 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.

16. Right of Way Easements (Private Ways)

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

The registered users of the right of way shall maintain the access and the liability and apportionment of the costs of maintenance shall be written into the legal document granting or reserving the right of way easement.

17. Service Easements

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

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

18. Easements over Reserves

Easements over land that is to vest in Council as reserve are to be shown on the survey plan in a Schedule of Easements. Evidence of approval by the Reserves Officer Subcommittee of Council to create the easements is required.

19. Existing easements under reserve to vest.

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

20. Easements in Gross

The legal instruments for easements in gross in favour of 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 requesting the preparation of the easement instruments.

21. Redundant Existing Easements

Any existing easement that is rendered redundant by the development is to be surrendered.

23. Terminal Road Ends

Council does not accept point strips at the terminal end of connecting roads. These terminal ends are to be vested as Local Purpose (future road) Reserve. Six metres minimum of formation is required on the frontage of the final lots adjoining these road ends.

~~**24. Future Road Linkages**~~

~~Lot 35 is to be transferred to Council. The value of the allotment is to be determined by an independent registered valuer at the time of subdivision.~~

24. That a private covenant be registered on the titles of lots 32, 33, 55-58 and 150-152, requiring that:

" The secondary flow swales within the lots along the rear boundaries area to be maintained and left unobstructed so as not to inhibit the flow of natural water from the adjoining land. This also includes the design of the side fencing allowing an unobstructed flow of the surface water."

25. Road and/or Lane Names

The new roads are to be named.

A selection of names in order of preference is to be submitted for each new road. For historical purposes a brief explanation of the background for each submitted name is preferred.

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

Post and nameplate fees are to be paid.

Note: Nameplates are not ordered from the manufacturer until the fee has been paid and usually take six weeks to manufacture.

The fees payable will be those that are current at the time of payment. (\$172/post and \$370/nameplate as at 1st July 2011)

26. 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 Council.

27. Geotechnical

27.1. General

27.1.1 Liquefaction Hazard Mitigation

All liquefaction hazard mitigation on site shall be designed in accordance with the Prestons Road Subdivision Geotechnical Assessment Report prepared by Aurecon (labelled Project 223488) and dated 5 March 2012.

For mitigation of liquefaction (vertical settlement) and lateral spread (horizontal displacement) hazards, any of the proposed asset structures shall be designed, in respect to a seismic event for a “1 in 150 years period of return” under the serviceability limit state (SLS) and for “1 in 500 years period of return” for the ultimate limit state (ULS) and as defined by NZS1170.5:2004. Beyond a SLS seismic event for asset structures it is recognised the system may become progressively less serviceable.

Note: Asset structures to be considered shall include but not be limited to gravity, pressure and vacuum pipelines; manholes, chambers, valves, hydrants, pump station(s) and associated works and stormwater treatment devices, culverts, bridges or any other physical asset to be vested in Council but shall exclude road pavements.

27.1.2 Asset Design and Construction

All infrastructure assets that are to be vested in the Council shall be designed and constructed in accordance with the IDS (current version, including post-earthquake updates) and the Construction Standard Specifications (CSS).

In addition to the above, to be considered suitable in terms of section 106(1)(a) and (b) of the Resource Management Act, the Consent Holder is to design all infrastructure to resist the effects associated with earthquake induced liquefiable soils from a seismic event as defined in Condition 27.1.1 above.

27.2 Foundation Design

27.2.1 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) and shall be investigated in accordance with DBH Guidelines “Revised guidance on repairing and rebuilding houses affected by the Canterbury earthquake sequence” (November 2011) or subsequent revision.

Note: Site earthworks and remediation will be carried out to improve the ground performance in terms of the DBH technical categories. Reporting of the filling and associated testing is required by RMA92019351, and should be submitted along with the application for section 224 certification. The condition above is provisional and the technical category will be confirmed in the “Engineers Report” that will be prepared for the section 224(c) certificate.

Note: These requirements are contingent upon TC1 and 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 that the land is equivalent to.

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

28. ~~Density Band~~

~~Lots 100 & 101 are identified as Density A are to be developed in accordance with the relevant provisions of the Living G (Prestons) zone.~~

~~Lots 1-12, 71-99, 137-140, 156-163, & 176, are identified as Density B are to be developed in accordance with the relevant provisions of the Living G (Prestons) zone.~~

~~Lots 13-25, 43-70, 102-130, 141-155, 164-175 and 191-196 are identified as Density C are to be developed in accordance with the relevant provisions of the Living G (Prestons) zone.~~

~~Lots 26-42, 131-136, 177-190 & 197-199 are identified as Density D are to be developed in accordance with the relevant provisions of the Living G (Prestons) zone.~~

~~*Note: This is an ongoing condition for which a consent notice shall be issued, alterations to lot numbers and/or Density Bands through the subdivision process may necessitate alteration to the proposed consent notice.*~~

28. Density Band

Lots 52-54 and 103-107 are identified as **Density A** are to be developed in accordance with the relevant provisions of the Living G (Prestons) zone.

Lots 1-9, 43-51, 92-93, 108-124, 160-163 and 204-211 are identified as **Density B** are to be developed in accordance with the relevant provisions of the Living G (Prestons) zone.

Lots 13-23, 34-42, 65-91, 94-102, 125-149, 153-159, 164-179 and 193-203 are identified as **Density C** are to be developed in accordance with the relevant provisions of the Living G (Prestons) zone.

Lots 24-33, 55-64, 150-152 and 180-192 are identified as **Density D** are to be developed in accordance with the relevant provisions of the Living G (Prestons) zone.

Note: This is an ongoing condition for which a consent notice shall be issued, alterations to lot numbers and/or Density Bands through the subdivision process may necessitate alteration to the proposed consent notice.

29. Lot Yield for Density A Development Blocks

On future development the Density A development blocks shall yield the following number of allotments

Lot 100

On development this Lot shall yield a minimum of 12 allotments for Density A residential use

Lot 101

On development this Lot shall yield a minimum of 8 allotments for Density A residential use

Note: This is an ongoing condition for which a consent notice shall be issued, alterations to lot numbers and/or Density Bands through the subdivision process may necessitate alteration to the proposed consent notice.

29.1 Lot Yield for Density A Development Blocks

On future development the Density A development blocks shall yield the following number of allotments:

Lot 52

On development this Lot shall yield a minimum of 4 allotments for Density A residential use

Lot 53

On development this Lot shall yield a minimum of 4 allotments for Density A residential use

Lot 54

On development this Lot shall yield a minimum of 4 allotments for Density A residential use

Lot 103

On development this Lot shall yield a minimum of 3 allotments for Density A residential use

Lot 104

On development this Lot shall yield a minimum of 3 allotments for Density A residential use

Lot 105

On development this Lot shall yield a minimum of 4 allotments for Density A residential use

Lot 106

On development this Lot shall yield a minimum of 4 allotments for Density A residential use

Lot 107

On development this Lot shall yield a minimum of 4 allotments for Density A residential use

Note: This is an ongoing condition for which a consent notice shall be issued, alterations to lot numbers and/or Density Bands through the subdivision process may necessitate alteration to the proposed consent notice.

30. Consent Notice

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

All Lots:

Geotechnical / 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) and shall be investigated in accordance with DBH Guidelines "Revised guidance on repairing and rebuilding houses affected by the Canterbury earthquake sequence" (November 2011) or subsequent revision.

Any foundation design required will need to be in accordance with the technical category for the individual lots as defined by the "Engineers Report" prepared for the Section 224(c) certification.

Lots 100 & 101 :

Density Band

This Lot is identified as **Density A** and is to be developed in accordance with the relevant provisions of the Living G (Prestons) zone.

Lots 1-12, 71-99, 137-140, 156-163 & 176:

Density Band

This Lot is identified as **Density B** and is to be developed in accordance with the relevant provisions of the Living G (Prestons) zone.

Lots 13-25, 43-70, 102-130, 141-155, 164-175 & 191-196,;

Density Band

This Lot is identified as **Density C** and is to be developed in accordance with the relevant provisions of the Living G (Prestons) zone.

Lots 26-42, 131-136, 177-190 & 197-199

Density Band

This Lot is identified as **Density D** and is to be developed in accordance with the relevant provisions of the Living G (Prestons) zone.

Lot Yield for High Density Development Lots

Lot 100

On development this Lot shall yield a minimum of 12 allotments for Density A residential use

Lot 101

On development this Lot shall yield a minimum of 8 allotments for Density A residential use

When requesting the issue of the Consent Notice please supply allocated numbers for the title plan and the new Computer Register Identifiers for the affected parcels.

30. Consent Notice

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

All Lots:

Geotechnical / 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) and shall be investigated in accordance with DBH Guidelines "Revised guidance on repairing and rebuilding houses affected by the Canterbury earthquake sequence" (November 2011) or subsequent revision.

Any foundation design required will need to be in accordance with the technical category for the individual lots as defined by the "Engineers Report" prepared for the Section 224(c) certification.

Lots 52-54, 103-107:

Density Band

This Lot is identified as **Density A** and is to be developed in accordance with the relevant provisions of the Living G (Prestons) zone.

Lots 1-9, 43-51, 92-93, 108-124, 160-163, 204-211:

Density Band

This Lot is identified as Density B and is to be developed in accordance with the relevant provisions of the Living G (Prestons) zone.

Lots 13-23, 34-42, 65-91, 94-102, 125-149, 153-159, 164-179, 193-203:

Density Band

This Lot is identified as **Density C** and is to be developed in accordance with the relevant provisions of the Living G (Prestons) zone.

Lots 24-33, 55-64, 105-152, 180-192:

Density Band

This Lot is identified as **Density D** and is to be developed in accordance with the relevant provisions of the Living G (Prestons) zone.

Lot Yield for High Density Development Lots:

Lot 52

On development this Lot shall yield a minimum of 4 allotments for Density A residential use

Lot 53

On development this Lot shall yield a minimum of 4 allotments for Density A residential use

Lot 54

On development this Lot shall yield a minimum of 4 allotments for Density A residential use

Lot 103

On development this Lot shall yield a minimum of 3 allotments for Density A residential use

Lot 104

On development this Lot shall yield a minimum of 3 allotments for Density A residential use

Lot 105

On development this Lot shall yield a minimum of 4 allotments for Density A residential use

Lot 106

On development this Lot shall yield a minimum of 4 allotments for Density A residential use

Lot 107

On development this Lot shall yield a minimum of 4 allotments for Density A residential use

When requesting the issue of the Consent Notice please supply allocated numbers for the title plan and the new Computer Register Identifiers for the affected parcels.

31. 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.

32. Lapsing of Consent

The period within which this consent shall be given effect to shall be 5 years.

Reported and Recommended by: John James Planner

Date: 4 February 2015

Decision

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

Resource Management Officer Sub-Committee:



Ward, Sean M
05/02/2015 10:40 AM
Senior Planner



Vabulis, Vil
05/02/2015 12:05 PM
Team leader subdivision