

Report / Decision on a Subdivision Consent Application

(Sections 95A(3)(a), 95B(2), 104 and 104B)

Application Number: RMA92028454
Applicant: CDL Land New Zealand Limited
Site address: Allotment 300 (414 Prestons Road)
Legal Description: Lots 1 & 2 DP 27786
City Plan Zoning: Living G Prestons
Proposed District Plan Zoning: N/A
Activity Status: Discretionary Activity

Description of Application: 69 lot subdivision

The proposal

This application is to create 69 Fee simple residential allotments on Lot 3003 which was previously identified on the Outline Development Plan (Prestons) as a 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.

The 69 allotments will consist of low, medium and high density developments. All sites are to be serviced. Due to the proposed change of a school site to residential sites the proposal triggers three non compliances with ODP.

- Residential development of lot 3003 ODP Appendix 3V/1
- Location of residential density ODP Appendix 3V/2
- Neighbourhood parks ODP Appendix 3v/5

The above non compliance therefore places the application in the Discretionary Activity category.



The overall development of Living G Prestons will allow for some 2,200 mixed density residential sections and will include educational facilities, reserves, parks, recreational facilities, a linear park and walkways. There are

two main stages of development with stage 1 (Prestons South) containing an area of some 25.64ha which has been granted consent and development is well underway. Stage 2 (Prestons South) contains an area of some 48.1ha with 434 residential allotments proposed. This has also been consented to and development works are underway.

Consents to date:

- Earthworks consent RMA92025118 granted
- Subdivision consent Stage 1 RMA92019798 granted
- Variation to stage 1 RMA92023244 granted
- Variation to stage 1 RMA92023244A granted
- Variation to stage 1 RMA92027815 granted

City/District Plan rules

Clause 14-24.2.1b states:

(b) Any proposed development that does not achieve the residential densities set out in the locations shown in the Density Layer Diagram (Appendix 3V/2) (Prestons) Part 2, Volume 3, shall be a discretionary activity

The proposed subdivision does not comply with the following standard(s) and is therefore a discretionary activity:

- **Community Standard Conformity with outline development plan 24.2.1 - (a)** *All subdivision in the Living G (Prestons) Zone shall be a controlled activity to ensure development is in accordance with the Outline Development Plan.*
- The ODP Appendix 3V/1 shows this site as CU3 (school site) – Residential now proposed
- **Community Standard Conformity with outline development plan 24.2.1(b) (b)** *Any proposed development that does not achieve the residential densities set out in the locations shown in the Density Layer Diagram (Appendix 3V/2) (Prestons) Part 2, Volume 3, shall be a discretionary activity.*
- The proposed subdivision seeks a variation from the density layer diagram to develop allotment 3003 for mixed density residential. This fails to meet the following outline plan appendices:
 - Residential development of lot 3003 ODP Appendix 3V/1
 - Location of residential density ODP Appendix 3V/2
 - Neighbourhood parks ODP Appendix 3v/5

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.

Notification matters [Sections 95A – 95E]

Clause 14-3.5 of the City Plan states that any application for consent under the subdivision rules (other than non-complying subdivision activities and subdivision in the Living G Awatea and Highfield zones) will not require the written consent of other persons and shall be non-notified.

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

Effects on the environment and adversely affected persons [Section 104(1)(a)]

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 of the outline development plan layout does not alter policy framework therefore meeting Section the 104D test.

The proposed change varies from the ODP in relation to the cultural 3 area and a strip of open space area along the southern boundary of the domain. As stated above this area is now to be for residential development. The overview of the proposal is that of a swap with the area of land now under designation for the school previously being zoned for Density B & C residential development (391 Prestons Rd). A further area for density

A has also been lost to Utility infrastructure along this portion. In relation to the residential allotments it is not anticipated that the exchange will significantly alter that proposed by Plan Change 30.

Conformity with the outline Development Plan

The purpose of an outline development plan is to manage the effects of the use, development and protection of natural and physical resources in an integrated and co-ordinated manner. Specifically, outline development plans indicate the outcomes being sought for a particular pocket of green field residential growth and means of avoiding or mitigating adverse effects on the environment. In this regard, these plans ought to provide certainty for the community, developers, network utility providers and councils. They will show that constraints associated with the development of a green field residential site have been investigated, addressed or protected and therefore the site is appropriate for green field residential growth.

Again as mentioned above the applicant has been caught by a rule that is designed to ensure the creation of a mixture of densities and is mainly focused on the overall final anticipated outcomes for the zone. The reason for the non compliance is in relation to the land exchange undertaken by the ministry of Education where an area of residential zoned sites shown as Density B & C has been exchanged for the original site of the school shown as Cultural 3. The newly proposed site of the School also shows an area of Density A. The area shown along the frontage of the new school site at 391 Prestons will consist of utility infrastructure and will therefore remove the portion of area there designated for Density A. This area will be rediscovered within the proposed development area along the edge of the domain.

Outline development plans also provide a mechanism for integration of growth with infrastructure, making the best use of existing infrastructure, and identifying and providing for additional infrastructure required to meet the needs of incoming residents and businesses. This is to be identified on and in conjunction with outline development plans in the form of infrastructure network layers (Blue, Green, Movement Networks). This ensures that the type and form of green field residential growth occurs in a sustainable manner.

The applicant has provided evidence of compliance with the required infrastructure at this stage of the development and these issues have been addressed by way of conditions placed on this consent.

For these reasons I believe the effects on the surrounding environment to be less than minor.

Green Network

The green network refers to the 'system' of public open space provision throughout the site. These spaces offer a wide range of amenity/recreational experiences and their location and alignments are intrinsically linked to the movement network, underlying land uses, ecological features and the blue network in respect to storm water management and public access.

Creating a network of high-quality public spaces which provide for a range of active and passive recreational opportunities to be enjoyed in an easily accessed by future residents.

In this case a reduction of the Domain area was agreed to under RMA92027815. The alteration to the domain land that was to be vested as Recreational Reserve follows consultation with the Christchurch City Council who no longer required it to be vested. This allowed 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.

Summary

There are two main issues in relation to this consent. The first is the non compliance with the conformity of the ODP plan relating to a cultural 3 zone requirements and secondly the issue of neighbour parks in relation to the Green Network layer diagram. I am satisfied that the increased lot size of allotment 3003 will not contravene the desired outcomes of the plan and that the slight reduction in the domain size will have little effect on the surrounding environment. These issues have been largely address at the time of the variation under RMA92027815.

The Change in conformity as stated above relates to an exchange between this site and the newly designated ministry of education site at 391 Prestons road. This area was identified as Density B & C residential allotments. The proposed Density A meets the requirements for being placed within 500m of a potential public transport route (main spine road), public open space being a (domain), retail, commercial or community facilities located immediately east of the Domain (allotment 3001). This area replaces that area of Density A lost at 391 Prestons road which is to be utilised for Utilities.

Conclusion

The effects on the environment are less than minor and any adverse effects associated with subdivision can be adequately mitigated through the conditions imposed on this consent.

Other Section 104 matters

The application is:

- In keeping with Part II of the Act as it will maintain amenity values and the quality of the surrounding environment.
- Consistent with the relevant objectives, policies and assessment matters in the City Plan which essentially seek to maintain or enhance the amenities of the built environment, and ensure that the creation of new allotments does not adversely impact on physical infrastructure or the cost of its provision.
- Consistent with the relevant objectives and policies in the Proposed Christchurch Replacement District Plan, as the new allotments will be appropriately designed and serviced for the anticipated purpose enable the recovery of the City through development of identified Greenfield and intensification areas.
- Not inconsistent with the Recovery Strategy for Greater Christchurch as it does not conflict with any of the identified goals or priorities for recovery. In particular, the application satisfies the requirement for a geotechnical assessment to be provided to address the risk of liquefaction.
- Able to be granted consent without public notification, pursuant to Section 104(3)(d).

The National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health is not relevant to this application as there is no evidence to suggest that the land has been used, or is more likely than not to have been used, for an activity on the Hazardous Activities and Industries List.

Section 106

s106 Consent authority may refuse subdivision consent in certain circumstances

- (1) *A consent authority may refuse to grant a subdivision consent, or may grant a subdivision consent subject to conditions, if it considers that—*
- (a) *the land in respect of which a consent is sought, or any structure on the land, is or is likely to be subject to material damage by erosion, falling debris, subsidence, slippage, or inundation from any source; or*
 - (b) *any subsequent use that is likely to be made of the land is likely to accelerate, worsen, or result in material damage to the land, other land, or structure by erosion, falling debris, subsidence, slippage, or inundation from any source; or*
 - (c) *sufficient provision has not been made for legal and physical access to each allotment to be created by the subdivision.*

This section of the Act is particularly relevant in relation to geotechnical concerns following the Canterbury earthquakes. The land is classified by CERA as Rural unmapped

A Geotechnical report from Aurecon dated 5 March 2012 was provided for the Prestons Road subdivision.

These matters have been discussed in the applicant's assessment of effects under RMA92019798 and in detail in the supporting reports provided as part of that application which covers this proposed site. These assessments and associated reports have generally been accepted by Council, and conditions have been set to reflect the requirements outlined in those reports to facilitate development of the site and mitigate any associated adverse effects.

Of particular note in this development are geotechnical matters (for obvious reason following the Canterbury earthquake sequence of 2010 and 2011) and the proposal for a vacuum sewer system, a type of infrastructure provision new to the Christchurch area.

The geotechnical reports provided and proposed ground remediation have been assessed by Councils Subdivision Engineer and appropriate conditions set to mitigate potential effects arising from liquefaction and lateral spread. Consent notices are to be registered on the titles of lots resulting from this subdivision requiring

consideration of the latest DBH guidance and final geotechnical reports provided at the s224 stage when foundation design for buildings on the proposed lots is being considered.

Discussion between the applicant's agents and Council staff has resulted in a suite of conditions relating to the proposed vacuum system, and these conditions (and the retention of some flexibility through the engineering design phase) are considered adequate to mitigate any adverse effects of the sewer system into insignificance. The provision of a vacuum system is further considered to be advantageous in terms of providing a more resilient infrastructural network in the post earthquake environment.

In my opinion there are no grounds to refuse the consent pursuant to Section 106.

Recommendations

- A. That the application be processed on a **non-notified** basis in accordance with Sections 95A(2)(b) and 95B(2) of the Resource Management Act 1991.
- B. That the application **be granted** pursuant to Sections 104, 104B and 106 of the Resource Management Act 1991, subject to the following conditions imposed pursuant to Sections 108 and 220 of the Resource Management Act 1991:

1. Compliance with Application Information

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

2. Allotment to Vest as Reserve

As agreed with the applicant Lot 3502 is to be shown on the survey plan as Reserve to Vest and Lot 3503 as Local Purpose (Utility) Reserve.

3. New Road to Vest

The new road, being lot 3504, is to be formed and vested in the Council to the satisfaction of the Subdivision Engineer with underground wiring for electricity supply and telecommunications.

4. Engineering General

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).

4.1 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.

Submit a Design Report, Plans and Design Certificate complying with clause 3.3.1 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.

- A 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.

- B 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 224c 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 applicant provides certification for design and construction as a pre-requisite for the release of the

224c certificate. The extent of the documentation required should reflect the complexity and/or size of the project. 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.

In addition to the above, the applicant 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.

- 4.2 The surveyor is to forward a copy of the title plan and survey plan to the Subdivision Planner (that issued the consent), 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.
- 4.3 All private sewer and stormwater laterals (serving rear lots) shall be installed under a single global Building Consent by a Licensed Certifying Drain Layer and the Code Compliance Certificate forwarded to Council's Subdivision Team as part of the Sec 224c application.
- 4.4 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, summary sheet 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.

- 4.5 The applicant'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.

5. Water Supply

The point of supply for this development shall be the existing 300mm uPVC water main in Prestons Road or an extension there from into the Prestons South development.

- 5.1 The water supply shall be designed in accordance with the Infrastructure Design Standard and in general accordance with the NZ Fire Service Fire Fighting Water Supplies Code of Practice NZS 4509:2008 to the satisfaction of the Asset & Network Planning Team, City Environment Group.
- 5.2 All lots shall be served with a water supply to their boundary. Submains shall be installed to 1m past each lot boundary.
- 5.3 Rear lots shall be served with laterals installed by a Licensed Certified Plumber into their net site areas under a Building Consent for each stage.
- 5.4 Where applicable, dummy connection boxes shall be installed at the entrance of the R.O.Ws. in accordance with Section 7.11 of the IDS.
- 5.5 Where water supply mains are outside legal roads, a right to convey water in gross easement shall be created over the new water supply main up to the last hydrant in favour of the Council.

- 5.6 This development will require full high pressure water reticulation to the Council's specifications and acceptance at the consent holder's expense. Engineering drawings shall be sent to the the Subdivision Engineers (Planning Team 1) for acceptance.
- 5.7 The water reticulation shall be designed by a suitably qualified person using the parameters set out in the form "Parameters for the Design of Mains Reticulation for Subdivisions (Residential)" under RMA92023244(A).
- 5.8 A copy of the Code Compliance Certificate shall be forwarded through to the Council's Engineering Team as part of the Section 224c application.
- 5.9 This work shall be carried out by a Council approved water supply installer at the expense of the applicant. Refer to:
<http://www.ccc.govt.nz/Water/AuthorisedInstallers/WaterSupplyAuthorisedInstallerRegister.pdf>
for a list of contractors.

6. Sewer

The sewer system 100mm 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 furthestmost part of the lots.

- 6.1 The approved sanitary sewer outfall shall be the vacuum sewer network within Prestons South (CDL) development and the associated Vacuum Sewer Pump station VS5003 approved under Building Consent Reference BCN/2013/6062 and also designed, constructed and operated as consented under RMA92019798.
- 6.2 The vacuum sewer 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 3.5m from the road centreline.
 - Include division valves which shall be resilient seated gate valves vacuum rated to 90kPa, located on every branch and at maximum intervals of 500m.
- 6.3 All private sewer laterals (serving rear lots, if any) shall be installed under a single global Building Consent by a Licensed Certifying Drain Layer and the Code Compliance Certificate forwarded to Council's Subdivision Team as part of the Sec 224c application.
- 6.4 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 0.25 L/s per interface valve.
 - Meet the Council's requirement a combined storage within the chamber and the connecting laterals. The design shall provide minimum emergency storage equal to 12-hours of the total average dry weather flow, inclusive of the operating volume of the gravity network. The volume that can be used for emergency storage shall be the volume contained in the vacuum collection chamber from the base of the collection chamber up to the lowest ground level any point served by the chamber as well as the volume contained in the greater or equal to DN150 gravity sewers entering the collection chamber between these two levels.
 - Storage calculations can include the volume of the property connection and the property sewer to within 0.5m below the level at which the overflow will occur.
- 6.5 In addition to the above requirements, the sewer system shall be designed based on other requirements in the Council's Infrastructure Design Standard and Council's Construction Standard Specifications. Engineering drawings supported by hydraulic calculations shall be sent to the Subdivision Engineers (Planning Team 1) for acceptance.

7. Stormwater

Surface water from all lots and roading to be constructed under this application shall discharge into the Prestons stormwater network, to be treated and attenuated in mitigation facilities constructed under other application.

- 7.1 Authorisation for construction phase stormwater discharge shall be confirmed/obtained through resource consent with Environment Canterbury prior to commencement of any works on the site.

- 7.2 Stormwater laterals are to be laid to at least 600mm inside the boundary of all residential 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 furthestmost part of the lot.
- 7.3 The consent holder shall provide as-built plans of the stormwater infrastructure and confirm that it has been constructed in accordance with the approved plans and comply with the IDS, particular Part 3: Quality Assurance and Part 12: As-Builts.
- 7.4 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 Environment Canterbury's' Erosion and Sediment Control Guidelines (2007).

<http://www.ecan.govt.nz/Our+Environment/Land/ErosionAndSediment/ErosionSedimentControlGuidelines.htm>

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.

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

8. Minimum Levels and Filling

To be considered satisfactory for sewer and stormwater drainage minimum ground levels shall be based on a level of 100mm above the kerb at the street frontage, plus a grade of 1:500 to the rear boundary.

- 8.1 Minimum fill levels for building areas in this catchment shall be set to at least 250mm above the highest design water surface of the nearest surface water mitigation facility or waterway.
- 8.2 All filling exceeding 300mm above excavation level shall be in accordance with the Code of Practice for earth fill for residential purposes NZS 4431: 1989. A duly completed certificate in the form of Appendix A of NZS 4431 shall be submitted to the Council for all lots within the subdivision that contain filled ground, prior to the issue of a Section 224 Conditions Certificate.
- 8.3 Where the ground level is to be altered, the top of any drainage structure is to be adjusted to match the new ground level. All work is to be carried out to the satisfaction of the Asset and Network Planning Unit.
- 8.4 The consent holder is to submit a report and calculations detailing any filling proposed against existing boundaries and the mitigation proposed to avoid adverse effects on adjoining properties.
- 8.5 The construction details of any retaining wall required to retain the fill are to be submitted to the Subdivisions Engineer for acceptance. The wall construction and materials are to be certified in addition to the NZS 4431 certification.

9. Access Construction Standards

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. Reserves

10.1 Development Contributions

Lot 3502 has been identified as a recreation reserves and accepted, the agreed value of this Lot can be credited towards the Reserve Development Contributions. The agreed developments on the 'Accepted' landscape plans for Lot 3502 may be credited against the Reserve Development Contributions.

10.2 Recreation Reserve

Lot 3502 is to be vested as a Recreation Reserve, clear of any easements.

10.3 Local Purpose (Utility) Reserves

Lot 3503 is to be vested as a Local Purpose (Utility) Reserve.

10.3. Design and Development of reserves and streetscapes

Landscape plans for the reserves (Lots 3502 & 3503), and streetscapes are to be submitted as part of the Landscape Design Report to the Asset and Network Unit (Parks) for acceptance. All landscaping is to be carried out in accordance with the Accepted plan.

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

10.5 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.

11. Establishment Period (Defects Liability Period)

The Establishment Period (Defects Maintenance) for Lots 3502 & 3503 will include an inspection by Parks Unit staff after the first 6 months. Any diseased, dead or replacement plantings are to be replaced at the Consent Holder's expense. The Establishment Period and the term on the bond shall be extended by a further 12 months for the replacement planting(s). Refer: CSS, Section Establishment. The Consent Holder is to keep an accurate and up-to-date monthly report on plant and tree conditions during the Establishment Period of the works undertaken. The report shall be submitted, if requested, by the Engineer within five days of the end of each month during the Establishment Period (Refer sample report: *Landscape Construction Monthly Establishment Report*, CSS, Part 7 Appendix 1).

12. Street Trees

The Consent Holder shall submit a plan(s) for the proposed street trees to the Council's Asset & Network Unit (Parks) Team for acceptance. The plan(s) are to provide sufficient details to confirm compliance with the requirements of the IDS (current version) and the CSS Part 7: Landscapes (current version). All street tree works are to be carried out in accordance with the accepted report and plan(s) at the Consent Holder's expense. The Consent Holder shall maintain the street trees for 12 months Establishment Period (Defects Maintenance) from the time section 224 certificate is issued and an inspection by the Parks Unit staff after the first 6 month is to be undertaken. The Establishment Period and the term on the bond shall be extended by a further 12 months for the replacement planting(s), if required.

12.1 The Consent Holder is to keep an accurate and up-to-date monthly report on tree conditions and establishment works undertaken. The report shall be submitted, if requested, by the Engineer within five days of the end of each month during the Establishment Period (Refer sample report: *Landscape Construction Monthly Establishment Report*, CSS, Part 7 Appendix 1).

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.

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

13. Reserve Boundary Fences

The Consent Holder shall comply with the IDS 10.6.9 Boundary Fencing. Reserve boundary fencing over 1.2 m high is 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 Asset and Network Unit (Parks) Team for acceptance, prior to work commencing. The Council will contribute towards the cost of the boundary fence up to a maximum of \$23.83 (including GST) per linear metre or half the cost, whichever is lower for a standard 1.8 metre high paling fence. The Council prefers see through or open style fencing and will pay up to \$92.00 (including GST) per linear metre or half the cost whichever is lower. 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. The reserve boundary fences are part of the subdivision development and are to be credited against the Reserve Development Contributions, although boundary fences for reserves with a stormwater function are not eligible for a Council contribution.

14. Final Completion / Handover

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

15. As – Builts

The Consent Holder shall submit As-Built plans showing street trees and confirm that they have been planted in accordance with the accepted plans and comply with the IDS, in particular Part 12 (As Builts).

16. Street Lighting

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

17. Engineering Plans

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

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

18. Plans for Geodata Plot

As soon as practical after the Section 223 certificate has been issued the consent holder is to advise the handling officer that the digital dataset for the subdivision is available in Land online and can be used for creation of the parcels in Council's digital database.

19. 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. "Ability to connect" means that ducts or cables must be laid to the boundary of the net area.

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.

20. 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.

21. 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.

22. Road and/or Lane Names

The new roads are to be named.

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

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

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 (\$190.72/post and \$405.25/nameplate as at 1st July 2014).

23. Specific 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.

This is an on-going condition for which a Consent Notice will be issued.

24. Consent Notice

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

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

Geotechnical / Foundation Design All Lots

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 MBIE Guidelines "Revised guidance on repairing and rebuilding houses affected by the Canterbury earthquake sequence" (December 2012) 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 708 to 712:
Density Band**

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

Lots 713 to 756 & 759

Density Band

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

Lots 757 & 758

Density Band

These lots are identified as **Density C** 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 708

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

Lot 709

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

Lot 710

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

Lot 711

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

Lot 712

On development this Lot shall yield a minimum of 6 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.

Council will prepare the Consent Notice.

25. 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.

26. Duration of Consent

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

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

Your Rights of Objection

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

Commencement of this consent

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

Lapsing of this consent

This resource consent for subdivision will lapse:

- (i) 5 years after the date of commencement of consent (i.e. the date of this letter) unless it has been given effect to by the Council issuing a certificate pursuant to Section 223 of the Resource Management Act 1991 or;
- (ii) 3 years after the date of issue of the Section 223 certificate, if that certified plan has not been deposited in accordance with Section 224 of the Resource Management Act 1991.

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

Development Contributions

Please note that a development contribution may / is likely to be required under the Development Contributions Policy 2013 (DCP). The Council requires Development Contributions to be paid prior to the issue of the Code Compliance Certificate for a building consent, commencement of a Resource Consent, the issue of a section 224 certificate for a subdivision consent, or authorisation of a service connection. The contributions are defined in the Council's **Development Contributions Policy 2013**, which has been established under the Local Government Act 2002, and is included in the Christchurch City Three Year Plan (TYP). If you have any queries in relation to this matter, please contact one of our Development Contribution Assessors on phone (03) 941 8999.

Payments to Council

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

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

The information that you need to enter that will help us identify your payment is:

Particulars: *(Customers Name)*
Code: *(RMA Number)*
Reference: *(Invoice Number)*

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

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

Council Site Characteristics Information

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

ECAN LIQUEFACTION ASSESSMENT

ecan holds indicative information on liquefaction hazard in the christchurch area. information on liquefaction can be found on the ecan website at www.ecan.govt.nz/liq or by calling ecan customer services on ph 03 353 9007. the christchurch city council may require site-specific investigations before granting future subdivision or building consent for the property, depending on the liquefaction potential of the area that the property is in.

ECAN NATURAL RESOURCES REGIONAL PLAN

there may be policies or rules within environment canterburys natural resources regional plan that regulate land use on this site. queries regarding the impact of the natural resources regional plan on the property should be made to ecan customer services on ph 03 353 9007.

CONSULTANT REPORT AVAILABLE

provisional findings from a land information new zealand (linz) study darfield (canterbury) earthquake provisional coordinate change vectors 201010508 - christchurch v1.1 dated 16 november 2010 indicate that some degree of earthquake induced subsidence has occurred across vast areas of christchurch. this property is located in such an area. the actual extent of subsidence for each property is unknown but is in the order of millimetres or centimetres and will vary for each property.

CONTAINS OR CONTAINED A TANK

council records indicate that this site contains or contained a tank details of tank are as follows: date installed: na tank function: septic tank volume(l): na underground or

above ground: underground tank status: tank exists date removed: na
PROPERTY OR PART OF PROPERTY WITHIN URBAN AREA property or part of property within urban area
WATERWAY this property may be effected by a waterway classified as a utility waterway in the christchurch city plan. any development, filling or excavation within 5 metres of the bank will require a resource consent.
WATERWAY in addition to the current city plan information the council is currently updating its data base in relation to waterways. revised data shows that there is a waterway affecting this property. waterway set backs may apply.

Filling on Subdivisions

Chapter 9, Rule 5.5 of the City Plan refers to filling and excavation. Table 1 specifies the maximum permitted depth of excavation and fill. There is no exemption for subdivisions, therefore any excavating or filling exceeding this depth will require a land use consent.

New Street Numbers

Please Contact Debra Morton on PH 941-8973 for any street numbering

Building consent requirements

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

Reported and Recommended by: John James Planner


Date: 30 March 2015

Decision

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

Commissioner:

Name: David Mountfort

Signature: 

Date: 1 May 2015