

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

(Section 127)

s127 Application Number: RMA/2018/1992/A
Original application number: RMA/2018/1992
Applicant: Sutherlands Road Limited
Site address: 57 Sutherlands Road
Legal Description: Lot 4 DP 2380
Zoning: Residential New Neighbourhood
Overlays and map notations: Liquefaction Management Area
Activity Status: Discretionary activity

Description of Application: Change of conditions pursuant to Section 127

Introduction

The applicant is seeking to vary the conditions of an existing resource consent (RMA/2018/1992) which was granted on a non-notified basis by the Council on 13/12/2018.

The original application proposed to create 69 fee simple allotments, 8 local purpose (utility) reserves to vest, 4 roads to vest and 1 local purpose (road) reserve. The consent addressed the following non-compliances earthworks within a waterway setback, general earthworks exceedance, elements of the application were not in accordance with the outline development plan, subdivision within the liquefaction management area, wastewater capacity and roading formation. The effects of the non-compliances were considered to be less than minor.

The applicant is seeking to change land use conditions 1 and subdivision conditions 1, 2, 3, 4, 5, 10, 11 and 24. The reasoning for the proposed amendment is to offset works within Lot 69 (Stage 5) until it is developed in the future. This includes:

- The removal of Lots 82 (in part) and 83 which were consented as local purpose utility reserves
- Delaying works within Lot 69 in regards to utility reserves
- The delaying of some road frontage upgrades of Sutherlands Road along Lot 69. These include parking bays/landscaping and 2.5 m shared path. The extension of seal and kerb along Sutherlands Road will still occur as part of this subdivision. These works will occur alongside Stage 4 road works and not during Stage 5.

The applicant has proposed consent notices to address the diversion of works within Lot 69 to ensure they are completed at a later date.

Some of the proposed condition changes are to correct the previous conditions in regards the number of lots been vested as road reserve and local purpose utility reserve allotments.

Description of site and existing environment

The existing environment consists of greenfield areas where new residential development is occurring south west of the site.

North and east of the site the waterway Quarry Road Drain Branch No.2 is located. Within the Halswell East Outline Development Plan the waterway is required to be enhanced/naturalised.

There are no significant trees, designations or sites of cultural significance within the existing environment or on site.

Sutherlands Road is identified as a collector road

Statutory Considerations

Section 127 of the Resource Management Act 1991 states:

“127. Change or cancellation of consent condition on application by consent holder

- (1) *The holder of a resource consent may apply to the consent authority for a change or cancellation of a condition of a consent, subject to the following:*
 - (a) *the holder of a subdivision consent must apply under this section for a change or cancellation of the consent before the deposit of the survey plan (and must apply under section 221 for a variation or cancellation of a consent notice after the deposit of the survey plan); and*
 - (b) *No holder of any consent may apply for a change or cancellation of a condition on the duration of the consent.*
- (2) *Repealed*
- (3) *Sections 88 to 121 apply, with all necessary modifications, as if -*
 - (a) *the application were an application for a resource consent for a discretionary activity; and*
 - (b) *the references to a resource consent and to the activity were references only to the change or cancellation of a condition and the effects of the change or cancellation respectively.*
- (4) *For the purposes of determining who is adversely affected by the change or cancellation, the local authority must consider, in particular, every person who -*
 - (a) *made a submission on the original application; and*
 - (b) *may be affected by the change or cancellation.*

Type of Application

The first consideration that is required is whether the application can be treated as one for a change of conditions or whether it will result in a fundamentally different activity or one having materially different adverse effects, such that it should be treated as a new application. The original application sought to create 69 lot fee simple subdivision with associated utility reserves and roads to vest/road reserves.

All that is changing in this application, is the removal of some local purpose utility reserves and a diversion of road frontage upgrades until Lot 69 is further developed.

In my opinion this application can be considered as a variation to the original resource consent as the nature of the activity will not fundamentally change and the adverse effects will not be materially different from those associated with the original consent.

Written approvals [Sections 95D(e), 95E(3)(a) and 104(3)(a)(ii)]

No written approvals have been provided with the application.

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

Pursuant to Section 127(3) the application must be assessed as a discretionary activity. As such, the Council's assessment is unrestricted and all actual and potential effects of this proposal must be considered. In my opinion the effects on the environment associated with the proposed change/cancellation of conditions relate to future development and subdivision design.

The applicant is proposing the following changes to consented design:

- The removal of Lots 82 (in part) and 83 which were consented as local purpose utility reserves
- Minimal works are proposed along the frontage of Lot 69
- The delaying of some road frontage upgrades of Sutherlands Road along Lot 69. These include parking bay/landscaping and 2.5 m shared path. The extension of seal and kerb along Sutherlands Road will still occur as part of this subdivision. These works will be delayed until stage 4 road works are being completed.

Lot 69 is a future development block with an existing dwelling. It is anticipated that in the future, this allotment will be further subdivided to ensure it meets the 15 households per hectare requirement for the whole development (it is required to achieve a minimum of 7 households within the allotment).

I note that the waterway (Quarry Drain Branch No 2) is located outside the application site and is within the road frontage. Therefore an easement in gross/utility reserve is not required along Lot 69's road frontage. I consider that when Lot 69 is further developed, further assessment can occur at this time to determine whether Lot 69's road frontage becomes a utility reserve.

The above changes are simply delaying the elements (such as road frontage upgrades, a vesting of a reserve along the frontage and any associated works) which can occur once the site (lot 69 in particular) is fully developed. The applicant has volunteered a consent notice to ensure that these elements are addressed at a later stage and will be an ongoing condition of consent. I consider that the proposed changes are not creating any greater effect as the pending items will be addressed at a later stage where Council can reassess the requirements at this stage in time. I note the applicant has agreed to the amended conditions. I consider that the effect of this proposal are no greater than what has already been consented.

Notification assessment [Sections 95A and 95B]	
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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. Under section 95(A)(5)(b) the application must not be notified as the change of conditions is a discretionary activity and relates to the subdivision of land.
- Step 3. This step is not applicable as notification of the application is prevented by Step 2.
- Step 4. There are no special circumstances that warrant public notification (section 95A(9)).

In accordance with the provisions of section 95A, the application must not be publicly notified.

Limited notification assessment

- Step 1. There are no affected groups or persons in relation to customary rights, customary marine titles or statutory acknowledgements as outlined in section 95B(2) and (3).
- Step 2. There are no rules or NES preventing limited notification, and the application is not for a controlled activity land use consent under the District Plan (section 95B(6)).
- 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)).

In accordance with the provisions of section 95B, the application must not be limited notified.

Recovery Plans and Regeneration Plans
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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.

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

Other Section 104 matters

The application is:

- Consistent with the relevant objectives and policies in the District Plan as it will maintain the character and amenity of the residential environment.
- Able to be granted consent without notification, pursuant to Section 104(3)(d).

For completeness, I note that the District Plan gives effect to Part 2 of the Act and the 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.

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

Recommendations

That, for the reasons outlined above:

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

The conditions of consent shall now read as follows:

LAND USE CONSENT

- ~~1. The development shall proceed in accordance with the information and plans submitted with the application. The stamped approved plans are entered into Council records as RMA/2018/1992 (55 pages).~~

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

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Approved Consent Documentation has been entered into Council records as RMA/2018/1992 and RMA/2018/1992/A (6 Pages).

SUBDIVISION CONSENT

~~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.~~

1. Compliance with Application Information

The development shall proceed in accordance with the stamped approved plan submitted with the original application as amended by RMA/2018/1992/A. The stamped approved plan is Page 1 within the stamped approved plans of this consent (reference Drawing Number: E18942 R12).

~~2. Staging~~

- ~~— The subdivision may be carried out in stages, and may be undertaken in any order provided that each stage is provided with legal road access. If staged, each stage is to be in accordance with the staging shown on the application plan.~~

- ~~— 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.~~

2. Staging

The subdivision may be carried out in stages, and may be undertaken in any order provided that each stage is provided with legal road access. If staged, each stage is to be in accordance with the staging shown on the Amended application plan (page 1 of the approved plans).

At each stage any balance land is to be left as a fully serviced allotment that retains the underlying credits, if any, for development contributions, except that if Stage 5 proceeds first, the balance land does not need to be serviced and no credits will be available for any development contributions.

3. Local Purpose Road Reserves

- 3.1 Lot 89 shall be vested as Local Purpose Road Reserve.

~~4. Local Purpose (Utility) Reserves~~

- ~~4.1 Lots 76, 77 and 81 are to be vested as Local Purpose (Utility) Reserves.~~

Advice Notes: These lots hold no credits towards the final Reserve Development Contributions assessment. The agreed developments on the 'Accepted' landscape plans for Lots 76, 77 and 81 are to hold no credits against the Reserve Development Contributions.

~~Advice note: Any proposed easements across the Local Purpose (Utility) reserve will need to be made to the Council's Reserves Officer Subcommittee for approval, prior to the issue of 224C.~~

4. Local Purpose (Utility) Reserves

4.1 Local Purpose (Utility) Reserves Lots 76-82 are to be vested as Local Purpose (Utility) Reserves.

Advice Notes: *These lots hold no credits towards the final Reserve Development Contributions assessment. The agreed developments on the 'Accepted' landscape plans for Lots 76-82 are to hold no credits against the Reserve Development Contributions.*

Advice note: *Any proposed easements across the Local Purpose (Utility) reserve will need to be made to the Council's Reserves Officer Subcommittee for approval, prior to the issue of 224C.*

5. ~~New Road to Vest~~

5.1 ~~The new road(s), being lot(s) Lots 84-87, are to be formed and vested in the Council to the satisfaction of the Subdivision Engineer with underground wiring for electricity supply and telecommunications.~~

5. New Road to Vest

5.1 The new road(s), being Lots 84-88, are to be formed and vested in the Council to the satisfaction of the Subdivision Engineer with underground wiring for electricity supply and telecommunications.

6. Engineering General

6.1 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).

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

In addition to the above, the applicant is to design all infrastructure to resist the effects associated with earthquake induced liquefied soils. All liquefaction hazard mitigation shall be designed for a 1 in 150 year return period serviceability limit seismic design event and a 1 in 500 year return period ultimate limit state seismic design event as defined in NZS1170.5.2004.

- 6.3 The surveyor is to forward a copy of the title plan and survey plan to the Subdivision Planner (that issued the consent), Resource Consents & Building Policy Unit as soon as the plan has been lodged (or earlier if possible) for checking at Land Information New Zealand for entering into the Council GIS system.
- 6.4 All private sewer and stormwater laterals (serving rear lots) shall be installed under a single global Building Consent by a Licensed Certifying Drain Layer and the Code Compliance Certificate forwarded to Council's Subdivision Team as part of the Sec 224c application.
- 6.5 Pipeline CCTV inspections are to be carried out on all gravity pipelines in compliance with the Council Standard Specifications (CSS):
<https://www.ccc.govt.nz/consents-and-licences/construction-requirements/construction-standard-specifications/pipeline-cctv-inspections/>
- 6.6 As-Built plans and data shall be provided for all infrastructure and private work in compliance with the Infrastructure Design Standards (IDS):
<https://www.ccc.govt.nz/consents-and-licences/construction-requirements/infrastructure-design-standards/as-built-survey-and-data-requirements/>

7. Water Supply

- 7.1 The point of supply shall be the DN355 OD PE100 water main which has been constructed by Council to align with the future collector road through the site (Lot 87). The water main along Lot 85 (Road to Vest) shall be a minimum of DN255 OD PE100 and shall extend to within 1.0 m of the legal road boundary and be terminated with a temporary hydrant in accordance with the provisions of the Infrastructure Design Standard. Water mains shall be extended along the full length of legal road (Lot 84 and Lot 86) to within 65m of the end of the cul-de-sac as per the provisions of the Infrastructure Design Standard.

Advice Note: For any costs associated with the above water main which are over and above that required to service the proposed subdivision, Council will enter into a cost share arrangement which will be based on the additional cost of increasing the size of the water main but not on a proportional basis. A Private Developer Agreement will be entered into with Council for this to occur.

- 7.2 The water supply shall be designed by a suitably qualified person in accordance with the Infrastructure Design Standard and in accordance with the NZ Fire Service Fire Fighting Water Supplies Code of Practice NZS 4509:2008 to the satisfaction of the Water & Wastewater Asset Planning Team. Engineering drawings supported by hydraulic model outputs shall be sent to the Subdivisions Engineer for acceptance by the Three Water & Waste Asset Planning Team prior to the commencement of any physical work.
- 7.3 Except where otherwise stated, all water mains within the development shall be a minimum DN180 OD PE100 diameter.
- 7.4 The work shall be carried out by a Council approved water supply installer at the expense of the applicant.
- 7.5 All lots shall be served with a water supply to their boundary. Submains shall be installed to 1m past each lot boundary.
- 7.6 Rear lots shall be served with laterals installed by a Licensed Certified Plumber into their net site areas under a Building Consent for each stage. Alternatively, the consent holder can seek Building Consent (BC) exemption for the installation of the private laterals. Where the laterals are installed under BC exemption construction shall be in accordance with the CSS and the IDS. Dummy connection boxes shall be installed at the entrance of each R.O.W. A copy of the Code Compliance Certificate shall be forwarded through to the Council's Engineering Team as part of the Section 224c application.

8. Sewer

- 8.1 The sewer system is to be a Local Pressure Sewer System designed in accordance with Council's Infrastructure Design Standards and Construction Standard Specifications. Engineering drawings supported by hydraulic calculations shall be sent to the Subdivisions Engineer for acceptance by the Three Water and Waste Planning Team prior to the commencement of any physical work.

- 8.2 The approved sanitary sewer outfall shall be the DN180 PE100 pressure sewer main which has been constructed by Council to align with the future collector road through the site.
- 8.3 The pressure sewer main shall be extended along Lot 85 (road to vest) and up to the northern boundary of the legal road to provide a future connection and shall be sized to cater for flows from the catchment upstream of the development that will potentially use the same sewer connection to the approved sanitary outfall. The areas to be provided for in the sizing of the pressure main are within the following land parcels:
- a. Lot 1, Lot 2 and Lot 3 of DP 24507 with a total area of 7.31 ha and zoned as Residential New Neighbourhood in the District Plan.
 - b. Lot 100 DP528948, Pt Lot 1 DP 13942 and Lot 1 DP 326520 with a total area of 12.11 ha and zoned as Residential New Neighbourhood in the District Plan.

Advice Note: For any costs associated with the above pressure main which are over and above that required to service the proposed subdivision, Council will enter into a cost share arrangement which will be based on the additional cost of increasing the size of the pressure sewer main but not on a proportional basis. A Private Developer Agreement will be entered into with Council for this to occur.

- 8.4 Measures shall be put in place to Council's satisfaction and acceptance for enabling initial operation of the local pressure sewer system within the subdivision during the build phase to ensure a self-cleansing flow and limiting sewage age within the system when the design number of pressure sewer tanks are not yet in operation.
- 8.5 Each lot shall have a Boundary Kit located within the legal road or R.O.W. outside the boundary of each lot. The lateral from the Boundary Kit is to extend at least 600mm into the net site of each lot.
- 8.6 Properties in a R.O.W. shall be serviced by a single pressure main. An isolation valve shall be installed on the pressure main at the boundary of the ROW and the public road. Easements in gross shall be created over Pressure Sewer Systems in private R.O.Ws.
- 8.7 Installation of the boundary kit and connection to Council's sewer system shall be carried out by a Council Authorised Drainlayer (Pressure Sewer Reticulation).
- 8.8 This lot is to be served by a local pressure sewer system comprising a pump and storage chamber to be supplied by either Aquatec or EcoFlow and installed by a Council Authorised Drainlayer (Pressure Sewer Tanks) at building consent stage in accordance with the Requirements for Local Pressure Sewer Pumps specified under a Building Consent. The pressure sewer system will be supplied complete with an IOTA OneBox Control Panel.
- 8.9 Ownership and control of the local pressure pump, chamber, boundary kit and OneBox Control Panel will be vested with Council. The property owner shall enter into a Deed with the Christchurch City Council, drafted in terms approved by the Christchurch City Council, vesting ownership in the system prior to Code Compliance Certificate being issued for a dwelling on the relevant site.
- 8.10 The Council and its agents or contractors shall have the right of access to the property for the purpose of maintenance, monitoring or renewal of any part of the local pressure sewer system vested with Council.
- 8.11 The electricity supply for the system shall be from the dwelling and metered to the dwelling serviced by the system. The property owner shall be responsible for the power costs of operating the system.
- 8.12 The property owner shall ensure adherence with the operational requirements of the local pressure sewer system and if in breach of this obligation, the property owner shall promptly at the property owner's expense properly and substantially repair and make good all injury or damage caused to the local pressure sewer system. If the property owner fails to promptly comply with this obligation then the Council may perform the obligation and recover any costs incurred from the Property Owner,
- 8.13 Conditions 8.8-8.12 are ongoing conditions in which a consent notice will be issued.

9. Stormwater

- 9.1 The stormwater management system shall be comprised of channels, sumps, pipes, swales and waterways. In addition to the below conditions, the system shall meet the requirements of the CCC Waterways, Wetlands and Drainage Guide (WWDG 2003 including Chapters 6, 21 and Appendix 10 updated 2011/12), the Infrastructure Design Standard (IDS 2017), the Construction Standard Specifications (CSS 2017) and the South West Area Christchurch Stormwater Management Plan.
- 9.2 The consent holder shall demonstrate that authorisation for construction and operational phase stormwater discharge has been obtained either from Christchurch City Council, otherwise separate authorisation from Environment Canterbury shall be obtained.
- 9.3 Unless otherwise approved by Council Engineers, stormwater generated from all roofs, roads and hardstanding areas within all allotments shall be collected via channels, sumps, pipes or swales and discharged into a permanent stormwater mitigation facility to be constructed offsite within Council land at 32 Sutherlands Road ("Sutherlands Basins").
- 9.4 No permanent sealed surfaces shall be constructed on the site until the Sutherlands Basins facility has been commissioned.
- 9.5 The filling of land (including culvert installation) shall not cause adverse flooding effects on other land. The consent holder shall provide a report summarizing any effects disruption of overland flow caused by filling within the site, and identify all measures proposed to avoid, remedy or mitigate those effects. This report shall form part of the Engineering Design Report required under Condition 13 below.
- 9.6 Unless otherwise approved by Council engineers, the surface water management system shall be designed to ensure complete capture and conveyance of all stormwater runoff from the site for all rainfall events up to and including the critical two percent annual exceedance probability storm. This will require internal reticulation and conveyance to meet Council's inundation standards as specified in the WWDG. Further, the conveyance system shall be designed to ensure that even for events where the critical peak stormwater runoff flow rate occurs that all resulting runoff shall actually reach the stormwater mitigation facility. A combination of the primary and secondary conveyance systems may be used to ensure this level of service is achieved.
- 9.7 The primary stormwater reticulation network shall be designed to convey (at minimum) the critical twenty percent annual exceedance probability storm event. No flooding of private property shall occur during the critical ten percent annual exceedance probability storm event and no flooding of buildings shall occur during the critical two percent annual exceedance probability storm event.
- 9.8 The consent holder shall submit an Engineering Design Report for acceptance by 3 Waters and Waste and Resource Consents Units. The Engineering Design Report shall demonstrate how the design will meet all of the applicable standards and shall contain all of the plans, specifications and calculations for the design and construction of all stormwater infrastructure and mitigation systems.
- 9.9 Stormwater laterals are to be laid to at least 600mm inside the boundary of all lots at the subdivision stage. Unless otherwise approved by Council Engineers, 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.
- 9.10 The designer of the surface water management system shall provide a report which identifies all secondary flow paths proposed for storm events that exceed the capacity of the stormwater management and mitigation system. All secondary or emergency stormwater flowpaths are to be identified and protected by an easement in favour of Christchurch City Council, if required.
- 9.11 Safe and adequate access to surface water mitigation facilities for maintenance and sediment removal shall be provided and designed in accordance with WWDG Sections 6.8 & 6.9.
- 9.12 The consent holder shall provide easements in gross over all stormwater infrastructure located outside of legal road or utility reserve areas to be vested with Council.
- 9.13 The consent holder shall operate all stormwater infrastructure to vest into Council for at least 12 months following the issue of the Section 224(c) certificate, after such time Council may accept responsibility for operation and maintenance.

- 9.14 The consent holder shall provide as-built plans of the stormwater 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.
- 9.15 A Maintenance and Operations manual for all stormwater water management and mitigation facilities established under this consent shall be provided and shall form part of the Resource Consents and 3 Waters Planning Unit acceptance. This manual is to include a description of the activity, the design assumptions, maintenance schedule and monitoring requirements.
- 9.16 The area of exposed soils as a result of site disturbance shall not exceed 5 hectares at any time.
- 9.17 The concentration of total suspended solids (TSS) in construction phase stormwater discharges as measured where the site discharges into the CCC network (Quarry Road Drain Branch No.2) shall not exceed 100mg/L.
- 9.18. During construction when a stormwater discharge is occurring, Quarry Road Drain Branch No.2 at the point where the site discharges into it shall be visually assessed and observations photographed and recorded at least twice per day for any change in water clarity. Records of visual assessments including photographs shall be kept in file and provided to Christchurch City Council on request.
- 9.19 If the visual assessment and observations undertaken in accordance with the above condition indicate a decrease in visual clarity, the consent holder shall, without undue delay, undertake water quality monitoring in accordance with the below condition.
- 9.20. At least two grab samples of the discharge shall be taken by a suitably qualified person and analysed by an International Accreditation New Zealand (IANZ) laboratory, or by use of a calibrated instrument for measuring Total Suspended Solids. The results and observations shall be retained by the consent holder and forwarded to Christchurch City Council, Attn: Subdivisions Engineer.
- 9.21 If any samples exceed 100mg/L TSS, the consent holder shall undertake remedial measures and update the ESCP accordingly to reflect any measures taken to reduce TSS concentrations below 100mg/L.
- 9.22. All exposed surfaces shall be stabilised if they are not to be worked for a period of greater than 14 days. If the consent holder abandons site works, they shall first take preventative and remedial measures to control erosion and sediment discharges and shall maintain those measures as long as necessary to control sediment discharges from the site.

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

10. Greenspace

10.1 Design and Development of reserves and streetscapes

- ~~A. Landscape plans for the reserves (Lots 76, 77 and 81), and streetscapes are to be submitted as part of the Landscape Design Report to the Asset and Network Unit (Parks) for acceptance. All landscaping is to be carried out in accordance with the Accepted plan.~~
- ~~B. Where the Consent Holder has applied to vest assets as detailed on Accepted Landscape Plans, but the Asset and Network Unit (Parks) have not agreed to the value of the assets being credited against the Reserve Development Contributions or to reimburse the value of the assets to the Consent Holder, then the Consent Holder may vest the assets at their own expense.~~
- ~~C. The Landscape Design Report and plans are to provide sufficient detail to confirm compliance with the requirements of the IDS, the CSS: and the WWDG: 2003. All landscaping required by this condition is to be carried out in accordance with the accepted report and plan(s) at the Consent Holder's expense, unless otherwise agreed. The Consent Holder shall maintain the works for 12 months for the Establishment Period (Maintenance and Defects Period) from the time of issue of the Section 224 Certificate.~~

~~Advice note: The landscaping plan shall include landscaping within the waterway setback as outlined in Condition 20.3 and shall be submitted to the Asset and Network Unit for acceptance (with consultation from Council's Waterways Ecologist).~~

- A. Landscape plans for the reserves (Lots 76-82), and streetscapes are to be submitted as part of the Landscape Design Report to the Asset and Network Unit (Parks) for acceptance. All landscaping is to be carried out in accordance with the Accepted plan.
- B. Where the Consent Holder has applied to vest assets as detailed on Accepted Landscape Plans, but the Asset and Network Unit (Parks) have not agreed to the value of the assets being credited against the Reserve Development Contributions or to reimburse the value of the assets to the Consent Holder, then the Consent Holder may vest the assets at their own expense.
- C. The Landscape Design Report and plans are to provide sufficient detail to confirm compliance with the requirements of the IDS, the CSS: and the WWDG: 2003. All landscaping required by this condition is to be carried out in accordance with the accepted report and plan(s) at the Consent Holder's expense, unless otherwise agreed. The Consent Holder shall maintain the works for 12 months for the Establishment Period (Maintenance and Defects Period) from the time of issue of the Section 224 Certificate.

Advice note: The landscaping plan shall include landscaping within the waterway setback as outlined in Condition 20.3 and shall be submitted to the Asset and Network Unit for acceptance (with consultation from Council's Waterways Ecologist).

~~10.2 Establishment Period (Defects Liability Period)~~

~~The Establishment Period (Defects Maintenance) for Lots 76, 77 and 81 will include an inspection by Parks Operations staff after the first 6 months. Any diseased, dead or replacement plantings are to be replaced at the Consent Holder's expense. The Establishment Period and the term on the bond shall be extended by a further 12 months for the replacement planting(s). Refer: CSS, Section Establishment. The Consent Holder is to keep an accurate and up-to-date monthly report on plant and tree conditions during the Establishment Period of the works undertaken. The report shall be submitted, if requested, by the Engineer within five days of the end of each month during the Establishment Period (Refer sample report: Landscape Construction Monthly Establishment Report, CSS, Part 7 Appendix 1).~~

10.2 Establishment Period (Defects Liability Period)

The Establishment Period (Defects Maintenance) for Lots 76-82 will include an inspection by Parks Operations staff after the first 6 months. Any diseased, dead or replacement plantings are to be replaced at the Consent Holder's expense. The Establishment Period and the term on the bond shall be extended by a further 12 months for the replacement planting(s). Refer: CSS, Section Establishment. The Consent Holder is to keep an accurate and up-to-date monthly report on plant and tree conditions during the Establishment Period of the works undertaken. The report shall be submitted, if requested, by the Engineer within five days of the end of each month during the Establishment Period (Refer sample report: Landscape Construction Monthly Establishment Report, CSS, Part 7 Appendix 1).

10.3 Street Trees

- A. The Consent Holder shall submit a plan(s) for proposed street trees to the Council's Asset & Network Unit (Parks) Team for acceptance. The plan(s) are to provide sufficient details to confirm compliance with the requirements of the IDS (current version) and the CSS Part 7: Landscapes (current version). All street tree works are to be carried out in accordance with the accepted report and plan(s) at the Consent Holder's expense. The Consent Holder shall maintain the street trees for 12 months Establishment Period (Defects Maintenance) from the time the trees have been planted up until the final inspection and acceptance of the trees by the Council Parks Operations staff. The Establishment Period and the term of the bond shall be extended by a further 12 months for the replacement planting(s), if required.
- B. The Consent Holder is to keep an accurate and up-to-date monthly report on tree conditions and establishment works undertaken. The report shall be submitted, if requested, by the Engineer within five days of the end of each month during the Establishment Period (Refer sample report: Landscape Construction Monthly Establishment Report, CSS, Part 7 Appendix 1).

Advice Note:

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

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

10.6 Final Completion / Handover

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

10.7 As – Built

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

~~11. Transport~~

- ~~11.1 The developer shall form the culvert crossing within the local purpose road reserve. This does not require the formation of the road carriageway and services (except to the extent to service the subdivision) but does need to be of a sufficient width to allow a road to be formed in the future (which would include an 8 metre formed carriageway with footpaths on each side). The Applicant shall submit an Engineering Design Report for acceptance to the Subdivision Engineer (in consultation with Council's stormwater engineer).~~

- ~~11.2 The roading engineering plans will include the following design aspects:~~

- ~~- There will be a grass verge with formed crossing for pedestrians provided instead of a parking bay placed directly adjacent to Local Purpose (Utility) Reserve Lot 77.~~
- ~~- Car parking bays along the proposed collector road shall be located to ensure that the number of car parking spaces is not reduced through the location of vehicle accesses or street trees.~~

- ~~11.3 Sutherlands Road frontage of the site is to be upgraded at the cost of the applicant to include kerb and channel, a 2.5 metre shared path, 5.0 metre carriageway, right turn bay (collector to collector), car parking/landscaping.~~

11. Transport

- 11.1 The developer shall form the culvert crossing within the local purpose road reserve. This does not require the formation of the road carriageway and services (except to the extent to service the subdivision) but does need to be of a sufficient width to allow a road to be formed in the future (which would include an 8 metre formed carriageway with footpaths on each side). The Applicant shall submit an Engineering Design Report for acceptance to the Subdivision Engineer (in consultation with Council's stormwater engineer).**

- 11.2 The roading engineering plans will include the following design aspects:**

- There will be a grass verge with formed crossing for pedestrians provided instead of a parking bay placed directly adjacent to Local Purpose (Utility) Reserve Lot 77.**
- Car parking bays along the proposed collector road shall be located to ensure that the number of car parking spaces is not reduced through the location of vehicle accesses or street trees.**

- 11.3 Sutherlands Road frontage of the site is to be upgraded at the cost of the applicant to include kerb and channel, a 2.5 metre shared path (along stage 4's Sutherlands Road Frontage), 5.0 metre carriageway, right turn bay (collector to collector), landscaping. The seal and kerb on Sutherlands Road is to be extended along the frontage of Lot 69.**

- 11.4 Any subdivision of Lot 69 shall include the upgrading of Sutherlands Road to provide a parking bay/landscaping, 2.5m shared path, and a secondary flow path within a Local Purpose Reserve along the road frontage.**

Condition 11.4 is an on-going condition for which a consent notice will be issued

12. Access Formation

- 12.1 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.

13. Telecommunications and Energy Supply

- 13.1 All lots shall be provided with the ability to connect to a telecommunications and electrical supply network at the boundary of the net area of each lot. "Ability to connect" means that ducts or cables must be laid to the boundary of the net area.
- 13.2 As evidence of the ability to connect, the consent holder is to provide a copy of the reticulation agreement letter from the telecommunications network operator and a letter from the electrical energy network operator, or their approved agent.

14. Right of Way Easements (Private Ways)

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

15. Service Easements

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

16. Easements in Gross

- 16.1 The legal instruments for 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.

17. Road and/or Lane Names

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

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

- 17.3 Post and nameplate fees are to be paid.

Note: Nameplates are not ordered from the manufacturer until the fee has been paid and usually take six weeks to manufacture. The fees payable will be those that are current at the time of payment (\$200 per post and \$417.00 nameplate as at 1st July 2016).

18. Fencing

- 18.1 **Any retaining wall constructed along the common boundary of the site** with 33 Sutherlands Road (Lot 1 DP 52751) shall be designed and formed to enable the construction of a fence with a minimum height of 1.8m but no higher than 2m as measured from the finished ground level. The fence is permitted under land use consent RMA/2018/688.

19. Earthworks

- 19.1 All filling and excavation work shall be carried out in accordance with an Environmental Management Plan (EMP) which shall include an Erosion and Sediment Control Plan (ESCP). Unless approved as part of a separate ECan resource consent for stormwater discharge or ECan resource consent for excavation/filling the EMP will require formal acceptance by Christchurch City Council's Subdivision Engineer (email to doru.hozias@ccc.govt.nz and rcmon@ccc.govt.nz within 5 working days before commencement of any works). The ESCP shall be designed by a suitably

qualified person and a design certificate (on the Infrastructure Design Standard Part 3: Quality Assurance Appendix IV template <https://www.ccc.govt.nz/assets/Documents/Consents-and-Licences/construction-requirements/IDS/IDS-Part-03-Quality-Assurance-V3-September-2016.PDF>) supplied with the EMP for acceptance at least 5 days prior to the works commencing.

19.2 The best practice principles, techniques, inspections and monitoring for erosion and sediment control shall be based on ECan's Erosion and Sediment Control Toolbox for Canterbury <http://esc Canterbury.co.nz/>. The EMP shall include (but is not limited to):

- The identification of environmental risks including erosion, sediment and dust control, spills, wastewater overflows, dewatering, and excavation and disposal of material from contaminated sites;
- A site description, i.e. topography, vegetation, soils, etc;
- Details of proposed activities;
- A locality map;
- Drawings showing the site, type and location of sediment control measures, sediments ponds, on-site catchment boundaries and off-site sources of runoff;
- Drawings and specifications showing the positions of all proposed mitigation areas with supporting calculations if appropriate;
- Drawings showing the protection of natural assets and habitats;
- A programme of works including a proposed timeframe and completion date;
- Emergency response and contingency management;
- Procedures for compliance with resource consents and permitted activities;
- Environmental monitoring and auditing, including frequency;
- Corrective action, reporting on solutions and update of the EMP;
- Procedures for training and supervising staff in relation to environmental issues;
- Contact details of key personnel responsible for environmental management and compliance.

Note: IDS clause 3.8.2 contains further detail on Environmental Management Plans.

19.3 No construction work shall commence on site until such time as:

- The ESCP has been accepted by Council in accordance with Condition 3
- The approved ESC measures are in place and
- The consent holder has submitted an "Engineering Completion Certificate" (as per IDS - Part 3, Appendix VII) to the Council. This Certificate shall be signed by an appropriately qualified and experienced engineer or environmental professional and attest that the erosion and sediment control measures have been properly installed and in accordance with ECAN Erosion and Sediment Control Toolbox for Canterbury (<http://esc Canterbury.co.nz/>). This certificate shall also name the person(s) responsible for the maintenance of these measures. The consent holder shall submit this certificate to the Council, Attention: Subdivision Engineer, by way of email to rcmon@ccc.govt.nz or doru.hozias@ccc.govt.nz within 5 working days of the commencement of any construction work.
- The contractor has received a copy of all resource consents and relevant permitted activity rules controlling this work

19.4 All construction work shall be carried out in accordance with the approved Erosion and Sediment Control Plan (ESCP), referred to in Condition 3 above. These measures shall be effectively maintained until the soil/materials associated with the project works are reinstated to an erosion-free state.

19.5 Any changes to the approved Erosion and Sediment Control Plan required under Condition 3 shall be confirmed with, an updated plan submitted to the Council's Subdivision Engineer (or their nominee).

19.6 The Erosion and Sediment Control measures shall be inspected by the contractors to ensure effective operation on a daily basis and within 12 hours after a significant (50% AEP or greater) storm event during the works. Any maintenance needs identified during the inspections, to ensure devices continue to operate at full operational capacity, shall be carried out as soon as practicable. A record shall be maintained of the date, time and any maintenance undertaken in association with this condition, and this information shall be provided to the Council's Subdivision Engineer upon request.

19.7 Should the consent holder cease, abandon work on site, stop the works for a period longer than 14 consecutive days, or be required to allow time gaps in accordance with the proposed

timeline, it shall first take adequate preventive and remedial measures to control sediment discharge, and shall ensure that any commenced earthworks are finished in respect to what has commenced for a specific localised area. These measures shall be maintained thereafter until the completion of the works, and site soils being reinstated to an erosion-free state.

- 19.8 The finished ground levels with lots along boundaries with any existing residential activities shall match those existing levels along boundaries or be lower (Lot 3 DP 477054 – 29 Provincial Road - included). Any change in ground levels shall not cause a ponding or drainage nuisance to neighbouring properties, nor affect the stability of the ground or fences of neighbouring properties.
- 19.9 At the end of the fill works as approved by this consent, the applicant shall provide the As built plan showing:
- Finished levels (RL) along the common boundary with existing neighbouring sites,
 - Direction of cross-falls and of surface water discharge across the site.
- 19.10 The treatment of the interface with Lot 1 DP 52751 (33 Sutherlands Road either retained or battered (including any stormwater control as required), shall be submitted to Council for acceptance prior works commencing. A batter slope shall only be provided if the batter slope is entirely contained within Lot 1 DP 52751.

Note: A batter slope would require land owner approval. Finished levels along the common boundary shall not exceed those set out in RMA/2018/688.

- 19.11 For future development, all filled lots shall provide a grade of minimum 1:500 (or steeper) measured from the rear boundary of each lot.
- 19.12 Adequate dust control measures must be in place at all times so as to minimise any nuisance to neighbouring properties and to avoid the dispersion of dust (wind related) from stockpiles and from vehicle manoeuvring / movements.
- To prevent dust emission and run-offs, any required (temporary) stockpiles shall be kept moist during the excavation / earthworks / storage period (avoid dust leaving the site area).
 - The speed of vehicle on site shall be reduced to 10 km/h.
 - Any earth related work or vehicle movements on site shall stop if wind speed is higher than 10 m/s (36 kms/hour).
 - The road used to access into or exit from the site is and shall only be Sutherlands Road. The approaches on Sutherlands Road shall remain tidy at all times (mud / dust shall be swept weekly or whenever that is deemed to be required and at shorter time intervals then once a week etc).
 - Appropriate equipment, including water carts and/or sprinklers, is to be available and used on site at all times
- 19.13 The access area to and out of the site, shall be laid with a coarse gravel aggregate layer (crashed rock over a layer of geotextile filter cloth) or provided with adequate devices to minimise sediment egress onto public road and reduce road safety hazards.
- 19.14 All bared surfaces shall be adequately top-soiled and stabilised as soon as possible to limit sediment mobilisation. Stabilisation shall be undertaken by providing adequate measures (vegetative and/or structural and which may include tillage, hydro-seeding, re-vegetating and mulching or other appropriate method).
- 19.15 All loading and unloading of trucks with excavation or fill material is to be carried within the application site. Any stockpiles shall be placed as far as practicable from internal boundaries adjoining residential properties.
- 19.16 All filling with any of proposed land for residential activity and exceeding 300mm above the lowest excavation level shall be in accordance with the Code of Practice for Earthfill for Residential Purposes NZS 4431:1989. At the completion of the work, an engineering report including a duly completed certificate in the form of Appendix A of NZS 4431 shall be submitted to Council, Attention: Subdivision Engineer by way of email to rcmon@ccc.govt.nz so that the information can be placed on the property record. This report shall detail fill depths, fill material(s), compaction test results and include as-built plans showing the location of the fill.

- 19.17 No construction work, other than maintenance of dust and erosion and sediment control measures, shall be undertaken on Sundays, Public Holidays or outside the hours of 7.30am to 6.00pm Monday to Saturday, without the Council's prior consent.
- 19.18 All construction work (including any demolition and/or site preparation works) shall be designed, managed and conducted to ensure that construction noise complies with the requirements of NZS 6803:1999 Acoustics – Construction Noise for residential / rural / industrial / commercial areas (see applicable Table on Page 11 of this standard).
- 19.19 Vibration from construction work shall not exceed the limits of, and shall be measured and assessed in accordance with, German Standard DIN 4150 1999-02 Structural Vibration – Effects of Vibration on Structures.
- 19.20 All proposed works shall be carried out in accordance with an approved Traffic Management Plan (TMP). The consent holder shall prepare a TMP and submit this to Council through the TMP portal on <http://tmpforchch.co.nz/submit-a-tmp/>, at least 10 working days prior to the commencement of construction work associated with this consent. The TMP shall identify the nature and extent of temporary traffic management and how all road users will be managed by the use of temporary traffic management measures and comply with the NZTA Code of Practice for Temporary Traffic Management (CoPTTM). The TMP shall also identify the provision of on-site parking for construction staff. Activities on any public road should be planned so as to cause as little disruption, peak traffic delay or inconvenience to road users as possible without compromising safety.
- 19.21 The consent holder shall be responsible for all contracted operations relating to the exercise of this consent and shall ensure that all personnel working on the site are made aware of the conditions of this consent, have access to the contents of this consent document and all other associated plans that are or could be required for the development (Erosion and Sediment Control Plan, Site Management Plan, Construction and Environmental Management Plan, Traffic Management Plan) and methodology, and shall ensure compliance with consent conditions.
- 19.22 Any PEAT layers encountered and chased down to a maximum depth of maximum 2.00 meter below the current undisturbed levels shall be removed off site and replaced with good fill material laid in terms of NZS 4431:1989 procedure.
- 19.23 At the completion of the earthworks operations –
 - a. Any public road, footpath, landscaped areas or service structures that have been affected / damaged by contractor(s), consent holder, developer, persons involved with earthwork development or vehicles and machineries used in relation earthworks / construction works shall be reinstated to CSS on the expense of those identified as above and to satisfaction of subdivision engineer.
 - b. An engineering fill report (including test results) on the filling operation shall be submitted to the Subdivision Engineer for acceptance (information will be placed into CCC – SmartMap Database system), as part of Section 224 Application stage (with the rest of engineering matters requiring clearance). The report shall present the As Built Plan (the plan shall show the lot boundaries with shape and perimeter of each filled area, the old and new achieved RL levels – identified by different colour, the contour lines joining the same level values), test results and evidence of complying works, engineer's certification under NZS4431:1989.

20. Waterways

- 20.1 All practicable measures shall be carried out to ensure that fish are not stranded or harmed during the works to 'Quarry Road Drain Branch No. 2'; fish salvage measures shall be in accordance with best practice guidelines/methods, and fish salvaging shall be carried out by a suitably qualified person. Results of the fish salvage should be entered into the NZ Freshwater Fish Database and supplied to the CCC Waterways Ecologist by way of email to rcmon@ccc.govt.nz
- 20.2 The waterway may be filled on Lot 24.
- 20.3 Earthworks in the setback shall be stabilised in accordance with a planting plan, which is submitted and approved by the Christchurch City Council Surface Water and Land Drainage

Planner. This plan shall comply with Christchurch City Council's streamside planting guide and the plants chosen shall:

- (a) Not affect flood flows (allowing flows to either pass underneath or overtop);
 - (b) Sufficiently protect the channel from scour;
 - (c) As far as practicable include established planting that shade tolerant (most notably the large trees); and
 - (d) Include new plantings of only native locally-sourced species.
 - (e) Banks shall be graded at an average of 1 in 4 or less steep
- 20.4 All required landscaping shall be established on site within the first planting season (between 1 April and 30 September) following the final, passed building inspection, and shall be maintained in perpetuity. Any dead, diseased, or damaged landscaping shall be replaced by the consent holder within the next planting season with plants/trees of a similar species.

Advice Notes:

Under the Council's Water Supply, Wastewater and Stormwater Bylaw 2014 no person may obstruct any overland flow path or floodplains with any material or structures such as fences and retaining walls. As the application site forms part of the flood plain for (Quarry Road Drain Branch No.2), any proposed fencing will require authorisation from the Stormwater and Land Drainage Team contacted via email Stormwater.Approvals@ccc.govt.nz.

The waterway enhancement of Quarry Road Drain Branch No.2 undertaken within 57 Sutherlands Road shall achieve an open stormwater conveyance channel that has the ability to also offer:

- *A recreational route (whether it be formed or unformed)*
- *Native planting and trees which will increase the biodiversity of the site in accordance with the waterway body setback objectives and policies as well as 8.10.9.D Development requirements.*

The landscape plan under Condition 20.3 shall include landscaping for green spaces provided in the green spaces in Condition 10.1 and be submitted to the Asset and Network Unit for acceptance (in consultation from Council's Waterways Ecologist).

There is not a general requirement to achieve a minimum standard of naturalisation under this consent.

21. Health of the Land

- 21.1 Any soils removed from the site during the course of the activity must be disposed of to a facility authorised to accept the material. The consent holder shall submit evidence (i.e. weighbridge receipts or waste manifest) of the disposal of surplus soils from the site to an authorised facility to the Council, Attention: Team Leader Environmental Health by way of email to rcmon@ccc.govt.nz, no later than 20 working days following this disposal.

Advice note: If the underground tank is still present (It could be sand filled to decommission it) it can be removed as a Permitted Activity under the NES.

22. Residential New Neighbourhood Density Requirements

- 22.1 Any residential development or subdivision of Lot 69 shall provide for a minimum of 7 residential dwellings or allotments respectively.

Condition 22 is ongoing condition for which a consent notice will be issued under section 221 of the Act.

23. Specific Foundation Design

- 23.1 Liquefaction Hazard Mitigation

All liquefaction hazard mitigation measures as indicated the Geotechnical Assessment Report prepared by Aurecon Ltd (Reference 238630-001 / Revision 3, dated 17 July 2018) shall be integrated in the design of the civil work for the subdivision and shall be used on site at subdivision engineering works stage.

For mitigation of liquefaction (vertical settlement) and lateral spread (horizontal displacement) hazards, any of the proposed structures shall be designed, in respect to a seismic event for a 1 in

150 years period of return under the serviceability limit state (SLS) and for 1 in 500 years period of return for the ultimate limit state (ULS).

23.2 Asset Design and Construction

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

In addition to the above, to be considered suitable in terms of section 106(1)(a) and (b) of the Resource Management

Act, the applicant is to design all infrastructure to resist the effects associated with earthquake induced liquefiable

soils. In particular, the infrastructure must be designed in accordance with Conditions of this consent.

23.3 Quality Assurance

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

Prior to the commencement of physical works on site for the construction of the subdivision including infrastructure, the Consent Holder shall submit to the Council's Subdivision Engineer a Design Report, Plans and Design Certificate complying with clause 3.3.2 of the IDS – Part 3. The Design Report and engineering plans are to provide sufficient detail to confirm compliance with the requirements of the IDS and this consent, including compliance with consent conditions requiring mitigation measures in respect to liquefaction related hazards.

This report can be submitted as two individual design reports being infrastructure as one part and the remainder of the site as a second part.

Prior to the commencement of physical works on site, the Consent Holder shall submit to the Council's Subdivision Engineer a Contract Quality Plan for review by the Council subdivision engineer and the Engineer's Review Certificate", complying with clause 3.3.3 of the IDS.

Physical works shall not commence until a Council's Subdivision Engineer confirms that the above documentation has been received and accepted.

Prior to the issue of certification pursuant to section 224(c) of the Resource Management Act, the Consent Holder shall submit to the Council's Subdivision Engineer the "Engineer's Report" complying with clause 3.3.4 of the IDS and an "Engineer's Completion Certificate" (Appendix VII of IDS – Part 3). The "Engineer's Report" shall provide sufficient detail to confirm compliance with the requirements of the IDS and this consent, including compliance with consent conditions requiring mitigation measures in respect to liquefaction related hazards

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

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

23.4 Ground Improvement

Any land area identified as having a potential quake response / behaviour similar to that associated to a standard TC3 area, as well as any of the development land area where we have presence of Peat at shallow depth (within the first 2.00 meters of depth), both with locations identified as per the plan shown and labelled as Figure 6 with Aurecon Ltd geotechnical report (reference 238630-001 / Revision 3, dated 17 July 2018) shall undertake ground remediation works at the subdivision civil and land development work stage.

For the areas identified as per above condition 2.1, where ground improvement work is carried out as part of subdivision engineering works, a post-works geotechnical report, provided at Section 224 stage, shall show that the new achieved liquefaction deformation performance / quake stress has, at least, achieved a potential quake related response that is similar to TC2 like area.

23.5 Foundation Design

Any structure requiring a Building Consent, in terms of Building Act provisions, shall have specific foundation design by a chartered engineer or by an appropriately qualified geotechnical engineer.

The foundation design shall, at minimum, be that used for building developments associated to a TC2 like land area and shall take in consideration the potential for liquefaction induced vertical settlement (and associated effects).

Condition 23.5 is an ongoing condition for which a Consent Notice will be issued.

24. Consent Notice

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

Sewer: Lots 1-68

This lot is to be served by a local pressure sewer system comprising a pump and storage chamber to be supplied by either Aquatec or EcoFlow and installed by a Council Authorised Drainlayer (Pressure Sewer Tanks) at building consent stage in accordance with the Requirements for Local Pressure Sewer Pumps specified under a Building Consent. The pressure sewer system will be supplied complete with an IOTA OneBox Control Panel.

Ownership and control of the local pressure pump, chamber, boundary kit and OneBox Control Panel will be vested with Council. The property owner shall enter into a Deed with the Christchurch City Council, drafted in terms approved by the Christchurch City Council, vesting ownership in the system prior to Code Compliance Certificate being issued for a dwelling on the relevant site.

The Council and its agents or contractors shall have the right of access to the property for the purpose of maintenance, monitoring or renewal of any part of the local pressure sewer system vested with Council.

The electricity supply for the system shall be from the dwelling and metered to the dwelling serviced by the system. The property owner shall be responsible for the power costs of operating the system.

The property owner shall ensure adherence with the operational requirements of the local pressure sewer system and if in breach of this obligation, the property owner shall promptly at the property owner's expense properly and substantially repair and make good all injury or damage caused to the local pressure sewer system. If the property owner fails to promptly comply with this obligation then the Council may perform the obligation and recover any costs incurred from the Property Owner.

Specific Foundation Design: Lots 1-68

Any structure requiring a Building Consent, in terms of Building Act provisions, shall have specific foundation design by a chartered engineer or by an appropriately qualified geotechnical engineer.

The foundation design shall, at minimum, be that used for building developments associated to a TC2 like land area and shall take in consideration the potential for liquefaction induced vertical settlement (and associated effects).

Residential New Neighbourhood Density Requirements Lot 69

Any residential development or subdivision of Lot 69 shall provide for a minimum of 7 residential dwellings or allotments respectively.

Transport – Lot 69

Any subdivision of Lot 69 shall include the upgrading of Sutherlands Road to provide a parking bay/landscaping, 2.5m shared path, and a secondary flow path within a Local Purpose Reserve along the road frontage.

The Council will prepare the Consent Notice.

25. Goods and Services Taxation Information

- 25.1 The subdivision will result in non-monetary contributions to Council in the form of land and/or other infrastructure that will vest in Council. Council's GST assessment form is to be completed to enable Council to issue a Buyer Created Tax Invoice.

26. Duration of Consent

- 26.1 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 Note:

The lapse date of the consent remains unchanged, i.e. 11/12/2023. The consent will lapse on this date unless it is given effect to before then.

Reported and recommended by: Rachel Cottam, Planner

Date: 02/05/2019

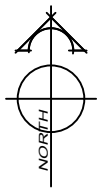
Decision

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

Delegated officer:



Paul Lowe
Principal Advisor Resource Consents
07/05/2019 01:39 p.m.



AMENDMENTS:		
AMENDMENT	DATE	DESCRIPTION
R10	3/07/2018	Lots 16-24 Amended, Lot 88 added, Lot 70 Removed
R11	23/11/2018	Lot 89 Added
R12	27/02/2019	Lot 83 Removed, Lots 69 & 82 amended.



Proposed Memorandum of Easements			
Nature	Servient Tenement Lot No	Shown	Dominant Tenement
Right of way, rights to drain water & sewage & rights to convey gas, water, electricity, telecommunications & computer media	8	A	Lot 9
	9	B	Lot 8
	45	C	Lots 46 - 49
	46	D	Lots 45 & 47 - 49
	47	E	Lots 45, 46, 48 & 49
	48	F	Lots 45 - 47 & 49
	49	G	Lots 45 - 48

Density
Total Area = 5.4937ha
Less Stormwater = 0.4692ha
Usable Area = 5.0245ha
@15 Lots / ha = 75.3 Lots
Total Lots = 75 Lots

Total Area: 5.4940ha
Comprised in: C.F.R. CB7D/203

- NOTES:
- 1) Areas and dimensions are approximate & subject to final survey and deposit of plans.
 - 2) Service easements to be created as required.
 - 3) This plan has been prepared for subdivision concept & discussion purposes only. No liability is accepted if the plan is used for any other purpose.
 - 4) Any measurements taken from information which is not dimensioned on the electronic copy are at the risk of the recipient.
 - 5) This plan is subject to the granting of subdivision and/or resource consents and should be treated as a proposal until such time as the necessary consents have been granted by the relevant authorities.
 - 6) The tree positions are indicative only.

JOB TITLE:		Sutherlands Road	
SHEET TITLE:		Proposed Subdivision of Lot 4 DP 2380	
DRAWING STATUS		For Consent	
SCALE: 1:1000@A3	DATE: February 2019		
CAD FILE: J:\18942\SUBCON R12.dwg	DRAWN: DG		
DRAWING No: E18942	SHEET No: 1	REVISION: R12	