



WAIMAKARIRI
DISTRICT COUNCIL

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Our Reference: RC125093/121025074658
Valuation Reference: 21580-212-00

25 October 2012

SNG Developments
C/- Resource Consent Services
2 Campbell Lane
OXFORD

Dear Sir

**DECISION ON RESOURCE CONSENT APPLICATION
SNG DEVELOPMENTS LTD – 1199 OXFORD ROAD, SPRINGBANK**

Please find enclosed a copy of the decision reached by the District Plan Manager under delegated authority from the Council on the above application.

We also enclose information relating to rights of appeal, lapsing of consent (where applicable), and other legal requirements.

Yours faithfully

John Cook
PLANNING OFFICER

Encl

CC: Geoff Ward – Geoff.ward@calcon.co.nz



Accredited as an International 'Safe Community'

WAIMAKARIRI DISTRICT COUNCIL

IN THE MATTER of the Resource Management Act 1991

AND

IN THE MATTER of an application lodged by **SNG Developments Ltd** for a resource consent under Section 88 of the aforementioned Act.

APPLICATION

The applicants sought a resource consent to create 25 rural allotments each having a minimum area of 4 ha, and Road to Vest (Lot 26). Four sets of reciprocal right of way easements are to be created to provide legal access to those allotments that are not required to have direct access onto Oxford Road.

Each of the new allotments will be provided with an independent well for their domestic water supply. An existing public water race passes through the subject property but is not reliant for a water supply.

The existing dwelling will be contained within the proposed Lot 25 with some remaining accessory buildings remaining on Lot 5.

DECISION

The District Plan Manager, on the 25th October 2012, approved:

THAT pursuant to Sections 104C of the Resource Management Act 1991, consent be granted to subdivide Lot 1 LT 453032 (Lot 1 Subdivision consent RC125060) into Lots 1 – 25 (minimum of 4.0 ha) and Lot 26 (Road to Vest) at 1199 Oxford Road, Springbank, as a discretionary activity (restricted) subject to the following conditions which are imposed under Section 108 of the Act:

1. The activity shall be carried out in accordance with the attached approved application plan.
2. **Easements**
 - 2.1 All services, including open drains, access ways and water pipelines, serving more than one lot or traversing lots other than those being served and not situated within a public road or proposed public road, shall be protected by easements. All such easements shall be granted and reserved.
 - 2.2 Specific easements shall be granted and reserved over the water race that

traverses across the subject property

3. Water Supply

- 3.1 The subdivider shall provide an adequate domestic water supply to Lots 1 - 25 inclusive providing a minimum of 2.0 cubic metres per day.
- 3.2 Were new wells are installed on proposed Lots 1 - 24 inclusive, the subdivider shall prove that the water can be readily made potable by recognised and practical treatment methods to the satisfaction of the Council. Tests carried out by a IANZ registered laboratory shall demonstrate whether the chemical and bacteriological water quality complies with the guideline values set out in the publication, 'Drinking Water Standards for New Zealand 2005'. The subdivider shall specify any correction, which may be required to achieve compliance. The tests shall be accompanied by the results of well pump tests, which demonstrate, to the satisfaction of Council, that the quantity of water available from these new wells can adequately supply the water requirements of the lot.

Samples from the water source shall be taken by the laboratory carrying out the analysis. (Such treatment will subsequently be required to be installed by the landowner before a building consent for a dwelling is finalised and the dwelling occupied).

- 3.3 The existing well on proposed Lot 25 shall be confirmed as a potable water supply. Tests shall be carried out by an IANZ accredited laboratory and demonstrate whether the chemical and bacteriological water quality complies with the guidelines values set out in the publication, "Drinking Water Standards for New Zealand 2005 shall be submitted to the Council. The subdivider shall specify and install any correction, which is required to achieve compliance. The tests shall be accompanied by the results of well pump tests, which demonstrate, to the satisfaction of Council, that the quantity of water available from the well can adequately supply the water requirements of the lots.

Samples from the water source shall be taken by the laboratory carrying out the analysis. (Such treatment will subsequently be required to be installed by the subdivider prior to the issue of a Section 224(c) Conditions Certificate for the subdivision.).

- 3.4 The top 0.5 m of all wells, including existing wells that will provide a secure domestic water supply shall be concreted. A concrete pad of at least 0.3-metre radius and 0.1 metre thickness shall be constructed around any bore head used to provide the domestic water for proposed Lots 1 – 25 inclusive. The concrete pad is to be constructed at ground or at pump-house floor level to prevent leakage or ponding around the casing. The pad shall be cast so as to slope away from the bore. The top of the bore shall be capped to prevent contaminants entering the bore and underlying ground water.

- 3.5 Conditions 3.1, 3.2 and 3.4 as they apply to Lots 1 – 24 inclusive, shall be subject to a consent notice pursuant to Section 221 of the Resource Management Act 1991, to be registered on the new computer freehold registers for Lots 1 – 24 inclusive to ensure that the conditions are met by the consent holder prior to the erection of a dwelling on any of these allotments.

4. Access – Vehicle Crossings

- 4.1 The subdivider shall upgrade and seal the existing access to the proposed right of way serving Lots 5 and 25 to accord with Waimakariri District Council Standard Drawing 600-217 issue D.
- 4.2 The subdivider shall form and seal the accesses to Lots 1 and 2 that shall be located adjoining each other at their common allotment boundary to accord with Waimakariri District Council Standard Drawing 600-217 issue D.
- 4.3 The subdivider shall form and seal the accesses to Lots 3 and 4 that shall be located adjoining each other at their common allotment boundary to accord with Waimakariri District Council Standard Drawing 600-217 issue D.
- 4.4 The subdivider shall form and seal the access serving Lots 6 and 24 to accord with Waimakariri District Council Standard Drawing 600-217 issue D.
- 4.5 The subdivider shall form and seal the access to the right of way serving Lots 7, 8, 9 and Lots 20 – 23 inclusive to accord with Waimakariri District Council Standard Drawing 600-217 issue D.
- 4.6 The subdivider shall form and seal the access to the right of way serving Lots 11 and 12 to accord with Waimakariri District Council Standard Drawing 600-217 issue D

5. Right of Ways

- 5.1 The subdivider shall upgrade the existing right of way (Area 'A') serving Lots 5 and 25 to accord with Waimakariri District Council Standard Drawing 600-273 issue D. Passing bays shall be installed at 90 metre intervals.
- 5.2 The subdivider shall form the right of way (Area 'B') serving Lots 6 and 24 to accord with Waimakariri District Council Standard Drawing 600-273 issue D. Passing bays shall be installed at 90 metre intervals.
- 5.3 The subdivider shall form the right of way (Areas 'C' – 'G') serving Lots 7 - 9 inclusive and Lots 20 - 23 inclusive to accord with Waimakariri District Council Standard Drawing 600-273 issue D. Passing bays shall be installed at 90 metre intervals.

- 5.4 The subdivider shall form the right of way serving Lots 11 and 12 (Area 'H') to accord with Waimakariri District Council Standard Drawing 600-273 issue D. Passing bays shall be installed at 90 metre intervals.

6. Water Race Culverts

At each right of way and the Road to Vest crossing of the existing water race, the subdivider shall install 450 mm diameter culverts complete with precast concrete headwalls.

7. Roading.

- 7.1 The subdivider shall form and seal the Road to Vest (Lot 26) having a carriageway 6.0 metres wide and be constructed in accordance with the requirements of the Waimakariri District Councils Engineering Code of Practice. The design shall include provision of a Standard Rural T intersection at Oxford Road to accord with WDC Standard Drawing 600-262A issue F.

- 7.2 The subdivider shall submit to the Council for approval three potential names for the new Road to Vest, prior to the Section 223 certification of the survey plan, and shall then install the street name sign and pole at the new intersection.

8. Stormwater

- 8.1 The subdivider shall install appropriate measures to control the stormwater runoff from Lots 5 - 12 inclusive onto the lower terraces or adjoining properties, scouring from the run off and disposal of runoff water.
- 8.2 The applicant shall supply in writing to the Council for approval the required engineering information to ensure compliance with Condition 8.1 prior to these works being undertaken.

9. Building platforms / Floor levels

- 9.1 Any dwelling erected on Lots 1 - 4 inclusive, when located on the lower terrace, shall be constructed with a finished floor level of at least 400 mm above the adjacent ground level.
- 9.2 Condition 9.1 shall be subject to a consent notice to be registered on the computer freehold registers for Lots 1 - 4 inclusive to ensure that this condition is met when any dwelling is erected on these lots.
- 9.3 Any dwelling erected on Lots 13 - 25 inclusive shall be constructed with a finished floor level of at least 400 mm above the adjacent ground level, with any dwelling on Lot 16 also having a minimum floor level of at least 150 mm above the crown level of Oxford Road.

- 9.4 Condition 9.3 shall be subject to a consent notice to be registered on the computer freehold registers for Lots 13 - 25 inclusive. The consent notice shall ensure that the condition is met when any dwelling is erected on these allotments.
- 9.5 Any building erected on Lots 15, 16, 18, 21 and 22 shall be erected outside the potential flooding zone as shown on the 50 year ARI Flood Level Assessment Diagram (Appendix G) in the Eliot Sinclair and Partners Report having the reference 348903 and dated 18 July 2012.
- 9.6 Condition 9.5 shall be subject to a consent notice to be registered on the computer freehold registers for Lots 15, 16, 18, 21 and 22. The consent notice shall ensure that this condition is met when any buildings are erected on these lots.

10. Power and Telephone

The subdivider shall provide evidence in writing from the relevant service utility providers that the existing electrical and telephone reticulation has the capacity to provide service connections to Lots 1 – 25 inclusive.

11. Traffic Management Plan

The subdivider shall submit for approval a comprehensive Traffic Management Plan (*format* attached) detailing traffic control works (including sketch layout and control signs). This plan shall be submitted prior to work commencing on or in Oxford Road. Traffic Management shall be to Level 1, as described in the TNZ & LTSA Code of Practice for Temporary Traffic Management.

12. Development Contributions

Pursuant to section 198 of the Local Government Act 2002, the consent holder shall pay **\$78,770.40** (including GST at 15.0%); this amount is based on the following contributions:

Description	Area	Units/ Lots	Factor (excluding GST) Per Unit/Lot \$	Amount (excluding GST) Total \$	Amount (inclusive GST) Total \$
Reserves	Rural & Res 4 Zone	24	1,561.00	37,464.00	43,083.60
Roading	District	24	930.00	22,320.00	25,668.00
Community Infrastructure	District - Pool	24	230.00	5,520.00	6,348.00
Community Infrastructure	District - Library Extension	24	133.00	3,192.00	3,670.80
Total				68,496.00	78,770.40

13. Soil Contamination

- 13.1 A finalised Detailed Site Investigation Report shall be prepared by Envirochem Consultants. All areas of contaminated land identified in the report shall be remediated prior to the issue of the Section 224c Conditions Certificate.
- 13.2 The remediation works shall be approved by Council in writing prior to works commencing on-site and shall include a methodology for the removal and disposal of the contaminated soil, including certification from the receiving disposal site operator, and the backfilling and compaction of the excavated areas.
- 13.3 The subdivider shall provide an "As Built" plan showing remediated areas on any of the lots, including backfilling compaction test results and certification of the fill.
- 13.4 Council reserves the right to have the finalised Detailed Site Investigation Report to be prepared by Envirochem Consultants, peer reviewed by the Council. All costs incurred by the Council by having this peer review process undertaken shall be met by the subdivider.

14. Restricting Access onto Oxford Road

- 14.1 Lots 16, 17, 21, 22, 24 and 25 shall not have direct vehicle access onto Oxford Road.
- 14.2 Condition 16.1 shall be subject to a consent notice to be registered on the computer freehold registers for Lots 16, 17, 21, 22, 24 and 25 to ensure that future owners of these allotments are aware of this requirement.

15. Road to Vest

- 15.1 Lot 26 shall vest in the Council as Road.

16. Effluent Spreading Restriction

- 16.1 Any dwellings established on Lots 1 and 2 shall be located beyond the 250 metre effluent spreading buffer zone that applies in respect of effluent spreading being undertaken on properties on the western side of Garterys Road as noted on the Council's Effluent Spreading Database.
- 17.2 Condition 17.1 as it applies to Lots 1 and 2 shall be subject to a consent notice pursuant to Section 221 of the Resource Management Act 1991, to be registered on the computer freehold registers for Lots 1 and 2 to ensure that this condition is met prior to the erection of a dwelling on either of these allotments.

17. Conditions Auditing

- 17.1 The Council will audit compliance with the conditions of consent by both site inspections and checking of associated documentation to the extent necessary to ensure the work is completed in accordance with the approved plans and specifications and to the Council's standards. The Council will

undertake inspections and checking. The subdivider, or their authorised agent, shall notify Council at least one working day prior to commencing various stages of the works to enable audit inspections required by the consent to be carried out.

The minimum level of inspection shall be as follows:

Access / Right of Ways

- On completion of excavation to sub-grade.
- Following compaction of base course prior to final surfacing.

Whole Works

- Prior to the issue of a certificate under section 224(c) of the Resource Management Act 1991.

Where repeat 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 at the current hourly rate for staff time and vehicle running costs for kilometres travelled.

18. Maintenance

- 18.1 The subdivider shall be responsible for the maintenance of all roading works for a period of twelve months following the date of issue of the Council's 'Condition Certificate'. A bond equal to 5% of the cost of construction works shall be lodged with Council for the same period

Maintenance shall include:

- The repair of any damage or defects in any of the works or services associated with the development of the subdivision as consented to.

19. Works Conditions

- 19.1 That a certificate under Section 224(c) of the Resource Management Act 1991 will not be issued until Conditions 1 to 18 above have been met to the satisfaction of the Waimakariri District Council, at the expense of the consent holder.

ADVICE NOTES

- a) All amounts shown are G.S.T inclusive.
- b) The requirements and conditions listed are a statement of the Council's minimum standards. Where the subdivider proposes higher standards or more aesthetically acceptable alternatives these shall be submitted to the Council for approval.

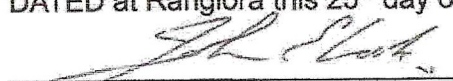
- c) The requirement for power and telephone to be confirmed as having capacity to service the subdivision does not guarantee that power or telephone connections are provided to potential house sites. On rural lots, the service authorities will not install submains to individual lots until the location of the house site is determined. Prospective purchasers of these lots should be advised to contact the relevant service authorities to ascertain the likely costs of servicing any specific lots to the purchaser's requirements.
- d) In addition to the specific finished floor level of any dwelling should be set at a height to prevent inundation from a 1 in 50 year (2% AEP) storm, as required by the Building Act.
- e) Geotech Consulting notes in their report prepared for this subdivision proposal: *"that there was one test pit per lot, in a location which may be well away from some of the final building sites. Additional testing is recommended at building consent stage at the location of each house"*.

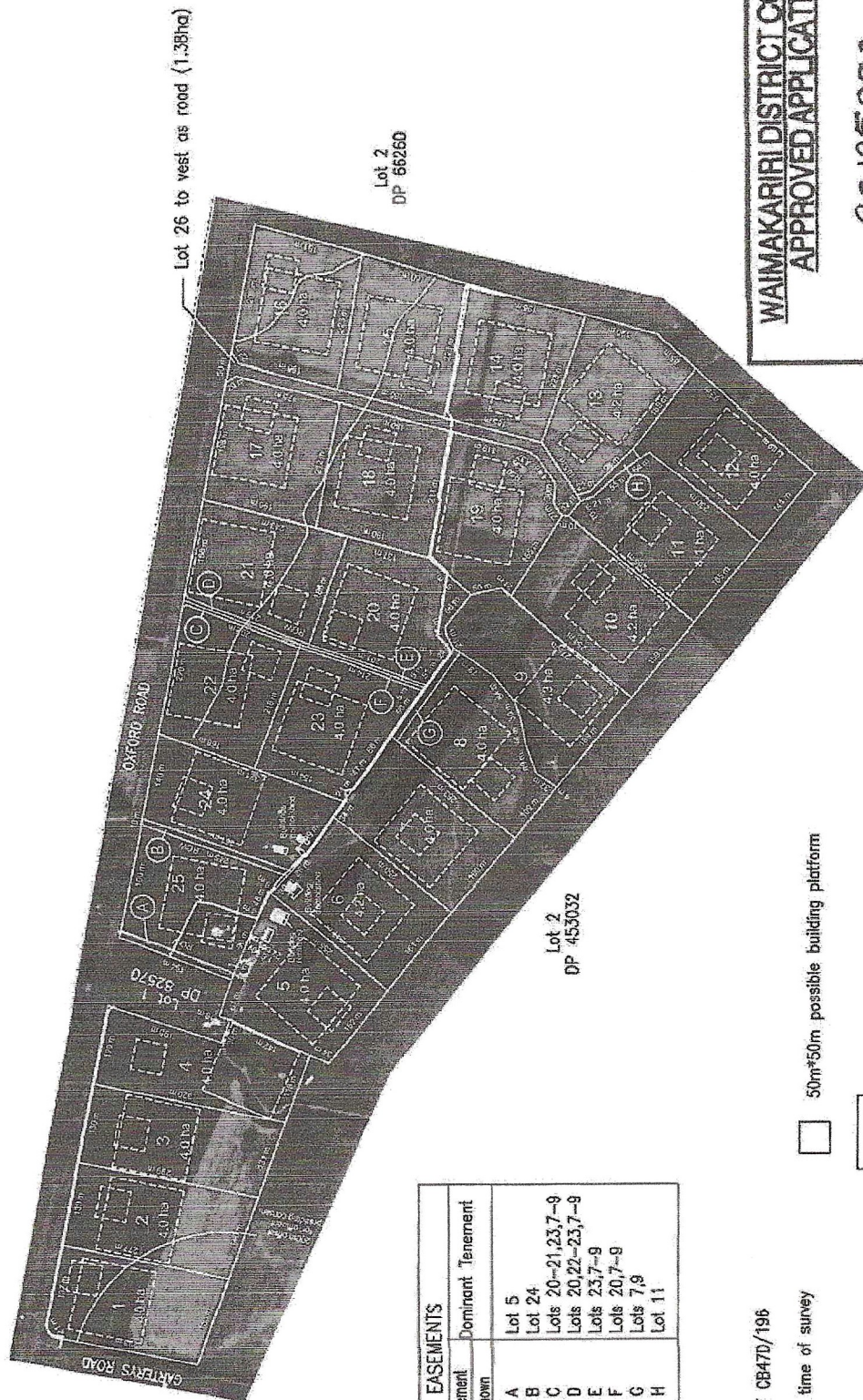
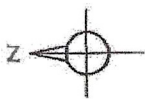
REASONS FOR THE DECISION

Pursuant to Section 113 of the Act the Council was satisfied that:

- No person is deemed to be adversely affected by the proposal. .
- Any environmental effects arising will be no more than minor and are within the realm of effects contemplated by the District Plan with the proposed allotments all being a minimum of 4 ha.
- The proposal is in accordance with the District Plan for the undertaking of subdivisions as a discretionary activity (restricted).
- Each future dwelling to be established on the new allotments will be provided with a domestic water supply.
- The appropriate geotechnical assessment has been undertaken to confirm that the subject property is overall suitable for establishing dwellings.
- A finalised site investigation report is required to be undertaken to ascertain the existence of any potential contaminated soil that could be injurious to human health.
- Adequate dwelling setbacks for Lots 1 and 2 are being provided from the effluent spreading being undertaken on the west side of Garterys Road.
- The necessary conditions of approval have been approved to take into account potential flooding on low lying portions of the subject property.

DATED at Rangiora this 25th day of October 2012


SIGNED by John Cook
PLANNING OFFICER



SCHEDULE OF EASEMENTS		
Nature	Servient Tenement	Dominant Tenement
	Lot Shown	
Right of way and services	25	A
	6	B
	22	C
	21	D
	20	E
	23	F
	8	G
	12	H
		Lot 5
		Lot 24
		Lots 20-21, 23, 7-9
		Lots 20, 22-23, 7-9
		Lots 23, 7-9
		Lots 20, 7-9
		Lot 11

NOTES

Reference to DP453032
DP453032 is a proposed subdivision of CB47D/196
Lot 26 to west as road (1.38ha)
Water race easements to be added at time of survey

Subdivision proposal plan only.
Areas and dimensions subject to final survey.
Plan prepared for the purpose of obtaining a Resource Consent.

Note : Scandlyn Surveying accepts no responsibility for the use of this plan for any other purpose other than that intended (obtaining a Resource Consent)

Scale 1:8000 Format (A3)



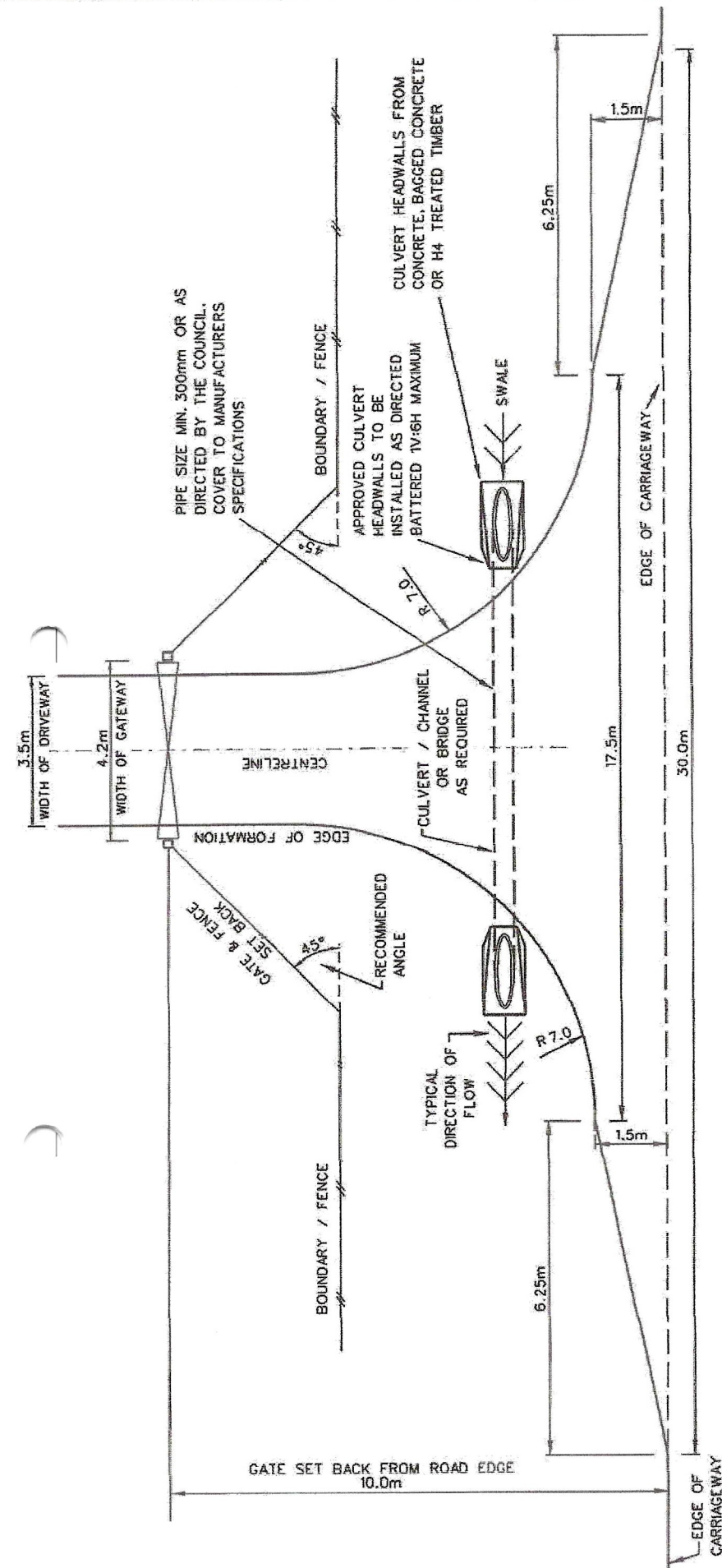
SPRINGBANK DOWNS
Lots 1-26 being Subdivision of Lot 1 DP 453032

Prepared by: Scandlyn Surveying Ltd
18 Durham Street, RANGIORA
(office@scandlyn.co.nz)
Reference: 1148 R10 20121023
Ph 033131272, Fax 033131274

WAIMAKARIRI DISTRICT COUNCIL
APPROVED APPLICATION

RC125093

M. Caselan 25/10/12
AUTHORISED OFFICER



MINIMUM FORMATION STANDARDS

The formation shall extend down to a suitable subgrade which shall be free of organic material. As a minimum requirement, the formation shall comprise of a 150 mm compacted layer of screened river run sub base (AP65) overlaid with a 100 millimeter compacted layer of crushed base course (AP40).

The top surfacing course shall be applied as follows:

- Where the adjacent road formation is sealed, the entrance formation shall be overlaid with a coat of chip seal consisting of hot bitumen sprayed at a rate of 1.8 litres / square metre and Grade 4 chip.
- Where the adjacent road formation is metalled, the new entrance formation shall be overlaid with AP20 running course.
- Clay stabilised metalcourse will not be approved in the road reserve.



WAIMAKARIRI
DISTRICT COUNCIL
technical services

NOT TO SCALE

SHEET TITLE

Typical
Rural Zone
Entranceway

PROJECT TITLE

Standard Drawings

SHEET

217

ISSUE
D

PLAN No.
600



WAIMAKARIRI
DISTRICT COUNCIL
technical services

NOT TO SCALE

SHEET TITLE

**STANDARD RURAL
"T" JUNCTION
TYPE B**

PROJECT TITLE

**STANDARD
DRAWINGS**

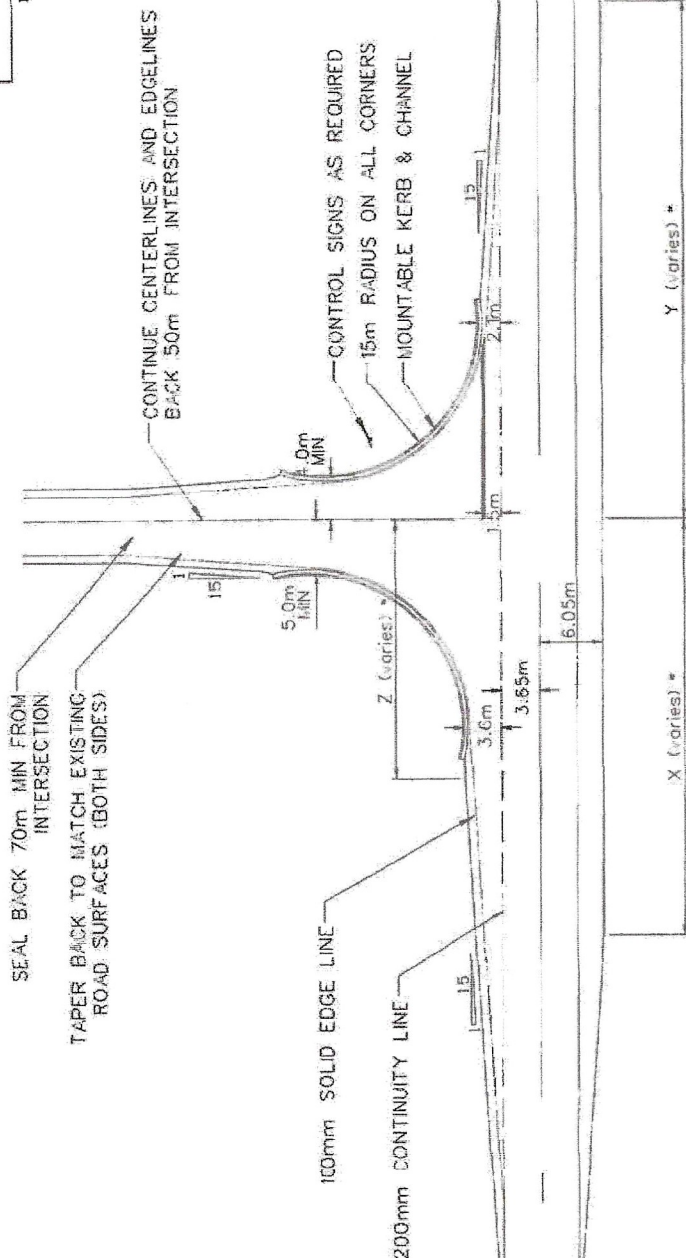
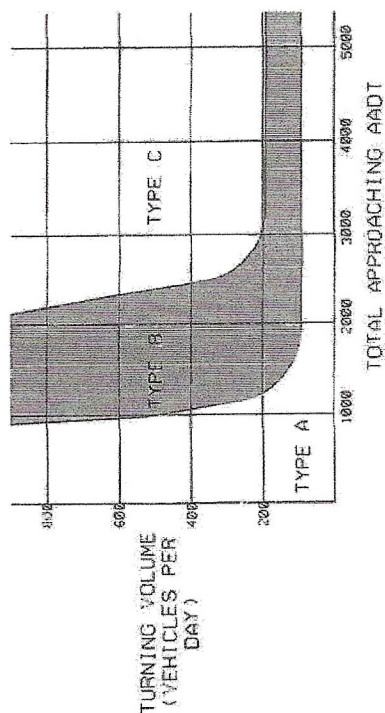
SHEET

262A

ISSUE
F

PLAN No.
800

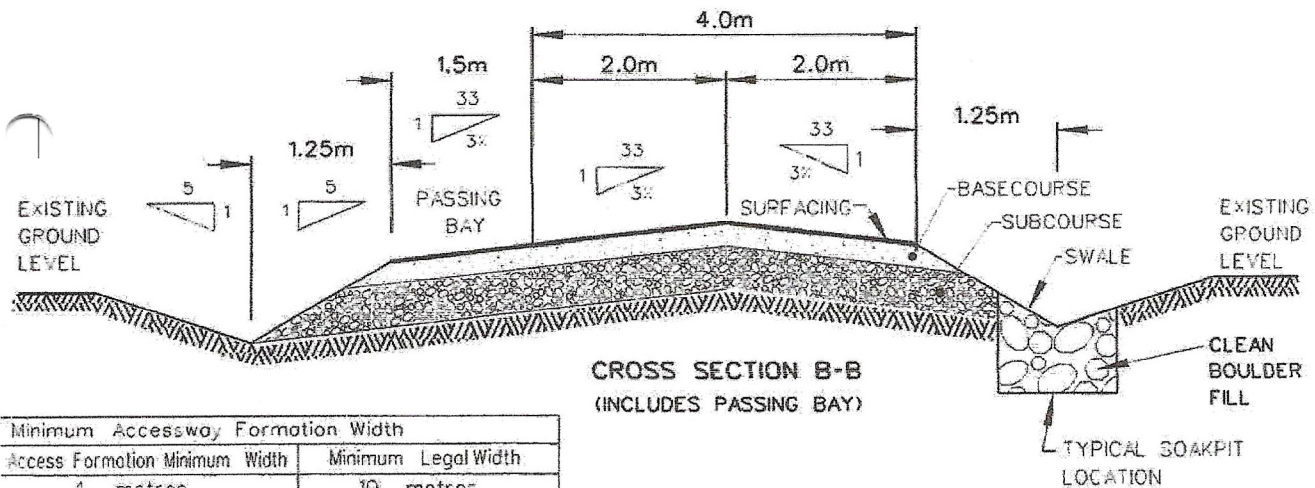
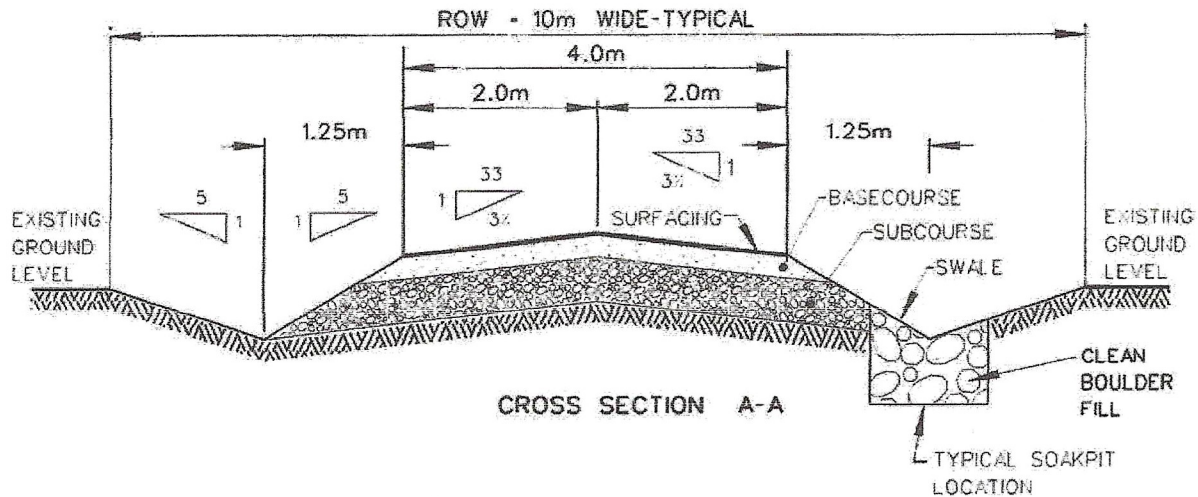
- NOTES:
- 1) Minimum pavement markings shall consist of:
 - a) Taper intersection lines on the through road and appropriate intersection controls on the side road.



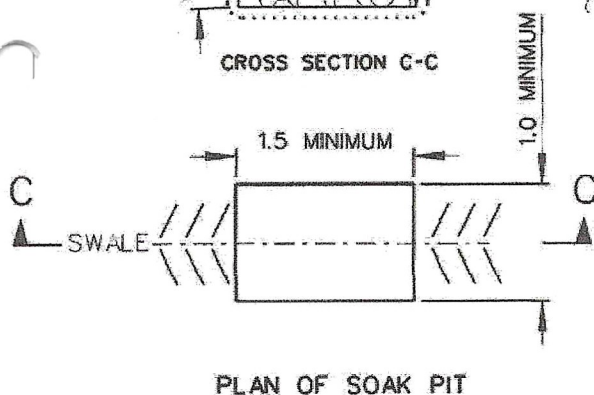
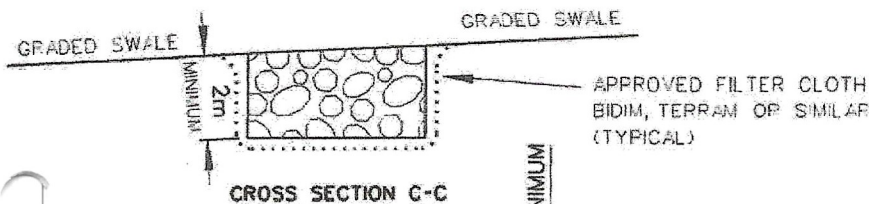
* DRAWN FOR 80KM/H TREATMENT, REFER TO TABLE FOR OTHER SPEEDS

DIMENSION	OPERATING SPEED (km/h)			
	80	90	100	
X	40m	45m	55m	
Y	50m	55m	65m	
Z	25m	30m	35m	

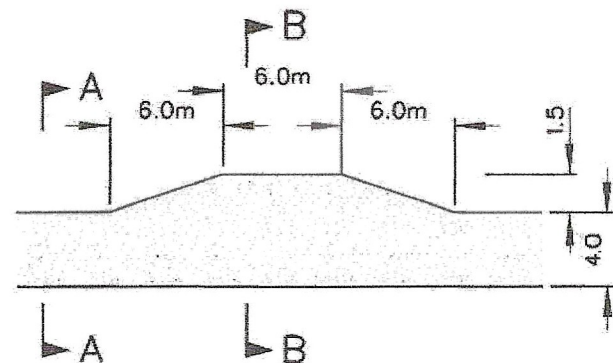
- NOTES**
1. Surfacing : Single coat hot bitumen and grade 4 chip or 50mm AP20 running course.
 2. Basecourse : Minimum of 100mm TNZ M/4 AP40.
 3. Subcourse : Minimum of 150mm TNZ M/5 AP65.



Minimum Accessway Formation Width	
Access Formation Minimum Width	Minimum Legal Width
4 metres	10 metres



Soak Pits shall be installed where appropriate. Spacing of Soak Pits shall not be greater than 100m intervals and should be installed in all low points of swales. The minimum depth of Soak Pits is 2.0m.



Where the length of the POW exceeds 100m and there are 2 or more lots serviced by the POW then Passing Bays shall be installed at not more than 90m intervals.



WAIMAKARIRI
DISTRICT COUNCIL
technical services

NOT TO SCALE

SHEET TITLE

**TYPICAL RURAL
CROSS-SECTION
RIGHT-OF-WAY**

PROJECT TITLE

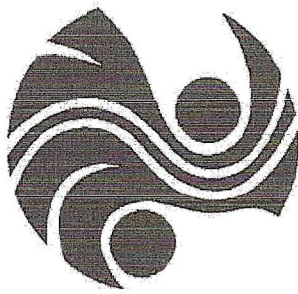
**STANDARD
DRAWINGS**

SHEET

273

ISSUE
D

PLAN No.
600



WAIMAKARIRI DISTRICT COUNCIL

RESOURCE MANAGEMENT ACT 1991

RIGHTS OF OBJECTION

The applicant may, within 15 working days after the decision being received by them, lodge an objection with the Council against one or more conditions of consent, in accordance with Section 357 of the Resource Management Act 1991.

The objection is required to be made by notice in writing to:

*The District Plan Manager
Waimakariri District Council
Private Bag 1005
RANGIORA 7440*

If you are in any doubt, as to the procedure to be followed, or any matter arising out of the same, it is strongly recommended that you seek professional advice.

LAPSING OF CONSENT

Attention is drawn to Section 125 of the Resource Management Act 1991 which provides that a resource consent shall lapse five years from the date of commencement of the consent or after the expiry of such shorter or longer period as is expressly provided for in the consent unless:

- (a) The consent is given effect to; or
- (b) An application is made to the consent authority to extend the period after which the consent lapses, and the consent authority decides to grant an extension after taking into account:-
 - (i) whether substantial progress or effort has been, and continued to be, made towards giving effect to the consent; and
 - (ii) whether the applicant has obtained approval from persons who may be adversely affected by granting of the extension; and
 - (iii) the effect of the extension on the policies and objectives of any plan or proposed plan.

OTHER LEGAL REQUIREMENTS

Section 23 of the Resource Management Act 1991 provides that compliance with the Resource Management Act 1991 (eg; by obtaining of an appropriate resource consent) does not remove the need to comply with all other applicable Acts, Regulations, Bylaws and rules of law.