

HURUNUI DISTRICT COUNCIL

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21 November 2025

McMurtry Enterprises Limited
C/- Survus Consultants
P O Box 5558
Christchurch 8542

Attn: H Zervos

Dear Hayden,

Objection to conditions - Notice of decision

Consent number: RC240197
Applicant: McMurtry Enterprises Limited
Site address: 20 Reeves Street, Cheviot
Proposal: Ten lot subdivision

Pursuant to the section 357A of the Resource Management Act 1991, this objection has been upheld under delegated authority by Council Officers. As a result, conditions 18 and 32 have been cancelled as follows:

AMENDED CONDITIONS OF CONSENT

General

1. *The activity shall proceed in general accordance with the plans prepared by Survus Consultants (reference no. 16031, Revision K, dated 28/08/25) and details submitted with the application and referenced as RC240214 in Hurunui District Council records. In particular, the activity shall proceed in two stages as follows:*

Stage 1

Lots 1 – 2 and Lot 11 (balance lot)

Stage 2

Lots 3 - 10

2. *Design and construction standards shall be in accordance with the requirements of the Hurunui District Plan, Hurunui District Council Development 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. Easements over wastewater and stormwater lines to be vested in Hurunui District Council shall be a minimum of 3m wide centred on the line. Easements over wastewater, stormwater and water lines to be vested in Hurunui District Council and located within private rights of way, shall cover the entire width of the right of way.*

Construction management

4. *The consent holder shall appoint a single representative who shall be responsible for liaising with Hurunui District Council, submitting information required for the consent, preparing engineering plans, monitoring, supervising construction works, and certifying the works and as-built information. The consent holder's representative shall be suitably qualified and experienced and hold the relevant insurances. The person's name and contact details shall be provided to the Hurunui District Council.*
5. *The hours of operation for construction activities shall be limited to 7am to 7pm Monday to Saturday (excluding public holidays).*
6. *All construction works shall proceed in accordance with the construction noise standard NZS 6803:1999 'Acoustics – Construction Noise'.*

Engineering plans

7. *Electronic copies of plans and specifications for all works shall be prepared by a suitably qualified and experienced person and submitted to the Hurunui District Council for certification prior to commencement of works. Any subsequent amendments to the plans and specifications requested by the consent holder shall be submitted to the Hurunui District Council for certification.*
8. *Prior to commencement of any works the following shall be provided to and certified by the Hurunui District Council:*
 - (a) *Plans, specifications, and calculations showing all works including standard details.*
 - (b) *A sediment and erosion control and dust management plan (including associated drawings showing proposed stockpile locations).*
 - (c) *Traffic management plans.*
 - (d) *A surface water report / surface water planning assessment demonstrating how the requirements of Hurunui District Council's global stormwater discharge consent (Canterbury Regional Council reference: CRC214398) will be met. The report shall include.*
 - (i) *Proposed attenuation system design.*
 - (ii) *Proposed surface water pipe network design.*
 - (iii) *Proposed soakage sites, and soakage calculations.*
 - (e) *A design certificate in the form of NZS 4404:2010 Schedule 1A.*
 - (f) *A quality management plan setting out construction and materials testing methodologies and inspection frequencies.*

Electricity and telephone

9. *Each lot shall be provided with the ability to connect to a telecommunications and electrical supply network at the road boundary of the lot. Rear lots shall have either cables or suitable ducts installed to provide for the future installation of electricity and or telephone cables for each lot serviced from a constructed right of way. Certification from the relevant service providers, referring to each lot by its lot number, shall be provided to the Hurunui District Council confirming that the required services have been provided to the satisfaction of the relevant service provider.*

Works inspections

10. *Works inspections will be carried out to ensure the work is completed in accordance with the certified plans and specifications and to the Hurunui District Council standards. These inspections will be undertaken by Hurunui District Council engineering staff for a fee as defined in the Hurunui District Council's Schedule of Fees and Charges, payable by the consent holder. The consent holder shall notify the Hurunui District 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 the Hurunui District Council's Schedule of Fees and Charges. The minimum level of inspection shall be as follows:

- Engineering/landscaping plan checking and certification – prior to commencement of works;
- 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;
 - 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;
- Electricity 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 the Hurunui District Council's Schedule of Fees and Charges.

Engineering completion

11. On completion of works the following shall be provided to the Hurunui District Council:
- (a) Completion certificates in the form of NZS 4404:2010 Schedules 1B, 1C, and (for any filling over 300mm deep) 2A;
 - (b) As-built plans in suitable format showing all works and information as detailed in NZS 4404:2010 Schedule 1D, and using NZTM2000 projection with levels to NZGD2000 datum. Plans shall be certified by a suitably qualified person stating that they are a true and accurate record of what has been constructed;
 - (c) Copies of all quality assurance testing and inspection records; and
 - (d) A schedule of quantities for all completed works to be vested in the Hurunui District Council (to enable valuation of assets to vest and maintenance bonds).
 - (e) Written confirmation from telecommunications and electrical suppliers that each lot has been connected to the respective networks.

Maintenance bond

12. The consent holder shall be responsible for the maintenance of all subdivision and associated works for a period of 24 months following the date of the issue of the section 224(c) certificate. A bond equal to 5% of the cost of construction works (and to a minimum value of \$2,500) shall be lodged with the Hurunui District Council for the same period, and maintenance shall include repair of any damage or defects in any of the works or services, however caused, associated with the development of the subdivision.

STAGE 1 (Lots 1 and 2, and balance Lot 11)

Existing encumbrances

13. The instrument identified as A469889.1 registered on record of title CB29A/547 shall be surrendered. The Hurunui District Council will prepare this documentation at the consent holder's expense, at the time of preparing a certificate pursuant to section 224(c) of the Resource Management Act 1991.

Restrictions – building platforms

14. Any dwelling established on Lot 11 shall be located on the identified building platform as shown on the title plan.

15. **Condition 14** shall be secured by a consent notice registered on the record of title for Lot 11.

Natural hazards

16. Any dwelling established on Lots 2 and 11 shall be constructed in accordance with the recommendations set out in the geotechnical report prepared by Tetrad Consulting Limited (project reference: 24157; dated 9 August 2025) and in particular with regard to:

- Site testing by a suitably qualified Geotechnical Engineer to confirm geotechnical ultimate bearing capacity for foundation design;
- TC1 foundation design.

17. A suitably qualified Geotechnical Engineer shall undertake site testing at the time of building on Lots 2 and 11 as set out in the geotechnical report prepared by Tetrad Consulting Limited (project reference 24157; dated 9 August 2025) to confirm that a geotechnical ultimate bearing capacity of 300 kPa is available for the foundation design.

~~18. Foundations for any principal building or dwelling on Lots 2 and 11 shall be designed in accordance with the Technical Category 1 Rating to Ministry of Business, Innovation and Employment Guidelines for single or two storey dwellings.~~

18 **Conditions 16 and 17** shall be secured by consent notices registered on the records of title for Lots 2 and 11.

Earthworks

19 Lot 11 shall be provided with a building platform that provides for a minimum finished floor level of 58.55m (NZVD2016).

20 ~~**Condition 20**~~ **19** shall be secured by a consent notice registered on the record of title for Lot 11.

Water supply

21 Lots 2 and 11 shall be connected to the Cheviot township water supply network.

22 The consent holder shall complete a full water application to Hurunui District Council for connection to proposed Lots 2 and 11, the requirements of which shall form part of this consent.

Wastewater

23 Lots 2 and 11 shall be connected to the Cheviot township wastewater network in accordance with the certified engineering plans which shall include relaying of the first 6 metres of the existing wastewater lateral within Reeves Street.

24 A CCTV survey shall be carried out on all new wastewater lines to be vested in Hurunui District Council.

Stormwater

25 Stormwater from Lots 2 and 11 shall discharge to the Reeves Street kerb and channel via a kerb outlet and inspection box in accordance with Drawing No D23 of the of the Hurunui District Council Development Engineering Standard 2017 or subsequent replacement.

26 At the time of building on Lot 2 and 11 a stormwater system shall be provided that complies with Hurunui District Council's global stormwater discharge consent (Canterbury Regional Council reference CRC214398).

27 ~~**Condition 27**~~ **26** shall be secured by a consent notice registered on the records of title for Lots 2 and 11.

STAGE 2 (Lots 3 – 10)

Amalgamation conditions

- 28** That Lot 3, Lot 4, Lot 5, Lot 7 and Lot 8 have an undivided one fifth share of Lot 10 (Access Lot) and an undivided one fifth share of Lot 6 (Stormwater Management Area) in accordance therewith (Request No. 1960982).

Natural hazards

- 29** Any dwelling established on Lots 3, 4, 5, 7, 8 and 9 shall be constructed in accordance with the recommendations set out in the geotechnical report prepared by Tetrad Consulting Limited (project reference: 24157; dated 9 August 2025) and in particular with regard to:
- Site testing by a suitably qualified Geotechnical Engineer to confirm geotechnical ultimate bearing capacity for foundation design
 - TC1 foundation design
- 30** A suitably qualified Geotechnical Engineer shall undertake site testing at the time of building on Lots 3, 4, 5, 7, 8 and 9 as set out in the geotechnical report prepared by Tetrad Consulting Limited (project reference: 24157; dated 9 August 2025) to confirm that a geotechnical ultimate bearing capacity of 300 kPa is available for the foundation design.
- ~~**32** Foundations for any principal building or dwelling on Lots 3, 4, 5, 7, 8, and 9 shall be designed in accordance with the Technical Category 1 Rating to Ministry of Business, Innovation and Employment Guidelines for single or two storey dwellings.~~
- 31.** ~~Conditions 30- 29 and 31~~ **30** shall be secured by consent notices registered on the records of title for Lots 3, 4, 5, 7, 8 and 9.

Earthworks

- 32.** Measures shall be taken to minimise soil erosion, sediment discharge and dust nuisance during all works associated with the activity including that the earthworks are undertaken in accordance with the Environment Canterbury Erosion and Sediment Control Toolbox.
- 33.** Windblown sand and dust associated with activities on the site shall not cause particulate material which is offensive and objectionable beyond the boundary of the site on which the consent is exercised. For the purposes of this condition, "offensive or objectionable" is to be determined having regard to intensity and duration of dust normally expected in a residential environment.
- 34.** All earthworks filling over 300 mm deep shall be carried out in accordance with the requirements of NZS 4431:2022 Engineered fill construction for lightweight structures, with clean fill and controlled compaction.
- 35.** The site shall be developed to a minimum finished level of 58.05m NZVD2016 to provide for the shed of surface water and an operable stormwater management system in accordance with **Condition 49** for all rainfall events up to and including the 24-hour 50-year ARI.
- 36.** Lots 3, 4, 5, 7, 8 and 9 shall be provided with a building platform that provides for a minimum finished floor level of 58.55m (NZVD2016).
- 37.** ~~Condition 38~~ **36** shall be secured by consent notices registered against the records of title for Lots 3, 4, 5, 7, 8 and 9.
- 38.** In the event that an unidentified archaeological site is located during works, the consent holder shall:
- a. Cease work immediately at that place and within 20 metres around the site.

- b. *Ensure that all machinery is shut down and the area is secured and immediately notify the Heritage New Zealand Pouhere Taonga Archaeologist. Further assessment by an archaeologist may be required.*
- c. *Immediately notify appropriate iwi groups or kaitiaki representative of the discovery if the site is of Māori origin and ensure site access to enable appropriate cultural procedures and tikanga to be undertaken, as long as all statutory requirements under legislation are met (Heritage New Zealand Pouhere Taonga Act 2014, Protected Objects Act).*
- d. *If human remains (koiwi) are uncovered, immediately advise the Heritage New Zealand Archaeologist, New Zealand Police and the appropriate iwi groups or kaitiaki representative and ensure site access to enable appropriate cultural procedures and tikanga to be undertaken, as long as all statutory requirements under legislation are met (Heritage New Zealand Pouhere Taonga Act 2014, Protected Objects Act). Remains are not to be moved until such time as iwi, New Zealand Police and Heritage New Zealand have responded.*
- e. *Not resume works affecting the archaeological site and any human remains (koiwi) until Heritage New Zealand has given written approval for work to continue. Further assessment by an archaeologist may be required. Heritage New Zealand will advise if an archaeological authority under the Heritage New Zealand Pouhere Taonga Act 2014 is required for works to continue.*
- f. *Provide where iwi so request, any information recorded as the result of the find, such as a description of location and content.*

Note: It is an offence under s87 of the Heritage New Zealand Pouhere Act 2014 to modify or destroy an archaeological site without an authority from Heritage New Zealand irrespective of whether the works are permitted or consent has been issued under the Resource Management Act 1991.

Water supply

- 39. *Lots 3, 4, 5, 7, 8 and 9 shall be provided with an independent water connection to the Cheviot water supply network in accordance with the certified engineering plans and Water Application Number WS240182.*

Wastewater

- 40. *Lots 3, 4, 5, 7, 8 and 9 shall be connected to the Cheviot township wastewater network in accordance with the certified engineering plans and Water Application Number WS240182.*
- 41. *The owners of Lots 3, 4, 5, 7, 8 and 9 shall be advised that should a gravity connection not be provided to the lot:*
 - (a) *At the time of building on the lot, an approved private in-ground wastewater pump unit (consisting of a heavy duty E/One submersible grinder pump in an underground polyethylene tank, or similar system as approved by the Hurunui District Council) shall be installed and connected to the lots lateral to cater for wastewater disposal from the lot; and*
 - (b) *The owner of the lot shall be responsible for all costs associated with the installation and on-going operation, repairs, and maintenance of the wastewater system.*
- 42. **Condition 43 41** *shall be secured by consent notices registered against the record of titles for Lots 3, 4, 5, 7, 8 and 9.*
- 43. *A CCTV survey shall be carried out on all new wastewater lines to be vested in Hurunui District Council.*

Stormwater

- 44. *Stormwater from Lot 9 shall discharge to the Reeves Street kerb and channel via a kerb outlet and inspection box in accordance with Drawing No D23 of the of the Hurunui District Council Development Engineering Standard 2017 or subsequent replacement.*

45. At the time of building on Lot 9 a stormwater system shall be provided that complies with Hurunui District Council's global stormwater discharge consent (Canterbury Regional Council reference CRC214398).
46. **Condition 46 44** shall be secured by consent notice registered on the record of title for Lot 9.
47. A stormwater treatment and attenuation system shall be provided for Lots 3, 4, 5, 6, 7 and 8 and Lot 10 that complies with Hurunui District Council's global stormwater discharge consent (Canterbury Regional Council reference CRC214398). The stormwater system design shall provide for downstream receiving waters 50 year flood level of 57.9m NZVD2016.
48. The stormwater system shall include a treatment chain of trapped sumps, a proprietary treatment device, and an attenuation pond.
49. A management plan illustrating the operation of the stormwater network including the attenuation pond, as well as the maintenance regime required, shall be submitted to the Hurunui District Council for certification along with the engineering plans. The maintenance regime shall include the requirement that the attenuation pond system is inspected at least once every six months and any accumulated sediment and/or litter is removed to prevent blockages from occurring.
50. The owners of the lots 3, 4, 5, 7 and 8 shall be responsible for undertaking all necessary maintenance to meet the requirements of the stormwater management plan submitted for the on-site stormwater systems installed under **condition 51 49**.
51. **Condition 52 50** shall be secured by consent notice registered on the record of title for Lots 3, 4, 5, 7 and 8.

Rights of way

52. A right of way shall be constructed in accordance with the certified engineering plans, generally as follows:
- (a) The legal width shall be a minimum of 7.0 metres.
 - (b) The carriageway width from kerb faces to opposite edge shall be a minimum of 5.5 metres.
 - (c) The carriageway formation shall be surfaced with either a two-coat seal or a 30mm layer of asphaltic concrete and shall consist of a minimum of 100mm AP40 on 200mm AP65, on a suitable subgrade.
 - (d) The carriageway shall be kerb and channelled along one side and edged with pegged treated timber on the opposite side.
 - (e) Any water, telecom and electricity services beneath the right of way carriageway shall be laid in suitable ducts and hardfill backfilled.

Vehicle crossings

53. The right of way shall be provided with a heavy-duty vehicle crossing in accordance with Drawings No R13 and R14 of the of the Hurunui District Council Development Engineering Standard 2017 or subsequent replacement.

Road names and signs

54. The consent holder shall apply for a right of way name in accordance with the Hurunui District Council Rural and Urban Addressing Policy February 2012 and associated addendum. Once the names have been approved by a full Council meeting, the consent holder shall provide and install signs for the approved street names.

Consent notice cancellation

55. Pursuant to section 221(b) of the Resource Management Act 1991 the consent notices registered on the record of title for Lot 11 shall be cancelled on the plan of subdivision. The Hurunui District Council will prepare this documentation at the consent holder's expense, at the time of preparing a certificate pursuant to section 224(c) of the Resource Management Act 1991.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Barry Morton'.

Barry Morton
Planner

Mobile 022 014 5307

Email your_email@hurunui.govt.nz