

RESOURCE CONSENT DECISION: 145543



Applicant:	CDL Land New Zealand Ltd
Proposal:	To re-consent Stages 11, 14 – 18 and 24 – 26 of Stonebrook to create a total of 142 residential lots with roads and reserves to vest.
Location:	Stonebrook Drive, Rolleston
Legal Description:	Lot 1000 DP 478270 being 20.1259ha in area more or less, as contained in Certificate of Title 664808
Zoning:	The property is zoned Living Z under the provisions of the Partially Operative District Plan (Townships) Volume
Status:	<p>The subdivision application has been assessed as a consent for a non complying activity under the Partially Operative District Plan and as a permitted activity under the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health.</p> <p>As such the relevant provisions of the Partially Operative District Plan (Townships) Volume, the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health and the Resource Management Act 1991 have been taken into account</p>

This application was formally received by the Selwyn District Council on 16 October 2014. Assessment and approval took place on 5 December 2014 under a delegation given by the Council.

DECISION

“Resource consent 145543 is granted pursuant to sections 104, 104B and 104D of the Resource Management Act 1991 subject to the following conditions imposed under sections 108 and 220 of the Act.

Pursuant to section 125 of the Resource Management Act 1991, if not given effect to, this resource consent shall lapse on **16 July 2021** (consistent with earlier consents for this development) unless a longer period is specified by the Council upon application under section 125 of the Act.

General

1. That the following conditions of consent shall be met prior to the issue of the Section 224(c) Completion Certificate, at the expense of the Consent Holder.

2. That the subdivision shall proceed in general accordance with the attached approved subdivision plan (Aurecon Project 224926, Drawing SU-02 Revision R) and the details included with the application, including the creation of any additional balance lots and utility lots required, except where varied by the following conditions of consent.
3. That the consent shall be staged as follows (with balance lots for each stage):

Stage	Lots included in stage
11	214 – 218, 227, 228, 241 – 246, 507, 508, 534, 915 and road to vest
14	219 – 226, 265 – 268, 449 - 452 and road to vest
15	262 – 264, 269 – 278, 293, 447, 448, 453, 454 and road to vest
16	279, 281, 283, 285 – 292, 299 – 302, 458, 509 and road to vest
17	303 – 309, 317 – 319, 322 – 324, 438, 439, 457, 510, and road to vest
18	310, 320, 321, 325 – 332, 342, 428 and road to vest
24	316, 333 – 341, 343 – 357, 430 – 433, 511 and road to vest
25	311 – 315, 425 – 427, 434 - 437 505, 525 and road to vest
26	280, 282, 284, 294 – 298, 424, 442, 444, 455, 456, 526, 527 and road to vest

4. That all required easements shall be duly created and granted or reserved.

General Engineering Conditions

5. All work shall comply with the Engineering Code of Practice, except as agreed with Council.
6. That unless agrees otherwise at Engineering Approval Stage, all water race lots shall be the width of the water race plus 6m to one continuous side.
7. That the plans and specifications for all works, including: water; water races; irrigation; sewer; roading; stormwater; and landscaping, shall be submitted to Council for approval. Engineering approval of complying documents shall be given in writing and work shall not commence until this has been received from Council. Any subsequent amendments to the plans and specifications shall be submitted to Council for approval.
8. The consent holder shall forward with the engineering plans and specifications, copies of any other consents required and granted in respect of this subdivision, including any certificate of compliance or consent required by Canterbury Regional Council.
9. Unless specific provision is made otherwise, the services to each of each lot shall extend from the road boundary to a point one metre inside the net area

of the lot. Please note that the net area is the area excluding any right of way or accessway.

10. That accurate 'as built' plans of all services be provided to the satisfaction of the Asset Manager. All assets being vested in Council shall be provided in an appropriate electronic format for integration into Council's systems. Actual costs involved in provision and transfer of this data to Councils systems shall be borne by the consent holder.
11. That where the subdivision results in any assets being vested in Council, then a comprehensive electronic schedule of these shall be provided to Council's Asset Manager. The schedule will include but not be limited to installed material unit costs, type, diameter, class, quantity etc and include summary details.
12. That where the subdivision results in any Council assets being decommissioned, then a comprehensive electronic schedule of these shall be provided to Council. The schedule will include but not be limited to material type, diameter, class, length and position (x, y and z co-ordinates), and shall be identified against the asset ID already provided in Council's Asset Register.

Site stability and site works

13. That all site works are to be undertaken in accordance with the conditions of resource consent 145544.
14. That the Consent Holder ensure on a continuing basis (until Certificates of Title are available for each allotment) that dust is not generated from: consolidated material; the disturbance or transportation of material; or earthworks activities by keeping the surface of the material damp or by using another appropriate method of dust suppression. This applies to exposed areas of earth, stockpiles and unsealed roads.
15. That the consent holder shall ensure on a continuing basis that dust created by the disturbance or transportation of materials is confined to within the boundaries of the application site.
16. That dust generating activities shall cease during times of high winds where dust suppression methods are insufficient to stop fugitive dust leaving the site.
17. Any filling on the site is to take into account the current land stormwater and drainage pattern and is not to divert stormwater onto adjoining properties.
18. At the completion of earthworks for each stage of the subdivision, Certificates satisfying the conditions of NZS4431:1989 – Code of Practice for Earth Fill for Residential Development are to be provided to the Selwyn District Council. These certificates will detail the extent and nature of all earthworks undertaken.
19. At the completion of each stage of the subdivision, a report from a suitably qualified engineer shall be provided to the Selwyn District Council (completion report). This completion report shall address the following matters:
 - The suitability of all subdivided lots, including roads and reserves, for their intended purposes;

- Where the report identifies that an allotment or allotments has a limitation on its intended purpose, the report shall record the limitation and the nature of the works or treatments likely to be required to overcome the limitation.
- If the completion report identifies any development limitation for any allotment, the Selwyn District Council may require that a consent notice be registered on the relevant title/s giving notice of the limitations and the type of specific development requirements to address those limitations.

Roading and access

20. That all roads shall vest in Council as Road, with a 6m by 6m corner splay provided at each intersection of all new roads.
21. That all roads shall be constructed in accordance with the approved engineering plans.
22. That a vehicle crossing to service each lot shall be formed in accordance with Appendix 13 of the Partially Operative District Plan (Townships Volume), including Tables E13.5 and E13.8. Each vehicle crossing shall be sealed to match the existing road surface for the full width of the crossing and from the edge of the formed road to the property boundary.

Where compliance with the Table E13.5 cannot be achieved whatsoever for a lot, a single vehicle crossing shall instead be constructed in the position which most nearly complies with the provisions of Table E13.5.

23. That each vehicle accessway shall be formed to comply with the requirements of Appendix 13 of the Partially Operative District Plan (Townships Volume) and sealed if it serves three or more lots.
24. That street lighting shall be provided to service all lots of the subdivision, in accordance with the approved engineering plans and specifications. Streetlighting shall be installed to P3 standard of AS/NZS1158 for all internal roads and to P4 standard for walkway lighting. Plans shall be provided to Connetics Ltd for audit and final Council approval.
25. That approved bollards shall be installed on walkways adjoining roads to prevent vehicle access.
26. That any crossing (including pedestrian or cycle crossings) over water races shall be constructed in accordance with approved Engineering Plans.

Water, Stormwater and Sewer

27. That each lot within the subdivision shall be separately serviced with water, sewer and stormwater systems.
28. That where sewer or water mains or stormwater systems in private property are to be vested in Council, a written request shall be submitted to Council for approval. Easements in gross in favour of Council shall be provided.
29. That each lot shall be provided with an individual connection to the Rolleston potable high pressure water supply in accordance with the approved engineering plans, New Zealand Fire Service Code of Practice, SNZPAS 4509:2003 and subsequent amendments, and Council Policy W211.

30. That water lateral lines are to be laid to the net area of each lot. Each lateral shall be fitted with a water manifold and water meter in accordance with Council Policy 208, the approved engineering plans and subsequent amendments to both documents. Water meters shall be installed in the road reserve only.
31. That each residential lot shall be provided with a sewer lateral laid to the boundary of the net area of that lot in accordance with the approved engineering plans. All sewer reticulation to be vested in Council shall meet Council CCTV standards. All laterals shall be installed ensuring grade and capacity are provided for and in accordance with Council engineering standards, giving regard to maximum upstream development density.
32. That the consent holder shall install stormwater reticulation, treatment and disposal systems to service the subdivision in accordance with the approved engineering plans and the requirements of the Canterbury Regional Council.

Stormwater shall be managed for all events up to and including a 2% AEP (1 in 50 year) storm. Calculations shall be provided with the plans for engineering approval to support the design.
33. That the consent holder shall prepare and submit a Stormwater Management Plan in accordance with the requirements of Selwyn District Council and the Canterbury Regional Council. This plan shall be provided for Selwyn District Council's approval and sign-off at the Consent Holders cost.

Electricity and Telecommunications

34. That electricity supply and telecommunications be supplied to the net area of each residential lot of the subdivision by way of underground reticulation in accordance with the standards of the relevant network utility operator.
35. The consent holder shall provide evidence in writing from the relevant authorities that electrical and telephone service connections have been installed to each residential lot.

Landscaping and irrigation

36. The consent holder shall landscape the street frontages. The minimum standard (unless otherwise agreed through Engineering Plan approval) will include grass berms and street trees. A landscaping proposal shall be submitted to the Council for approval at the time of submission of the engineering plans and specifications, and the landscaping shall be undertaken in accordance with the approved plans.
37. Unless advised otherwise, the consent holder shall install an irrigation system to service all landscaped areas, which shall comply with the approved engineering plans. A full design showing all engineering details shall be submitted to the Council for approval at the time of submission of the engineering plans and specifications.
38. Any irrigation system installed shall be maintained by the consent holder to the completion of the defects liability period. The consent holder shall demonstrate that this system performs as designed and installed by them, making good all defects to the Asset Managers requirements.

39. 'As Built' plans of the system shall be supplied to Council's Asset Manager in accordance with the 'As Built' requirements contained elsewhere in this approval.

Covenants and Consent Notices

40. That any utility lot created shall be used as a utility lot only and may not be used for calculating future boundary adjustments or subdivisions. On-going compliance with this condition shall be ensured by way of a consent notice to this effect registered on the certificate of title for each utility lot created.
41. That where a residential lot has frontage to an area specifically formed as a parking layby, no vehicle crossing shall be constructed across the parking layby without prior approval of Council's Roading Department. On-going compliance with this condition shall be ensured by way of a consent notice to this effect registered on the certificate of title for each affected lot.
42. That unless a resource consent has been granted otherwise, the maximum height of any fence between the front building façade of any residential development and the street, or a private Right of Way or shared access over which the allotment has legal access, shall be 1m. For allotments with frontage to more than one road or a private Right of Way or shared access, any fencing on the secondary road boundary is to be no higher than 1.8m. On-going compliance with this condition shall be ensured by way of a consent notice to this effect registered on the certificate of title for the following lots:

Stage	Lots subject to Condition 42
11	214 – 218, 227, 228, 241 – 246
14	219 – 226, 265 – 268, 449 - 452
15	262 – 264, 269 – 278, 293, 447, 448, 453, 454
16	279, 281, 283, 285 – 292, 299 – 302, 458
17	303 – 309, 317 – 319, 322 – 324, 438, 439, 457
18	310, 320, 321, 325 – 332, 342, 428
24	316, 333 – 341, 343 – 357, 430 – 433
25	311 – 315, 425 – 427, 434 - 437
26	280, 282, 284, 294 – 298, 424, 442, 444, 455, 456

43. That a consent notice shall be registered against the certificate of title to issue for each lot within 10 metres or 6 metres (as applicable) of an open water race, stating (as applicable):

All buildings and structures are required to be setback 10m from water races in accordance with Council's Water Race Bylaw. Please contact Councils

water race officer if buildings or structures are required within the 10m setback. District Plan setback requirements also still apply.

If Council has approved a reduced setback for any lot, the following alternative text may be used:

All buildings and structures are required to be setback 6m from the bank of the water race in accordance with an authorisation granted under Councils Water Race Bylaw. The bylaw as a whole and District Plan boundary setback requirements also still apply.

Except that this condition shall not apply to any lot where it can be shown that the bank of the water race is at least 10 metres from the boundary of that lot.

44. That unless a resource consent has been granted otherwise, all development and other activities on medium density lots shall proceed in accordance with the rules for permitted activities in the Living Z zone, Medium Density Area. Any activity which does not comply with the rules for permitted activities will require a resource consent, with the application assessed against the provisions of the Living Z zone, Medium Density Area. On-going compliance with this condition shall be ensured by way of a consent notice to this effect registered on the certificate of title for each of the following lots:

Stage	Lots subject to Condition 44
14	222, 225, 226, 449 – 452
15	263, 272 – 278, 293, 447, 448, 453, 454
16	279, 281, 283, 285, 289, 290, 292, 299 - 302
17	303 – 309, 317 – 319, 322, 438, 439,
18	310, 320, 321, 325 – 328, 342, 428
24	316, 334, 338, 340 – 341, 343 – 346, 348 – 350, 431 – 433
25	311 – 315, 425 – 427, 434 - 437
26	280, 282, 284, 294 – 298, 424, 442, 444, 455, 456

45. That no more than one fence shall be erected within 5.0 metres of a reserve and parallel or generally parallel to that boundary. Any such fence shall not exceed 1.2 metre in height except that where a fence or other screening structure is over 1.2 metre in height, then the whole of that structure shall be at least 50% visually transparent. No fence or screening structure shall exceed a height of 1.8 metres. Note that for the purposes of this condition a fence or other screening structure is not the exterior wall of a building or accessory building. On-going compliance with this condition shall be ensured by way of a consent notice to this effect registered on the certificate of title for each of the following lots:

Stage	Lots subject to Condition 45
11	241, 227, 228
14	221, 222
16	285, 288, 289, 290, 299, 458
17	317, 322, 324
18	310, 320, 321
24	316, 343, 353, 354
25	315, 434
26	284, 296, 297, 444

46. The consent holder will ensure that Council is indemnified from liability to contribute to the cost of erection or maintenance of boundary fences between reserves and adjoining lots. The consent holder shall submit to the Council:
- a) A fencing covenant, in the form approved by the Council, duly executed by the consent holder (or other adjoining lot owner) for execution by the Council.
 - b) A written undertaking from the consent holder's solicitor that the fencing covenant will be registered prior to the sale or development of any of the adjoining lots.

This condition shall apply to the following lots:

Stage	Lots subject to Condition 46
11	241, 227, 228
14	221, 222
16	285, 288, 289, 290, 299, 452
17	317, 322, 324
18	310, 320, 321
24	316, 343, 353, 354
25	315, 434
26	284, 296, 297, 444

Land to transfer to Council

47. That the Consent Holder shall supply to Council copies of all Certificates of Title for land, other than roads, that is vested in, or otherwise transferred to, Council.
48. That the following lots shall vest in Council as the following Reserve types:

Stage	Recreation	Local Purpose (Access)	Local Purpose (Water Race)
11	507, 534	508	915
16		509	
17		510	
24		511	
25		505, 525	
26		526, 527	

Review

49. That pursuant to section 128 of the Resource Management Act 1991, the Council may review all conditions by serving notice on the consent holder within 1 month of any 12 month period following the date of this decision, in order to deal with any adverse effects on the environment that may arise from the exercise of this consent.”

DEVELOPMENT CONTRIBUTIONS

Development contributions are not conditions of this resource consent and there is no right of objection or appeal.

The consent holder is advised that pursuant to the Local Government Act 2002 and the Council’s Development Contribution Policy contained in the Selwyn Community Plan (LTCCP) the following contributions are to be paid in respect of each stage of this subdivision before the Council will issue its certificate pursuant to section 224(c) of the Resource Management Act 1991.

Note: The amounts set out below are applicable at the time of the granting of this consent. The actual amounts to be paid will be reassessed in accordance with the Consumer Price Index at the time an application is made for the issue of Council’s section 224(c) certificate for each stage of the subdivision. To avoid delays, the Consent Holder should seek the reassessed amounts prior to the application for the section 224(c) Resource Management Act 1991 certificate.

Reserves

- i. That a reserve fund contribution shall be paid to the Council in a sum equal to ((a) x the market value of a (b) sized lot located in this area x (c)) – (d), where:
- (a) is the number of lots liable for the payment of a reserve contribution in that Stage
 - (b) is the mean lot size in that Stage
 - (c) is the percentage value applicable to that stage
 - (d) is the undeveloped value of recreation reserve lots for that stage, except that the final value of reserve credits across the subdivision shall be no greater than the contributions liable (ie the overall subdivision shall be either cash neutral or cash in favour of Council).

The monetary value of this reserve fund contribution is to be calculated, agreed and paid in accordance with a valuation supplied by the consent holder.

A credit for the underlying lot has been shown as part of Stage 26, but if the subdivision proceeds such that Stage 26 is not the final stage developed, the credit will be transferred to the final stage developed.

Stage	(a) No of liable lots	(b) Mean lot size	(c) % contribution	(d) Credit the undeveloped value of Lot(s)
11	13	743	7	507, 534
14	16	575	7.5	
15	18	486	7.5	
16	16	480	7.5	
17	16	479	7.5	
18	13	512	7.5	
24	29	558	7.5	
25	12	434	7.5	
26	12	430	7.5	

Water

- (e) That a calculated connection fee be paid for reticulated water supply. The fee is for the creation of the additional connections to the reticulated system, being the actual cost of the work as quoted by SICON Ferguson or other suitably qualified contractor.

Council contractors SICON Ferguson Ltd are required onsite to stand over while the connection to the Rolleston reticulated water supply is being done if

another contractor is undertaking the required work. A minimum of 2 working days notice is required.

Sewer

- (f) That a calculated contribution for the Eastern Selwyn Sewer Scheme is payable on the creation of 146 additional connections, being \$10,326.00 per additional connection (including GST), as follows:

Stage	No of additional connections	Contribution payable
11	13	\$134,238
14	16	\$165,216
15	18	\$185,868
16	16	\$165,216
17	16	\$165,216
18	13	\$134,238
24	29	\$299,454
25	12	\$123,912
26	13	\$134,238

Roading

- (g) That a calculated contribution be paid to Council for roading improvements. The contribution is for the creation of 146 additional lots, being \$121.00 per lot for the upgrade of the Rolleston Drive/State Highway 1 intersection, \$686.00 for roading improvements within the CRETS area and \$306.00 per lot for the new school road (all including GST)), as follows:

Stage	No of additional lots	Contribution payable
11	13	\$14,443
14	16	\$17,776
15	18	\$17,776
16	16	\$17,776
17	16	\$17,776
18	13	\$14,443
24	29	\$32,219

Stage	No of additional lots	Contribution payable
25	12	\$13,332
26	12	\$13,332

A credit for the underlying lot has been shown as part of Stage 26, but if the subdivision proceeds such that Stage 26 is not the final stage developed, the credit will be transferred to the final stage developed.

NOTES TO THE CONSENT HOLDER

- a. Subdivision consent 135261 continues to apply to Stages 1 – 10, 12, 19, 21B, 22 and 23 of Stonebrook.
- b. Subdivision consent 135665 continues to apply to Stages 13, 20 and 21A of Stonebrook.
- c. In accordance with section 36 of the Resource Management Act 1991, the Council's basic monitoring fee has been charged.
- d. Onsite stormwater treatment and disposal systems must comply with the requirements of Selwyn District Council, the Natural Resources Regional Plan and other relevant documents. Where compliance via a Certificate of Compliance cannot be provided, then a resource consent must be obtained.
- e. Where the collection and disposal of roof/surface water is to ground, the suitability of the natural ground to receive and dispose of the water without causing damage or nuisance to any neighbouring property shall be determined by a suitably qualified engineer.
- f. Where a specific discharge consent is granted by Canterbury Regional Council (Environment Canterbury), any consent or associated conditions imposed by them will be subject to Council acceptance where these obligations will be transferred to Selwyn District Council.
- g. The consent holder will hold, operate and maintain the stormwater consent for a minimum of two years after the s224 completion certificate has been issued. Council must be satisfied at the end of this period that all aspects of the system, including but not limited to compliance with consent conditions, operations and maintenance costs are acceptable to Council.
- h. Road and street names and individual property address numbers shall be adopted only upon Council approval. The applicant shall supply to Council for consideration a minimum of 3 names, listed in preference, for those roads or streets that are to be vested in Council.
- i. All new property numbers identifying new dwelling lots as a result of subdivision adjoining legal roads and/or private roads/rights of way will be issued property numbers by Council in accordance with Council Policy. The applicant shall supply Council with a finalised lot Deposited Plan to enable numbers to be generated for issue and adoption.
- j. The consent holder is to contact the Transportation Department to coordinate an inspection of the vehicle crossing and accessway formations in accordance with Conditions 22 and 23 above. At least two days notice shall be given before work commences.

- k. Standard investigations must be carried out at building consent stage to verify conditions at the actual building locations in order to satisfy the requirements of NZS3604:2011 – Timber Framed Buildings.

Yours faithfully
Selwyn District Council

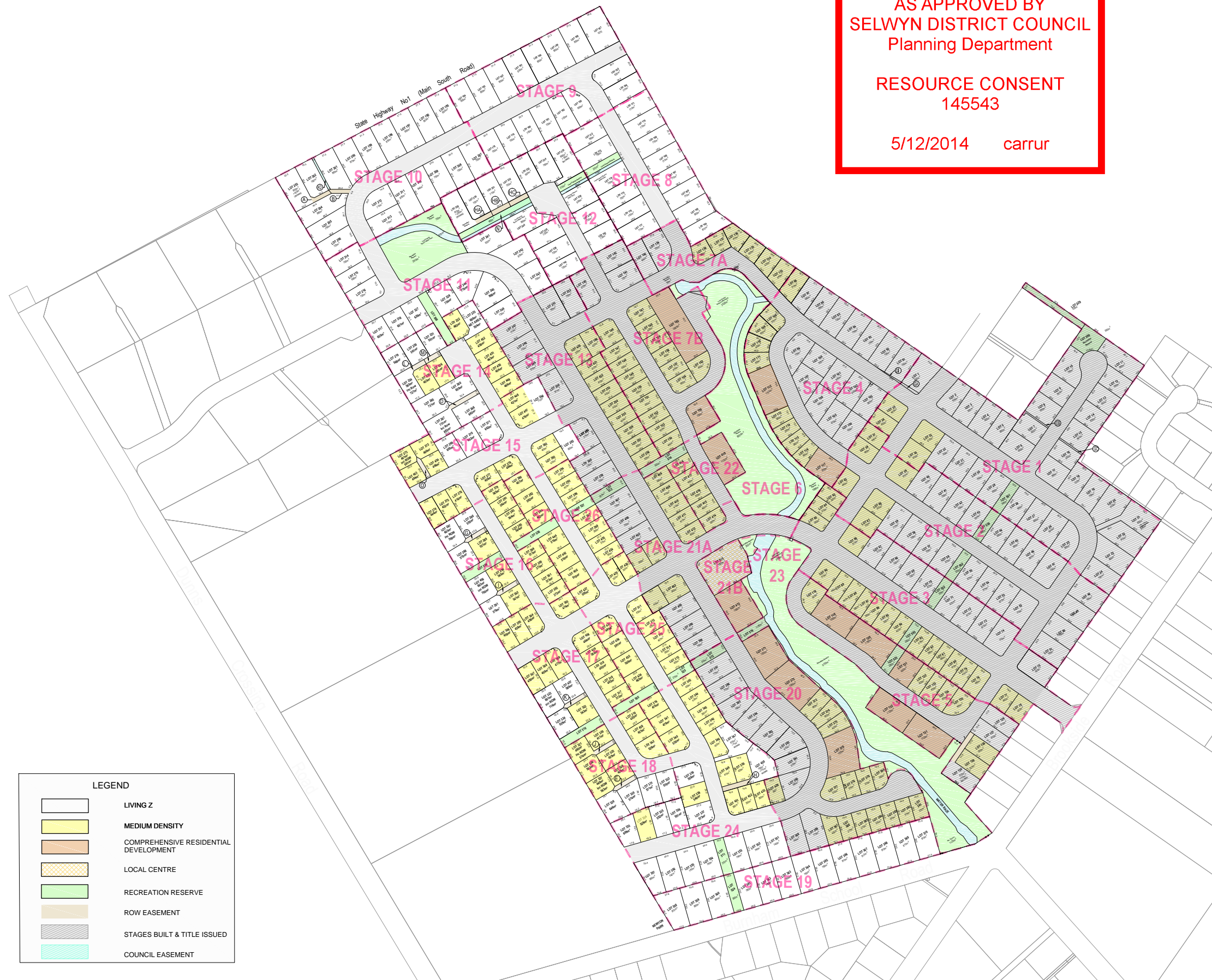


Rachael Carruthers
Resource Management Planner

AS APPROVED BY
SELWYN DISTRICT COUNCIL
Planning Department

RESOURCE CONSENT
145543

5/12/2014 carrur



NOTES:

LOTS 501 - 503, 505, 506, 508 - 514, 520, 522 - 529, 539-541 ARE TO VEST AS LOCAL PURPOSE (WALKWAY) RESERVE.

FURTHER EASEMENTS MAY BE REQUIRED FOR SERVICES.

PROPOSED MEMORANDUM OF EASEMENTS			
Nature	Servient Tenement		Dominant Tenement
	Lot No	Shown	
Right of Way & services	203	A	Lot 202
	229	HA	Lot 230
	229	HB	Lot 230 & 231
	229	HC	Lot 230, 231 & 232
	267	D	Lot 265
	329	E	Lot 327
	130	F	Lots 128,129
	287	G	Lot 288
	430	H	Lot 349, 350
	289	I	Lot 291
	321	J	Lot 326
	323	K	Lot 324
	224	L	Lot 219, 220, 225
	224	M	Lot 219, 220, 225 & 226
273	O	Lot 272	
Right to drain water in gross	202	HD	Grantee
Right to drain sewer in gross	537	N	Selwyn District Council
	203	B	

DATA QUALITY STATEMENTS

PROPERTY DATA
The property data has been sourced from Land Information New Zealand (LINZ) and is current as at 31st August 2011.

SURVEYED DATA
Surveyed data has been captured using survey equipment, to a relative accuracy within ±30mm (horizontal and vertical).

SERVICES DATA
Where services have features visible on the surface, their positions have been verified by field survey. The accuracy of unverified services is unknown. Also, there may be services for which no records were provided and which are not shown on this plan. In all cases, if the location of a service is considered important, the relevant service provider should be consulted.

AERIAL PHOTO
The aerial photography was flown on 15 February 2011. The image has been orthorectified at ground level to a low order and aligned with surveyed features. The image will still be subject to some distortion.

LEGEND	
	LIVING Z
	MEDIUM DENSITY
	COMPREHENSIVE RESIDENTIAL DEVELOPMENT
	LOCAL CENTRE
	RECREATION RESERVE
	ROW EASEMENT
	STAGES BUILT & TITLE ISSUED
	COUNCIL EASEMENT

REV	DATE	REVISION DETAILS	APPROVED	DRAWN	SURVEYED
S	02.12.14	LOT NUMBER AMENDMENTS AND FOR APPROVAL	BDT	M CROWE	M CROWE
R	21.11.14	LOT NUMBERS AND AREAS AMENDED	BDT	CHECKED	
Q	13.07.14	LOT 182 & 183 & STAGES 14-18 LOT LAYOUT CHANGES	BDT	B Toms	
P	13.01.14	LOT NUMBER AND SIZE UPDATED	BDT	APPROVED	
O	25.10.13	MEDIUM DENSITY LOTS ADDED & RELATED AMENDMENTS TO LOT LAYOUT	BDT		DATE 01/2014
N	07.05.13	LOT LAYOUT AMENDED	BDT		
M	03.04.13	LOT AREA AMENDED	BDT		
L	02.10.12	ROAD AND LOT LAYOUT & RELATED AMENDMENTS	BDT	Brent Toms	

PROJECT	
STONEBROOK	
TITLE	
OVERALL SUBDIVISION PROPOSAL PLAN	

FOR APPROVAL	
PROJECT No. 224926	
SCALE 1:4000	SIZE A3
DRAWING No. SU-02	REV S