Resource Management Act 1991

Christchurch City Council

Report / Decision on Change or Cancellation of Condition(s) and a Non-Notified Resource Consent Application

(Sections 127, 95 and 104)

Application Number:	**RMA/2015/2023/A**
Applicant:	CDL Land New Zealand Ltd
Site address:	Various – South Prestons
Legal Description:	Lot 3030 DP 503678, Lot 2 DP 395420, Lot 3 DP 467428 and Lots 3088 and 3200 DP 494193
Zoning:	**Inoperative Christchurch City Plan:** Living G Prestons **Operative Replacement District Plan:** Residential New Neighbourhood (Prestons)
Overlays and map notations:	Liquefaction Management Area
Activity Status:	Discretionary activity
Description of Application:	Change of conditions pursuant to Section 127 and land use consent for alteration to access arrangements to Mairehau Road

Introduction

The applicant is seeking to vary the conditions of an existing resource consent (RMA92022731 [now renumbered RMA/2013/1085]) which was granted on a non-notified basis by Council on 26 June 2014, and varied under RMA92030318 on 01st October 2015 to sever a parcel to be developed by the adjoining Alpine View Lifestyle Village operation. The variation was approved by Commissioner Ken Lawn.

Also sought is a land use consent allowing direct site access to Mairehau Road. the matter of direct access ahs been discussed with Council officers Mr Paul Burden, Weng-Kei Chen and Mike Calvert in transport terms. All support the access and are also supportive of a speed reduction along the Mairehau Road frontage following the subdivision occurring.

The original application was for an extensive greenfield subdivision development. Originally 434 allotments were approved, some of which were development allotments for future high density development. The subdivision involves the creation of sections for residential and commercial use; roading; creation of allotments available for reserves; creation of allotments for stormwater treatment and attenuation, within a linear park; creation of infrastructure to service the residential and commercial uses; and the creation of development lots for future high density subdivision.

Further aspects of the development and progress to date are outlined in sections 2 and 3 of the application report.

The proposal here is that the consent conditions are varied (changes are made to conditions 1, 2, 3.2, 3.3, 3.4, 4.1, 4.2, 24, 28, 29 and 30) by the submission of altered scheme plans for the subdivision. As outlined in paragraph 4.3 of the application report the following changes are introduced:

- Enabling of direct vehicle access to Mairehau road for adjoining properties (currently only road access to Mairehau Road is approved as per a now inoperative rule in the City Plan relating to the development site)
- Minor amendments to servicing infrastructure including the roading network as required for servicing of all allotments.
- Minor alterations to total allotment numbers across the development as noted at paragraph 4.4 of the application document.
- Realignment and rearrangement of residential allotments throughout Stage 2in terms of allotment size/type resulting in an increase of “density B” type allotments, a drop in “Density A” type allotments and “Density C” type allotments (noting that Density C no longer exists for the purposes of the PRCDP allotments either now being Density A or B or else general Residential New Neighbourhood for the purpose of calculating site cover and dwelling numbers).

In addition there are consequential changes of allotment layout alterations for conditions on reserve allotments (Condition 3) an road allotments (Conditions 4 and 24) , and also for density band consent notices and yield on future development of density A lots. Some of the Density A lots are removed and the area converted to effectively density B, this is also reflected in the consent notice wording by removal of a number of Density A sites.

The applicant proposes the following changes to the current condition set. Deletions are shown ~~strikethrough~~, and additions in **bold underline** below:

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-MP-S2-SP-02.1 and Su-MP-S2-SP-02.2 and SU-MP-S2-SP-02.3; All Revision ~~E~~ **I**.

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 than one stage may be completed concurrently, as follows:
~~**Stage Q 47 Lots + Development Lot 324**~~
~~**Stage R 52 Lots**~~
~~**Stage S 47 Lots**~~
~~**Stage T 53 Lots + Developments Lots 396-399**~~
~~**Stage U 47 Lots + Development Lots 486-492 and 511**~~
~~**Stage W 48 Lots**~~
~~**Stage X 46 Lots**~~
~~**Stage Y 49 Lots + Development Lots 678-684**~~
Stage Q1 15 Lots
Stage Q2 3 Lots
Stage Q3 16 Lots
Stage Q4 16 Lots
Stage R1 30 Lots
Stage R2 16 Lots
Stage S1 29 Lots
Stage S2 19 Lots
Stage S3 7 Lots
Stage T1 24 Lots
Stage T2 17 Lots
Stage T3 19 Lots
Stage T4 13 Lots
Stage U1 14 Lots + Development Lots 421-424
Stage U2 22 Lots
Stage U3 Reserve
Stage U4 Reserve
Stage U5 Reserve
Stage W1 16 Lots
Stage W2 16 Lots
Stage W3 42 Lots
Stage W4 Reserve
Stage X1 14 Lots
Stage X2 30 Lots
Stage Y1 24 Lots
Stage Y2 23 Lots + Development Lots 678-684
Stage Y3 Reserve
Stage Y4 Reserve

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.

3.2 Recreation Reserve
Lots 3083, 3096, 3100 have been accepted as Recreational Reserves situated within this part of the development. The agreed value of these Lots is to be credited against the reserve development contributions due.
Lots 3081, 3105, 3106, 3107**,** **3108** and 3018 are not accepted as Recreational Reserve at this time and shall be shown on any plan submitted for approval under section 223 as local purpose utility reserve.
Advice note: Should agreement be reached between the Consent Holder and Council on any other allotments, including 3105, 3106, 3107 and 3108, becoming recreational reserve prior to lodgement of the survey plan for approval under s.223 the lots shall be shown as Recreation Reserve.

3.3 Local Purpose (Utility) Reserve
Lots 3071, **3075,** ~~3076, 3077~~, **3078,** 3079, 3082, 3086, 3087, 3092, 3093, 3095, 3098, 3101**,** **3112** and **3113** shall vest as Local Purpose (Utility) Reserves and shall hold no credits towards the final Reserve Development Contribution assessment.

3.4 Local Purpose (Road) Reserve
The following Lots provide linkages for pedestrian access; Lots ~~3071~~, ~~3075~~, 3080, **&** 3097**,** ~~3102, 3103, & 3104~~ **and** shall hold no credits towards the final Reserve Development Contribution assessment.

~~**3.5 Lots Surplus to Open Space Requirements**~~
~~Lot 3104 is not required for green open space, pedestrian, stormwater or road access. This Lot (including any Accepted landscape improvements) shall hold no credit towards the final Reserve Development Contribution assessment. This allotment shall be shown as Local Purpose (Utility) Reserve to provide the flexibility of allowing services to be laid through them if required in the future.~~

4.1 Road Widths and Hierarchy
Road widths shall be in accordance with Aurecon Drawings **235361-**LD-PS-S2-CR-01 (Roading Hierarchy Layout) Revision ~~A~~ **D** and SU-MP-S2-SP-02.1 and 02.3 Revision C, unless otherwise agreed by the Consent Holder and CCC.

4.2 Formation
The new roads being Lots 3072-74, **3077,** ~~3078~~**,** 3085, ~~3089~~**,** 3091, 3094**,** ~~and~~ 3099**, 3109, 3110, 3111 and 3114-3122** are to be formed and vested in Council to the satisfaction of the Subdivision Engineer with underground wiring for electricity supply and telecommunications.

24 Future Road Linkages
Lot ~~262~~ **286** 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.

28 Density Bands
Lots ~~324, 396-399, 486-492, 511, 512, 514 and 678-684~~ **421-424 and 678-684** are identified as Density A are to be developed in accordance with the relevant provisions of the ~~Living G (Prestons)~~ **Residential New Neighbourhood (Prestons)** zone.
Lots ~~298-323, 382-388, 430-432, 441-461, 463-473, 493-510 509, 515, 559-600, 615-652, 685-703, and 706-707 and 3200~~ **213-215, 218-221, 223-228, 230-233, 236, 300-305, 308-311, 319-323, 325-339, 342-350, 352-376, 390-401, 406, 420, 425-430, 439, 440, 442-455, 459-471, 493-409, 560-600, 615-652, 685-703, 706, 707 and 760-766** are identified as Density B are to be developed in accordance with the relevant provisions of the ~~Living G (Prestons)~~ **Residential New Neighbourhood (Prestons)** zone.

~~Lots 257-258, 272-297, 325-356, 358-381, 389-395, 400-417, 419-429, 433-440, 474-485, 601-614, 653-677, 704 & 705 are identified as Density C are to be developed in accordance with the relevant provisions of the Living G (Prestons) zone.~~

~~Lots 250-256, 259-261, 263-271, 357 & 418 are identified as Density D and are to be developed in accordance with the relevant provisions of the Living G (Prestons) zone.~~

29 Lot Yield for Density A Development Blocks
On future development the Density A development blocks shall yield the following number of allotments:
~~**Lot 324**~~
~~On development this Lot shall yield a minimum of 11 allotments for Density A residential~~

~~use.~~

~~**Lot 396**~~
~~On development this Lot shall yield a minimum of 8 allotments for Density A residential use.~~

~~**Lot 397**~~
~~On development this Lot shall yield a minimum of 7 allotments for Density A residential use.~~

~~**Lot 398**~~
~~On development this Lot shall yield a minimum of 5 allotments for Density A residential use.~~

~~**Lot 399**~~
~~On development this Lot shall yield a minimum of 3 allotments for Density A residential use.~~

~~**Lot 486**~~
~~On development this Lot shall yield a minimum of 5 allotments for Density A residential use.~~

~~**Lot 487**~~
~~On development this Lot shall yield a minimum of 6 allotments for Density A residential use.~~

Lot488
On development this Lot shall yield a minimum of 5 allotments for Density A residential use.

Lot 489
On development this Lot shall yield a minimum of 4 allotments for Density A residential use.

Lot 490
On development this Lot shall yield a minimum of 4 allotments for Density A residential use.

Lot 491
On development this Lot shall yield a minimum of 4 allotments for Density A residential use.

~~**Lot 492**~~
~~On development this Lot shall yield a minimum of 7 allotments for Density A residential use.~~

~~**Lot 511**~~
~~On development this Lot shall yield a minimum of 6 allotments for Density A residential use.~~

Lot 678
On development this Lot shall yield a minimum of 4 allotments for Density A residential use.

Lot 679
On development this Lot shall yield a minimum of 4 allotments for Density A residential use.

Lot 680
On development this Lot shall yield a minimum of 4 allotments for Density A residential use.

Lot 681
On development this Lot shall yield a minimum of 4 allotments for Density A residential use.

Lot 682
On development this Lot shall yield a minimum of 4 allotments for Density A residential use.

Lot 684
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 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 "Preparing and Rebuilding Houses affected by the Canterbury Earthquakes" (December 2012) or any subsequent revision document.

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 Section 224(c) certification.

Lots 421-424 and 678-684 ~~324, 396-399, 486-492, 511, 512, 514 and 678-684~~:

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)~~ **Residential New Neighbourhood (Prestons)** zone.

Lots **213-215, 218-221, 223-228, 230-233, 236, 300-305, 308-311, 319-323, 325-339, 342- 350, 352-376, 390-401, 406, 420, 425-430, 439, 440, 442-455, 459-471, 493-409, 560-600, 615-652, 685- 703, 706, 707 and 760-766** ~~**293-323, 382-388, 430-432, 441-461, 463-473, 493-509 510, 515 559- 600, 615-652, 685-703 and 706-707:**~~

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)~~ **Residential New Neighbourhood (Prestons)** zone.

~~**Lots 257-258, 272-297, 325-356, 358-381, 389-395, 400-417, 419-429, 433-440, 474-485, 601-614, 653-677, 704& 705:**~~

~~**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 250-256, 259-261, 263-271, 357 & 418:**~~

~~**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 324**~~

~~On development this Lot shall yield a minimum of 11 allotments for Density A residential use.~~

~~**Lot 396**~~

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

~~**Lot 397**~~

~~On development this Lot shall yield a minimum of 7 allotments for Density A residential use.~~

~~**Lot 398**~~

~~On development this Lot shall yield a minimum of 5 allotments for Density A residential use.~~

~~**Lot 399**~~

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

~~**Lot 486**~~

~~On development this Lot shall yield a minimum of 5 allotments for Density A residential use.~~

~~**Lot 487**~~
~~On development this Lot shall yield a minimum of 6 allotments for Density A residential use.~~

Lot488
On development this Lot shall yield a minimum of 5 allotments for Density A residential use.

Lot 489
On development this Lot shall yield a minimum of 4 allotments for Density A residential use.

Lot 490
On development this Lot shall yield a minimum of 4 allotments for Density A residential use.

Lot 491
On development this Lot shall yield a minimum of 4 allotments for Density A residential use.

~~**Lot 492**~~
~~On development this Lot shall yield a minimum of 7 allotments for Density A residential use.~~

~~**Lot 511**~~
~~On development this Lot shall yield a minimum of 6 allotments for Density A residential use.~~

Lot 678
On development this Lot shall yield a minimum of 4 allotments for Density A residential use.

Lot 679
On development this Lot shall yield a minimum of 4 allotments for Density A residential use.

Lot 680
On development this Lot shall yield a minimum of 4 allotments for Density A residential use.

Lot 681
On development this Lot shall yield a minimum of 4 allotments for Density A residential use.

Lot 682
On development this Lot shall yield a minimum of 4 allotments for Density A residential use.

Lot 684
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.

In addition to these changes to conditions of consent a land use consent is sought to cover the introduction of direct access to Mairehau Road for allotments 291-294; 312-318 and 377-389. These allotments are shown on the proposed amended scheme plans. I note that as part of this realignment under the new scheme plans the previous dual frontage lots (Mairehau and an internal road) now have only a single frontage to Mairehau Road.

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 operative Christchurch district plans been reviewed. The Independent Hearings Panel has made its decisions on the PRCDP All relevant rules here are fully operative or treated as operative pursuant to section 86F of the Act. The rules applicable to this proposal have been assessed and the breaches are identified below. Relevant objectives and policies are discussion in a later section of this report.

Christchurch Replacement District Plans

The site is zoned Residential New Neighbourhood (Prestons) in the Proposed Replacement Christchurch District Plan (PRCDP). This zone provides for residential activity and seeks comprehensive and minimum density outcomes. A range of site sizes and dwelling types are expected to result. Some RNN zones include also areas for smaller commercial nodes to service the residential development.

The proposal is ostensibly a controlled activity under the Proposed Christchurch Replacement District Plan.

Rule breaches are already consented by previous consents and not re-triggered here. The matter of the direct allotment access to Mairehau Road is not a breach of PRCDP standards as it is expressly provided for under 8.10.25.D (a) (4b). The wording of that provisions is repeated here:

8.10.25.D DEVELOPMENT REQUIREMENTS

a. The development requirements for the purposes of Rule 8.6.11(a) and Rule 14.12.2.16 are described below and shown on the accompanying plan.

…

4. ACCESS AND TRANSPORT

a. A fully interconnected local road network across the site that achieves a high level of accessibility for people, including opportunities for walking, cycling and public transport.

b. No direct vehicle access from any residential allotment shall be granted to Mairehau Road from the following unless the 80km speed limit on Mairehau Road is reduced to 60km or less, or a subdivision consent plan establishing residential access is approved;

i. any secondary road until such time as the portion of the main primary road linking Prestons Road to Mairehau Road is open to traffic;

ii. any residential allotment.

The above standard contemplates access to Mairehau Road for direct fronting allotments if approved by a subdivision consent. That is part of the purpose of this application.

The existing environment

The surrounding environment is split. RNN zoning and associated development over large parts of that zone include the site and surrounding land to the east. To the west adjoining this site and also to the south across Mairehau Road is land zoned Rural Urban Fringe. This land is under use for various agricultural and horticultural purposes.

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 create a residential development with mixed densities for in excess of 400 allotments. The current proposal is broadly the same and very close in number. Some alteration to density (allotment sizes) and locations is proposed (all

contained within the site as allotments at the edges of the site are generally unchanged). Access is proposed directly to Mairehau Road (by land use consent approval). The nature however of the overall development is substantially the same as that already consented.

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.

Actual and potential effects on the environment [Section 95A and Section 104(1)]

Pursuant to Section 127(3) the application must be assessed as a discretionary activity. As such, the Council's assessment is unrestricted and all actual and potential effects of this proposal must be considered. In my opinion the effects on the environment associated with the proposed change/cancellation of conditions relate to alterations to allotment numbers and sizes, and transport issues associated with direct site access to Mairehau Road for allotments facing.

Allotment size and number
The alterations to allotments numbers are generally of little effect. There are now more allotments close to 450m^2 in area, to meet market demand. There is a slight drop in higher density (A type) allotments, however this raises no particular issue as those allotments are no longer shown on the ODP as Density A areas in any event. Overall numbers are slightly down on the previous varied scheme, but remain in excess of the original approval (which created adequate numbers to satisfy the overall density requirements for the zone).

The allotments proposed satisfy minimum size requirements for the RNN zone and all corner allotments are in excess of 400m^2.

Recreation reserves and the commercial area remain in the appropriate locations.

The Density A sites will remain subject to yield consent notices to preserve overall allotment numbers. The increase in the number of allotments at about 450m^2 has compensated for direct removal of some previously approved Density A blocks. The remaining Density A blocks remain appropriately located close to and adjoining areas of higher visual and open space amenity.

Transport
As noted above het matter of direct access to Mairehau Road has been canvassed with the relevant Council Staff. Mr Calvert has also confirmed his discussions with traffic operations staff at Council and the agreement that the access to Mairehau Road can be supported and will assist with rationale for the lowering of the speed limit on the that part of Mairehau Road fronting the site.

The creation of direct access is not considered to have any adverse effect in light of this agreement on speed reduction. I note that Mr Calvert suggests three relevant additional conditions to ensure that the Mairehau road frontage is upgraded to a suitable urban condition along the development frontage. These are repeated here:

1. Kerb and channel shall be constructed along the frontage of the development and the roadway widened to provide for a traffic lane, cycle lane and car parking;
2. A 2.5 metre shared path is to be constructed along the frontage of the development;
3. Street lighting shall be provided to an urban residential standard for a minor arterial road along the frontage of the development;

Matters around upgrading of the Mairehau Road frontage are under discussion between the consent holder and Council and a general approach has already been agreed. This will be confirmed in design through engineering plan approval at the relevant time. I consider that Mr Clavert's suggestions are appropriately inserted into existing condition of consent as supplementary wording. This is included in the final condition set below. The text for insertion is **bold underline.**

When considered in a holistic fashion the proposed changes here raise very slight effect that are adequately addressed by conditions of consent and final acceptance of engineering design plans that is required through the subdivision process.

The proposed changes are appropriate as should be approved.

Recovery Plans and Regeneration Plans

Section 60((2) of the Greater Christchurch Regeneration Act 2016 requires that decisions and recommendations on resource consent applications are not inconsistent with Recovery Plans and Regeneration Plans.

There are no Recovery or Regeneration Plans relevant to this application.

Special circumstances [Section 95A(4)]

I do not consider that there are special circumstances relating to this application that might warrant public notification of this application under sections 95A or 95B.

Recommendation (A)

That, for the reasons outlined above, the application **need not be publicly notified** in accordance with Section 95A of the Resource Management Act 1991.

Adversely affected persons and written approvals [Section 95E and Section 127(4)]

I do not consider that any person will be adversely affected by the proposed variation of conditions of consent. I note also that no person was considered adversely affected by the original approval.

Objective 3.3.2 of the Christchurch Replacement District Plan

Chapter 3 of the Operative Replacement District Plan contains a number of high level strategic objectives to guide the recovery and future development of the City. Objective 3.3.2 states that requirements for notification and written approval are to be minimised when implementing the Plan.

My recommendation not to notify this variation to conditions of an approved consent is consistent with the strategic objective.

Recommendation (B)

That the application be processed on a **non-notified** basis in accordance with Sections 95A – 95F of the Resource Management Act 1991.

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

The applicant has carried out a policy assessment – at section 8 of the application report. I accept this assessment.

Regard must be had to the relevant objectives and policies in the Operative District Plan, and those in the Proposed Replacement District Plan. Of particular note, Chapter 3 of the Operative Replacement District Plan contains a number of high level strategic objectives to guide the recovery and future development of the City.

The proposal is consistent with these high level objectives. I note that in most regards the proposal is not materially different that the originally approved proposal.

The only departure from the original is direct access to Mairehau Road for fronting lots (now provided for within the plan) the proposal to have allotments access Mairehau Road directly is supported by Council's transport staff, and by the consultant transport engineer for the applicant. The matter of a safe and efficient transport infrastructure is aided by direct access as this allows ultimately a speed reduction on that section of Mairehau Road fronting a major residential subdivision. Creation of footpath connections to the residential development existing to the east also facilitates connectivity and circulation for non-vehicular modes of transport. This enhances connectivity through the new subdivision and the existing developed areas to the east.

In my opinion the application is consistent with the other relevant objectives and policies in the operative and proposed plans, as the proposal will maintain outcomes sought in the RNN zone and maintain also a safe and efficient transport network that is well connected for all modes.

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

The NES for contaminated land is addressed under previous earthworks consents for the site. There are no other relevant policy statements or regional matters.

Part II of the Resource Management Act and any other relevant matters [Section 104(1) and 104(1)(c)]

I consider the proposal to be in keeping with Part II of the Act as it will maintain amenity values and the quality of the surrounding environment, and continue to provide for the social, cultural and economic wellbeing of people and communities through the provision of a diverse mix of residential types all adequately serviced with relevant infrastructure.

Recommendations (C)

That for the reasons set out above the application to allow direct access to Mairehau Road for fronting allotments be granted pursuant to Sections 104, 104A, and 108 of the Resource Management Act 1991, subject to the following condition:

1. The development shall proceed in accordance with the information and plans submitted with the application.

That, for the reasons outlined above, the application **be approved** pursuant to Section 127 of the Resource Management Act 1991.

The conditions of consent shall now read as follows:

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-MP-S2-SP-02.1 and Su-MP-S2-SP-02.2 and SU-MP-S2-SP-02.3; All Revision ~~E~~ **I**.

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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 than one stage may be completed concurrently, as follows:
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Stage R2 16 Lots
Stage S1 29 Lots
Stage S2 19 Lots
Stage S3 7 Lots
Stage T1 24 Lots

Stage T2 17 Lots
Stage T3 19 Lots
Stage T4 13 Lots
Stage U1 14 Lots + Development Lots 421-424
Stage U2 22 Lots
Stage U3 Reserve
Stage U4 Reserve
Stage U5 Reserve
Stage W1 16 Lots
Stage W2 16 Lots
Stage W3 42 Lots
Stage W4 Reserve
Stage X1 14 Lots
Stage X2 30 Lots
Stage Y1 24 Lots
Stage Y2 23 Lots + Development Lots 678-684
Stage Y3 Reserve
Stage Y4 Reserve

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 Lots identified as recreation reserve land that have been accepted can be credited towards the Reserve Development Contributions for Stage 2, South. If there are any remaining Reserve Development Contributions payable at 224c for each sub-stage of Stage 2, they may be credited against agreed developments on 'Accepted' landscape plans for Stage 1 and 2, or carried forward through an Encumbrance Instrument against future stages.

3.1.2 If upon application for 224C Certificate for the final sub-stage Stage 2 there are any Reserve Development Contributions not credited towards Accepted reserve land or developments then the outstanding value of the credits are to be received in a monetary form.

3.2 Recreation Reserve

Lots 3083, 3096, 3100 have been accepted as Recreational Reserves situated within this part of the development. The agreed value of these Lots is to be credited against the reserve development contributions due.
Lots 3081, 3105, 3106, 3107**,** **3108** and 3018 are not accepted as Recreational Reserve at this time and shall be shown on any plan submitted for approval under section 223 as local purpose utility reserve.
Advice note: Should agreement be reached between the Consent Holder and Council on any other allotments, including 3105, 3106, 3107 and 3108, becoming recreational reserve prior to lodgement of the survey plan for approval under s.223 the lots shall be shown as Recreation Reserve.

3.3 Local Purpose (Utility) Reserve

Lots 3071, **3075,** ~~3076, 3077~~, **3078,** 3079, 3082, 3086, 3087, 3092, 3093, 3095, 3098, 3101**,** **3112** and **3113** shall vest as Local Purpose (Utility) Reserves and shall hold no credits towards the final Reserve Development Contribution assessment.

3.4 Local Purpose (Road) Reserve

The following Lots provide linkages for pedestrian access; Lots ~~3071~~, ~~3075~~, 3080, **&** 3097**,** ~~3102, 3103, & 3104~~ **and** shall hold no credits towards the final Reserve Development Contribution assessment.

~~3.5 Lots Surplus to Open Space Requirements~~

~~Lot 3104 is not required for green open space, pedestrian, stormwater or road access. This Lot (including any Accepted landscape improvements) shall hold no credit towards the final Reserve Development Contribution assessment. This allotment shall be shown as Local Purpose (Utility) Reserve to provide the flexibility of allowing services to be laid through them if required in the future.~~

3.6 Design and Development of Reserves, Streetscapes and Open Spaces

3.6.1 Landscape plans for the reserves, streetscapes and open spaces are to be submitted as part of the Landscape Design Report to the Asset and Network Planning (Greenspace) for acceptance. All landscaping is to be carried out in accordance with the Accepted plan.

3.6.2 Where the Consent Holder has applied to vest assets as detailed on Accepted Landscape Plans, but the Asset and Network Planning (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.

3.6.3 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.

3.7 Establishment Period (Defects Liability Period)

The Establishment Period (Defects Maintenance) shall commence at the issue of Section 224 Condition Certificate and 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 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

3.8 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 (maintenance-defects 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 mutual agreement between the Consent Holder and Council for the replacement plantings(s), replanting is required.

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

3.9 Street Trees and Street Gardens

3.9.1 The Consent Holder shall submit a plan(s) for the proposed street trees and street gardens (if any) for the Council's Asset and Network Planning (Greenspace) Teams 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 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.

3.9.2 The Consent Holder shall enter into a bond with Council Asset and Network Planning (Greenspace) Team to the value of 50% of the cost of street trees as detailed on the accepted planting plans. The bond shall be held for the Establishment Period of 12 months from the time the 224 certificate is issued.

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

3.10 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: Grass seed certificates should be available for inspection if requested.

3.11 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 Asset and Network Planning (Greenspace) 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. The agreed boundary fence value may be credited against the Reserve Development Contributions. 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.

3.12 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 3.6 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.

3.13 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 Roads to Vest

4.1 Road Widths and Hierarchy

Road widths shall be in accordance with Aurecon Drawings **235361-**LD-PS-S2-CR-01 (Roading Hierarchy Layout) Revision ~~A~~ **D** and SU-MP-S2-SP-02.1 and 02.3 Revision C, unless otherwise agreed by the Consent Holder and CCC.

4.2 Formation

The new roads being Lots 3072-74, **3077,** ~~3078~~**,** 3085, ~~3089~~**,** 3091, 3094**,** ~~and~~ 3099**, 3109, 3110, 3111 and 3114-3122** are to be formed and vested in Council to the satisfaction of the Subdivision Engineer with underground wiring for electricity supply and telecommunications.

4.3 Mairehau Road Primary Intersection

Primary Road access to Mairehau Road is to be designed to Austroads Guide to Road Design Part 4A: Unsignalised and Signalised Intersections (or an alternative as otherwise agreed with the City Council) for a T-intersection based on the appropriate speed environment present at the time of application for engineering approval.

4.3.1 Mairehau Road frontage upgrade

Mairehau road along the frontage of the site shall be upgraded to a full urban standard including street lighting (as for a minor arterial road) kerb and channel and footpath.

4.4 Secondary Road S5

The section of eastbound Secondary Road identified as Road S5 on drawing LD-PS-S2-CR-01 Rev A be formed and vested as Local Road (Secondary Masterplan Road, Future Proof Option) as defined on Appendix 3V/3 (iv) Master Plan as included in the application.

4.5 Pedestrian and Cycle Crossing

At all points where the pedestrian/cycle network crosses Primary/Collector or Secondary roads suitable, safe crossing facilities shall be provided.

4.6 Roundabout Design – Primary/Collector Roads

Any roundabout at an intersection on the Primary/Collector road is to be designed to Austroads Guide to Road Design Part 4B: Roundabouts, or, an alternative as otherwise agreed between the Consent Holder and Council that achieves the performance standards and is supported by a safety audit.

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 current Infrastructure Design Standard (the IDS) and the Construction Standard Specifications (the CSS).

5.2 Quality Assurance

The design and construction of the subdivision and 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:

A: Prior to the commencement of physical works on site for the construction of the subdivision including infrastructure, the Consent Holder shall Submit a Design Report, Plans and Design Certificate complying with clause 3.3.2 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 including compliance with consent conditions requiring mitigation measures in respect of liquefaction related hazards.
This report may be submitted as two individual design reports being infrastructure as one part and the remainder of the site as a second part.

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

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

C: Submit an Engineer's Report complying with clause 3.3.4of the IDS.

The Engineer's Report is to provide sufficient detail to confirm compliance with the requirements of the IDS and this consent including compliance with consent conditions requiring mitigation measures in respect to liquefaction related hazards. This report 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 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 drainlayer. This includes all drainage laterals on roads, footpaths and verges that connect the property to public drains.
A list of Council authorised drainlayers is available on request or online at website

http://www.ccc.govt.nz/business/constructiondevelopment/authoriseddrainlayers.aspx

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

Note: *The point of supply for this development shall be the proposed 300mm trunk main that will be installed along Prestons Road from the new water supply pump station at 391 Prestons Road as per the infrastructure agreement with Council.*

6.1 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.

6.2 All lots shall be served with a water supply to their boundary. Submains shall be installed to 1m past each lot boundary. 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.

6.3 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.

6.4 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.

6.5 This development will require full high pressure water reticulation to the Council's specifications and approval at the consent holder's expense. Engineering drawings shall be sent to the Subdivision Engineering Team for approval.

6.6 A copy of the Code Compliance Certificate relating to works carried out under Condition 6.2 above shall be forwarded through to the Council's Engineering Team as part of the Section 224c application.

6.7 This work shall be carried out by a Council approved water supply installer at the expense of the Consent Holder. Refer to:
http://www.ccc.govt.nz/Water/AuthorisedInstallers/WaterSupplyAuthorisedInstallerRegister.pdf
for a list of contractors.

7. Sewerage

7.1 The approved sanitary sewer outfall shall be the vacuum sewer network within Prestons Stage 2 South (CDL) and the associated Vacuum Sewer Pump Station to be provided by Prestons Road Limited development and approved under Building Consent Reference BCN/2013/6062 and also designed, constructed and operated as consented under RMA92019798 (432 Prestons Road – Prestons Stage 1).

7.2 The allotments approved under this consent and proposed to discharge to the outfall will be withheld (laterals physically capped off) from discharging until the new Rising Main B to Beach Road and Frost Road has been installed, commissioned and is operational as per the infrastructure agreement with Council.

Should capacity remain through Raising Main A prior to completion of Raising Main B additional connection of allotments under this consent can be made within the limits of that available capacity. Any allocation will be on a first in first served basis.

7.3 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 agreed between Council and the Consent Holder. It shall include division valves which shall be resilient seated gate valves vacuum rated to 90kPa, located on every branch and at maximum intervals of 500m.

7.4 The sewer system 100mm and 150mm 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 furthermost part of the lots.

7.5 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.

7.6 All valve chambers shall:

a) Be located in the berm/footpath, each servicing a maximum of 4 lots. Peak flows shall at no time exceed the manufacturer's recommended capacity or 0.25 l/s per interface valve.

b) Meet the Council's requirement of combined storage within the chamber and the 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.

c) Storage calculations can include the volume of the property connection and the property sewer to within 0.5m below the level at which the overflow will occur.

7.7 Buffer tanks or multiple interface valves maybe required for large users or at gravity interfaces.

7.8 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 Engineering Services Team for acceptance.

8. Stormwater

8.1 Stormwater laterals are to be laid to at least 600mm inside the building area 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 furthermost part of the lot.

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

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

a) The runoff resulting from the first 25mm of rainfall falling on impervious areas shall be captured and treated in a first flush basin prior to discharge.
b) The first flush treatment basin shall attenuate the first flush volume for a minimum of 24hrs on average and shall discharge via an outlet or outlets fitted with a valve allowing flow and spill control.
c) Stormwater in excess of the first flush volume shall be diverted to Snellings Drain either upstream of, or immediately adjacent to the first flush basin inlet.
d) Fill levels for building platforms in this catchment shall be set to at least 250mm above the highest design water surface of the stormwater system.
e) The surface water management system shall ensure developed peak flows do not exceed pre-developed peak flows for all storm events up to an including the critical 2 percent annual exceedance probability until such time as Christchurch City Council's Snellings Drain and Clare Park stormwater programme of physical works has been completed and the system is operational.

8.4 Operating water levels shall be set such that the surface water management system does not rely on backflow prevention measures to operate during all storm events up to and including the 2 percent annual exceedance probability, 24 hour duration event.

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% annual exceedance probability 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 shall be designed to ensure complete capture and conveyance of all stormwater runoff from the site for all rainfall events up to and including the 2 percent annual exceedance probability 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 primary and secondary conveyance systems 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 percent annual exceedance probability storm event. No nuisance flooding of property shall occur during the critical 10 percent annual exceedance probability event and no flooding of building platforms shall occur during the critical 2 percent annual exceedance probability event.

8.8 Prior to engineering acceptance, 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. 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 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. Provision for a transport vehicle and crane parking shall be identified for aquatic weed harvester delivery adjacent to any wet first flush basins where required.

8.11 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.

8.12 Following the issue of the section 224(c) certificate, the consent holder shall operate and maintain the surface water management system and infrastructure for a minimum of 12 months.

8.13 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.

8.14 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.

8.15 A maintenance and operations manual for all stormwater facilities shall be provided by the consent holder 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.

8.16 A Landscape Design Report and Plan(s) for all stormwater facilities, including planted landscape buffers is to be submitted to Council's Asset and Network Planning - Greenspace Unit for acceptance. The landscape design report and plans are to provide sufficient details to confirm 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.

8.17 An Engineer's Report for the Landscape Works is to be submitted to 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.

8.18 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).
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.

9. Minimum Levels and Filling

9.1 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.

9.2 Fill levels for building platforms shall be set to at least 250mm above the highest design water surface of the stormwater system.

9.3 All filling exceeding 300mm above excavation level shall be in accordance with the Code of Practice for earthfill for residential purposes NZS 4431: 1989. A duly completed certificate in the form of Appendix A of NZS 4431shall 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.

9.4 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.

9.5 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.

10. Land Contamination

The site validation report for the remediation of asbestos containing materials is to be submitted, within two months of the completion of the remediation work, to the Team Leader Environmental Compliance (c/- Isobel Stout) for approval and shall demonstrate that the site has been cleared and is suitable for residential use.

11. 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.

12. 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.

13. 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.

14. 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.

15. 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.

16. 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 accepted engineering plan.

17. 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.

18. 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.

19. 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.

20. 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.

21. 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.

22. 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.

23. Redundant Existing Easements

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

24. Future Road Linkages

Lot ~~262~~ **286** 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.

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 ($579 / post and nameplate as at 1st July 2013).

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 of a seismic event, for a "1 in 150 years period of return" under the serviceability limit state (SLS) and for a "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. In particular, the infrastructure must be designed in accordance with Condition 27.1.1 (above) of this consent.

27.2 Foundation Design

Any structure requiring a Building Consent, in terms of Building Act provisions, shall have specific foundation design by a chartered engineer or by an appropriately qualified geotechnical engineer. The design shall take into consideration the potential for liquefaction and associated effects (vertical settlement and lateral spread) and shall be investigated in accordance with MBIE Guidelines "Repairing and Rebuilding Houses affected by the Canterbury Earthquakes" (December 2012) or any subsequent revision document.

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: The above 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 Bands

Lots ~~324, 396-399, 486-492, 511, 512, 514 and 678-684~~ **421-424 and 678-684** are identified as Density A are to be developed in accordance with the relevant provisions of the ~~Living G (Prestons)~~ **Residential New Neighbourhood (Prestons)** zone.

Lots ~~298-323, 382-388, 430-432, 441-461, 463-473, 493-510 509, 515, 559-600, 615-652, 685-703, and 706 707 and 3200~~ **213-215, 218-221, 223-228, 230-233, 236, 300-305, 308-311, 319-323, 325-339, 342-350, 352-376, 390-401, 406, 420, 425-430, 439, 440, 442-455, 459-471, 493-409, 560-600, 615-652, 685-703, 706, 707 and 760-766** are identified as Density B are to be developed in accordance with the relevant provisions of the ~~Living G (Prestons)~~ **Residential New Neighbourhood (Prestons)** zone.

~~Lots 257 258, 272 297, 325 356, 358 381, 389 395, 400 417, 419 429, 433 440, 474 485, 601 614, 653 677, 704 & 705 are identified as Density C are to be developed in accordance with the relevant provisions of the Living G (Prestons) zone.~~

~~Lots 250-256, 259-261, 263-271, 357 & 418 are identified as Density D and are to be developed in accordance with the relevant provisions of the Living G (Prestons) zone.~~

29 Lot Yield for Density A Development Blocks

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

~~**Lot 324**~~

~~On development this Lot shall yield a minimum of 11 allotments for Density A residential use.~~

~~**Lot 396**~~

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

~~**Lot 397**~~

~~On development this Lot shall yield a minimum of 7 allotments for Density A residential use.~~

~~**Lot 398**~~

~~On development this Lot shall yield a minimum of 5 allotments for Density A residential use.~~

~~**Lot 399**~~
~~On development this Lot shall yield a minimum of 3 allotments for Density A residential use.~~

~~**Lot 486**~~
~~On development this Lot shall yield a minimum of 5 allotments for Density A residential use.~~

~~**Lot 487**~~
~~On development this Lot shall yield a minimum of 6 allotments for Density A residential use.~~

Lot488
On development this Lot shall yield a minimum of 5 allotments for Density A residential use.

Lot 489
On development this Lot shall yield a minimum of 4 allotments for Density A residential use.

Lot 490
On development this Lot shall yield a minimum of 4 allotments for Density A residential use.

Lot 491
On development this Lot shall yield a minimum of 4 allotments for Density A residential use.

~~**Lot 492**~~
~~On development this Lot shall yield a minimum of 7 allotments for Density A residential use.~~

~~**Lot 511**~~
~~On development this Lot shall yield a minimum of 6 allotments for Density A residential use.~~

Lot 678
On development this Lot shall yield a minimum of 4 allotments for Density A residential use.

Lot 679
On development this Lot shall yield a minimum of 4 allotments for Density A residential use.

Lot 680
On development this Lot shall yield a minimum of 4 allotments for Density A residential use.

Lot 681
On development this Lot shall yield a minimum of 4 allotments for Density A residential use.

Lot 682
On development this Lot shall yield a minimum of 4 allotments for Density A residential use.

Lot 684
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 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 "Repairing and Rebuilding Houses affected by the Canterbury Earthquakes" (December 2012) or any subsequent revision document.

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 421-424 and 678-684 ~~324, 396-399, 486-492, 511, 512, 514 and 678-684~~:

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)~~ **Residential New Neighbourhood (Prestons)** zone.

Lots **213-215, 218-221, 223-228, 230-233, 236, 300-305, 308-311, 319-323, 325-339, 342- 350, 352-376, 390-401, 406, 420, 425-430, 439, 440, 442-455, 459-471, 493-409, 560-600, 615-652, 685- 703, 706, 707 and 760-766** ~~293-323, 382-388, 430-432, 441-461, 463-473, 493-509 510, 515 559- 600, 615-652, 685-703 and 706-707~~**:**

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)~~ **Residential New Neighbourhood (Prestons)** zone.

~~**Lots 257-258, 272-297, 325-356, 358-381, 389-395, 400-417, 419-429, 433-440, 474-485, 601-614, 653-677, 704& 705:**~~

~~**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 250-256, 259-261, 263-271, 357 & 418:**~~

~~**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 324**~~
~~On development this Lot shall yield a minimum of 11 allotments for Density A residential use.~~

~~**Lot 396**~~
~~On development this Lot shall yield a minimum of 8 allotments for Density A residential use.~~

~~**Lot 397**~~
~~On development this Lot shall yield a minimum of 7 allotments for Density A residential use.~~

~~**Lot 398**~~
~~On development this Lot shall yield a minimum of 5 allotments for Density A residential use.~~

~~**Lot 399**~~
~~On development this Lot shall yield a minimum of 3 allotments for Density A residential use.~~

~~**Lot 486**~~
~~On development this Lot shall yield a minimum of 5 allotments for Density A residential use.~~

~~**Lot 487**~~

~~On development this Lot shall yield a minimum of 6 allotments for Density A residential use.~~

Lot488
On development this Lot shall yield a minimum of 5 allotments for Density A residential use.

Lot 489
On development this Lot shall yield a minimum of 4 allotments for Density A residential use.

Lot 490
On development this Lot shall yield a minimum of 4 allotments for Density A residential use.

Lot 491
On development this Lot shall yield a minimum of 4 allotments for Density A residential use.

~~**Lot 492**~~
~~On development this Lot shall yield a minimum of 7 allotments for Density A residential use.~~

~~**Lot 511**~~
~~On development this Lot shall yield a minimum of 6 allotments for Density A residential use.~~

Lot 678
On development this Lot shall yield a minimum of 4 allotments for Density A residential use.

Lot 679
On development this Lot shall yield a minimum of 4 allotments for Density A residential use.

Lot 680
On development this Lot shall yield a minimum of 4 allotments for Density A residential use.

Lot 681
On development this Lot shall yield a minimum of 4 allotments for Density A residential use.

Lot 682
On development this Lot shall yield a minimum of 4 allotments for Density A residential use.

Lot 684
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 eight years.

Advice Note:

The lapse date of the consent remains unchanged, i.e. 26 June 2022. The consent will lapse on this date unless it is given effect to before then.

Reported and recommended by: Sean Ward, Principal Advisor, Resource Consents **Date:** 26 June 2017

Decision

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

Delegated officer:

Lowe, Paul
27/06/2017 4:16 PM
Principal Advisor - Resource Consents