



**DECISION OF THE HURUNUI DISTRICT COUNCIL**  
**NOTIFICATION UNDER SECTION 95 & DETERMINATION UNDER SECTION 104**  
**RESOURCE MANAGEMENT ACT 1991**

**Consent Number:** RC240163  
**Applicant:** B A & J M Trotter  
**Site Address:** 57 Princes Street, Waikari  
**Legal Description:** Lot 3 Deposited Plan 17071 & Lot 1 Deposited Plan 490534 (RT: 708639)  
**Description of Application:** Two lot subdivision  
**Activity status:** Discretionary activity  
**Zoning:** Residential 1 Zone

## Introduction

### Proposal

Consent is sought for a two lot subdivision of 57 Princes Street, a 1.4505 hectare ("ha") site located within the township of Waikari. The subdivision will create proposed Lot 1 of 1,047 m<sup>2</sup> and proposed Lot 2 of 13,465 m<sup>2</sup>. Proposed Lot 1 will contain the existing dwelling and carport on the site. Proposed Lot 2 will be a rear site and will be created vacant. Both lots will have individual access to Princes Street. Proposed Lot 1 will utilise the existing vehicle crossing. Proposed Lot 2 will utilise an existing gate opening in the road frontage with a new vehicle crossing being constructed to meet the standards in the Hurunui District Plan ("District Plan") and have a "leg in" from Princes Street.

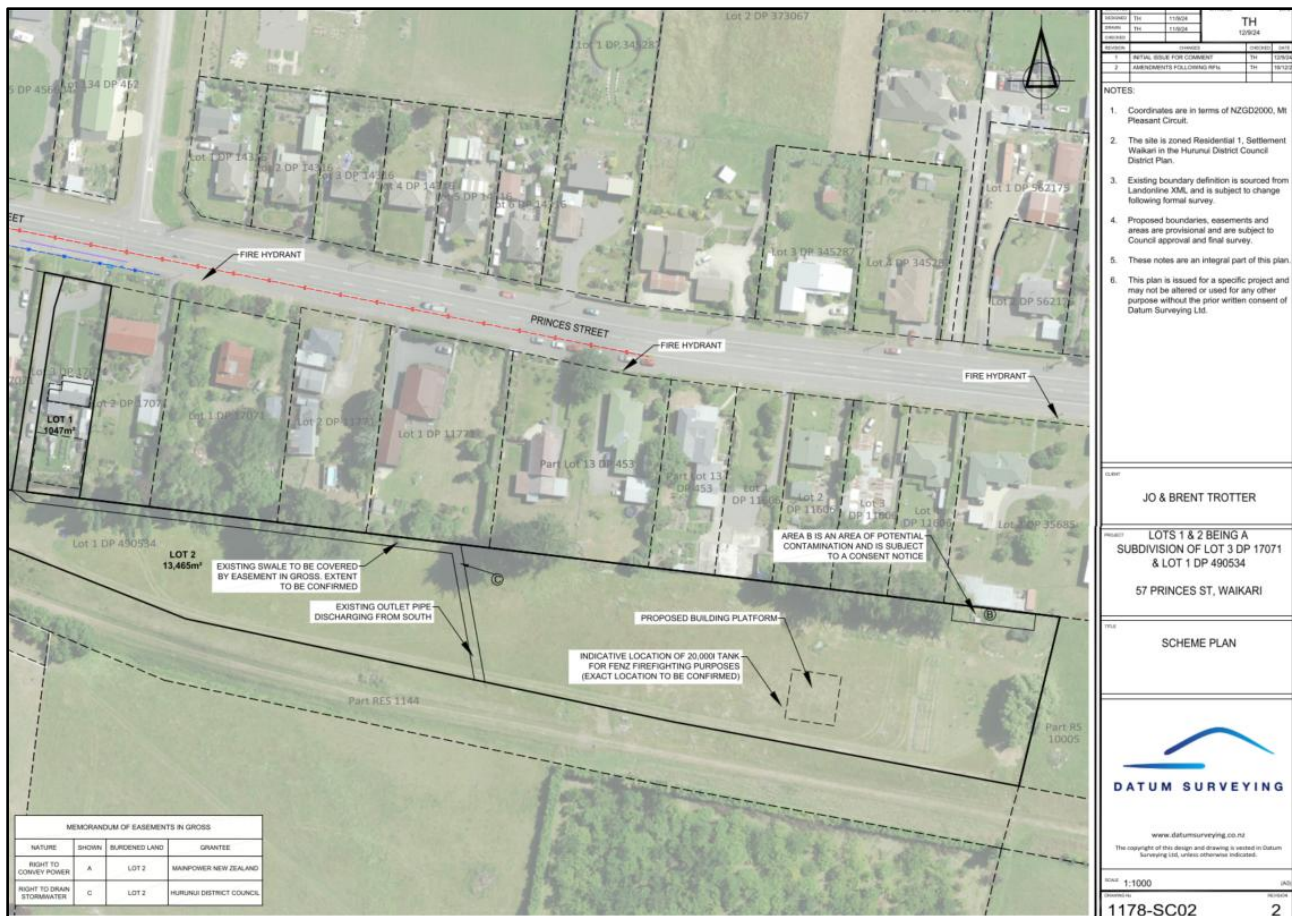


Figure 1: Subdivision scheme plan

### **Background.**

Land use and subdivision resource consents were granted to the applicant on 1 December 2022 for the following activities:

RC220139 – Subdivision consent to subdivide the site into six lots;

RC220140 – Land use consent to subdivide potentially contaminated land.

The subdivision resource consent RC220139 has been superseded by the current application to subdivide the site into two lots. However, I consider the land use resource consent RC220140 to still be applicable to the current application.

As such, no further land use consent under the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (“NES-CS”) is required to be sought with the conditions of consent in relation to restrictions on the use of the area of potential contamination to be included in the conditions of this consent.

### **Existing environment**

The site is located on the southern side of Princes Street, which is a formed and sealed road. Princes Street is classified as a local road in the District Plan roading hierarchy. The site is irregular in shape, with the northern part being rectangular in plan. The site contains a single storey dwelling with an attached carport and an accessory building which are set in established landscaped grounds. The southern part of the site is wedge shaped in plan, tapering from east to west, and is currently utilized for stock grazing purposes.

An overhead electricity line owned and maintained by MainPower runs across the western edge of the site. A swale, which conveys stormwater from an outlet pipe located under a former railway line embankment, traverses the site.

The topography of the site is relatively level being located on a river terrace. The Waikari River is located approximately 500 metres to the northeast of the site.

The residential land to the north and west has been developed for residential use, as anticipated by the District Plan. The residential land adjoining the site to the east is currently vacant. To the south the site adjoins a strip of open space which is the Waikari Community Railway Walkway, and to the south of that is rurally zoned land.



Figure 2: Location plan. Application site shown bordered in turquoise.

### **Hurunui District Plan**

The site is zoned Residential 1 in the Waikari Settlement in the Hurunui District Plan ("District Plan"). The planning maps indicate that part of the site is located within the Moores Hill Fault – Waikari Fault Awareness Zone. The following rules are relevant to determining the status of the proposal:

#### **Chapter 5 - Subdivision**

#### **Rule 5.5 Part B – Rules for Subdivision in all Other Zones**

##### **5.5.12 Discretionary activities**

1. *The following activities are discretionary activities, provided they meet the relevant standards:*
  - (a) *Subdivision of land within a Natural Hazard Area (refer to Appendix 15.1) or Natural Hazard Assessment and Awareness Area (refer to Appendix 15.2) that complies with the standards for controlled activities of Rule 5.5.9, with the exception of subdivision within the Residential 1H zone identified in Appendix 5.1.17 (Morford Estate Outline Development Plan, Hanmer Springs).*
  - (b) *Subdivision of contaminated land that complies with all the standards specified for controlled activities in Rule 5.5.9.*

As noted above, part of the site is located within the Moores Hill Fault – Waikari Fault Awareness Zone and there is an area of potentially contaminated land on proposed Lot 2. The proposal complies with all of the standards for controlled activities in Rule 5.5.9. Therefore, the proposal is a **discretionary activity** in terms of Rule 5.5.12.1 of the District Plan.

#### **Relevant objectives and policies**

I note that regard must be had to the objectives and policies in the District Plan to get a full understanding of the context for assessing effects of the environment and effects on persons. I consider that the following objectives and policies are relevant to the proposal:

#### **Chapter 5 - Subdivision**

##### **Objective 5**

*Subdivision and its subsequent development is designed to ensure that the adverse effects on the environment are minimised, and the character of an area is maintained.*

##### **Policy 5.1**

*To require that allotments are served or are capable of being adequately served with appropriate levels of infrastructure in order to avoid, remedy or mitigate adverse effects on the environment.*

##### **Policy 5.2**

*To ensure the costs of the effects of new subdivision and development on the district's infrastructure are fully addressed and fairly apportioned.*

##### **Policy 5.3**

*To require a pattern of subdivision that protects environmental values and systems and the potential of resources to meet the reasonably foreseeable needs of future generations.*

##### **Policy 5.4**

*To ensure that subdivision and subsequent development results in a pattern and density of land use which protects, and where appropriate enhances, the character, values and natural and physical resources of the environment which may include:*

- *Physical characteristics.*
- *Natural character of the coastal environment, indigenous wetlands, lakes and rivers and their margins.*
- *Indigenous biodiversity and ecological values.*
- *A sense of openness and a predominance of productive activities in rural areas.*
- *Landscape values.*



- *Archaeological, cultural and heritage resources, including resources with Ngāi Tahu cultural values.*
- *Specific values and sites of significance to Ngāi Tahu.*
- *Amenity values and sense of place.*
- *Infrastructure such as roads, water supply and stormwater management facilities.*
- *Water and soil quality.*
- *Mineral resources.*
- *Human health and safety including from known natural hazards.*

#### **Policy 5.5**

*To manage the density of development, particularly in residential zones, through specifying minimum lot sizes and ensuring compliance with those densities through the subdivision process.*

#### **Policy 5.6**

*To ensure that subdivision is designed to avoid, remedy or mitigate potential reverse sensitivity effects on other land uses.*

### **Chapter 8 – Transportation**

#### **Objective 8.1**

*A safe and efficient transport network that services the current and future needs of all users.*

#### **Policy 8.1**

*To provide for the safe and efficient use and development of the land transportation network.*

#### **Policy 8.5**

*To require on-site parking, loading, manoeuvring and access to provide for the needs of each activity while maintaining the safety and efficiency of the road network.*

### **Chapter 15 – Natural Hazards**

#### **Objective 15.1**

*Subdivision, use and development of land is enabled while avoiding or mitigating the adverse effects of natural hazards.*

#### **Policy 15.3**

*To avoid the subdivision, use or development of land within the Fault Avoidance Zone unless the adverse effects of fault rupture can be mitigated so as to ensure that there is no greater risk to health and safety during and after an earthquake.*

The following assessment criteria are relevant to the proposal:

#### **Assessment matters**

The following assessment criteria in section 5.7 of the District Plan are relevant to the subdivision proposal:

#### **Chapter 5 – Subdivision**

##### **5.7 Assessment criteria**

1. *The following matters will be considered for any subdivision, where relevant:*
  - (a) *The ability of every allotment to site a conforming dwelling or a principal building and to be utilised in a manner that can comply with the District Plan provisions.*
  - (b) *The provision for disposal of sewage and stormwater without risk to public health or the environment, including whether any allotment is within a drinking water protection zone, as defined in the Canterbury Land & Water Regional Plan.*
  - (c) *Whether sufficient provision has been made for legal and physical access to each allotment to be created by the subdivision.*
  - (d) *The provision or ability of every allotment to have legal vehicular access to a formed road or proposed formed road.*
  - (e) *The cumulative impacts on the district's infrastructure and its efficient use and development.*

- (f) *The ability of any existing or likely proposed building to comply with all standards in this District Plan.*
- (g) *Whether the area's amenity values and character will be protected or enhanced.*
- (h) *The appropriateness of the subdivision in relation to any sites or resources of significance to Ngāi Tahu, including water quality.*
- (i) *The appropriateness of the subdivision in relation to Part II of the Resource Management Act 1991.*
- (j) *Whether any visually obtrusive or environmentally damaging earthworks associated with the proposed development of the subdivided land will be avoided or minimised.*
- (k) *Whether the subdivided land is subject to pollutants that may be hazardous to future occupiers of the land.*
- (l) *Whether each lot has an adequate building platform to allow a complying building to be constructed that will not be subject to unacceptable risks from natural hazards or will significantly exacerbate the risks to other properties and people, including the provision of a report on natural hazard risks by an appropriately qualified and experienced person, in the event that a natural hazard is shown on the planning maps.*
- (m) *The provision for a potable water supply in sufficient quantities that meets the policies and rules in this District Plan.*
- (n) *Cross-boundary effects between potentially environmentally incompatible activities, such as the proximity of dwellings near vineyards in the Waipara Wine Growing Area.*
- (o) *How stockpile material from earthworks associated with the subdivision will be managed, to ensure the amenity values of surrounding area will not be compromised.*

The following assessment criteria in section 15.5 of the District Plan are relevant to the subdivision proposal:

#### **Chapter 15 – Natural hazards**

##### **15.5 Assessment criteria**

*When considering an application and whether or not it can be granted pursuant to Part 2 of the RMA, the Council will have regard to the relevant assessment criteria:*

1. *The probability and possible magnitude of the event;*
2. *The type, scale and distribution of any potential effects of the hazards;*
3. *The nature of the activity and the degree to which it may increase the potential risk to human life, property or the environment;*
4. *Any recommendations from a qualified professional such as a specialist engineering geologist or geotechnical engineer;*
5. *The outcome of any consultation with the Canterbury Regional Council and any recommendations resulting from that consultation;*
6. *The extent to which a proposed development meets the objective, functional requirement and performance provisions of the New Zealand Building Code; and*
7. *Anticipated natural hazard damage and costs and the estimated benefits to the community of the proposed development. (Costs and benefits to take into account both monetary and non-monetary costs and benefits).*

#### **National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (NES)**

Based on the Preliminary Site Investigation previously prepared on behalf of the applicant, the proposed activity is on a piece of land that is, or is more than likely to be, a HAIL site. A discretionary land use resource consent (RC220140), pursuant to Clause 8 of the NES, has previously been granted.

**Has the applicant requested that the application be publicly notified? [Section 95A(3)(a)]**

No

**Does the application require public notification under section 95C? [Section 95A(3)(b)]**

No – the applicant has provided sufficient information for Council to proceed with and process the application.

**Has the application been made jointly with an application to exchange recreation reserve land under section 155AA of the Reserves Act 1977? [Section 95A(3)(c)]**

No

**Recommendation:**

- That the application need not be publicly notified in accordance with Section 95A(2)(a) of the Resource Management Act 1991.

**Is the application for an activity subject to a rule or national environmental standard that precludes (i.e. prevents or prohibits) public notification? [Section 95A(5)(a)]**

No

**Is the application for one or more of the following, but no other, activities:**

- a controlled activity;
- a restricted discretionary, discretionary, or non-complying application for a boundary activity?

No – the application is for a discretionary subdivision activity.

**Does a rule or national environmental standard require public notification of the application? [Section 95A(8)(a)]**

No

**Written approvals (Sections 95D, 95E(3)(a) and 104(3)(a)(ii))**

No written approvals have been provided with the application.

**Permitted baseline**

There are no permitted activity standards for subdivision. As such I do not consider the application of the permitted baseline relevant to my assessment.

**Pursuant to Section 95D, will the activity for which consent is sought have, or is likely to have, adverse effects on the environment that are more than minor?**

The proposed subdivision is a discretionary activity, therefore there are no restrictions on the effects that can be considered. It is my opinion that any adverse effects would be in terms of landscape character, amenity values, servicing, access and natural hazards. I have considered the relevant objectives, policies and assessment criteria, as outlined in the planning framework section above.

***Landscape character and amenity values***

The site is zoned Residential 1 and as such residential development of this site is anticipated by the District Plan. The size of the proposed lots exceeds the minimum site area requirement of 700 m<sup>2</sup> in the Residential 1 Zone. The layout of the subdivision will ensure that the shape factor of 15 metres by 15 metres clear of any easement or water body will be achieved on both lots.

The existing dwelling and carport on proposed Lot 1 will comply with the permitted activity standards in relation to site coverage, minimum yard requirements, building height, building length and access to sunlight.

No heritage item, natural landform or landscape features would be modified by this subdivision.

Overall, I consider the proposal achieves the shape factor and density requirements of the District Plan and I am satisfied any adverse effects on the amenity and landscape values of the site and the wider environment would be less than minor.

### **Servicing**

Proposed Lot 1 will include the existing dwelling and therefore has existing connections to services.

With respect to the supply of potable water to proposed Lot 2, water modelling (WS22085) undertaken by the Council's Three Waters Team on 12 April 2022 identified that there were no issues with an additional four lots in this location. I note that the current proposal is for only one additional lot and that accordingly the subdivision can be serviced by a supply of potable water.

In terms of firefighting water, the water modelling identified that a fire hydrant would be required to provide firefighting water to proposed Lot 2 to meet the Firefighting Water Supplies Code of Practice ("SNZ PAS 4509:2008"). The applicant has discussed the provision of a firefighting water supply with Mr Jonathan Ditmer, Advisor Risk Reduction for Fire Emergency New Zealand ("FENZ"). Mr Ditmer has advised that as proposed Lot 2 is more than 135 metres from the nearest fire hydrant, an onsite firefighting water supply is required. Mr Ditmer notes that SNZ PAS 4509:2008 requires the provision of 45,000 litres of onsite static water storage. However, Mr Ditmer considers that due to the proximity of the nearest fire hydrant, FENZ would be willing to accept a reduction in capacity, and that 20,000 litres of onsite static water storage would be sufficient for firefighting purposes. The applicant is prepared to accept that compliance with this requirement can be secured through conditions of consent.

With regard to stormwater, the water modelling required that stormwater flows from the roof of any new dwelling or hardstand area established on proposed Lot 2 be attenuated to the current greenfield runoff rate with storage provided up to and including the 2% 24-hour rainfall event before being discharged into the existing swales on the site. Compliance with this requirement will be addressed at the time a building consent is applied for to establish a dwelling or principal building on proposed Lot 2.

In respect of wastewater, the water modelling has identified that there are no issues with connecting proposed Lot 2 to the Waikari township wastewater network.

In relation to telecommunications, existing telecommunication lines are located within the Princes Street road reserve. The existing dwelling on proposed Lot 1 has an individual independent connection to this service and an independent connection can be provided to proposed Lot 2. In regard to electricity, the applicant has advised that there is an existing installation control point ("ICP") at the address which can be utilised for proposed Lot 2.

Overall, I am satisfied the proposed subdivision is able to be adequately serviced to ensure any effects on public health or the environment are less than minor.

### **Access**

Proposed Lot 1 has an existing vehicle crossing that complies with the requirements of the District Plan. Access to proposed Lot 2 will be via a "leg in" from Princes Street. The "leg in" will have a minimum legal width of 4.5 metres. The leg in will utilise an existing gate opening with a new vehicle crossing being constructed which will meet the requirements of the Hurunui District Council Development Engineering Standard 2017 Dwg 13\_1 'Concrete Urban Vehicle Crossing'.

### **Natural hazards**

In terms of natural hazards, the majority of the site is located within the Moores Hill – Waikari Fault Awareness Zone. A natural hazard assessment report (dated 31 March 2022, job no: 2210054, Issue: 01) prepared by Kirk Roberts Consulting Engineers Limited (“Kirk Roberts”) was submitted with the application documents. The report authors conclude that based on their investigation and assessment detailed in the report, that their professional opinion is the site would be geotechnically suitable for the proposed subdivision. The report summary notes that by conservatively adopting the average recurrence interval for Moores Hill – Waikari Fault when assessing the risk posed by the “*likely*” fault designation, the authors conclude the site is suitable for future residential construction, and given the significant uncertainty about whether or not reactivation of the fault will occur, and the location where surface rupture could occur, conclude there should be no restrictions in relation to the active faults that need to apply to the proposed subdivision.

The report includes a Statement of Professional Opinion on the Suitability of the Land for Subdivision which states that Kirk Roberts consider that the Council is justified in granting (resource) consent based on the incorporation of the following condition:

- The foundation of the future dwelling should be subject to a site-specific investigation, assessment and design.

Provided any future dwelling on proposed Lot 2 is constructed in accordance with the recommendations in the natural hazard report; in particular that the foundation of future dwelling will need to be subject to site-specific geotechnical investigation and reporting, I consider that any effects associated with natural hazards would be adequately mitigated. Compliance with these recommendations has been secured through conditions of consent.

### **Conclusion**

I have considered the relevant objectives and policies and assessment criteria, as outlined in the planning framework section, above. Given the matters discussed above, I am satisfied that the proposal will be consistent with these objectives, policies and assessment criteria, and that any adverse effects of the proposed subdivision would be less than minor.

**Notwithstanding the above, do any special circumstances exist in relation to this application which would lead you to conclude that the application should be notified? If the answer is yes, why? [Section 95A (9)]**

No – The application is for a two lot subdivision. There has been no known public interest in the application. I have not identified any factors that would bring the application outside the common run of things, unusual or abnormal or exceptional, but may be less than extraordinary or unique. Taking into account what the District Plan signal for this site, I consider the circumstances of this application are not outside the normal run of things, unusual, abnormal or exceptional.

### **Recommendation:**

- That the application need not be publicly notified in accordance with Section 95A of the Resource Management Act 1991.

**Are there any affected protected customary rights groups or affected customary marine title groups? [Section 95B(2)]**

No

**Is the proposed activity on or adjacent to, or may affect, land subject to a statutory acknowledgment? [Section 95B(3)] If yes, is the person or party affected under Section 95E and if so why?**

No



**Does a rule or national environmental standard preclude limited notification of the application? [Section 95B(6)(a)]**

No

**Is the application for a resource consent for the following, but no other, activities: [Section 95B(6)(b)]  
- a controlled activity (but not a subdivision)?**

No

**Who may be considered an affected person in relation to this application?  
A person is an affected person if the activity's adverse effects on the person are minor or more than minor (but are not less than minor). [Section 95E]**

In my Section 95D assessment above, I consider any adverse effects in terms of landscape and amenity, servicing, access and natural hazards. I consider these effects are also relevant to my Section 95E assessment.

In terms of the properties adjoining the proposed subdivision, I note the site is zoned Residential 1 and therefore any adjoining property owners could reasonably expect this site to be developed for residential purposes. I additionally note the proposed lots are well in excess of the minimum site area of 700 m<sup>2</sup> required in the Residential 1 Zone.

Overall, I consider any effects would be less than minor for the reasons outlined in my Section 95D and 95E assessments, and as such that no persons would be adversely affected in relation to this application.

**Has the written approval of every person who may be considered an affected person in relation to this application been obtained? [Section 95E (3)(a)]**

N/A

**If the answer to the above question is no, is it unreasonable in the circumstances to require the obtaining of every such approval? [Section 95E (3)(b)]**

N/A

**Notwithstanding the above, do any special circumstances exist in relation to this application that warrant notification of the application to any other persons not already determined to be eligible for limited notification? If the answer is yes, why? [Section 95B(10)]**

No – I consider that my explanation to Section 95A(9) is equally applicable here.

**Recommendation:**

- That the application need not be limited notified in accordance with Section 95B of the Resource Management Act 1991.

**Statutory Requirements**

Applications for **discretionary activities** are considered under Sections 104 and 104B which states that the consent authority may grant or refuse the application, and impose conditions under Section 108 if granted.

Section 104 states that subject to Part II, the consent authority must have regard to –

- (a) any actual and potential effects on the environment of allowing the activity; and
- (b) any relevant provisions of –
  - (i) a national environmental standard;
  - (ii) other regulations;
  - (iii) a national policy statement;
  - (iv) a New Zealand coastal policy statement;
  - (v) a regional policy statement or proposed regional policy statement;
  - (vi) a plan or proposed plan; and
- (c) any other matter the consent authority considers relevant and reasonably necessary to determine the application.

Section 104(3)(a)(ii) states the consent authority must not consider any effects on any person who has given written approval to the application.

**When considering an application for resource consent the consent authority shall have regard to Section 104(1) of the Resource Management Act 1991. What are the actual and potential effects on the environment of allowing the activity?**

The adverse effects on the environment have been outlined and assessed in the preceding Section 95D and Section 95E discussions. I consider landscape and amenity, servicing, access and natural hazards are also actual and potential effects on the environment and therefore my assessments under these sections of the Act are equally applicable to Section 104. I have not identified any positive effects associated with this application.

Specifically, I consider any actual and potential effects of the proposed subdivision would be adequately mitigated given the zoning of the site for development, the proposed subdivision layout and the existing services available for connection. Conditions of consent address formation, servicing and access provisions to ensure appropriate infrastructure is installed to ensure the proposed lots are adequately serviced with connections to the Council and utility services and with the provision of legal and physical access to the roading network.

The existing overhead electricity line and stormwater swale will be protected by easements, as shown in the memorandum of easements on the survey plan.

Overall, I am satisfied any actual and potential effects on the environment would be adequately mitigated, and the proposal is in accordance with the objectives and policies of the District Plan.

**Relevant provisions of a national environmental standard, other regulations, national policy statement, New Zealand coastal policy statement, regional policy statement, proposed policy statement, regional plan or proposed regional plan [Section 104(1)(b)]**

The District Plan was made operative on 21 June 2018 and gives effect to the higher order instruments referred to in section 104(1)(b), including the Canterbury Regional Policy Statement and regional plans. I have no reason to consider there is any illegality, uncertainty or incompleteness in the District Plan. Accordingly, I have not addressed the higher order instruments specifically in this decision.

**Are there any other matters which are relevant and reasonably necessary to determine the application (including Part II matters)?**

With respect to Part II of the Act, the proposal will continue to promote the sustainable management of natural and physical resources. Section 5 requires the promotion of the sustainable management of natural and physical resources. This means ensuring that the use and development of physical resources is managed in such a way as to enable people and communities to provide for their social and economic well-being while meeting the reasonably foreseeable needs of future generations and avoiding, remedying, or mitigating the adverse effects of the proposal on the environment.

<b>If the application is for a non-complying activity, does it meet at least one of the provisions of Section 104D (1)?</b>
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N/A

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**Recommendation:** That for the above reasons the application **be approved** pursuant to Sections 104 / 104B of the Resource Management Act 1991, subject to the following conditions:

## **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.



**Reported and Recommended by:**

\_\_\_\_\_  
Barry Morton, **Planner**

Date: 16 January 2025

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**DECISION:**

I have read and considered the above report and recommendation by the Council's officer, Barry Morton, and the information available to Council in respect of the application for consent to undertake a two lot subdivision. I agree with the recommendations made and decide that the Council officer's recommendations should be adopted.



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Helga Bennett, **Senior Planner**

Date: 16 January 2025