

# HURUNUI DISTRICT COUNCIL

P.O. Box 13 | Amberley 7441 | 66 Carters Road | Amberley 7410

Phone: 03 314-8816 | Email: [info@hurunui.govt.nz](mailto:info@hurunui.govt.nz)

Web: [hurunui.govt.nz](http://hurunui.govt.nz) | [facebook.com/HurunuiDistrictCouncil](https://facebook.com/HurunuiDistrictCouncil)



16 January 2025

B A & J M Trotter  
C/- Datum Surveying  
106 North Eyre Road  
RD2  
Swannanoa 7692

Attention: T Hastings

Dear Tim

## Resource consent application - Decision

<b>Consent Number:</b>	RC240163
<b>Applicant:</b>	B A & J M Trotter
<b>Site Address:</b>	57 Princes Street, Waikari
<b>Proposed activity:</b>	Two lot subdivision

Your resource consent application has been granted on a non-notified basis subject to the following conditions. A copy of the decision is enclosed for your information.

## CONDITIONS OF CONSENT

### General

1. *The activity shall proceed in general accordance with the plans prepared by Datum Surveying Ltd (reference no. 1178-SC01, Revision 2, dated 18/12/24 and reference no. 1178-SC02, Revision 2, dated 18/12/24) and details submitted with the application and referenced as RC240163 in Council records.*
2. *Design and construction standards shall be in accordance with the requirements of the Hurunui District Plan, Hurunui District Council Design Engineering Standard 2017 or subsequent replacement, and generally in accordance with NZS 4404:2010 Land Development and Subdivision Infrastructure, unless otherwise agreed by Hurunui District Council.*

### Easements

3. *All services and accessways serving more than one lot, or traversing lots other than those being served and not situated within an existing or proposed public road, shall be protected by easements shown in a memorandum on the survey plan and duly granted and reserved.*

### Restrictions.

4. *The area identified as 'B' on Lot 2 of the approved subdivision scheme plan shall be identified on Lot 2 of the title plan as 'CN'.*
5. *No produce for human consumption shall be grown within the area identified as 'CN' on Lot 2 of the title plan.*
6. **Conditions 4 and 5** shall be secured by consent notice registered on the record of title for Lot 2.

**Earthworks**

7. Measures shall be taken to minimise soil erosion, sediment discharge and dust nuisance during all works associated with the activity.

**Water supply**

8. Lot 2 shall be provided with an independent water connection to the Waikari township water supply network.  
The applicant shall apply for full site specific water modelling and complete the connection to Hurunui District Council requirements.
9. At the time of building on Lot 2 a firefighting water supply approved by Fire and Emergency New Zealand shall be provided that complies with the requirements of PAS 4509:2008 NZ Fire Service Firefighting Water Supplies, including the provision of a 20,000 litre onsite static water storage tank with appropriate hose fittings.
10. **Condition 9** shall be secured by consent notice registered against the record of title for Lot 2.

**Wastewater**

11. Lot 2 shall be connected to the Waikari township wastewater network with a 100mm diameter lateral terminating 1 metre inside the lot boundary.
12. A CCTV survey shall be carried out on all new wastewater lines to be vested in Hurunui District Council.

**Vehicle crossings**

13. Lot 2 shall be provided with vehicle crossing constructed in accordance with the Hurunui District Council Development Engineering Standard Drawing 13\_1 'Concrete Urban Vehicle Crossing'.

**Power and Telephone**

14. Lot 2 shall be provided with the ability to connect to a telecommunications and electrical supply network at the road boundary of the lot. Certification from the relevant service providers, referring to the lot by its lot number, shall be provided to Hurunui District Council confirming that the required services have been provided to the satisfaction of the relevant service provider.

**Natural hazards**

15. Foundations for any dwelling on Lot 2 shall be subject to a site-specific geotechnical investigation, assessment and design.
16. **Condition 15** shall be secured by consent notice registered on the record of title for Lot 2 on the plan of subdivision.

**Works inspections**

17. Works inspections will be carried out to ensure the work is completed in accordance with the approved plans and specifications and to Hurunui District Council standards. These inspections will be undertaken by Council engineering staff for a fee as defined in Council's Schedule of Fees and Charges, payable by the consent holder. The consent holder shall notify Council at least two working days prior to commencing various stages of the works to enable inspections to be carried out. Any other works directly associated with the development shall also be charged at the rates defined in Council's Schedule of Fees and Charges. The minimum level of inspection shall be as follows:
  - Roads, rights-of-way and vehicle crossings:
    - following excavation to subgrade / prior to placement of sub-base metal;
    - following placement of sub-base metal / immediately prior to pouring of kerbs;

- following compaction of basecourse metal / immediately prior to surfacing.
- Stormwater, sewer and water reticulation:
  - water or air pressure testing of pipes including laterals;
  - bedding / prior to backfilling of trenches;
  - disinfection and flushing of lines.
- Power and telecom trenches:
  - bedding / prior to backfilling of trenches;
- Whole of works – prior to issue of a section 224(c) certificate.

Where additional inspections are required because of faulty workmanship or work not being ready contrary to the receipt of a notification, such inspections will be carried out for an additional fee, in accordance with Council's Schedule of Fees and Charges.

### **Engineering Completion**

18. On completion of works the following shall be provided to Hurunui District Council:

- a) Dimensioned A3 hard copy as-built plans (and an electronic copy in suitable format) showing all works and information as detailed in NZS 4404:2010 Schedule 1D, and using NZTM2000 projection with levels to NZGD2000 (Lyttelton 1937) datum. Plans shall be certified by a suitably qualified person stating that they are a true and accurate record of what has been constructed;
- b) Written confirmation from telecommunications and electrical suppliers that Lot 2 has been connected to the respective networks.

### **ADVICE NOTES:**

#### **Works inspections**

Works inspections are an important component of the works. Please ensure contractors are aware of the inspection requirements outlined in this consent.

#### **Works Access Permit**

A Works Access Permit needs to be obtained prior to any works commencing within road reserve. This can be applied for online at [www.beforeudig.co.nz](http://www.beforeudig.co.nz) or by ringing 0800 248 344. Part of this process involves preparation and approval of a Traffic Management Plan.

#### **Power and Telephone**

There are often significant delays with getting telecom and power service provider approvals and signoffs. The consent holder is advised to contact the relevant service providers early on in the process.

#### **Development Contributions**

Development Contributions are required to be paid for each new lot on the plan of subdivision or for each new unit of demand constructed. Development Contributions must be paid prior to the issue of a certificate pursuant to section 224 of the Resource Management Act 1991 for Development Contributions charged as part of a resource consent. These contributions are currently:

#### Reserves

\$520 for the Queen Mary Development

#### Network Infrastructure

\$3,190 for District Sewer

\$1,660 for District Urban Water

Please note that a separate connection fee applies in addition to the above costs.

#### Community Infrastructure

\$600 for Library expansion

\$380 for Transfer Station Expansion

*resulting in a total of \$6,350 for each new unit of demand and a total of \$6,350 for the subdivision.*

*Note: The development contributions shown above, are current from 1 July 2024. The development contribution that is payable is that shown in the current Hurunui Long Term Plan at the time of payment. If the payment of the development contributions is deferred until the section 224 certificate is applied for, any additional contributions, or increases in the amount of contribution that may be imposed in the meantime, will be charged before the section 224 certificate is issued.*

#### **Advice notes**

You are responsible for making sure you comply with the conditions of this resource consent and that you continue to do so, so the activity remains lawful.

Council officer time is charged as per the Council's Fees and Charges in meeting and discharging the conditions of consent.

#### **Start of the consent**

The date of this letter is the start date for your resource consent unless you lodge an objection against the decision. In this case the start date will then be the date the decision on the objection is determined.

#### **Lapse of consent**

Resource consents are granted to authorise an activity until the expiry date specified on the consent. If the date is not specified in the conditions of the consent, the consent will lapse five years after the start date. This is unless the consent is given effect to, or an application to extend the period is made to us before the consent lapses. To decide whether to grant an extension, we need to take into account these factors (according to section 125(1A) of the Resource Management Act 1991):

1. whether substantial progress or effort has been, and continues to be, made towards giving effect to the consent; and
2. whether you have obtained approval from persons who may be adversely affected by the granting of an extension; and
3. the effect of the extension on the policies and objectives of any plan or proposed plan.

If the resource consent is not given effect to within 5 years, you will need to apply for an extension before the consent lapses or you will need to apply for a new resource consent.

#### **Your rights of objection**

If you do not agree with our decision to do with this non-notified resource consent, including, any of its conditions or fees that have been charged, you may lodge an objection. This must be received by us within 15 working days of when you have received this decision.

Please do not hesitate to contact me or a member of the planning team if you wish to discuss this decision.

Yours sincerely



Barry Morton  
Planner