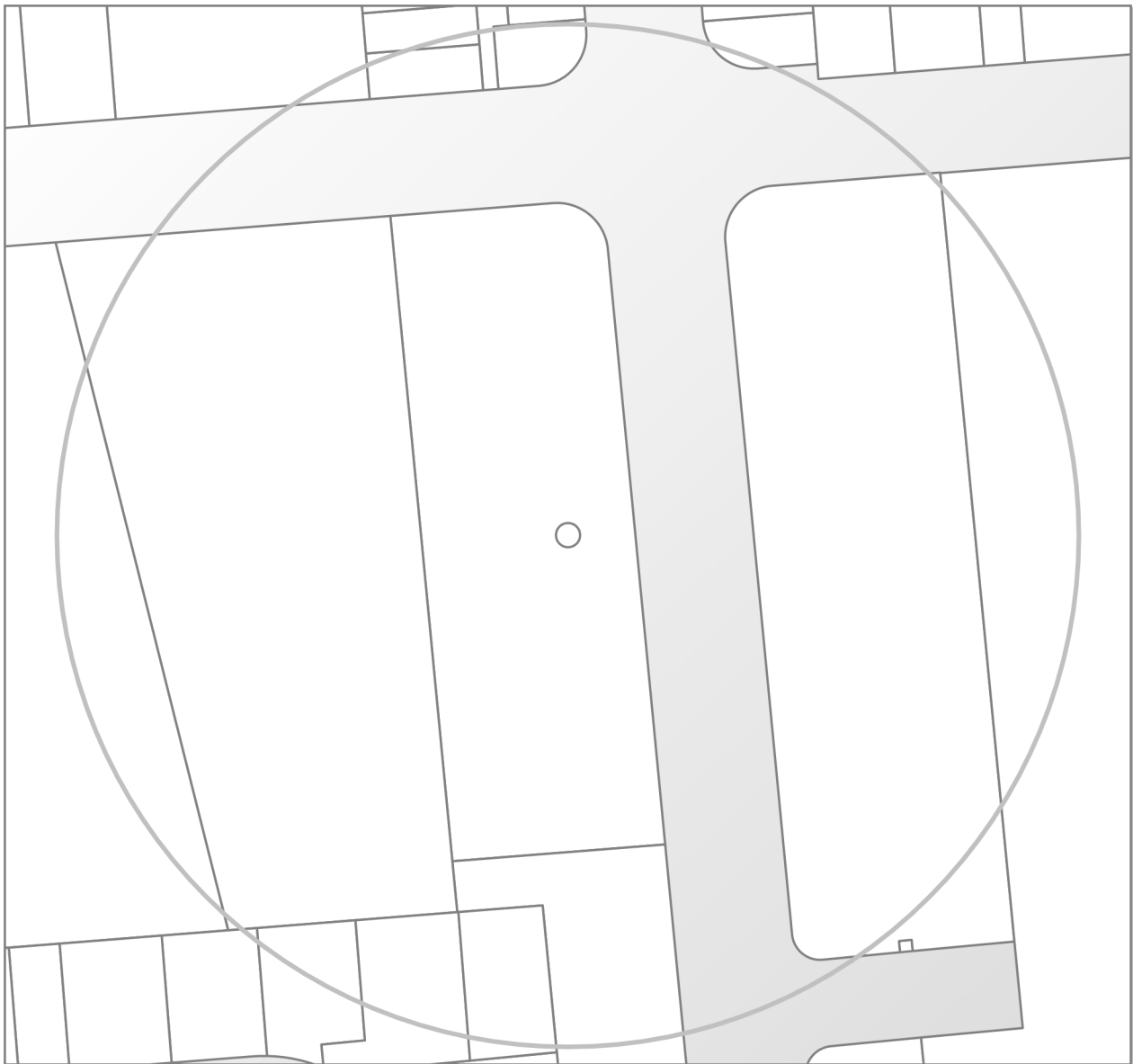


Land Information Memorandum



Property address:

10 Prestons Park Drive

LIM number: H09184119

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Christchurch City Council

53 Hereford Street, PO Box 73015
Christchurch 8154, New Zealand
Tel 64 3 941 8999
Fax 64 3 941 8984

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Application details

Date issued 30 July 2025
Date received 25 July 2025

Property details

Property address 10 Prestons Park Drive, Burwood, Christchurch
Valuation roll number 21823 56700
Valuation information Capital Value: \$1,910,000
Land Value: \$1,910,000
Improvements Value: \$0
Please note: these values are intended for Rating purposes
Legal description Lot 3001 DP 486184
Existing owner CDL Land New Zealand Limited
PO Box 3248
Auckland 1140

Council references

Rate account ID 73177932
LIM number H09184119
Property ID 1175333

Property address:

10 Prestons Park Drive

LIM number: H09184119

Document information

This Land Information Memorandum (LIM) has been prepared for the purpose of section 44A of the Local Government Official Information and Meetings Act 1987 (LGOIMA). It is a summary of the information that we hold on the property. Each heading or "clause" in this LIM corresponds to a part of section 44A.

Sections 1 to 10 contain all of the information known to the Christchurch City Council that must be included under section 44A(2) LGOIMA. Any other information concerning the land as the Council considers, at its discretion, to be relevant is included at section 11 of this LIM (section 44A(3) LGOIMA). If there are no comments or information provided in these sections this means that the Council does not hold information on the property that corresponds to that part of section 44A.

The information included in this LIM is based on a search of Council records only and there may be other information relating to the land which is unknown to the Council. Please note that other agencies may also hold information relevant to the property, or administer legislation relevant to the use of the land, for example, the Regional Council (Ecan), Heritage New Zealand Pouhere Taonga, and Land Information New Zealand.

Council records may not show illegal or unauthorised building or works on the property. The applicant is solely responsible for ensuring that the land is suitable for a particular purpose.

A LIM is only valid at the date of issue as information is based only upon information the Council held at the time of that LIM request being made. It is essential that the applicant undertakes their own due diligence to verify the suitability of the property for their intended use.

Property file service

This Land Information Memorandum does not contain all information held on a property file. Customers may request property files by phoning the Council's Customer Call Centre on (03) 941 8999, or visiting any of the Council Service Centres. For further information please visit www.ccc.govt.nz.

To enable the Council to measure the accuracy of this LIM document based on our current records, we would appreciate your response should you find any information contained therein which may be considered to be incorrect or omitted. Please telephone the Customer Call Centre on (03) 941 8999.

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A search of records held by the Council has revealed the following information:

1. Special features and characteristics of the land

Section 44A(2)(a) LGOIMA. This is information known to the Council but not apparent from the district scheme under the Town and Country Planning Act 1977 or a district plan under the Resource Management Act 1991. It identifies each (if any) special feature or characteristic of the land concerned, including but not limited to potential erosion, avulsion, falling debris, subsidence, slippage, alluvion, or inundation, or likely presence of hazardous contaminants.

☎ For enquiries, please phone (03) 941 8999 or visit www.ccc.govt.nz.

Natural Hazards

(a) Coastal Hazards

As at the date of this LIM, Council research found no information under this heading.

(b) Earthquakes

- Liquefaction Assessment

Christchurch City Council holds indicative information on liquefaction hazard for Christchurch. Information on liquefaction, including an interactive web tool, can be found on the Council website at ccc.govt.nz/liquefaction. Depending on the liquefaction potential of the area that the property is in, the Council may require site-specific investigations before granting future subdivision or building consent for the property.

(c) Flooding

As at the date of this LIM, Council research found no information under this heading.

(d) Landslides

As at the date of this LIM, Council research found no information under this heading.

(e) Subsidence

- Consultant Report Available

Land Information New Zealand (LINZ) engaged Tonkin and Taylor to provide a Geotechnical Report on Ground Movements that occurred as a result of the Canterbury Earthquake Sequence. The report indicates this property may have been effected by a degree of earthquake induced subsidence. The report obtained by LINZ can be accessed on their website at <https://www.linz.govt.nz> and search Information for Canterbury Surveyors.

(f) Tsunamis

- Tsunami Evacuation Zone

This property is not in a tsunami evacuation zone. It is not necessary to evacuate in a long or strong earthquake or during an official Civil Defence tsunami warning. Residents may wish to offer to open their home to family or friends who need to evacuate from a tsunami zone, and should plan with potential guests to do so in advance. More information can be found at <https://ccc.govt.nz/services/civil-defence/hazards/tsunami-evacuation-zones-and-routes/>

(g) Volcanic and Geothermal Hazards

As at the date of this LIM, Council research found no information under this heading.

(h) Wind

As at the date of this LIM, Council research found no information under this heading.

(i) Any Other Natural Hazards

As at the date of this LIM, Council research found no information under this heading.

(j) District Plan Natural Hazard Information

Please refer to *Section 8. Land use and conditions* of this report for District Plan related natural hazard information.

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(k) Building Notices

Please refer to *Section 5. Consents, certificates, notices, orders, or requisitions affecting the land and buildings* of this report for Building Act notice information.

Other Special Features or Characteristics of the Land

- Contamination Remediation Works carried out

Action(s) undertaken on this site with the following: asbestos removed

- Record of Contamination

Records indicate that this site may have been contaminated with Asbestos. For more information on the contamination you can contact the Environmental Health Team on 941 8999.

2. Private and public stormwater and sewerage drains

Section 44A(2)(b) LGOIMA. This is information about private and public stormwater and sewerage drains as shown in the Council's records.

☎ For stormwater and sewerage enquiries, please phone (03) 941 8999 or visit www.ccc.govt.nz.

- **Vacuum Sewer System Constraint**

This property is connected to a vacuum sewer system. The vacuum sewer system has limited capacity and development must align with the Prestons Sewer Master Plan. Developers wanting to develop in the Prestons area should send an enquiry to the Council's wastewater capacity mailbox (WastewaterCapacity@ccc.govt.nz) to see what can be accommodated.

Related Information

- No up-to-date drainage plan is available for this site. However, the installation of sewer and stormwater drains is checked by the Council prior to the issue of a Code Compliance.
- Attached are all drainage plans that Council hold for details of private and public drainage. Not all plans provided are verified by Council, and therefore Council cannot be liable for inaccuracies. Site investigation will be required by owners to determine exact layouts.

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3. Drinking Water Supply

Section 44A(2)(ba) and (bb) LGOIMA. This is information notified to the Council about whether the land is supplied with drinking water, whether the supplier is the owner of the land or a networked supplier, any conditions that are applicable, and any information the Council has about the supply.

Please note the council does not guarantee a particular water quality to its customers. If you require information on current water quality at this property please contact the Three Waters & Waste Unit.

☎ For water supply queries, please phone (03) 941 8999 or visit www.ccc.govt.nz.

Water supply

There is either a water meter not in use or no water connection to this property. Christchurch City Council is the networked supplier of water to this property. An application can be made to the Christchurch City council for a water connection. The conditions of supply are set out in the Christchurch City Council Water Supply and Wastewater Bylaw (2022), refer to www.ccc.govt.nz.

Christchurch City Council is the networked supplier of water to this property. This property can be connected to the Christchurch City Council Water Supply. The conditions of supply are set out in the Christchurch City Council Water Supply and Wastewater Bylaw (2022), refer to www.ccc.govt.nz.

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4. Rates

Section 44A(2)(c) LGOIMA. This is information on any rates owing in relation to the land.

☎ For rates enquiries, please phone (03) 941 8999 or visit www.ccc.govt.nz.

(a) Annual rates

Annual rates to 30/06/2026: \$9,971.18

	Instalment Amount	Date Due
Instalment 1	\$2,492.72	31/08/2025
Instalment 2	\$2,492.72	30/11/2025
Instalment 3	\$2,492.72	28/02/2026
Instalment 4	\$2,493.02	31/05/2026

Rates owing as at 30/07/2025: \$2,492.72

(b) Excess water charges

For excess water charge enquiries, please phone (03) 941 8999 or visit www.ccc.govt.nz/contact-us

(c) Final water meter reading required at settlement?

Property settlements must now ensure all water usage and outstanding debts are accurately accounted for.

To advise of a commercial property settlement, please complete the request for settlement information form at www.ccc.govt.nz/services/rates-and-valuations/solicitors-request

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5. Consents, certificates, notices, orders, or requisitions affecting the land and buildings

Section 44A(2)(d) LGOIMA. This is information concerning any consent, certificate, notice, order, or requisition, affecting the land or any building on the land, previously issued by the Council. The information in this section may also cover building consent and/or code compliance information issued by building certifiers under the Building Act 1991 and building consent authorities that are not the Council under the Building Act 2004.

You can check the property file to identify whether any consent or certificate was issued by a building certifier under the Building Act 1991.

Section 44A(2)(da) LGOIMA. The information required to be provided to a territorial authority under section 362T(2) of the Building Act 2004. There is currently no information required to be provided by a building contractor to a territorial authority under section 362T(2) of the Building Act 2004. The Building (Residential Consumer Rights and Remedies) Regulations 2014 only prescribed the information that must be given to the clients of a building contractor.

Sections 71 to 74 of the Building Act 2004 require the Building Consent Authority to consider natural hazards when it receives a building consent application for the construction or major alteration of a building on land that is subject to, or likely to be subject to, a natural hazard. A building consent for this property may have been issued subject to a section 72 or 73 notice. This means at the time of building consent the Building Consent Authority was not satisfied that adequate provision would be made to protect the building and land from the natural hazard and was subsequently required to notify the Registrar-General of Land to record the natural hazard on the Record of Title. The Building Act 2004 defines natural hazards as erosion (including coastal erosion, bank erosion, and sheet erosion), falling debris (including soil, rock, snow, and ice), subsidence, inundation (including flooding, overland flow, storm surge, tidal effects, and ponding), and slippage.

If your property contains a notice under s73 of the Building Act 2004, this will be identified on the building consent decision below (decision under s72 of the Building Act 2004) and on the properties' Record of Title. The Record of Title may also record this as a s36 notice under the Building Act 1991, or a s641A notice under the Local Government Act 1974.

☎ For building enquiries, please phone (03) 941 8999, email EPADutyBCO@ccc.govt.nz or visit www.ccc.govt.nz.

(a) Consents

- BCN/2025/2085 Applied: 25/03/2025 Status: Completed
4 Prestons Park Drive Burwood
Exemption from building consent approved 01/04/2025
Sub Division - ROW/water supply/stormwater/wastewater

(b) Certificates

Note: Code Compliance Certificates were only issued by the Christchurch City Council since January 1993.

(c) Notices

(d) Orders

(e) Requisitions

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6. Certificates issued by a building certifier

Section 44A(2)(e) LGOIMA. This is information notified to the Council concerning any certificate issued by a building certifier pursuant to the Building Act 1991 or the Building Act 2004.

☎ For building enquiries, please phone (03) 941 8999, email EPADutyBCO@ccc.govt.nz or visit www.ccc.govt.nz.

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7. Weathertightness

Section 44A(2)(ea) LGOIMA. This is information notified to the Council under section 124 of the Weathertight Homes Resolution Services Act 2006.

 For weathertight homes enquiries, please phone (03) 941 8999 or visit www.ccc.govt.nz.

If there is no information below this means Council is unaware of any formal Weathertight Homes Resolution Services claim lodged against this property.

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8. Land use and conditions

Section 44A(2)(f) LGOIMA. This is information relating to the use to which the land may be put and conditions attached to that use. The planning information provided below is not exhaustive and reference to the Christchurch District Plan and any notified proposed changes to that plan is recommended: <https://ccc.govt.nz/the-council/plans-strategies-policies-and-bylaws/plans/christchurch-district-plan/>.

There may be some provisions of the Christchurch City Plan or Banks Peninsula District Plan that affect this property that are still operative.

☎ For planning queries, please phone (03) 941 8999, email DutyPlanner@ccc.govt.nz or visit www.ccc.govt.nz.

- **Regional plan or bylaw**

There may be objectives, policies or rules in a regional plan or a regional bylaw that regulate land use and activities on this site. Please direct enquiries to Canterbury Regional Council (Environment Canterbury).

- **Waterway Provisions for Other Councils**

A resource consent or permit may also be required from the Canterbury Regional Council or other territorial authority, particularly with respect to water bodies managed by those authorities. Please refer to the relevant regional plan and any relevant bylaws, and contact the Christchurch City Council if you are uncertain which authority manages the water body in question.

(a)(i) Christchurch City Plan & Banks Peninsula District Plan

(ii) Christchurch District Plan

- **Development Constraint Conditions**

Council records show there is a specific condition on the use of this site: Consent Notice

- **Qualifying Matter**

Property or part of property within the Waste Water Constraint Area qualifying matter, which has been publicly notified

- **Qualifying Matter**

Property or part of property within the Water body Setback qualifying matter, which has been publicly notified

- **Liquefaction Management Area (LMA)**

Property or part of property within the Liquefaction Management Area (LMA) Overlay, which is operative.

- **Outline Development Plan**

Property or part of property is within an Outline Development Plan area, which is affected by specific provisions that are operative.

- **Waterway Provisions**

This property or part of this property is close to at least one waterway. It may be within the setback for a Network Waterway. Within that setback, District Plan rules apply to activities including buildings, earthworks, fences and impervious surfacing. Any part of the property within the setback will be affected by those rules. Rules associated with this waterway are operative under the District Plan.

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- **District Plan Zone**

Property or part of property within the Residential New Neighbourhood Zone, which is operative.

(b) Resource consents

If there are any land use resource consents issued for this property the Council recommends that you check those resource consents on the property file. There may be conditions attached to those resource consents for the property that are still required to be complied with.

- RMA/2013/116 - Subdivision Consent
AMENDMENT TO RMA92019798 AND CREATE 2 NEW LOTS Issued 21/05/2013: 223 + 224 Issued 27/05/2013 -
Historical Reference RMA92021697
Status: Processing complete
Applied 29/01/2013
Granted 23/05/2013
Decision issued 23/05/2013
- RMA/2013/1562 - Subdivision Consent
200 LOT FEE SIMPLE RESIDENTIAL SUBDIVISION Originally Part of RMA92019798. Split by Land ownership this
application issued originally 4 July 2012. - Historical Reference RMA92023244
Status: Consent issued
Applied 12/08/2013
Granted 28/08/2013
Decision issued 28/08/2013
- RMA/2015/278 - Subdivision Consent
Fee Simple Subdivision - Sixty Nine Lots 224 Requested 30/5/2016 223 issued 30/5/2016 - Historical Reference
RMA92028454
Status: Consent issued
Applied 03/02/2015
Granted 01/05/2015
Decision issued 01/05/2015
- RMA/2006/850 - Overseas Investment Certificate
414 Prestons Road Burwood
Overseas investment certificate - Historical Reference RMA92004879
Status: Processing complete
Applied 21/04/2006
Granted 04/05/2006
Decision issued 05/05/2006
- RMA/2011/1766 - Land Use Consent
432 Prestons Road Burwood
UNDERTAKE EARTHWORKS - Historical Reference RMA92019351
Status: Processing complete
Applied 22/12/2011
Granted 20/04/2012
Decision issued 20/04/2012
- RMA/2013/2369 - Land Use Consent
432 Prestons Road Burwood
Stage 2 Prestons Development - Historical Reference RMA92024089
Status: Withdrawn

Property address:

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Applied 07/11/2013

- RMA/2014/502 - Land Use Consent
414 Prestons Road Burwood
EARTHWORKS - IN CONJUNCTION WITH RMA92019351 - Historical Reference RMA92025118
Status: Processing complete
Applied 05/03/2014
Granted 07/03/2014
Decision issued 07/03/2014
- RMA/2020/2528 - Combined subdivision / land use consent
10 Prestons Park Drive Burwood
Re-Applied under 2021 DC Policy - Fee Simple subdivision - 61 lots and associated land use
Status: Surrendered
Applied 04/11/2020
s223 Certificate issued stage 1 02/12/2021
s223 Certificate issued stage 2 02/12/2021
s223 Certificate issued stage 3 02/12/2021
s223 Certificate issued stage 5 02/12/2021
s223 Certificate issued stage 6 02/12/2021
s223 Certificate issued stage 7 02/12/2021
s223 Certificate issued stage 8 02/12/2021
- RMA/2022/582 - Subdivision Consent
10 Prestons Park Drive Burwood
Re-Applied under 2021 DC Policy - Fee Simple subdivision - 61 lots and associated land use
Status: s223 Certificate issued
Applied 03/03/2022
Granted 17/03/2022
Decision issued 17/03/2022
s223 Certificate issued stage 1 11/04/2022
s223 Certificate issued stage 2 11/04/2022
s223 Certificate issued stage 3 11/04/2022
s223 Certificate issued stage 5 11/04/2022
s223 Certificate issued stage 6 11/04/2022
s223 Certificate issued stage 7 11/04/2022
s223 Certificate issued stage 8 11/04/2022
s224 Certificate issued stage 1 11/04/2022
s224 Certificate issued stage 2 11/04/2022
s224 Certificate issued stage 3 11/04/2022
s224 Certificate issued stage 5 11/04/2022
s224 Certificate issued stage 6 11/04/2022
s224 Certificate issued stage 7 11/04/2022
s224 Certificate issued stage 8 11/04/2022

Related Information

- Council records shows there is an outstanding development contribution notice issued against this property development. For more information please contact the Development Contribution team on 941 8999 or email: developmentcontributions@ccc.govt.nz. RMA/2022/582

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- The Council system shows a Development Constraint/Ongoing Condition Consent notice for this property. The consent notice should be registered against the record of title for the property and a search of that title and the consent notice will provide details in respect of the constraint / condition. If a search of the title does not record the consent notice or the consent notice is not clear then we suggest you contact the duty planner by either calling 941 8999 or emailing DutyPlanner@ccc.govt.nz. The Consent notice is as follows:

PROPOSED: Refer RMA/2020/2528 s95/s104 decision.

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9. Other land and building classifications

Section 44A(2)(g) LGOIMA. This is information notified to the Council by any statutory organisation having the power to classify land or buildings for any purpose.

 For land and building enquiries, please phone (03) 941 8999 or visit www.ccc.govt.nz.

Please refer to Section 1 for details

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10. Network utility information

Section 44A(2)(h) LGOIMA. This is information notified to the Council by any network utility operator pursuant to the Building Act 1991 or the Building Act 2004.

 For network enquiries, please phone (03) 941 8999 or visit www.ccc.govt.nz.

- **None recorded for this property**

11. Other information

Section 44A(3) LGOIMA. This is information concerning the land that the Council has the discretion to include if it considers it to be relevant.

☎ For any enquiries, please phone (03) 941 8999 or visit www.ccc.govt.nz.

(a) Kerbside waste collection

- Your organics are collected Weekly on Wednesday. Please leave your organics at the Kerbside by 6:00 a.m.
- Your recycling is collected Fortnightly on the Week 2 collection cycle on a Wednesday. Please leave your recycling at the Kerbside by 6:00 a.m. Your nearest recycling depot is the Styx Mill EcoDrop.
- Your refuse is collected Fortnightly on the Week 2 collection cycle on a Wednesday. Please leave your rubbish at the Kerbside by 6:00 a.m. Your nearest rubbish depot is the Styx Mill EcoDrop.

(b) Other

• Floor Levels Information

Christchurch City Council holds a variety of information relevant to building/property development across the city. This includes minimum finished floor levels that need to be set to meet the surface water requirements in clause E1.3.2 of the building code (where this applies), and the requirements of the Christchurch District Plan (where a property is in the Flood Management Area). Where this information has been processed for your site, it can be viewed at <https://ccc.govt.nz/floorlevelmap/>, otherwise site specific advice can be obtained by emailing floorlevels@ccc.govt.nz

• Guest Accommodation

Guest accommodation (including whole unit listings on Airbnb; BookaBach; etc.) generally requires a resource consent in this zone when the owner is not residing on the site. For more information, please refer to: <https://ccc.govt.nz/providing-guest-accommodation/>.

• Community Board

Property located in Coastal-Burwood-Linwood Community Board.

• Electoral Ward

Property located in Burwood Electoral Ward

• Listed Land Use Register

Hazardous activities and industries involve the use, storage or disposal of hazardous substances. These substances can sometimes contaminate the soil. Environment Canterbury identifies land that is used or has been used for hazardous activities and industries. This information is held on a publically available database called the Listed Land Use Register (LLUR). The Christchurch City Council may not hold information that is held on the LLUR. Therefore, it is recommended that you check Environment Canterbury's online database at www.llur.ecan.govt.nz

• Spatial Query Report

A copy of the spatial query report is attached at the end of this LIM. The spatial query report lists land use resource consents that have been granted within 100 metres of this property.

Property address:

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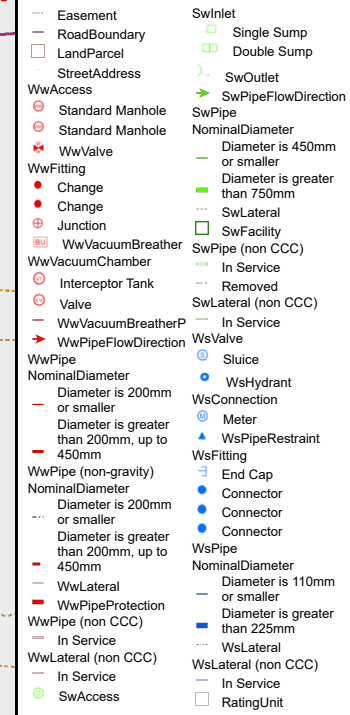
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Report / Decision on a Non-notified Subdivision Consent Application and Cancellation of Consent Notices

Sections 95A / 95B and 104 and 104C, and 221(3)

Application Number:	RMA/2020/2528
Applicant:	CDL Land New Zealand Limited
Site address:	Various sites in the Prestons Park Subdivision
Site area:	Various
Legal Description:	Various (see table below)
Zoning:	Residential New Neighbourhood
Overlays and map notations:	none relevant
Activity Status - subdivision:	Restricted discretionary
Activity Status – 221(3):	Discretionary
Description of Application:	Re-subdivision of development lots; cancellation in part of existing consent notices relating to yield and density banding.

The proposal

The application as advanced proposes to reorder and further subdivide a number of existing “future development blocks” that were consented under the earlier subdivision approvals that apply to the wider site area. The land is currently under development, earlier stages having been completed and titled. Later stages of the development continue in development under other consents (including RMA/2013/1085 and RMA/2019/2745). The proposal here does not ultimately conflict with those consents.

The proposal is described in more detail in paragraphs 17-20 of the application document. In particular the application document notes the difficulties the developer has had in trying to market the existing development blocks with their associated requirements. This is promoted as the rationale for the restructuring of development over these lots by this subdivision. The proposal here is to create 58 lots with an additional 6 to be required by consent notice over Lots 4003 – 4006 and 4009 and 4010 requiring each to accommodate two dwellings.

There is some complexity in the proposal despite its apparent simplicity. The alterations to the ODP through the District Plan review mean that some areas of the wider site envisaged as high density development land under the previous ODP versions are no longer indicated for that development, while some remain. The alterations to the current consent arrangements that are proposed here see higher density lots (those over 4003-4006 and 4009-4010) proposed in a part of the ODP area that is not now (despite the consent notices that sit on the titles of this land currently) anticipated to hold them. In saying that I acknowledge that these lots are on average only at most 10m² less in area than the minimum RNN lot size. Conversely the areas that remain shown on the ODP as being high density areas are proposed to hold allotments larger than the maximum indicated under Rule 8.6.11. Both these issues notwithstanding the proposal as a whole has been demonstrated to continue to deliver the minimum overall density required in the zone being at least 13 households per hectare.

I accept the application description as being accurate description and note that it continues to be relevant notwithstanding the amendments made to the proposed scheme plans to further reduce allotment numbers from the originally proposed arrangement and make other small changes. The scheme plan amendments were made after discussion over density and additional land required to form part of the Prestons domain (as an access route to Prestons Park Drive). A recreation reserve to vest (Lot 1084) was added to the plan set on Drawing SU-PS-S1-SP-05.1 Revision C.

The changes meant the applicant was able to slightly reduce allotment numbers from the original application and still maintain the required density of between 13 and 15 households per hectare over the wider Prestons Park subdivision area.

At paragraph 33, the application also indicates that deletion of consent notices relating to yields is also requested. There is no particular assessment related to that request included in the application. I accept however that an alteration to allotment numbers (yield) over these blocks necessarily requires alteration (or

deletion in part) to the consent notices as they currently exist. Assessment of any effect of this is intimately bound with assessment generally under the proposal to subdivide. The processing of the 221(3) request is rolled here into this report. A separate decision recommendation is made below in respect of the 221(3) application. For that reason the activity status of the subdivision itself is not impacted by the fully discretionary status of the 221(3) application.

I do note in respect of the existing consent notices that they also indicate a density band under which the allotment is to be developed. This is a hangover from a previous City Plan and its descriptions of and provisions relating to density. Density was previously located within the zone by placement on the relevant Outline Development Plan (ODP). That is no longer the case for all sites here. The sites shown on DW-SU-PS-S1-SP-02 to 05 are still indicated on the ODP as Residential Density A. The consent notice should be amended here to delete yield references, but also to amend the density reference to its current descriptor in the District Plan.

The remainder of the land affected here is not shown on the ODP as being high density. Consequently, it cannot rely on the benefits of additional site coverage or height that accrue to sites covered by that overlay once re-subdivided here. For that reason the alteration to the consent notices for that land should not only remove the requirement for yield on the existing blocks but also delete any reference to a density band as none is relevant. The allotments to be created here from land not currently shown in the higher density bands in the ODP will be subject to standard zone provisions for RNN allotments. They are not indicated on the ODP as high density. This may result in an apparent drop in development potential but in reality additional site coverage is not available (under density A dispensation) and generally the sites in the Prestons Park development are limited by private developer covenant to single level dwellings so any ability to utilise the height dispensation is limited by other protections in any event.

There are no new roads proposed in this subdivision – the land subject to the application is already serviced with roads and a certain number of connections to infrastructure. Consent conditions recommended below deal with any additional requirements for servicing with stormwater, sewer and water supply infrastructure. Power and telecommunications conditions are also included as standard.

The majority of the adjoining sites in the wider subdivision are developed and most are occupied by dwellings

The various land parcels affected by the application are listed below.

Lot Number	Location	Area
Lot 3001 DP 486184	10 Prestons Park Road	
Lots 421 and 422 DP 525627	16-24 Pajet Street	2,128m ²
Lots 423 and 424 DP 525627	1-11 Ahaura Street	1,826m ²
Lots 708-710 DP 495865	44-60 Lambies Street	2,910m ²
Lots 711 and 712 DP 495865	24-36 Lambies Street	2,603m ²
Lots 52- 54 DP 486184	1-19 Ellesmere Street	2,587m ²
Lots 103-106 DP 494177 and Lot 107 DP 500854	27-59 Ellesmere Street	4,070m ²
Lots 678-681 DP 520200	1-31 McKerrow Street	3,940m ²
Lots 682-684 DP 520200	41-61 McKerrow Street	2,660m ²

Description of site and existing environment

The application site and surrounding environment are described in paragraphs 9 - 13 of the AEE submitted with the application. I adopt the applicant's description.

Relevant rules and activity status

Christchurch District Plan

The site is zoned Residential New Neighbourhood. The Residential New Neighbourhood Zone generally includes new areas of greenfield land where large-scale residential development is planned. The zone allows for a wide range of residential house types and section sizes and is intended to provide for a wide spectrum of household sizes and affordable housing. These areas are intended to achieve higher overall residential densities than traditionally achieved in suburban developments.

Subdivision rules

The proposal requires subdivision consent for a restricted discretionary activity under the following rule(s):

Activity status rule	Standard not met	Reason	Matters of control or discretion	Notification clause
5.5.2 C1	-	Any subdivision which creates a vacant allotment within the Liquefaction Management Area is classified as a controlled activity under Chapter 5	Location, size and design of allotments, structures, roads, access, services or foundations as they relate to the liquefaction hazard; Timing, location, scale and nature of earthworks as they relate to the liquefaction hazard; and Liquefaction hazard remediation methods. Criteria in 5.5.2 C1 b.	Shall not be limited or publicly notified.
8.5.1.3 RD2	8.5.1.2 C5	Breaches of 8.6.11.a. & c. Area shown as high density on the ODP should be subdivided into allotments between 200 and 250m ² (Table 8 - D), larger allotments proposed; as subdivision not associated with comprehensive development a minimum of 4ha area required.	8.7.4 (<i>matters of control for imposing conditions</i>) 8.8.3 – 8.8.6, 8.8.8 & 8.8.9, 8.8.11 (<i>matters of discretion for granting /declining and for imposing conditions</i>)	Yes – 8.4.1.1

Note – the application indicates a non-compliance with the ODP (Development Requirements) and notes that the site will be developed for residential activities – I consider this an error – there is no non-compliance with the ODP here in terms of land use type. All land subject to this consent is identified on the ODP as residential. The development of the proposed sites for that purpose is anticipated by the Plan. The development – essentially being infill in the existing neighbourhood framework – complies with the relevant development requirements listed in 8.10.25.D. except for the fact that the development of the land shown as density A on the ODP along the interface with the domain, and along Ellesmere Street (being that land shown on DW-SU-PS-S1-SP-04.1, DW-SU-PS-S1-SP-05.1, DW-SU-PS-S1-SP-02.1 and DW-SU-PS-S1-SP-03.1) which is not being developed into allotments between 200 and 250m² in area. The 200-250m² requirement is found in 8.6.11 d. and associated table 8D.

The application at paragraph 26 notes that consent has previously been granted under RMA92025118 for earthworks associated with the subdivision. This paragraph also notes that the proposed earthworks will be able to be incorporated as part of previously consented activities. I do not agree with this statement. I consider that the earthworks authorised by the consent referred to are complete as part of the underlying development. Any required earthworks to implement this subdivision are likely to extend only to those required to make service connections. There is no specific discussion of earthworks in the application. No consent is sought for any breaches of standards. Assuming that any future earthworks required for site development are either permitted (within the building footprint and/or of complying volume and depth) no further consent is likely required. Any earthworks to create service connections is permitted as a utility under 11.8.1 and 8.9.3 vi., given that the wider network has been established through the underlying subdivision consent.

Rule 8.4.1.1 specifies that any application for a controlled or restricted discretionary subdivision consent shall not be publicly or limited notified (except in relation to restricted discretionary applications seeking access on to a State Highway).

National Environmental Standard

The National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (NES) controls subdivision of land and soil disturbance where an activity on the Hazardous Activities and Industries List (HAIL) is being carried out or is more likely than not to have been carried out.

The land here has been previously subdivided and worked. The consents authorising that work dealt with relevant NES matters relating to land contamination.

The application includes confirmation from a SQUEP that the testing carried out as part of the earlier development confirms the land meeting the residential use standard. Consequently, the subdivision here is not subject to the NES. I have confirmed this with Council's Senior Environmental Health officer MS Isobel Stout.

While this is the case – advice should still be sought regarding disposal from these sites of any surplus soils. This matter is referred to in the advice notes below.

Statutory Considerations – 221(3)

Section 221(3) of the Resource Management Act 1991 provides that, at any time after the deposit of the survey plan, the owner may apply to the Council to vary or cancel any condition specified in a consent notice. Sections 88 to 121 and 127(4) to 132 apply to such an application.

Section 127(4) requires that consideration be given to persons who may be affected by the change or cancellation of the consent notice.

I note that while the Plan at D6 under 8.5.1.4 assigns an activity status to applications to alter or cancel a consent notice protecting trees section 221(3) does not indicate an activity status for applications to alter or delete a consent notice condition generally. As the consent notice alterations proposed here are not related to trees, a full discretionary status is applied out of caution as the applications under 221(3), unless prescribed an activity status by the District Plan, are effectively innominate.

Effects on the environment and adversely affected persons [Sections 95D, 95E and 104(1)(a)]

Subdivision

As a restricted discretionary activity, the assessment of the effects of the subdivision is limited to the matters over which the Council has limited its discretion outlined in Chapter 8 of the Christchurch District Plan.

In my opinion, the effects of this proposal relate to layout, servicing, and density. I note that the wider layout and subdivision pattern is already consented and constructed under earlier consents.

Sewer

The area of the development here is serviced by a vacuum sewer system. The system has capacity for the development of this land at slightly higher densities than proposed. While no wastewater certificate was supplied it is accepted by Council that the network has capacity for the development as proposed – it was designed to provide service to these sites.

Council's Team Leader Asset Planning (Water and Waste) Ms Michele McDonald makes the following comment: *These lots fall within the Prestons Vacuum Sewer System. In most cases vacuum chambers have already been provided – however there are cases requiring new additional chambers to be established.* Ms McDonald also provides a set of conditions to ensure satisfactory servicing of the proposed allotments with a sewer connection. These have been accepted by the applicant.

Water Supply

Ms McDonald has also made comment in respect of water supply, and notes that water mains are already established (under the previous consent), however in some cases the extension of submains will be required to service the allotments here.

These conditions have been accepted by the applicant.

Stormwater

The proposal has been reviewed by Council's consultant Stormwater Engineer Mr Victor Mthamo. Mr Mthamo raises no concern with either quantity or quality of stormwater likely generated by the proposed development. Conditions have been provided to manage both stormwater and erosion and sediment control as part of development works, and accepted by the applicant.

The proposed subdivision is generally anticipated within the zone, and I consider that any adverse effects on the environment can be adequately mitigated by the recommended conditions of consent. I accept the advice provided to me by the experts referred to above. I recommend conditions below in line with those provided to me and accepted by the applicant. I note further that the application at section 8 of the infrastructure report

notes that a building act exemption BAE will be obtained for works involving drainage on private land (in the right of way alignments).

Layout/Transport

The original plan set had raised a question from Council's Transport Network Planner Mr Mike Calvert. Mr Calvert was concerned that the access to some allotments from Prestons Park Drive would generate a potential for risky turning manoeuvres around the existing solid median near the intersection with Prestons Road. Subsequent layout plans that included Lot 1084 for access to the domain have seen the access to Lots 1088 to 1091 relocated such that it is clear of the solid median. Consequently the matter is now resolved. Otherwise all allotments access from existing formed roads and subject to crossing approvals being obtained will be satisfactory.

The application contains an assessment of effects from paragraph 46 – 63 I generally accept and adopt that assessment in addition to my comments above.

The Plan provides that the subdivision application shall not be publicly or limited notified. I consider in any event that the subdivision is anticipated by the District Plan in this zone and that any effects arising are suitably managed by conditions such that they are less than minor in scale. There will be no effects on the wider environment. I do not consider that any person will be adversely affected.

Variation of Consent Notices

As the subject land here was in various stages across underlying consent areas there are a number of consent notices to be varied and or partly cancelled (there was no consent notice registered on Lot 3001 DP 486184). A basic description of the issue is given in the introduction above. For clarity I set out below the relevant notices and incorporate the changes required (additions in **bold underline**, deletions in ~~strike through~~) to the respective consent notices in light of the development proposed under this consent:

Lots 52-54 DP 486184 – Consent notice 10270055.4

- **Density Band**

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

- **Lot Yield for High Density Development Lots:**

- Lot 52**

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

- Lot 53**

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

- Lot 54**

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

Lots 103 – 106 DP 494177 – Consent notice 10315516.3

- **Density Band**

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

- ~~**Lot Yield for High Density Development Lots**~~

- ~~**Lot 103**~~

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

- ~~**Lot 104**~~

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

- ~~**Lot 105**~~

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

- ~~**Lot 106**~~

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

Lot 107 DP 500854 – Consent notice 10563821.5

- **Density Band**

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

- ~~Lot Yield for High Density Development Lots~~

- ~~Lot 107~~

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

Lots 708 – 712 DP 495865 Consent notice 10482325.2

- **Density Band**

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

- ~~Lot Yield for High Density Development Lots:~~

- ~~Lot 708~~

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

- ~~Lot 709~~

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

- ~~Lot 710~~

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

- ~~Lot 711~~

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

- ~~Lot 712~~

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

Lots 678 – 684 DP 520200 – Consent notice 11091701.9

- **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.

- ~~Lot Yield for High Density Development Lots – Density Band A:~~

- ~~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 683~~

- ~~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~~

Lots 421-424 DP 525627 – Consent notice 11269487.5

- **Density Band**

- This Lot is identified as Density A and is to be developed in accordance with the relevant provisions of the **Residential New Neighbourhood** (Prestons) zone

- ~~Lot Yield for High Density Development Lots – Density Band A:~~

- ~~Lot 421~~

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

- ~~Lot 422~~

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

- ~~Lot 423~~

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

- ~~Lot 424~~

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

The subdivision pattern is set in the wider development, servicing is in place and can be amended under recommended conditions here to service the rearrangement of allotments and further subdivision proposed. Although the yield from these development blocks is reduced from that originally anticipated under the parent consents, the development overall will continue to satisfy the net density requirements under the ODP of 13-15 households per hectare. For clarity I consider that there are no material effects arising from the proposed changes to the consent notices and that there is neither an effect on the wider environment or on any person.

Overall

The effects on the environment and any parties are less than minor.

Notification assessment [Sections 95A and 95B]

Sections 95A and 95B set out the steps that must be followed to determine whether public notified or limited notification of an application is required.

Public notification

Step 1. The application does not meet any of the criteria for mandatory notification in section 95A(2).

Step 2. The application must not be publicly notified as:

- Rule 8.4.1.1 a. precludes public notification for restricted discretionary subdivision consents (section 95A(5)(a)).

Step 3. This step is not applicable as public notification of the application is prevented by Step 2.

Step 4. There are no special circumstances that warrant public notification (section 95A(9)).

Limited notification assessment

Step 1. There are no affected groups or persons as outlined in section 95B(2) and (3).

Step 2. Limited notification of this application is precluded by Rule 8.4.1.1 a. (section 95B(6)(a)).

Step 3. As discussed above, no persons are considered to be affected under section 95E (sections 95B(7) and (8)).

Step 4. There are no special circumstances that warrant notification to any other persons (section 95B(10)).

Conclusion on notification

There is no requirement for public or limited notification of this application.

Recovery Plans and Regeneration Plans

Section 60(2) of the Greater Christchurch Regeneration Act 2016 requires that decisions and recommendation on resource consent applications are not inconsistent with Recovery Plans and Regeneration Plans. For restricted discretionary activities, Section 60(5) states that such plans are a matter over which discretion is restricted and that section 87A(3) of the RMA applies accordingly.

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

Other Section 104 matters

The application contains an assessment of the proposal against the objectives and policies of the Plan at paragraphs 64-66. I generally accept and adopt that assessment and consider that the application is:

- Consistent with the relevant objectives, policies and matters of control and discretion in the District Plan which essentially seek to maintain or enhance the amenities of the built environment, and ensure that the creation of new allotments does not adversely impact on physical infrastructure or the cost of its provision.
- Consistent with the relevant objectives and policies in Chapter 8 of the District Plan, as the new allotments will be appropriately designed and serviced for the anticipated purpose.

- Consistent with natural hazard objectives and policies – in that development of the sites will require attention to foundation design and this is protected by existing consent notices that will come down onto the resultant titles here.
- Able to be granted consent without public notification, pursuant to Section 104(3)(d).

The National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health is discussed above. It is not directly applicable here the issue of suitability for residential use having been addressed by earlier consenting and reporting under the NES.

For completeness, I note that the District Plan gives effect to the relevant higher order planning documents referred to in s104(1)(b). The Plan was competently prepared and appropriately reflects the higher order provisions, so they do not need to be specifically addressed in this report¹.

Section 106

s106 Consent authority may refuse subdivision consent in certain circumstances

- (1) *A consent authority may refuse to grant a subdivision consent, or may grant a subdivision consent subject to conditions, if it considers that—*
- (a) *there is a significant risk from natural hazards; or*
 - (b) *(repealed)*
 - (c) *sufficient provision has not been made for legal and physical access to each allotment to be created by the subdivision.*
- (1A) *For the purpose of subsection (1)(a), an assessment of the risk from natural hazards requires a combined assessment of—*
- (a) *the likelihood of natural hazards occurring (whether individually or in combination); and*
 - (b) *the material damage to land in respect of which the consent is sought, other land, or structures that would result from natural hazards; and*
 - (c) *any likely subsequent use of the land in respect of which the consent is sought that would accelerate, worsen, or result in material damage of the kind referred to in paragraph (b).*

This section of the Act is particularly relevant in relation to geotechnical concerns following the Canterbury earthquakes. The land is identified as being within the Liquefaction Management Area in the Christchurch District Plan and rule 5.5.2a applies.

The applicant has previously submitted a number of geotechnical reports prepared by Aurecon for earlier stages of underlying subdivision consents. These included both pre and post development reporting. The land is considered suitable for residential use with appropriate foundation design as recommended by consent notices that are on the current land parcels and will come down onto the new parcels proposed by this subdivision.

The application here has been reviewed by Council's Subdivision Engineer Mr Peter Megarry. Mr Megarry notes the previous consenting and geotechnical reporting history of the land and recommends that the geotechnical completion reports are considered at building consent stage. As above this is protected by the existing consent notices referring to these reports as they relate to individual land parcels. The consent notice will come down on the new sites and is not proposed to be altered here.

I note as above that Lot 3001 DP 486184 is not subject to a consent notice regarding foundation design. This land parcel was subject to testing and reporting under the earlier consents, but a consent notice was never imposed upon it. Below I recommend a consent notice condition on foundation design and referring to the Stage M geotechnical completion report for RMA/2013/1562. This brings that allotment in line with the others on the same original DP number in relation to geotechnical matters and will ensure the land is developed with the knowledge of previous ground improvement works and associated recommendations.

I accept the advice provided to me regarding the risk of natural hazards, and conclude that there are no grounds to refuse consent under section 106(1)(a). In terms of section 106(1)(c) I am satisfied that adequate legal and physical access is provided to each allotment.

¹ R J Davidson Family Trust v Marlborough District Council [2018] NZCA 316

VARIATION of CONSENT NOTICES

- (A) That the application be processed on a **non-notified** basis in accordance with Sections 95A – 95E of the Resource Management Act 1991.
- (B) That, for the above reasons, the consent notices relating to the land covered by this consent be **varied** on a non-notified basis pursuant to Section 221(3) of the Resource Management Act 1991.

Approval is granted subject to the following conditions:

1. The changes to the consent notices shall be as set out on pages 5, 6 and 7 of this report.

Council will prepare the certificates at the time of 224 application for the various stages.

SUBDIVISION CONSENT

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

1. Compliance with Application Information

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

2. Staging

The subdivision may be carried out in stages. Stages may be completed in any order or combined on a single Land Transfer Plan as long as the entirety of each included stage is completed at one time.

If staged, each stage is to be in accordance with the staging shown on the application plan (SU-PS-S2-IN-00 Revision E) being the development blocks as listed below:

Stage 1 – 7 Lots as shown on DW-SU-PS-S1-SP-02.1
Stage 2 – 10 Lots as shown on DW-SU-PS-S1-SP-03.1
Stage 3 – 11 Lots as shown on DW-SU-PS-S1-SP-04.1
Stage 4 – 11 Lots (including one reserve to vest) as shown on DW-SU-PS-S2-SP-05.1
Stage 5 – 4 Lots as shown on DW-SU-PS-S2-SP-1.1
Stage 6 – 4 Lots as shown on DW-SU-PS-S2-SP-2.1
Stage 7 – 7 Lots as shown on DW-SU-PS-S2-SP-3.1
Stage 8 – 5 Lots as shown on DW-SU-PS-S2-SP-4.1

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. Future development on Lots 4003 – 4006, 4009 and 4010

On future development of these allotments a total of two residential units shall be created on each title. These may be later subdivided. The size and location of any initial dwelling on the allotment shall not impede delivery of the required second unit.

This condition requires ongoing compliance and will be protected by consent notice.

4. Allotment to Vest as Reserve

As agreed with the applicant Lot 1084 is to be shown on the survey plan as Recreation Reserve to Vest.

5. Engineering General

5.1 Asset Design and Construction

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

5.2 Quality Assurance

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

- A. Submit a Design Report, Engineering Plans, Erosion and Sedimentation Plans, Environmental Management Plan and Design Certificate complying with clause 3.3.2 to the Subdivision Engineers (Planning Team 1). The Design Report and engineering plans are to provide sufficient detail to confirm compliance with the requirements of the IDS and this consent.
- B. Submit a Contract Quality Plan for review by the Council and an Engineer's Review Certificate complying with clause 3.3.3.

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

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

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

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 certification is provided for design and construction as a pre-requisite for the release of the 224c certificate. The extent of the documentation required should reflect the complexity and/or size of the project.

In addition to the above, all infrastructure is to be designed 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.

6. Water Supply

6.1 All lots shall be served with a water supply to their boundary. Submains shall be installed to 1m past each lot boundary. Engineering drawings shall be sent to the Subdivisions Engineer for Engineering Acceptance by the Three Water & Waste Asset Planning Team prior to the commencement of any physical work.

6.2 New sub-mains or extensions of sub-mains shall be installed by a Council approved water supply installer at the expense of the applicant.

6.3 Any rear lot or lot within a R.O.W shall be serviced by its own lateral within a shared access. An easement **for** the right to convey water shall be created over the lateral in favor of the lot serviced by the lateral. Laterals shall be installed by a Licensed Certified Plumber and shall not cross the boundary of the net site area of other sites.

Advice Note: This will require a Building Consent unless the consent holder obtains a Building Consent exemption for the installation of the private laterals.

6.4 Where laterals are installed under a building consent exemption, construction shall be in accordance with the Construction Standard Specifications (CSS) and the Infrastructure Design Standard (IDS). Dummy connection boxes shall be installed at the entrance of the shared access or R.O.W. at the public road boundary or in the event that the water main is extended into the R.O.W, in an area set aside within the R.O.W and as close as possible to the terminal fire hydrant.

7. Sewer

- 7.1** The subdivision shall be serviced by a vacuum sewer system designed in accordance with Council's Infrastructure Design Standards and Construction Standard Specifications as well as in accordance with the Preston Road Development Vacuum Sewerage Reticulation System Master Plan and the general arrangement details for the vacuum chamber and breathing pit as prepared by Flovac for the Prestons vacuum sewer system. Engineering drawings shall be sent to the Subdivisions Engineer for Engineering Acceptance by the Three Water and Waste Planning Team prior to the commencement of any physical work.
- 7.2** Vacuum sewer mains, where required, shall be PE100 PN12.5/SDR13.6 pipe ranging in size from DN90mm minimum and DN125mm maximum diameter, laid to a minimum gradient of 1:500 and jointed with electro-fusion couplings. The mains 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.
- 7.3** The sewer system 100mm and 150mm uPVC gravity sewer laterals shall be laid from the vacuum chambers located in the berms, to at least 600mm inside the net site area of all lots at the subdivision stage. The laterals will be installed at a sufficient depth to ensure that adequate fall is available to serve the furthestmost part of the lots.
- 7.4** All private sewer laterals (serving rear lots, if any) shall be installed under a single global Building Consent by a Registered Drain Layer and the Code of Compliance Certificate forwarded to Council's Subdivision Team as part of the Sec 224c application.
- 7.5** 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 connection 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 of 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.
- 7.6** Buffer tanks or multiple interface valves may be required for large users or at gravity interfaces.

8. Stormwater

- 8.1** New stormwater laterals are to be laid to at least 600mm inside the boundary of all lots at the subdivision stage. The laterals are to be laid at sufficient depth to ensure protection and adequate fall is available to serve the furthestmost part of the lot.
- 8.2** Engineering plans, specifications and calculations for the design and construction of the stormwater management systems demonstrating compliance with the above conditions shall be submitted for acceptance by the CCC 3 Waters Planning Unit.
- 8.3** Unless otherwise approved by Council Engineers, any alterations to Council public stormwater infrastructure required as part of the site works shall be undertaken by a Council Authorised Drainlayer.
- 8.4** An Erosion and Sediment Control Plan (ESCP) shall be developed by a suitably qualified person. The performance criteria for the ESCP shall be based on Environment Canterbury's Erosion and Sediment Control Toolbox for Canterbury. The ESCP shall be implemented on site prior to site earthworks commencing.

- 8.5** The applicant shall provide as-built plans of the surface water management systems and confirm that they have been constructed in accordance with the approved plans and comply with the IDS, particular Part 3: Quality Assurance and Part 12: As-Builts.

9. Access Construction Standards

The access formation shall be designed and constructed in accordance with the CCC Infrastructure Design Standard. Physical works shall not commence until a Council engineering officer confirms that the Design Report, Plans and Design Certificate complying with clause 3.3.1 of the IDS and the Contract Quality Plan and Engineer's Review Certificate complying with clause 3.3.2 has been received by Council.

10. Vehicle Access

Access for rear lots from the road carriageway to the road frontage is to be constructed 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 224c Conditions Certificate request.

Note: New or extensions to vehicle crossings require application to Council prior to construction.

<https://ccc.govt.nz/transport/legal-road/vehiclecrossing>

11. Engineering Plans

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

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

12. Plans for Geodata Plot

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

13. Telecommunications and Energy Supply

All lots shall have telecommunications and electrical supply laid to the net site area of each lot.

As-built plans and photographic evidence of the telecommunications and energy supply ducts or cables is to be supplied showing that the ducts or cables have been laid to the net area of each lot.

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, to confirm capacity is available to adequately service the sites.

14. Right of Way Easements (Private Ways)

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

15. 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.

16. Easements over Reserves

Easements over land that is to vest in the Council as reserve are to be shown on the survey plan in a Schedule of Easements. A solicitor's undertaking shall be provided to ensure that the easement is registered on the subject reserve at the time title is created. A section 223 certificate will not issue until such time as a section 239 certificate is issued by Council.

17. Existing easements under reserve to vest

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

18. Easements in Gross

The legal instruments for any easements in gross in favour of the 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 (Mike Kerr) requesting the preparation of the easement instruments. As built plans for the services covered by the easement are to be provided at Section 223 certification stage.

19. Public Utility Sites

Any public utility site and associated rights of way easements and/or service easements required by a network operator are approved provided that they are not within any reserves to vest in the Council.

20. Geotechnical/Foundation Design – Lots 1086-1095

Any structure requiring a Building Consent, in terms of Building Act provisions, shall have specific foundation design by a suitably experienced chartered engineer or by an appropriately qualified geotechnical engineer. The design shall take into consideration the potential for liquefaction and associated effects (vertical settlement and lateral spread) and shall be investigated in accordance with MBIE Guidelines "Repairing and rebuilding houses affected by the Canterbury earthquakes" (December 2012) or 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 Geotechnical Completion Report - Prestons South Stage M and N - Revision 0, prepared by Aurecon and dated 27 March 2015 and any additional restrictions noted within the report.

21. Consent Notice

Geotechnical re lots 1086 – 1095

Any structure requiring a Building Consent, in terms of Building Act provisions, shall have specific foundation design by a suitably experienced chartered engineer or by an appropriately qualified geotechnical engineer. The design shall take into consideration the potential for liquefaction and associated effects (vertical settlement and lateral spread) and shall be investigated in accordance with MBIE Guidelines "Repairing and rebuilding houses affected by the Canterbury earthquakes" (December 2012) or 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 Geotechnical Completion Report - Prestons South Stage M and N - Revision 0, prepared by Aurecon and dated 27 March 2015 and any additional restrictions noted within the report.

Yield on Lots 4003-4006 and 4009 & 4010

On future development of these allotments a total of two residential units shall be created on each title. These may be later subdivided. The size and location of the initial dwelling on the allotment shall not impeded delivery of the required second unit.

22. 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.

23. Lapsing of Consent

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

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

Your Rights of Objection

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

Commencement of this consent

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

Lapsing of this consent

This resource consent for subdivision will lapse 5 years after the date of commencement of consent (i.e. the date of this letter) unless it has been given effect to by the Council issuing a certificate pursuant to Section 223 of the Resource Management Act 1991.

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

Lapsing of s223 Certification

The s223 certification will lapse 3 years after the date of issue, the Section 223 certificate will lapse (if that certified plan has not been deposited in accordance with Section 224 of the Resource Management Act 1991). The s223 certificate can be re-certified only if the subdivision consent has not lapsed.

Geotechnical matters

The underlying subdivision consents resolved geotechnical matters for these sites. Consent notices regarding foundation design and geotechnical reports prepared by the developer and held on Council's records will come down from parent titles onto the resultant titles here.

Filling and excavation on site

Earthworks within the footprint of the building are exempt from resource consent by 8.9.3a.iv.as noted above. Please note that the exemption from consent for excavations associated with the construction of the dwelling does not extend to placement of fill material on the site in excess of permitted volumes. Care should be taken to preserve surface drainage from all points of the site during earthworking and for finished levels.

Disposal of surplus topsoil following building development

Soils on this site have been remediated during subdivision development to meet residential use criteria under the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (NES). Soils though may still contain contaminants at above local background levels. Before removing excess excavated soils from this site clarification should be sought from Council's Environmental health team as to their suitability for deposition at a cleanfill facility.

Development Contributions *Where DC assessment is available*

This proposal has been assessed for development contributions (DCs) under the provisions of the [Christchurch City Council Development Contributions Policy](#) (DCP). The proposal has been found to create additional demand on network and community infrastructure or reserves.

To help fund community facilities, the Local Government Act 2002 (LGA) allows a council to require development contributions if the effect of a development requires the council to provide new or upgraded infrastructure.

This Notice informs you of the DCs required by the Council for the development but is not a request for payment. An invoice will be issued by the Council when it requires payment of the DC's. Payment will be required before issue of a code compliance certificate for a building consent, commencement of the resource consent activity, issue of a section 224(c) certificate for a subdivision consent or authorisation of a service connection, whichever is first. An invoice can be issued earlier at your request. Council may also issue an invoice, at its discretion, if it considers the development is already utilising Council infrastructure for which DCs are being required.

Development contribution assessment summary

DEVELOPMENT CONTRIBUTIONS SUMMARY					PIM or Consent Ref:		RMA/2020/2528	
Customer Name		CDL Land New Zealand Limited			ASSESSMENT			
Project Address		10 Prestons Park Drive, 16 - 24 Pajet Street, 1 - 11 Ahaura Street						
Assessment Date		9/11/2020						
Assessment Summary								
		HUE Credits						
		Current	Assessed	Discounts	Assessed HUE After Discount	Change	DC Rate (incl GST)	DC Charge (incl GST)
Activity	Catchment	HUE A	HUE B	C	HUE D	HUE E	G	F= E x G
Network Infrastructure								
Water supply	District-wide	13.00	61.00	0.0%	61.00	48.00	\$2,395.45	\$114,981.60
Wastewater collection	District-wide	13.00	61.00	69.0%	18.91	5.91	\$6,349.15	\$37,523.48
Wastewater treatment and disposal	District-wide	13.00	61.00	0.0%	61.00	48.00	\$2,904.90	\$139,435.20
Stormwater & flood protection	Avon Greenfield	13.00	61.00	50.0%	30.50	17.50	\$1,236.25	\$21,634.38
Road network	Greenfield	13.00	61.00	0.0%	61.00	48.00	\$3,315.45	\$159,141.60
Active travel	District-wide	13.00	61.00	0.0%	61.00	48.00	\$425.50	\$20,424.00
Public transport	District-wide	13.00	61.00	0.0%	61.00	48.00	\$717.60	\$34,444.80
Total Community and Network Infrastructure								\$527,585.06
Reserves								
Regional parks	District-wide	25.00	61.00			36.00		\$97,041.60
Garden and heritage parks	District-wide	25.00	61.00			36.00		\$5,796.00
Sports parks	District-wide	25.00	61.00			36.00		\$91,080.00
Neighbourhood parks	Greenfield	25.00	61.00			36.00		\$343,288.80
Total Reserve Contributions								\$537,206.40
GST 15%								\$138,885.84
Total Development Contribution								\$1,064,791.46

Where both a resource consent and building consent are required as part of the same development, a development contribution (DC) assessment will be undertaken for both consents. However the applicant need only pay for one assessment. As a result, the Council will only invoice in accordance with either the assessment on the resource consent or the assessment on the building consent, whichever is the lower of the two (after any corrections or reassessments undertaken in accordance with the DCP).

The DC assessment is valid for 24 months from the date the assessment is issued (usually with the consent). If the original assessment expires before payment is made, reassessment of the DCs required will be carried out at the same time the invoice is generated.

Reassessments will incorporate any increases to the development contribution requirement in line with the Producers Price Index (PPI) as described in Parts 2.9 and A.7.3 of the DCP. PPI adjustments will incorporate all years between the original application and the time the reassessment is carried out.

Reconsiderations and objections

Under section 199A of the Local Government Act 2002 you can request that the Council reconsider the required DC on the following grounds:

- the development contribution was incorrectly calculated or assessed under the DCP; or
- the Council incorrectly applied its DCP; or
- the information used to assess your development against the DCP, or the way the Council has recorded or used it when requiring a development contribution, was incomplete or contained errors.

A Request for Reconsideration form must be lodged with Council within 10 working days of receiving this DC Notice.

Under section 199C of the Local Government Act 2002 you can object to the assessed DC requirement on the following grounds:

- the development contribution was incorrectly calculated or assessed under the DCP; or
- the territorial authority incorrectly applied its DCP; or
- the information used to assess your development against the DCP, or the way the territorial authority has recorded or used it when requiring a development contribution, was incomplete or contained errors.

An Objection to DCs form must be lodged with the Council within 15 working days of receiving this DC Notice or a reconsidered assessment. A deposit of \$1,000.00 will be required to lodge an objection.

A form to request a reconsideration or lodge an objection can be found on our website.

To request an invoice please contact a Development Contributions Assessor by phone on (03) 941-8999 or email developmentcontributions@ccc.govt.nz. Once an invoice has been issued payment is required within 30 days. Please quote the project number with all correspondence.

Further information regarding development contributions can be found on our website www.ccc.govt.nz or by contacting a Development Contributions Assessor on (03) 941-8999.

Payments to Council

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

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

The information you need to enter to help us identify your payment will be specified at the bottom of the invoice (i.e. Particulars, Code and Reference details).

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

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

Health of Land

In the event that soils are found to have visible staining, odours and/or other conditions that indicate soil contamination, then work must cease until a Suitably Qualified and Experienced Practitioner (SQEP) engaged by the consent holder has assessed the matter and advised of the appropriate remediation and/or disposal options for these soils. The consent holder shall immediately notify the Council Attention: Team Leader Environmental Health, by way of email to rcmon@ccc.govt.nz. Any measures to manage the risk from potential soil contamination shall also be communicated to the Council prior to work re-commencing.

Archaeological Sites

This site may be an archaeological site as declared by Heritage New Zealand Pouhere Taonga. Under Section 43 of the Heritage New Zealand Pouhere Taonga Act 2014, an archaeological site may be any place that was associated with human activity in or after 1900, and provides or may be able to provide, through investigation by archaeological methods, significant evidence relating to the historical and cultural heritage of New Zealand. **Please contact Heritage New Zealand Pouhere Taonga on infosouthern@heritage.org.nz or (03) 357 9629 before commencing work on the land.**

Earthworks

Chapter 8, Rule 8.9 of the Christchurch District Plan refers to Earthworks and specifies the maximum permitted depth of excavation and fill. There is no exemption for subdivisions, therefore any excavating or filling exceeding this depth will require a further resource consent.

Allocated Street Numbers

Street number allocation was not available at time of granting this consent. For any street number allocation enquiries please email streetnumbering@ccc.govt.nz

Lighting in Private Ways

The Council does not require lighting within private ways, nor will it accept the ongoing maintenance or running costs associated with lighting within the private way. Any proposal to light the private way shall include a method of payment of the ongoing costs by the benefiting owners.

Building consent requirements

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

Reported and recommended by: Sean Ward, Principal Advisor – Resource Consents **Date:** 16/04/2021

Decision

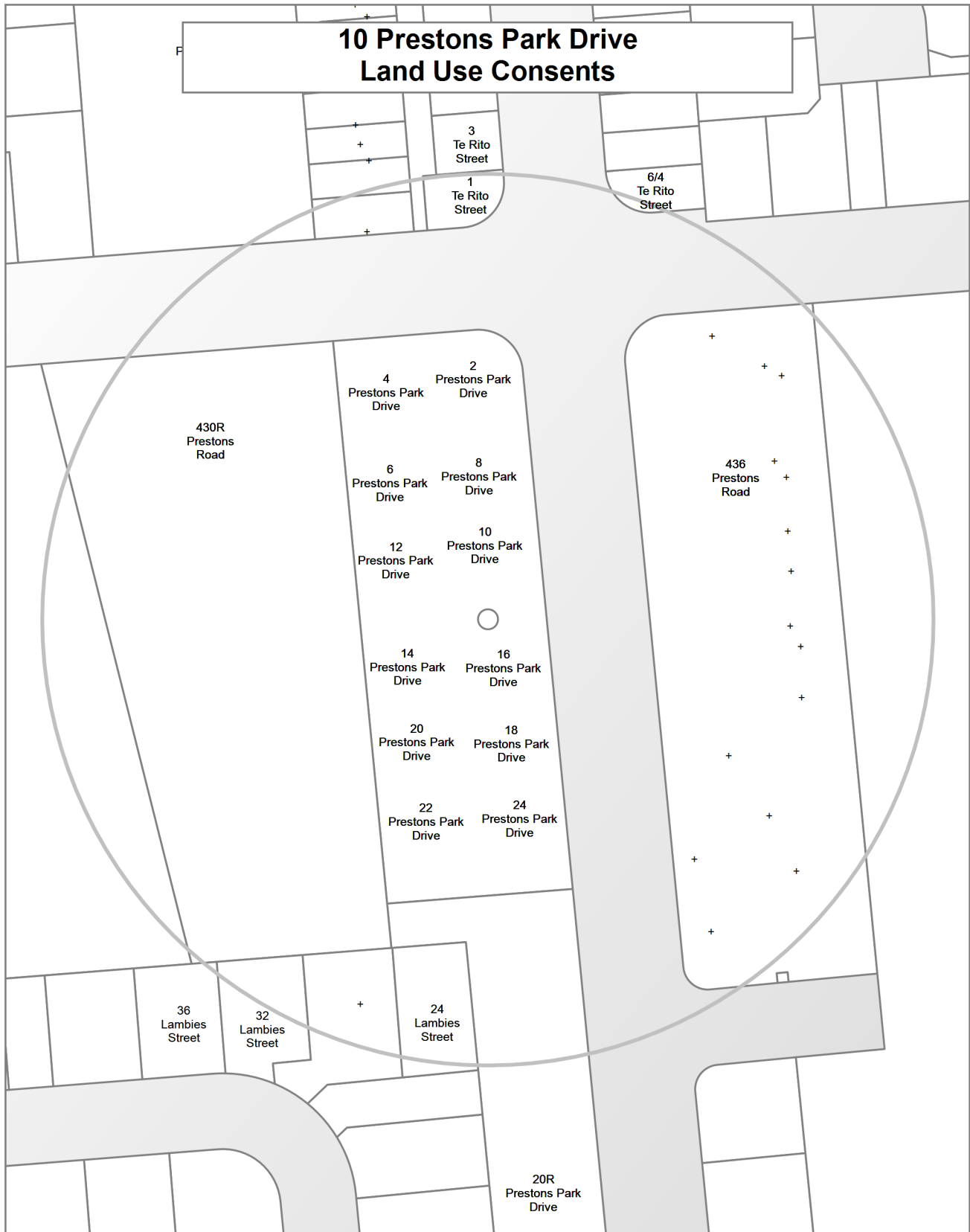
That the above recommendations be adopted for the reasons outlined in the report.

Delegated officer:



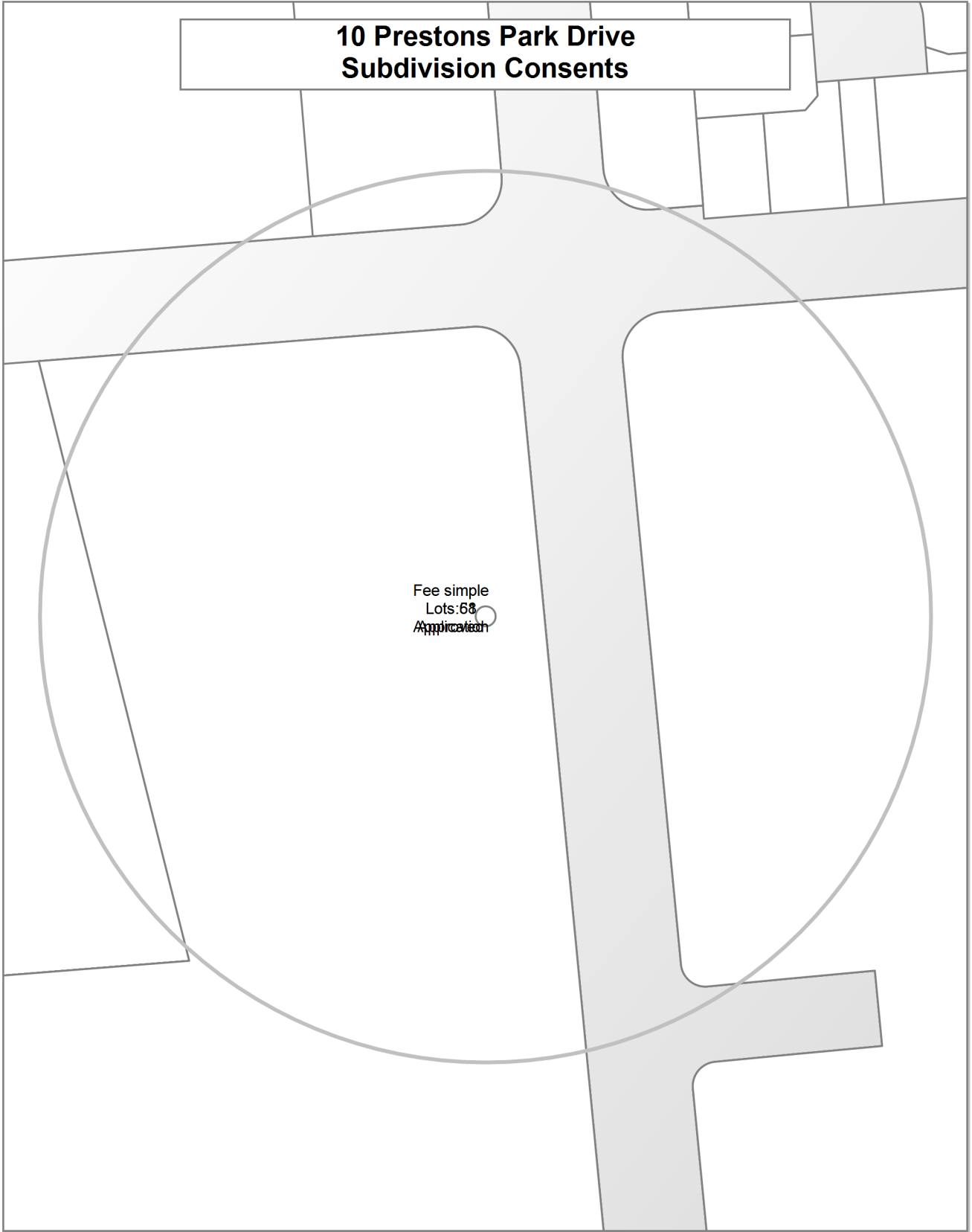
Paul Lowe
Principal Advisor Resource Consents
22/04/2021 10:44 AM

10 Prestons Park Drive Land Use Consents



**10 Prestons Park Drive
Subdivision Consents**

Fee simple
Lots: 68
Application



Land Use Resource Consents within 100 metres of 10 Prestons Park Drive

Note: This list does not include subdivision Consents and Certificates of Compliance issued under the Resource Management Act.

1 Te Rito Street

RMA/2013/2603

Lot 1042 - Erect 32 Residential Units - Historical Reference RMA92024329

Processing complete

Applied 02/12/2013

Decision issued 29/01/2014

Granted 29/01/2014

Within scope amendment accepted 07/06/2018

Within scope amendment decision issued 07/06/2018

RMA/2014/765

Within Scope Amendment to RMA92024329 - Historical Reference RMA92025393

Processing complete

Applied 01/04/2014

Decision issued 09/04/2014

Granted 09/04/2014

10 Prestons Park Drive

RMA/2020/2528

Re-Applied under 2021 DC Policy - Fee Simple subdivision - 61 lots and associated land use

Surrendered

Applied 04/11/2020

s223 Certificate issued stage 1 02/12/2021

s223 Certificate issued stage 2 02/12/2021

s223 Certificate issued stage 3 02/12/2021

s223 Certificate issued stage 5 02/12/2021

s223 Certificate issued stage 6 02/12/2021

s223 Certificate issued stage 7 02/12/2021

s223 Certificate issued stage 8 02/12/2021

12 Prestons Park Drive

RMA/2020/2528

Re-Applied under 2021 DC Policy - Fee Simple subdivision - 61 lots and associated land use

Surrendered

Applied 04/11/2020

s223 Certificate issued stage 1 02/12/2021

s223 Certificate issued stage 2 02/12/2021

s223 Certificate issued stage 3 02/12/2021

s223 Certificate issued stage 5 02/12/2021

s223 Certificate issued stage 6 02/12/2021

s223 Certificate issued stage 7 02/12/2021

s223 Certificate issued stage 8 02/12/2021

14 Prestons Park Drive

RMA/2020/2528

Re-Applied under 2021 DC Policy - Fee Simple subdivision - 61 lots and associated land use

Surrendered

Applied 04/11/2020

s223 Certificate issued stage 1 02/12/2021

s223 Certificate issued stage 2 02/12/2021

s223 Certificate issued stage 3 02/12/2021

s223 Certificate issued stage 5 02/12/2021

s223 Certificate issued stage 6 02/12/2021

s223 Certificate issued stage 7 02/12/2021

s223 Certificate issued stage 8 02/12/2021

16 Prestons Park Drive

RMA/2020/2528

Re-Applied under 2021 DC Policy - Fee Simple subdivision - 61 lots and associated land use

Surrendered

Applied 04/11/2020

s223 Certificate issued stage 5 02/12/2021

s223 Certificate issued stage 6 02/12/2021

s223 Certificate issued stage 7 02/12/2021

s223 Certificate issued stage 8 02/12/2021

s223 Certificate issued stage 1 02/12/2021

s223 Certificate issued stage 2 02/12/2021

s223 Certificate issued stage 3 02/12/2021

17 Bellbird Lane

RMA/2013/2603

Lot 1042 - Erect 32 Residential Units - Historical Reference RMA92024329

Processing complete

Applied 02/12/2013

Decision issued 29/01/2014

Granted 29/01/2014

Within scope amendment accepted 07/06/2018

Within scope amendment decision issued 07/06/2018

RMA/2014/765

Within Scope Amendment to RMA92024329 - Historical Reference RMA92025393

Processing complete

Applied 01/04/2014

Decision issued 09/04/2014

Granted 09/04/2014

18 Prestons Park Drive

RMA/2020/2528

Re-Applied under 2021 DC Policy - Fee Simple subdivision - 61 lots and associated land use

Surrendered

Applied 04/11/2020

s223 Certificate issued stage 1 02/12/2021

s223 Certificate issued stage 2 02/12/2021

s223 Certificate issued stage 3 02/12/2021

s223 Certificate issued stage 5 02/12/2021

s223 Certificate issued stage 6 02/12/2021

s223 Certificate issued stage 7 02/12/2021

s223 Certificate issued stage 8 02/12/2021

19 Bellbird Lane

RMA/2013/2603

Lot 1042 - Erect 32 Residential Units - Historical Reference RMA92024329

Processing complete

Applied 02/12/2013

Decision issued 29/01/2014

Granted 29/01/2014

Within scope amendment accepted 07/06/2018

Within scope amendment decision issued 07/06/2018

RMA/2014/765

Within Scope Amendment to RMA92024329 - Historical Reference RMA92025393

Processing complete

Applied 01/04/2014

Decision issued 09/04/2014

Granted 09/04/2014

2 Prestons Park Drive

RMA/2020/2528

Re-Applied under 2021 DC Policy - Fee Simple subdivision - 61 lots and associated land use

Surrendered

Applied 04/11/2020

s223 Certificate issued stage 1 02/12/2021

s223 Certificate issued stage 2 02/12/2021

s223 Certificate issued stage 3 02/12/2021

s223 Certificate issued stage 5 02/12/2021

s223 Certificate issued stage 6 02/12/2021

s223 Certificate issued stage 7 02/12/2021

s223 Certificate issued stage 8 02/12/2021

20 Prestons Park Drive

RMA/2020/2528

Re-Applied under 2021 DC Policy - Fee Simple subdivision - 61 lots and associated land use

Surrendered

Applied 04/11/2020

s223 Certificate issued stage 1 02/12/2021

s223 Certificate issued stage 2 02/12/2021

s223 Certificate issued stage 3 02/12/2021

s223 Certificate issued stage 5 02/12/2021

s223 Certificate issued stage 6 02/12/2021

s223 Certificate issued stage 7 02/12/2021

s223 Certificate issued stage 8 02/12/2021

20R Prestons Park Drive

RMA/2006/850

Overseas investment certificate - Historical Reference RMA92004879

Processing complete

Applied 21/04/2006

Decision issued 05/05/2006

Granted 04/05/2006

RMA/2011/1766

UNDERTAKE EARTHWORKS - Historical Reference RMA92019351

Processing complete

Applied 22/12/2011

Decision issued 20/04/2012

Granted 20/04/2012

RMA/2013/2369

Stage 2 Prestons Development - Historical Reference RMA92024089

Withdrawn

Applied 07/11/2013

RMA/2014/502

EARTHWORKS - IN CONJUNCTION WITH RMA92019351 - Historical Reference RMA92025118

Processing complete

Applied 05/03/2014

Decision issued 07/03/2014

Granted 07/03/2014

21 Bellbird Lane

RMA/2013/2603

Lot 1042 - Erect 32 Residential Units - Historical Reference RMA92024329

Processing complete

Applied 02/12/2013

Decision issued 29/01/2014

Granted 29/01/2014

Within scope amendment accepted 07/06/2018

Within scope amendment decision issued 07/06/2018

RMA/2014/765

Within Scope Amendment to RMA92024329 - Historical Reference RMA92025393

Processing complete

Applied 01/04/2014

Decision issued 09/04/2014

Granted 09/04/2014

22 Prestons Park Drive

RMA/2020/2528

Re-Applied under 2021 DC Policy - Fee Simple subdivision - 61 lots and associated land use

Surrendered

Applied 04/11/2020

s223 Certificate issued stage 8 02/12/2021

s223 Certificate issued stage 1 02/12/2021

s223 Certificate issued stage 2 02/12/2021

s223 Certificate issued stage 3 02/12/2021

s223 Certificate issued stage 5 02/12/2021

s223 Certificate issued stage 6 02/12/2021

s223 Certificate issued stage 7 02/12/2021

23 Bellbird Lane

RMA/2018/1435

Construct eight residential units with associated car parking and landscaping

Processing complete

Applied 18/06/2018

Decision issued 09/08/2018

Granted 09/08/2018

RMA/2018/2656

Wastewater Capacity Certificate

Processing complete

Applied 01/11/2018

Certificate issued 21/11/2018

24 Lambies Street

RMA/2023/2348

New residential two-storey dwelling with attached garage

Processing complete

Applied 08/09/2023

Conditions changed/cancelled - s127 19/09/2023

Decision issued 11/09/2023

Granted 11/09/2023

24 Prestons Park Drive

RMA/2020/2528

Re-Applied under 2021 DC Policy - Fee Simple subdivision - 61 lots and associated land use

Surrendered

Applied 04/11/2020

s223 Certificate issued stage 1 02/12/2021

s223 Certificate issued stage 2 02/12/2021

s223 Certificate issued stage 3 02/12/2021

s223 Certificate issued stage 5 02/12/2021

s223 Certificate issued stage 6 02/12/2021

s223 Certificate issued stage 7 02/12/2021

s223 Certificate issued stage 8 02/12/2021

25 Bellbird Lane

RMA/2018/1435

Construct eight residential units with associated car parking and landscaping

Processing complete

Applied 18/06/2018

Decision issued 09/08/2018

Granted 09/08/2018

RMA/2018/2656

Wastewater Capacity Certificate

Processing complete

Applied 01/11/2018

Certificate issued 21/11/2018

25 Te Rito Street

RMA/2013/2603

Lot 1042 - Erect 32 Residential Units - Historical Reference RMA92024329

Processing complete

Applied 02/12/2013

Decision issued 29/01/2014

Granted 29/01/2014

Within scope amendment accepted 07/06/2018

Within scope amendment decision issued 07/06/2018

RMA/2014/765

Within Scope Amendment to RMA92024329 - Historical Reference RMA92025393

Processing complete

Applied 01/04/2014

Decision issued 09/04/2014

Granted 09/04/2014

27 Bellbird Lane

RMA/2018/1435

Construct eight residential units with associated car parking and landscaping

Processing complete

Applied 18/06/2018

Decision issued 09/08/2018

Granted 09/08/2018

RMA/2018/2656

Wastewater Capacity Certificate

Processing complete

Applied 01/11/2018

Certificate issued 21/11/2018

29 Bellbird Lane

RMA/2018/1435

Construct eight residential units with associated car parking and landscaping

Processing complete

Applied 18/06/2018

Decision issued 09/08/2018

Granted 09/08/2018

RMA/2018/2656

Wastewater Capacity Certificate

Processing complete

Applied 01/11/2018

Certificate issued 21/11/2018

3 Te Rito Street

RMA/2013/2603

Lot 1042 - Erect 32 Residential Units - Historical Reference RMA92024329

Processing complete

Applied 02/12/2013

Decision issued 29/01/2014

Granted 29/01/2014

Within scope amendment accepted 07/06/2018

Within scope amendment decision issued 07/06/2018

RMA/2014/765

Within Scope Amendment to RMA92024329 - Historical Reference RMA92025393

Processing complete

Applied 01/04/2014

Decision issued 09/04/2014

Granted 09/04/2014

31 Bellbird Lane

RMA/2018/1435

Construct eight residential units with associated car parking and landscaping

Processing complete

Applied 18/06/2018

Decision issued 09/08/2018

Granted 09/08/2018

RMA/2018/2656

Wastewater Capacity Certificate

Processing complete

Applied 01/11/2018

Certificate issued 21/11/2018

32 Lambies Street

RMA/2023/2986

Construction of a residential dwelling with an attached garage

Processing complete

Applied 15/11/2023

Decision issued 21/11/2023

Granted 21/11/2023

33 Bellbird Lane

RMA/2018/1435

Construct eight residential units with associated car parking and landscaping

Processing complete

Applied 18/06/2018

Decision issued 09/08/2018

Granted 09/08/2018

RMA/2018/2656

Wastewater Capacity Certificate

Processing complete

Applied 01/11/2018

Certificate issued 21/11/2018

35 Bellbird Lane

RMA/2018/1435

Construct eight residential units with associated car parking and landscaping

Processing complete

Applied 18/06/2018

Decision issued 09/08/2018

Granted 09/08/2018

RMA/2018/2656

Wastewater Capacity Certificate

Processing complete

Applied 01/11/2018

Certificate issued 21/11/2018

36 Lambies Street

RMA/2023/2380

New residential dwelling with attached garage

Processing complete

Applied 12/09/2023

Decision issued 31/10/2023

Granted 31/10/2023

37 Bellbird Lane

RMA/2018/1435

Construct eight residential units with associated car parking and landscaping

Processing complete

Applied 18/06/2018

Decision issued 09/08/2018

Granted 09/08/2018

RMA/2018/2656

Wastewater Capacity Certificate

Processing complete

Applied 01/11/2018

Certificate issued 21/11/2018

4 Prestons Park Drive

RMA/2020/2528

Re-Applied under 2021 DC Policy - Fee Simple subdivision - 61 lots and associated land use

Surrendered

Applied 04/11/2020

s223 Certificate issued stage 1 02/12/2021

s223 Certificate issued stage 2 02/12/2021

s223 Certificate issued stage 3 02/12/2021

s223 Certificate issued stage 5 02/12/2021

s223 Certificate issued stage 6 02/12/2021

s223 Certificate issued stage 7 02/12/2021

s223 Certificate issued stage 8 02/12/2021

420 Prestons Road

RMA/1979/234

Siting new Club rooms 7.5m from boundary - Historical Reference RES9208378

Processing complete

Applied 22/11/1979

Decision issued 24/07/1980

Granted 24/07/1980

RMA/1983/355

Waiver the 1.5m min building distance to allow shed to be erected 0.3m from boundary - Historical Reference RES9208376

Processing complete

Applied 23/02/1983

Decision issued 03/03/1983

Granted 03/03/1983

RMA/1986/931

Consent to erect clubrooms for the north Christchurch Pigeon Flying Club on Marshland Domain - Historical Reference RES9218310

Processing complete

Applied 01/09/1986

Decision issued 04/12/1986

Granted 04/12/1986

RMA/1999/1212

Consent to license the operation of a mobile shop in Marshlands domain (1/23 applications) - Historical Reference RES9220944

Processing complete

Applied 01/01/1999

Decision issued 07/05/1993

Granted 07/05/1993

RMA/1999/601

Erect building on a public reserve zoned open space ``a`` - Historical Reference RES9208381

Processing complete

Applied 01/01/1999

Decision issued 04/12/1986

Granted 04/12/1986

RMA/2002/1232

Addition to existing clubrooms to store hampers for racing pigeons. - Historical Reference RMA20010230

Processing complete

Applied 28/05/2002

Decision issued 02/07/2002

Granted 01/07/2002

430R Prestons Road

RMA/2006/850

Overseas investment certificate - Historical Reference RMA92004879

Processing complete

Applied 21/04/2006

Decision issued 05/05/2006

Granted 04/05/2006

RMA/2011/1766

UNDERTAKE EARTHWORKS - Historical Reference RMA92019351

Processing complete

Applied 22/12/2011

Decision issued 20/04/2012

Granted 20/04/2012

RMA/2013/2369

Stage 2 Prestons Development - Historical Reference RMA92024089

Withdrawn

Applied 07/11/2013

RMA/2014/502

EARTHWORKS - IN CONJUNCTION WITH RMA92019351 - Historical Reference RMA92025118

Processing complete

Applied 05/03/2014

Decision issued 07/03/2014

Granted 07/03/2014

436 Prestons Road

RMA/1974/137

Enable sale of Produce on Farm from the stall erected on property - Historical Reference RES9208388

Processing complete

Applied 11/06/1974

Decision issued 22/11/1974

Granted 22/11/1974

RMA/1979/235

Sell and display Produce grown or produced on the property or on any other property owned or occupied by the applicants or either of them. with off - Historical Reference RES9208392

Processing complete

Applied 08/01/1979

Decision issued 09/10/1979

Granted 09/10/1979

Outcome not recorded 09/10/1979

RMA/1993/880

To erect an accessory building exceeding 8 metres in height - Historical Reference RES9220518

Processing complete

Applied 03/12/1993

Decision issued 10/12/1993

Granted 10/12/1993

RMA/1994/1511

Erection of a greenhouse as a Farm building in a rural zone for the production of vegetable crops. - Historical Reference RES94102861

Processing complete

Applied 20/10/1994

Decision issued 19/12/1994

Granted 19/12/1994

RMA/1994/2330

Erection of a greenhouse as a Farm building in a rural zone, for the production of vegetables - Historical Reference RMA155

Withdrawn

Applied 25/10/1994

RMA/2003/3380

A)granting of a consent of a S.D in terms of original.app. B) in the relif prayed for under par. (a)cannot be had then as a second alteration modi - Historical Reference RMA9

Processing complete

Applied 14/10/2003

Decision issued 19/11/2003

Granted 19/11/2003

RMA/2012/1204

s357 objection to conditions to RMA92019798 - Historical Reference RMA92020591

Processing complete

Applied 06/08/2012

Decision issued 24/08/2012

Granted 24/08/2012

RMA/2012/1257

Erection of four two-sided billboards for a period of five years - Historical Reference RMA92020647

Processing complete

Applied 16/08/2012

Decision issued 29/08/2012

Granted 28/08/2012

RMA/2012/1417

FIVE DWELLINGS - Historical Reference RMA92020817

Processing complete

Applied 10/09/2012

Decision issued 04/10/2012

Granted 03/10/2012

RMA/2012/1472

44 DWELLINGS WITH ATTACHED GARAGES Withdrawn by Applicant - Subdivision Plans amended to resolve issues covered by this application. - Historical Reference RMA92020878

Withdrawn

Applied 17/09/2012

RMA/2015/2493

Dwelling with attached garage - Historical Reference RMA92030828

Processing complete

Applied 08/09/2015

Decision issued 24/09/2015

Granted 23/09/2015

RMA/2015/865

Show Home Village and Sales Office Prestons South Subdivision - Historical Reference RMA92029102

Processing complete

Applied 30/03/2015

Decision issued 11/05/2015

Granted 11/05/2015

RMA/2018/1093

Surrender of Easement - RMA/2015/2023/A

Processing complete

Applied 04/05/2018

Certificate issued 01/06/2018

RMA/2018/2457

New residential unit with attached garage

Processing complete

Applied 08/10/2018

Decision issued 23/10/2018

Granted 23/10/2018

RMA/2018/2684

Surrender of Easement

Withdrawn

Applied 05/11/2018

RMA/2018/2981

Development of site to construct 15 units utilized for commercial and retail activities

Processing complete

Applied 06/12/2018

Conditions changed/cancelled - s127 01/11/2022

Conditions changed/cancelled - s127 19/08/2024

Conditions changed/cancelled - s127 16/08/2024

Decision issued 22/11/2019

Granted 21/11/2019

RMA/2019/2172

Surrender of Electricity Easement EI 11269487.6

Processing complete

Applied 20/09/2019

Certificate issued 26/09/2019

RMA/2020/1244

Surrender of easements - EI11679611.4 & EI11679611.5

Withdrawn

Applied 17/06/2020

441R Prestons Road

RMA/2011/862

To erect an 18m2 double sided billboard - Historical Reference RMA92018414

Processing complete

Applied 12/07/2011

Decision issued 05/08/2011

Granted 05/08/2011

RMA/2014/280

Dwelling with attached garage - Historical Reference RMA92024885

Processing complete

Applied 11/02/2014

Granted 10/03/2014

Decision issued 11/03/2014

448 Prestons Road

RMA/2007/812

Overseas Investment Certificate - Historical Reference RMA92008053

Processing complete

Applied 11/04/2007

Decision issued 11/04/2007

Granted 11/04/2007

RMA/2009/511

EPH complex with various non compliances - Historical Reference RMA92013938

Processing complete

Applied 22/04/2009

Decision issued 31/08/2009

Granted 31/08/2009

RMA/2011/382

UNDERTAKE EARTHWORKS AND ESTABLISH, OPERATE AND MAINTAIN STAGE 2 OF EPH COMPLEX -
Historical Reference RMA92017907

Processing complete

Applied 15/04/2011

Decision issued 18/01/2012

Granted 18/01/2012

RMA/2013/1454

Stage 1 and 2 of EPH Complex - Historical Reference RMA92023125

Processing complete

Applied 30/07/2013

Decision issued 05/12/2013

Granted 04/12/2013

RMA/2014/2246

17 EPH Units - Historical Reference RMA92026930

Processing complete

Applied 29/08/2014

Decision issued 14/04/2015

Granted 14/04/2015

RMA/2014/731

VARIATION TO RMA92023125 ADDITIONAL 27 SINGLE-STOREY EPH UNITS - Historical Reference RMA92025359

Withdrawn

Applied 28/03/2014

RMA/2015/1431

Eight Additional EPH Units - Historical Reference RMA92029697

Processing complete

Applied 27/05/2015

Decision issued 01/07/2015

Granted 01/07/2015

RMA/2015/1978

Extension of Alpine View Lifestyle Village Encumbrance 30/5/16 - Historical Reference RMA92030271

Processing complete

Applied 21/07/2015

Decision issued 02/10/2015

Granted 02/10/2015

RMA/2020/542

Earthworks to level site

Processing complete

Applied 12/03/2020

Decision issued 09/04/2020

Granted 09/04/2020

6 Prestons Park Drive

RMA/2020/2528

Re-Applied under 2021 DC Policy - Fee Simple subdivision - 61 lots and associated land use

Surrendered

Applied 04/11/2020

s223 Certificate issued stage 1 02/12/2021

s223 Certificate issued stage 2 02/12/2021

s223 Certificate issued stage 3 02/12/2021

s223 Certificate issued stage 5 02/12/2021

s223 Certificate issued stage 6 02/12/2021

s223 Certificate issued stage 7 02/12/2021

s223 Certificate issued stage 8 02/12/2021

6/4 Te Rito Street

RMA/2018/137

Operate real estate office for duration ending until 31 December 2022

Processing complete

Applied 18/01/2018

Decision issued 01/05/2018

Granted 01/05/2018

RMA/2022/1344

Comprehensive residential development - Six one-storey units

Processing complete

Applied 29/04/2022

Conditions changed/cancelled - s127 13/11/2024

Decision issued 19/05/2023

Granted 19/05/2023

RMA/2024/3160

Subdivision - Fee Simple - 6 Lot with land use

Processing complete

Applied 01/11/2024

s223 Certificate issued 28/03/2025

s224 Certificate issued 12/06/2025

Decision issued 29/11/2024

Granted 28/11/2024

8 Prestons Park Drive

RMA/2020/2528

Re-Applied under 2021 DC Policy - Fee Simple subdivision - 61 lots and associated land use

Surrendered

Applied 04/11/2020

s223 Certificate issued stage 3 02/12/2021

s223 Certificate issued stage 5 02/12/2021

s223 Certificate issued stage 6 02/12/2021

s223 Certificate issued stage 7 02/12/2021

s223 Certificate issued stage 8 02/12/2021

s223 Certificate issued stage 1 02/12/2021

s223 Certificate issued stage 2 02/12/2021

Data Quality Statement

Land Use Consents

All resource consents are shown for sites that have been labelled with an address. For sites that have been labelled with a cross (+) no resource consents have been found. Sites that have no label have not been checked for resource consents. This will be particularly noticeable on the margins of the search radius. If there are such sites and you would like them included in the check, please ask for the LIM spatial query to be rerun accordingly. This will be done free of charge although there may be a short delay. Resource consents which are on land occupied by roads, railways or rivers are not, and currently cannot be displayed, either on the map or in the list. Resource consents that relate to land that has since been subdivided, will be shown in the list, but not on the map. They will be under the address of the land as it was at the time the resource consent was applied for. Resource consents that are listed as Non-notified and are current, may in fact be notified resource consents that have not yet been through the notification process. If in doubt. Please phone (03)941 8999.

The term “resource consents” in this context means land use consents. Subdivision consents and certificates of compliance are excluded.

Subdivision Consents

All subdivision consents are shown for the sites that have been labelled with consent details. For Sites that have been labelled with a cross (+) no records have been found. Sites that have no label have not been checked for subdivision consents. This will be particularly noticeable on the margins of the search radius. If there are such sites and you would like them included in the check, please ask for the LIM spatial query to be rerun accordingly. This will be done free of charge although there may be a short delay.

The term “subdivision consents” in this context means a resource consent application to subdivide land. Non subdivision land use resource consents and certificates of compliance are excluded.

This report will only record those subdivision applications which have not been completed i.e once a subdivision has been given effect to and the new lots/properties have been established the application which created those lots will not be shown

All subdivision consent information is contained on the map and no separate list is supplied