

BEFORE THE EXPERT CONSENTING PANEL APPLICATION FOR RESOURCE CONSENT TO SUBDIVIDE AND DEVELOP TWO SITES AT ROLLESTON KNOWN AS FARINGDON SOUTH EAST AND FARINGDON SOUTH WEST

IN THE MATTER	of the of the COVID-19 Recovery (Fast-track Consenting) Act 2020 (the FTCA) and the deliberations and final decision of the Expert Consenting Panel appointed under Clauses 2, 3, and 4 of Schedule 5 of the COVID-19 Recovery (Fast-track Consenting) Act 2020 to consider applications for consents for the subdivision and development of land for residential and commercial purposes at Rolleston, Canterbury
Expert Consenting Panel	John Hardie (Chair) Janette Dovey (Member) Muriel Johnstone (Member)
Applicant	Hughes Developments Limited
Comments received under Clause 17(4) of Schedule 6 to the FTCA:	19 July 2021
Details of any hearing if held under Clause 21 of Schedule 6 of the FTCA	No hearing was held (refer Clause 20, Schedule 6 to the FTCA)
Date of Hearing if held	N/A
Date of Decision	27 August 2021
Date of Issue	27 August 2021

**RECORD OF DECISION OF THE EXPERT CONSENTING PANEL UNDER
CLAUSE 37 SCHEDULE 6 OF THE FTCA**

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Part A. Executive Summary

- [1] This is an application for resource consents by Hughes Developments Limited (**the Applicant**) to subdivide and develop rural land at Rolleston for residential housing, with associated commercial development in two neighbourhood centres (**the Application or the Project**).
- [2] The Applicant elected to seek a referral from the Minister for the Environment to an expert panel under the COVID-19 Recovery (Fast-track Consenting) Act 2020 (**the FTCA**). The Minister accepted that the criteria of the FTCA would be met by the Project, including that it would help to achieve its purpose, and referred it to an expert panel on 11 March 2021. We have been appointed as the Panel to determine the Application (**the Panel**).
- [3] The Panel visited the sites known as Faringdon South West and Faringdon South East (**the Sites**), together with surrounding land, including Rolleston town centre, to give context and perspective.
- [4] The Panel considered the Application and invited comment from the relevant parties. Comments were duly received from 16 sources. A reply to those comments was received from the Applicant including modified suggested conditions. Further information was requested and provided during the process from the Applicant, Selwyn District Council and Environment Canterbury. Comments on the Panel's draft conditions were also provided.
- [5] The Panel grants consent to the Application subject to the conditions set out in our decision.

Part B. Introduction and Procedure

Introduction

- [6] The Applicant is an experienced developer with a track record of development in Rolleston. The land, the subject of this development, builds on its previous developments under the brand name Faringdon. We saw those finished housing areas in our site visit. The Applicant applied to the Selwyn District Council (**SDC**) for a plan change to rezone the land (PC64) but then applied in 2020 to have the Project considered under the FTCA instead.
- [7] The total area of the Sites is about 80 hectares. The first is called Faringdon South East and the Application proposed to accommodate approximately 290 residential units, a Neighbourhood centre and associated infrastructure and amenities including reserves. The second is called Faringdon South West and the Application

proposed to accommodate approximately 680 lots, a Neighbourhood centre and associated infrastructure and amenities including reserves.

Procedure

- [8] The Panel records the following matters.

Meetings/Site visits

- [9] The Panel met and conducted a site visit on 25 June 2021. This included a comprehensive examination of recent development at Rolleston, including travelling to the town centre and surrounding residential development and commercial centres.
- [10] The Panel met in person on 4 August 2021 for a lengthy decision meeting following the receipt of comments and the Applicant's response to those comments. Given the different geographic location of one Panel member, all other business was conducted via email and telephone. It is noted that New Zealand was in Covid Level 4 lockdown from 18 August 2021 until the date of this decision.

Invitations to comment

- [11] By letters dated 28 June 2021 the Panel invited comments on the Application from those parties listed in Clause 17(6) of Schedule 6.
- [12] The Panel also invited comments from parties under Clause 17(7) of Schedule 6. Comments were required by 19 July 2021.
- [13] The Applicant's response was due by 26 July 2021, in accordance with Clause 19 of Schedule 6. On 21 July 2021, the Applicant made a written request to suspend processing the Application for a specified timeframe under Clause 23(1) of Schedule 6. The Panel granted a suspension and the Applicant's response to comments became due and was provided on 30 July 2021.
- [14] The comments received and the Applicant's responses have all been considered in detail by the Panel. They are referred to below at Part D: Evaluation of Effects.

Requests for Information

- [15] The Panel requested information from the Applicant, SDC and Environment Canterbury (**ECan**), separately and jointly, at different times during the process, through Panel Minutes 2, 3 and 5 pursuant to clause 25(1)(a)(i) of Schedule 6. The relevant party/parties provided the information requested within the timeframes specified.

Comments on Draft Conditions

- [16] On 13 August 2021, the Panel invited comments on its draft conditions from the Applicant and those parties who had provided comments, under clause 36(1) of Schedule 6. Comments were required and provided by 20 August 2021. Comments were received from the Applicant, SDC and ECan.

Hearing

- [17] The Panel's decision is that a hearing is not required on any issue.

Part C. Legal Context

- [18] The role of an expert panel appointed under the **FTCA** has been carefully described in the decision on a Matawii Water Storage Reservoir at Kaikohe dated 27 October 2020. However, the Matawii decision was in respect of a listed project. This Project is a referred project and would appear to be the fourth to issue under this legislation.
- [19] A referred project is one that is referred to a Panel by an Order in Council after scrutiny by the relevant Minister taking into account the criteria and related matters at ss 18 and 19 of the FTCA.
- [20] As the Project was referred to the Panel, the Minister was therefore satisfied that the Project would be consistent with the purpose of the FTCA. But a panel cannot treat the referral as acceptance that the Project should be granted consent. We must follow the dictates of the FTCA, which sets out the criteria for us to consider.
- [21] Section 12 of the FTCA sets out the relationship between the FTCA and the Resource Management Act 1991 (the **RMA**). The process for obtaining a consent under Schedule 6 of the FTCA applies in place of the process under the RMA, but remains subject to its purpose and principles.
- [22] In respect of referred projects, clause 31 of Schedule 6 sets out the matters to which a Panel must have regard:
- (1) When considering a consent application in relation to a referred project and any comments received in response to an invitation given under section 17(3), a panel must, subject to Part 2 of the Resource Management Act 1991 and the purpose of this Act, have regard to-
 - a) any actual and potential effects on the environment of allowing the activity; and
 - b) any measure proposed or agreed to by the consent applicant to ensure positive effects on the environment to offset or compensate for

- any adverse effects that will or may result from allowing the activity;
and
- c) any relevant provisions of any of the documents listed in clause 29(2);
and
- d) any other matter the panel considers relevant and reasonably
necessary to determine the consent application.

(2) In respect of the matters listed under subclause (1), a panel must apply section 6 of this Act (Treaty of Waitangi) instead of section 8 of the Resource Management Act 1991 (Treaty of Waitangi).

(4) When forming an opinion for the purposes of subsection (1)(a), a panel may disregard an adverse effect of the activity on the environment if a national environmental standard or the plan permits an activity with that effect.

[23] Clause 31(5) lists the matters that a Panel must not have regard to, none of which are in issue in this Application.

[24] Clause 31(1) has significant similarities to s 104 RMA, but with the addition of scope to consider offset and compensation, if relevant. Consideration is subject not just to Part 2 of the RMA but also the purpose of this Act.

[25] Clause 32(1) applies sections 104A to 104D, 105 to 107, and 138A(1), (2), (5), and (6) of the RMA to a panel's consideration of a consent application for a referred project

[26] Clause 31(7) states:

A panel may grant a resource consent on the basis that the activity concerned is a controlled, restricted discretionary, discretionary, or non-complying activity, regardless of what type of activity the application was expressed to be for.

[27] Clause 35 allows us to impose conditions, and applies RMA sections 108, 108A to 112, and 220.

Section 4 of the FTCA

[28] The purpose of the FTCA is contained in section 4. That states:

The purpose of this Act is to urgently promote employment to support New Zealand's recovery from the economic and social impacts of COVID-19 and to support the certainty of ongoing investment across New Zealand, while continuing to promote the sustainable management of natural and physical resources.

[29] Whilst the FTCA purpose is of vital importance to us, Schedule 6 FTCA requires that a panel shall have regard to all of Part 2 of the RMA – the principles in ss 6-8

as well as the s 5 purpose, but with s 8 RMA to be replaced by s 6 FTCA as mentioned above.

- [30] We proceed upon the basis that the purpose of the FTCA does not override Part 2 of the RMA. But care must be taken to remember that the purpose of the FTCA is to promote speedy development that would aid recovery from the effects of COVID, including the promotion of employment which is specifically referred to. We bear that in mind as we approach the statutory analysis. Put another way, we need to give careful consideration to the overarching purpose of the FTCA.
- [31] Our starting point was the information contained in the Application, and in particular Appendices O and S. Appendix O was an economics assessment prepared by Market Economics Research & Consulting dated 17 July 2020, which indicated that the SDC has experienced rapid growth in population, from around 28,000 in 2001 to 65,000 in 2019. The population of the District has grown by 4.8% per annum, which is much faster than almost every other district in New Zealand, with only Queenstown Lakes at a similar rate. We are told since 2010 growth in the district has accelerated to over 5.4% per annum.
- [32] In addition to population growth, SDC has also experienced strong employment growth; up from around 12,500 jobs in 2001, to 22,000 in 2019. Again, this is a growth which is much faster than almost every other district in New Zealand. The report indicates that strong growth is expected to continue in the future, and obviously this has implications for the provision of necessary housing.
- [33] This Project would provide over 950 residential lots. We were advised that at the time of writing there was existing housing stock of approximately 6500 dwellings, with construction of around 500 new dwellings per annum. So in this context the application sites would represent less than two years of growth in the residential market, or approximately 1% per annum growth in the town over the coming decade.
- [34] The Applicant has been an existing developer at Rolleston. Its major sites known as Faringdon and Faringdon South were developed between 2012 and 2020. Those totalled 1850 lots developed at a rate of 200 per annum.
- [35] We are also advised that historically dwellings constructed in these areas have mostly been affordable, ranging from \$400,000 to \$650,000. We are aware that since this report was prepared there has been a lift in housing costs both in relation to the cost of residential land, and the cost of building houses, but it is important to us that these areas provide a chance for affordable housing.
- [36] The report also indicates that given an impending shortage of residential land in Rolleston, it would be prudent to provide for additional housing "as quickly as possible". A shortage could lead to land price increases and that can negatively

impact the affordability of housing. Lastly, the economic assessment considers it likely that these areas would be built out over a 6 to 8 year period.

- [37] In summary, the report finds that the development of these areas for housing would produce positive benefits for the local community, both in terms of allowing households to purchase affordable housing and the provision of jobs. The development is expected to generate approx \$545 million in direct expenditure over all of the development phases, and \$684 million in GDP. As for employment, 12,400 jobs between 2021 and 2028. These are significant numbers. This was supported by Appendix S of the Application, which also summarised the Applicant's position.
- [38] None of that assessment was contradicted by any other party to this process, and we reviewed comments in support that cited economic reasoning; for example, the New Zealand Infrastructure Commission – Te Waihanga. We therefore come to the view that the Application is able to support New Zealand's recovery from the economic and social impacts of COVID-19. It will support employment, and it will support the certainty of ongoing investment in Canterbury. We also accept that this can be urgently achieved.

Assessment of Effects

- [39] The assessment of effects required under clause 31 is the same as that under s 104 RMA but also includes any offset benefits and compensation, which is not relevant in this case.
- [40] The evaluation of those effects against operative and proposed plans, and higher order documents is also the same albeit subject to the purpose of the FTCA as well as to the purpose and principles of the RMA.

The Treaty of Waitangi

- [41] Section 6 of the FTCA requires all persons performing functions and exercising powers to act in a manner that is consistent with the principles of Te Tiriti o Waitangi (**the Treaty**) and Treaty Settlements.
- [42] We find there are no Treaty issues that would justify a decline of consent.
- [43] We have reviewed the Ministry for the Environment's report (prepared in consultation with the Office for Māori Crown Relations—Te Arawhiti) under section 17 of the FTCA. This report was required to satisfy the Minister's Treaty obligations when deciding to refer the Project to a Panel, and it provides comprehensive information with respect to relevant iwi authorities, Treaty settlement entities and Treaty settlements.

- [44] The Application considered any cultural effects of the Project. It noted that consultation had taken place and provided a Cultural Values Report (**CVR**) from Mahaanui Kurataiao Ltd (Appendix P).
- [45] The CVR explains that Ngāi Tahu are tangata whenua of the Canterbury region, and hold ancestral and contemporary relationships with Canterbury. The contemporary structure of Ngāi Tahu is set down through the Te Rūnanga o Ngāi Tahu Act 1996 (TRoNT Act) and, through this structure and that Act, sets the requirements for recognition of tangata whenua in Canterbury.
- [46] The CVR indicates that there are two Rūnanga that hold manawhenua over the Project location, as it is within their Takiwā, being Te Taumutu and Te Ngāi Tūāhuriri Rūnanga. They have concerns about natural resources: water of all description, including groundwater and wetlands; mahinga kai; indigenous flora and fauna; cultural landscapes and land. These are taonga to manawhenua and they would have concerns for any activities which potentially adversely affect these taonga. The policies for protection of taonga that are of high cultural significance are articulated in the Mahaanui Iwi Management Plan (MIMP).
- [47] They then examined issues such as wastewater and stormwater in the context of the MIMP. They indicated they did not have any concerns about the Project, provided that two recommendations were taken into account. One concerned an accidental discovery protocol, which we can deal with by way of a condition, and the second related to Ngāi Tahu guidelines on subdivision development in relation to design, and the application provides an assessment against these guidelines in section 8.12.
- [48] The CVR included a copy of P4.2 of the MIMP but did not comment on this aspect specifically. Following an EPA query at the pre-lodgement stage of this process, it was confirmed by email that a Cultural Impact Assessment was not necessary (Appendix P of the application).
- [49] Te Rūnanga o Ngāi Tahu (**TRoNT**) provided further comment on 15 July 2021 in response to the Panel's invitation to comment. This provided extensive contextual information, confirmed the consultation comments and requested that the accidental discovery protocol condition be consistent with that included in Appendix 3 of the MIMP, with wording suggested. It was requested that this condition be included in both the land use and subdivision consents for both Sites. This is dealt with by condition. The comment also sought that the Applicant follow the Ngāi Tahu guidelines on subdivision development when designing the subdivision. These matters are discussed further in Part D following.

Part D. Evaluation of Effects (Clause 9(4))

- [50] The Application dealt with this as part of its opening explanation of the Project, and specifically from section 11 onwards. There were some matters on which we felt that there was insufficient information in the Application, and so we issued Minutes to the Applicant, SDC and ECan requiring further information during the process. We also reviewed all comments made by the Invited Parties, including those in support or neutral that we do not specifically reference, the Applicant's comments in response and all final comments on the draft conditions. We do not intend to recite or summarise the comments, information and assessments provided.
- [51] On the whole, we generally accept the assessments of the Applicant, subject to discussion below. The conditions originally sought have been amended throughout this process. Many of the amendments were made to incorporate technical planning or servicing aspects and consequential amendments, or to provide clarity or consistency with SDC and ECan requirements, and we need not discuss these in any detail in this decision. Suffice it to say that general agreement on those aspects was achieved between the relevant parties, as evidenced by the final comments provided on the draft conditions. Other amendments to conditions were made to address the effects of the Project.

Effects relating to Character and Amenity

- [52] Section 11.1.6 of the Application noted that the layout of the development areas is consistent with Living Z Subdivision standards and provides a variety of choice through lot size, dimension and orientation. Efficient roading networks, reserve networks and pedestrian and cycle networks are all integral components of the layout design and these are intended to integrate with the wider Faringdon communities. There will also be extensive hard and soft landscaping treatment of public-private interfaces.
- [53] We are told that internally within the individual lots, high levels of residential character and amenity will be maintained through the adoption of Living Z Building standards. The use of the standards is expected to mitigate any potential cross-boundary effects relating to privacy, overshadowing and built-form dominance, for example, and will ensure appropriate allowances are made for outdoor open space and adequate access to sunlight and natural light.
- [54] A complete set of landscape and fencing plans for both Sites was provided as Appendix F to the Application. With respect to the South East area, the Application describes that the development is to use landscape elements from the current Faringdon network to ensure it is cohesive with all previous stages. We are told new recreational networks through the development such as cycle and running trails along Northmoor Boulevard will provide the community with more outdoor

amenities. A range of new shared spaces will also enable the community to come together and socialise within the reserves and a potential community garden.

- [55] Much of the development has apparently been designed with many of the existing materials and plant species found in previous Faringdon stages. This continuation of the hard and soft material palette from the wider Faringdon network is said to create consistency.
- [56] It is explained that the South West development is to introduce complementary but new landscape elements to the Faringdon development palette. A distinct character is to be created through various new reserve spaces, laneways, rights of way and streetscapes. Planting, pedestrian nodes and fitness equipment are to be provided in the development to add variety and interest.
- [57] We note that the Applicant also amended the Application to address a number of the urban design comments provided by SDC, and we agree that these aspects will enhance the amenity of the Project. Overall, we have formed the view that the Project will achieve a good level of amenity, subject to conditions. Some specific aspects are discussed in the following paragraphs of our decision.
- [58] The issue of street trees on Selwyn Road was raised by SDC in comments. In response, the Applicant explained this was due to the width of the road and the location of services, but it offered to nominate lots on Selwyn Road that would be required to provide a tree in the front yard. We had viewed the existing Faringdon South development on our site visit, so had the benefit of viewing any impacts on the amenity of that main rural-residential interface that might result from the lack of street trees.
- [59] The Panel also noted that the Acland development was required to provide a landscaping strip including trees on its Selwyn Road frontage.
- [60] The Panel decided that mitigation of amenity impacts was required and developed draft conditions requiring trees within frontage lots. The Applicant reviewed the draft conditions, consulted with SDC and has confirmed that street trees will now be possible in the road reserve in the South West, with frontage lots providing trees in the South East, and the final conditions reflect this.
- [61] SDC commented that the large road frontage reserves in some areas would be onerous for residents to maintain. The Applicant responded that it proposed to maintain these areas, as it had in Faringdon for the last nine years. We have included a condition requiring the Consent Holder to maintain these reserve areas unless an alternative arrangement is agreed with SDC.

- [62] Issues around fencing were raised by SDC, essentially in relation to the transparency/height of fencing alongside reserves and the height of fencing in the front yard of residential properties. It is recognised that the landscape and fencing plans in the Application do not strictly meet the conditions/consent notices sought by SDC. The Panel accepts that the landscape and fencing plans will deliver a good level of amenity and we accept the differences when compared to that sought by SDC.
- [63] However, conditions around these fencing aspects are still needed to ensure safety and amenity and compliance into the future. The Applicant proposed amendments in the comments on draft conditions, whereby the additional fencing conditions only applied to those fences not already shown on the landscape and fencing plans; these are agreed with and reflected in the conditions.

Effects resulting from the Comprehensive Medium Density Development

- [64] The effects assessment of the comprehensive medium density development for the South East (Stage 7) has been guided by the relevant assessment criteria applying to that type of development within the SDC Plan. We do not repeat them in our decision, but we have considered all of the matters raised in the Application at Section 11.1.8 and agree with the assessments made by the Applicant.
- [65] We are satisfied that the location of the comprehensive medium density development proposed in the South West in response to comments is appropriate and note that the lots will be subject to the comprehensive medium density development rules of the Operative District Plan, including the requirement for a further resource consent for design and amenity.

Effects relating to Potential Reverse Sensitivity and Rural Amenity

- [66] In brief summary, reverse sensitivity effects occur when the occupants of a newly established activity complain about the effects of an existing lawfully established activity, having the effect of imposing operational limitations on that existing activity.
- [67] In this context, the boundary treatment proposed will have some influence on reverse sensitivity and rural amenity. The boundary treatment proposed by the Applicant on the shared boundaries with rural properties is a 1.8m high timber fence.
- [68] We were advised that the rural land to the north of the South East area does not support activity likely to give rise to reverse sensitivity effects of any significance.

The same neighbour adjoins the Faringdon developments to the west and north and no issues of this nature have arisen since these areas were developed.

- [69] The owners of that property, A J Cartwright and P A Day, commented on the Project. They explained that they accepted that the South East area and their own land would be developed one day. Whilst not generally opposed to the Project, they were concerned at the pace of development through this fast track process. They requested a delay in development until the District Plan Review process or essentially a delay in the implementation of the staging alongside their land.
- [70] The Applicant did not seek to amend their staging in comments, and we do not consider there to be more than minor adverse effects that would lead to our requiring such amendment. It is not within our remit to delay the Project, particularly given the purpose of the FTCA. However, the conditions do retain flexibility in the staging and we would encourage further dialogue between the neighbour and the Applicant to consider options.
- [71] We have also allowed for some flexibility in shared boundary treatment through a condition of consent which requires a 1.8m high close-boarded timber fence unless different treatment is privately agreed between the parties.
- [72] Rural land to the south is separated from the site by Selwyn Road. Similar to the above, apparently no reverse sensitivity issues have arisen since the adjoining Faringdon South development was completed three to four years ago. Amenity issues in relation to street trees and the softening of this interface were discussed earlier.
- [73] Rural land on Goulds Road, opposite the South West development area has been acquired by the Applicant, and so any reverse sensitivity effects are not an issue.
- [74] Minute 3 requested that the Applicant assess the two other rurally zoned properties adjacent to the South West area with respect to reverse sensitivity. The Applicant's response advised that discussions had been held with both landowners.
- [75] We were advised that the East Maddisons Road landowner, J P Singh, had signalled a clear intent to develop that site for residential purposes, and the comments provided by that landowner clearly reflect that intent. We agree that reverse sensitivity effects in relation to that property are unlikely.
- [76] Mr Singh also provided comments in general support. He sought that his land be included in this Application and that a road connection be provided (as detailed in the comments). SDC also commented on that roading connection. The Applicant amended the subdivision plans to provide for it, albeit in a slightly altered position.

Mr Singh and SDC did not comment on the draft conditions and it might be assumed that they accept the proposed location. We do not consider we have statutory authority under the FTCA to amend the Project to include Mr Singh's property.

- [77] We were advised that the property on the corner of Goulds and Selwyn Roads is rural-residential in character and supports low intensity grazing and passive rural activity. The Applicant advised that the landowner had expressed concerns with respect to motorbike noise, noted that this would be subject to the noise requirements of the Plan and advised that a no-complaints covenant in favour of that landowner could be offered.
- [78] The landowners, T and M Croucher and A Foster, sought a 2m high attenuation fence on the shared boundary, a 4m wide native planting strip on their property (with the existing pine shelterbelt to be topped and underplanted then removed as the new planting matured), a no complaints covenant (to expire upon subdivision of their property) and lower density lots along their boundary.
- [79] The Applicant responded to these comments, stating that it was willing to undertake landscaping treatment but only from Selwyn Road to a newly drawn black line alongside the dwelling on the Croucher/Foster plan. It was unclear if this distance was intended to apply to the 2m attenuation fencing also. The Applicant also indicated that it was willing to top the existing shelterbelt at this point.
- [80] The Panel considered this issue in some detail. We firstly noted that the neighbouring property lies within the CRPS Future Development Area and Project Infrastructure Boundary. It is therefore earmarked for residential development at some point. As such, there is some uncertainty as to its long term future. We are in agreement that adjacent and currently rurally zoned neighbours should be indemnified against the costs of any residential boundary fencing required to accommodate this fast-tracked subdivision, and conditions of consent have been included along those lines.
- [81] However, we were not satisfied that there was a level of adverse amenity effect that would justify requiring the Applicant to provide a 4m width of amenity planting on the neighbouring site. We also questioned the location and ownership of the current shelterbelt trees. There may well be longer term advantages for both parties if the shelterbelt is removed and replacement treatment agreed upon, but we consider this best discussed and negotiated privately between the parties, and the conditions allow this to occur.
- [82] With respect to reverse sensitivity and motorbike noise in particular, the Panel decided that the provisions of the Plan and the RMA would adequately deal with any unreasonable noise impacts in the intervening timeframe. We did not consider it appropriate to require a temporary no complaints covenant on all development

lots adjoining the boundary. We have also not required an acoustic fence; however, again, it is open to the parties to come to private agreement on an alternative to the 1.8m high fence required.

[83] We noted the density issues raised in comments by the Greater Christchurch Partnership (GCP) and others, and discussed later in this decision, and decided that the density adjoining the boundary was appropriate.

[84] T and M Croucher and A Foster did not comment on the draft conditions.

Effects relating to Construction Dust and Noise

[85] Nuisance dust affecting the existing residential area on East Maddisons Road was raised as a potential issue of significance by K Andrews, based on her experience of activity resulting from a separate consent on the South West site.

[86] It is firstly noted that the Application states that Rule 7.32 of the Canterbury Air Regional Plan (CARP) requires that where the land development activity involves an area of unsealed surface or unconsolidated land greater than 1,000m², a Dust Management Plan is to be prepared (in accordance with Schedule 2) and implemented on site. The Applicant confirmed that they would be able to comply with the standards under that rule. A draft “Erosion, Sediment and Dust Control Management Plan” was provided as part of Appendix M.

[87] ECan raised the issue of dust effects in their comments, noting the area of disturbance of up to 12 ha. The Applicant’s response to these comments, under the heading “Dust Discharges from Land Development Works”, amended the total disturbed area for each Site to be a maximum of 4 ha.

[88] In addition, the Applicant advised that they were unable to engage a suitably qualified person to prepare a Dust Management Plan (**DMP**) at that time, but that a condition requiring one to be submitted to ECan as part of the Erosion and Sediment Control Plan was proposed. The Panel could not locate this proposed condition in the Applicant’s attachments. In response, we incorporated the wording provided by ECan in their comments into the draft conditions, assuming this was what the Applicant was referring to and volunteering. The incorporation of a DMP condition (and the specific wording written by ECan) was questioned by their staff who provided the final comments on the draft conditions. The Applicant also commented, requesting that aspects be amended. There was some conflicting advice there, although we think we understand why this is the case and it will be in part due to the nature of this process.

[89] What is clear is that a DMP is necessary; the Applicant will be preparing one and it will be submitted to ECan under the CARP. The Panel considers this DMP should

also be submitted to SDC, given that they also have responsibilities in relation to dust effects. We understand that an aspect of dust control will be included in the ESCP in any event, as originally proposed by the Application. The conditions are amended to reflect these aspects.

- [90] K Andrews also raised concerns with respect to hours of operation and construction noise. The consented hours of operation are specified in the conditions of consent. The Application states that the Project will comply with the District Plan requirements and the New Zealand Standard for Construction Noise. Any complaints in relation to compliance should be directed to the Site Manager (the contact details for which should be displayed at the site) and/or SDC.

Effects relating to Cultural Values and Archaeological Values

- [91] Cultural values have been addressed under the Treaty considerations in this decision. Some specific requests are also addressed here.
- [92] As discussed earlier, the relevant Rūnanga (through Mahaanui Kurataiao Ltd) and TRoNT (in comments) requested that the Applicant follow the Ngāi Tahu guidelines on subdivision development when designing the subdivision. We note that the Application includes an assessment against the guidelines in section 8.12. No specific comment was made on the proposed design and no comments on the draft conditions were received in this regard; therefore, it is assumed that the Applicant's assessment is accepted as adequate.
- [93] An amended Accidental Discovery Protocol (ADP) condition was also sought by the relevant Rūnanga and TRoNT. This condition was the subject of comments from Heritage New Zealand Pouhere Taonga (HNZPT) as well, supported by the Minister for Arts, Culture and Heritage.
- [94] The issues raised were similar, but with differing wording and focuses. We amended the Applicant's proposed ADP condition, seeking to cover all of the aspects raised. We note that no comments were received on that draft condition and we assume it has satisfied all parties as intended.
- [95] We acknowledge the request of HNZPT that an archaeological assessment be completed prior to work beginning on the Sites. However, as per the Applicant's response to this comment, we recognise that earlier consents were granted and site clearance, building removal and earthworks have already been undertaken on the Sites.

Effects relating to Commercial Centres – Retail Distribution and Amenity

- [96] Minute 2 required assessment of retail distribution impacts on existing commercial centres and both the Applicant and SDC provided expert assessment, from Formative Ltd and Property Economics Ltd respectively. The Applicant also addressed the Rolleston Structure Plan and provided assessment of the objectives and policies of the Operative and Proposed District Plans relevant to commercial centres.
- [97] In the Applicant's response, the Application was amended to restrict the South East commercial centre to preschool, health care and (restricted in size) pharmacy activities. It was also proposed that the South West commercial centre be limited to a maximum of 870m² GFA for all retail and service activities.
- [98] The SDC expert agreed with this South West 870m² threshold and further proposed a maximum individual tenancy cap of 350m² to ensure that convenience retail is provided; we accept this requirement is necessary in terms of effects and the strategic hierarchy of centres.
- [99] Given the close proximity of the Acland Park convenience centre, the expert considered the South East centre catchment to be significantly reduced and very localised. It was noted that the Applicant's assessment did not refer to this centre. It was recommended that this centre be recognised as a local centre, rather than a neighbourhood centre, within the strategic framework. The Panel accepted this view and conditions have been incorporated.
- [100] With respect to amenity, we are satisfied that the Operative District Plan rules applicable, the building height proposed and the condition addressing the reserve interface to the South East will provide for commercial centres that are able to achieve a high level of amenity.
- [101] No further comment on these matters was received in response to the draft conditions.

Effects relating to Traffic and Transportation

- [102] A transportation assessment was prepared by Carriageway Consulting. That set out the transportation non-compliances and the issues associated with the proposed residential activity, including changes in travel patterns that are likely to arise from the development. Naturally, it also considered travel by walking, cycling and public transport.

- [103] The assessment did not include consideration of the transportation effects of the proposed commercial centres and this was requested in Minutes 2 and 5. The responses satisfied the Panel that any transportation matters arising from the centres are suitably dealt with, including that they can be suitably and safely accessed.
- [104] A number of technical issues were discussed and agreed between the Applicant and SDC during the process, and this was appreciated by the Panel. Intersection upgrades and the funding of these was raised by SDC in comments, and a condition requiring a Developer Agreement has been agreed upon between SDC and the Applicant. The issue of the modelling used, raised by SDC, was resolved, with a condition requiring that the design of intersections be informed by the 2033 Paramics model. A design for the East Maddisons temporary road closure was provided and accepted by SDC. Vehicle access was restricted from Lot 682 to Goulds Road.
- [105] In the comments on draft conditions, the Applicant and SDC requested amendments with respect to vehicle crossings. If the lot numbers and the specific vehicle crossing non-compliances sought are included in the Application, as advised by the Applicant, we do not see any reason to list the lots in the condition, but have made minor amendment to reflect the intent of the request.
- [106] We acknowledge the SDC issue around formation of crossings at subdivision, but the Applicant has specifically sought to apply for those non-compliances and include that condition as part of its Application and we must assume that was intentional; therefore, we have retained the condition. We have also added an advice note to address the proximity of vehicle crossings issue raised by SDC, to provide a pragmatic solution to this minor issue should it arise.
- [107] We noted the concerns raised by M Towers but are satisfied that the traffic safety aspects have been adequately assessed in the Application. The matter of footpath extension on Springston-Rolleston Road is not one that we can conclude will result in more than minor adverse effects, but we do recommend that SDC considers that matter as part of its ongoing asset management responsibilities.
- [108] The Panel concludes that there are no traffic and transportation issues that would preclude approval.

Effects relating to Servicing, Stormwater Discharge and Earthworks

- [109] We briefly note that we are satisfied that the subdivisions can be adequately serviced in terms of power and telephone.

- [110] We were provided with Appendix M which set out in detail the Applications for stormwater discharges and construction earthworks. We considered that document and the other associated appendices addressing, for example, matters such as stormwater and contamination.
- [111] In terms of effluent treatment and disposal, we were advised no adverse effect will be generated by this Project, as the development will be connected into the SDC's reticulated system within Rolleston. The appropriate infrastructure to connect to the Council's reticulated system will be installed within the subdivision, including the proposed pump station which has now been confirmed.
- [112] Stormwater from the site is to be discharged to ground during the construction and operational stages. The stormwater system design was said to be consistent with other residential developments in Rolleston.
- [113] We wish to refrain from repeating all of the technical information in our decision which is contained in the Application and accompanying documentation. There are a number of matters about which we have had the benefit of post-Application comment and further information from ECan and the Applicant, including in response to Minute 5. The durations of consent were also confirmed by the Applicant and ECan in this process. We do not intend to give an account of the process of finalisation of these matters, but briefly summarise the main aspects.
- [114] It is recognised that earthworks are addressed by both SDC and ECan, and conditions of consent are provided for both. These include aspects such as dust, noise and hours of operation (discussed earlier), depth of excavation (the Application was amended to be a maximum of 4.2m below natural ground level following discussions between the Applicant and ECan), impacts on groundwater, accidental discovery and erosion and sediment control. We are satisfied that any effects of the earthworks are adequately addressed.
- [115] The Application considers the effects of the stormwater discharges, including in relation to any effects on the quality of surface water and waterbodies, changes in flow regimes, aquatic ecosystems, cultural values and groundwater. The condition details were the subject of various comments by the Applicant and ECan. Suffice it to say that any confusion in the draft conditions has been addressed in the final conditions. We are satisfied that any effects of the stormwater discharges are adequately addressed.

Effects relating to Natural Hazards

- [116] We have the benefit of the Infrastructure Report as Appendix G. We have considered that document and the commentary on flood risk. Additionally, we have a geotechnical investigation of the development undertaken by ENGEO Ltd contained in Appendix I. This was peer reviewed on behalf of SDC, with the

conclusion of Geotech Consulting Ltd being that the information presented demonstrated that there were no geotechnical risks of any magnitude that would prevent the land being suitable for residential subdivision and development. The Project satisfies section 106 of the RMA.

[117] We conclude that the Project will not increase the risk of effects from a natural hazard.

Effects relating to Greenhouse Gas Emissions

[118] An emissions assessment was prepared by Pattle Delamore Partners Ltd and was contained in Appendix R accompanying the Assessment. The assessment uses outputs generated from models such as the Christchurch Transport Model and the Waka Kotahi Vehicle Emissions Prediction Model to provide an estimate of the greenhouse gas emissions generated by the Project. The emissions assessment has estimated increased CO₂ generated by the traffic associated with the Project. This amounts to 0.6% CO₂ across the network.

[119] In Minute 3 we questioned the assumptions modelled and the Applicant confirmed that the change in assumptions would be unlikely to impact on the findings of the emissions assessment. We accept that advice.

[120] Provision for shared cycle-pedestrian networks and public transport are important to take people away from CO₂ emitting vehicles. We had some issues about how these were shown on documentation, and exactly what was proposed, or more correctly provided for, in terms of public transport and shared pathways. We required further information in Minute 3 which was provided by the Applicant.

[121] We comment broadly upon the issue of greenhouse gas emissions elsewhere in our decision with reference to national policy documents. We understand the points raised by M Towers and the Christchurch City Council in comments, and recognise that it is an encompassing issue that is being addressed nationally. The Climate Change Commission was established in late 2019 and we understand that extensive guidance is expected, e.g. the Emissions Reduction Plan (ERP). Future developments will need to adapt as necessary. We conclude that the Applicant has addressed the issue, through design elements, as far as can be expected at this time under the current framework.

[122] On the whole, we accept that adequate cycling, walking and public transport infrastructure is provided for, subject to a condition of consent requiring that shared cycling/pedestrian paths be clearly identified as shared, in order to negate any perception that might impede their use by cyclists.

Effects relating to Soil Contamination and Human Health

- [123] As discussed earlier, the Application addresses the requirements of the NESCS and provides the necessary assessment and conditions, including addressing the area associated with coal storage at 870 Selwyn Road, with some additional wording being provided by SDC.
- [124] ECan raised an issue which was passed to us through the comments from SDC. We were advised that Burn pile area 3 on 523 East Maddisons Road was not investigated in the DSI report, although it was identified in the PSI report. We were advised that this area needed to be covered with a DSI and if required would need to be remediated and validated prior to the issue of titles.
- [125] We addressed that issue in a draft condition; however, the Applicant commented that no further work was required and the burn drum and contents (which it assumed ECan was referring to, given the other burn piles had been sampled and validated), had been removed from the site and no underlying staining, ash or other material was noted in its former location. We were advised that this was noted in Table 5 of the DSI report for Faringdon South West with a photograph included (Figure 1, Photograph 6). The Applicant's expert advice is accepted and the draft condition removed.

Advice notes

- [126] In its comments on draft conditions, SDC requested that the Panel include the relevant development contributions advice notes below the final conditions for this consent, and these have been included for the benefit of the Applicant.

Part E. National Policy Considerations

- [127] The Application referred us to several National Policy Statements and National Environmental Standards. The Panel accepts the assessments provided, also recognising the comments by the Councils in particular, and notes the following in turn.

National Policy Statement on Urban Development 2020 (NPSUD)

- [128] The NPSUD became operative in August 2020, and it is focused on enabling growth by requiring councils to provide development capacity to meet the needs of communities and to encourage well-functioning urban environments.

Policy 1

[129] As noted in Policy 1, “well-functioning urban environments” are environments which, as a minimum:

- a) have or enable a variety of homes that:
 - i. meet the needs, in terms of type, price, and location, of different households;
 - ii. enable Māori to express their cultural traditions and norms;
- b) have or enable a variety of sites that are suitable for different business sectors in terms of location and site size;
- c) have good accessibility for all people between housing, jobs, community services, natural spaces, and open spaces, including by way of public or active transport;
- d) support, and limit as much as possible adverse impacts on, the competitive operation of land and development markets;
- e) support reductions in greenhouse gas emissions; and
- f) are resilient to the likely current and future effects of climate change.

[130] In the initial Application, it was said that the Project is designed to contribute to the development of Rolleston as a well-functioning urban environment by building on an existing residential neighbourhood in a location which is the subject of high demand for housing but with a constrained housing supply.

[131] The development has been designed in accordance with specific drivers, those being the promoting of place-making and identity, prioritizing walking and cycling, looking for internal and external connectivity, examining lifestyle choice and well-being, and taking Ngāi Tahu subdivision design guidelines into account.

[132] We are told that the layouts for all areas incorporate a mix of site sizes, dimensions and orientations which ensure a variety of housing needs which can be satisfied in terms of housing type and price. Further, two commercial centres are proposed to provide for small scale commercial and retail requirements such that the development is designed to integrate with the burgeoning Rolleston town centre. We noted that no comprehensive assessment was made of potential retail distribution effects on other centres in the vicinity, a matter which troubled the Panel and caused us to require further information from the Applicant. We have already dealt with that issue.

[133] The development was said to expand the existing shared cycle/pedestrian off-road network which will provide links to Foster Park, key community infrastructure such as the Aquatics Centre, the Community Centre, the Selwyn Health Hub and the town centre. And the Boulevard network is being expanded to connect the new with the existing Faringdon developments.

[134] We were also told that the design and layout of the Application areas provides infrastructure which will encourage alternative, low emission forms of transport.

The location is said to be in close proximity to local employment centres and is well-positioned to form part of any future rapid transit link to the Christchurch city. Primary and secondary schooling options are located in the immediate vicinity, and walking and cycling networks provide direct links in support of alternative transport options.

[135] With respect to climate change, it was said that a relevant matter relates to flooding and the 1:200 and 1:500 year events. And in relation to those, the developments have been designed taking into account existing contours. The earthworks and construction work will reflect existing contours and ensure that sites are elevated and roads are lowered so that the road functions as a secondary flow path in extreme events.

[136] The Minister was concerned about modelling and analysis addressing effects and mitigation measures relating to the emissions impact of the design stage. He also specifically referred to opportunities to reduce emissions as a result of providing housing supply closer to amenities and/or work centres. We did have information on that issue, and we find that Rolleston has a growing work force in its vicinity, and the proposed housing will enable more people to live closer to that work centre.

Objective 2: Planning decisions improve housing affordability by supporting competitive land and development markets.

[137] The Application states that the Applicant will be enabled to re-enter the Rolleston residential development market, which will provide enhanced competitiveness in that market, and which in turn will assist with housing affordability. It was also said that affordability is not the sole outcome of encouraging competitive markets, as competitiveness can also promote a higher quality of development as competitors seek to create points of difference to attract purchasers.

Objective 3: Regional policy statements and district plans enable more people to live in, and more businesses and community services to be located in, areas of urban development in which one or more of the following apply:

- a) the area is in or is near a centre zone or other area with many employment opportunities.
- b) the area is well serviced by existing or planned public transport.
- c) there is a high demand for housing or for business land in the area, relative to other areas within the urban environment.

[138] We find that the third part of this Objective is met by this Application as we are convinced there is a high demand for housing in this area relative to other areas within the urban environment. We were concerned about the details of possible public transport, and asked for more information about this. The best that can be said is that the area will be able to serve public transport when the appropriate

authorities decide that existing bus routes on the periphery of the area can be extended within the newly developed areas.

[139] We accept that a developer cannot readily provide public transport for proposed new development areas as control of that is in the hands of the relevant authority. The best that can be done is to set up a development area in a way which encourages that to occur when development takes place. The Application dealt with this by noting that there was a limited extent of existing public transport services within the Rolleston area. But it viewed these developments as contributing infrastructure and assisting with the critical mass necessary to enable the expansion of existing or future new services to be created.

[140] As for employment, we accept that the construction of so many houses provides employment opportunities, as does the establishment of the development of commercial centres. And we accept that, as the Application states, there are existing commercial centres and industrial areas in or near Rolleston, and the proposed expansion of schooling networks, all of which will provide potential employment opportunities for those who choose to live in Rolleston.

Objective 6: Local authority decisions on urban development that affect urban environments are:

- a) integrated with infrastructure planning and funding decisions; and
- b) strategic over the medium and long-term; and
- c) responsive, particularly in relation to proposals that would supply significant development capacity.

[141] The Application noted that the Project can be effectively integrated with infrastructure planning, funding and delivery through an infrastructure assessment and an Integrated Transport Assessment (ITA). Important infrastructure such as the Selwyn Road pump station will be delivered as part of Faringdon South West development, and notable roading upgrades form part of the construction program.

[142] We accept the proposition presented that these developments represent “significant development capacity”. Although the Objective was anticipating that such development would be led by local authorities, in light of the FTCA, we have assessed the Project as meeting the themes of the Objective. We discuss the fact that the Project is consistent with strategic growth intentions for Rolleston over the medium and long-term later in our decision.

Objective 8: New Zealand’s urban environments:

- a) support reductions in greenhouse gas emissions; and
- b) are resilient to the current and future effects of climate change.

[143] The Application noted that the location and layout of the developments, as well as a provision of pedestrian and cycle ways, are intended to encourage alternative transport modes which will support reductions in greenhouse gas emissions. It further stated that resilience to climate change is catered for by engineering designs which account for major flood events.

[144] We note that it is difficult for residential developments of differing densities to support reductions in greenhouse gas emissions. That is little influenced by the building of houses save for the fact that buildings themselves may incorporate some features which assist in the reduction of greenhouse gas emissions. The balance of those are in part caused by vehicle emissions, and that issue will only be resolved when we move from a fleet of cars which are either petrol or diesel powered, to electric vehicles, and adopt alternative modes of transport, including effective public transport, cycling and walking.

[145] What followed in the application was an assessment of particular policies against the application. We deal with these briefly.

Policy 1: planning decisions contribute to well-functioning urban environments.

[146] Enough has been said on that matter already.

[147] **Policy 2** relates to the need for local authorities, depending on their tier status, at all times, to provide at least sufficient development capacity to meet expected demand for housing and for business land over the short-term, medium-term and long-term.

[148] We deal with this later in relation to the Canterbury Regional Policy Statement 2013 (**CRPS**). But the Application states that SDC had undertaken a Housing and Business Development Capacity Assessment in 2020, and the most notable outcome from this update is a significant shift in the current available housing capacity. We are told it has reduced to 5663 houses from 9717, a change of just over 4000. The changing capacity is as a result of take-up, misidentification of available capacity, and under-utilisation. This has meant that SDC has a shortfall in the next 10 years (or medium-term in the context of the Policy). That update also shows that within the next 10 years there will be a shortfall of 1464 houses.

[149] The Application also refers to **Policy 6**, and **Policy 8**. We do not need to deal with these at any length, because as the Application notes, a response to these Policies (at least in part) has been the GCP's response by promoting a change to Chapter 6 of the CRPS called **Proposed Change 1**, which identifies future development areas for residential housing in, inter-alia, Rolleston. We specifically deal with that shortly, so will leave our discussion until that part of our decision.

[150] In summary, we find that the present Project is not inconsistent with the NPSUD 2020 and we go further and accept that its Objectives and Policies are advanced by it.

National Policy Statement on Freshwater Management 2020 (NPSFM)

[151] The NPSFM is relevant to the Application. Section 8.2 notes that it provides direction on managing activities that affect the health of freshwater. It is premised on the fundamental concept of Te Mana o Te Wai, which refers to the importance of water and recognises that protecting the health of freshwater protects the health and well-being of the wider environment. Additionally, we are told it is about restoring and preserving the balance between the water, the wider environment, and the community. An assessment of the relevant objectives and policies relevant to the Project was included in the application in Appendix M. We find there is nothing in the Application which is inconsistent with the objective and policies of the NPSFM relating to the management of water in an integrated and sustainable way.

National Environmental Standard for Freshwater Regulations 2020 (NESF)

[152] This was dealt with in section 8.3 of the Application. It noted that the Regulations relate to activities that pose a risk to the health of freshwater and freshwater ecosystems. It has effect from 3 September 2020 and as such, all resource consents should consider its provisions.

[153] We are told the site contains water races but these are defined as artificial watercourses within the NESF and are therefore exempt from the definition of river and the NESF does not apply. No party took issue with this, and so we accept that proposition.

National Environmental Standard for Assessing and Managing Contamination in Soil to Protect Human Health 2011 (NESCS)

[154] Appendix N of the application contained a site contamination investigation carried out by ENGEO. A summary of that report and investigations, and the subsequent remediation and validation was included in Section 5 of the Application.

[155] At section 5.2.1, dealing with the South East area, it was noted that resource consent has been obtained from SDC for the remediation of the contaminated areas of the site identified by ENGEO and change of use under RC205769 and RC205770.

- [156] As for the South West area, an area associated with coal storage at 870 Selwyn Road has not been remediated due to its location being beneath existing buildings. Those buildings are likely to be used during the construction phase, we are advised. A consent notice is proposed for the site to ensure appropriate remediation and validation is undertaken prior to the development of this area. We accept this can be dealt with by an appropriate Consent Notice.
- [157] Due to the presence of contamination, consent is required under Regulation 10 of the NESCS for the change of land use at 870 Selwyn Road given that the site is changing from rural land use to residential and an area has been identified as contaminated. An assessment of the effects of this activity is included in Section 8 of the report under the headings “Dust Erosion and Sediment Control”, and “Remediation”. We accept all of this can be dealt with by way of appropriate conditions.

Part F. Regional Considerations

Canterbury Regional Policy Statement 2013 (CRPS)

- [158] This was dealt with in section 8.5 of the Application. Although the Panel is of the view that it is Proposed Change 1 to the CRPS which is of most importance and significance to us in our determination process, (and we deal with that shortly), we will for sake of completeness deal with the chapters of the CRPS that were raised in section 8.5.

Chapter 5.

- [159] The objectives and policies in Chapter 5 of the CRPS seek to promote urban and rural residential developments that have regard to the efficient use and development of resources, while ensuring that any adverse effects on the environment are avoided, remedied or mitigated. Consolidation and integration with existing infrastructure is promoted, whilst ensuring that regionally significant infrastructure and the strategic transport network are not adversely impacted by any new development.
- [160] Part of this relates to adverse effects on the environment which we deal with elsewhere, but we accept that the Application sites are a logical extension to the existing urban areas of Rolleston, and that they will achieve the consolidation required by the CRPS. We also believe that they will enable the Greater Christchurch community to provide for its well-being through the provision of additional housing as part of an established Rolleston township, as is suggested to us by the Applicant.

Chapter 6.

- [161] This was included in the CRPS in 2013 in response to the Canterbury earthquakes. It “provides a Resource Management framework for the recovery of Greater Christchurch to enable and support earthquake recovery and rebuilding including restoration and enhancement through to 2028.”
- [162] Themes in this resonate with themes that exist in the Act under which we are to make our decision. We accept the proposition that a key focus for us is to assist in the response to the demand for business and residential activities which occur because of the Christchurch earthquakes. Much land was lost in parts of Christchurch. It has to be replaced elsewhere.
- [163] The GCP, comprising Local and Regional Authorities, NZTA and Ngāi Tahu, responded to this issue. We understand its purpose was to agree on a settlement pattern arrived at through a collaborative process, meeting the requirements of the CRPS and the NPSUDC. We are advised that the greater Christchurch area was to be the geographic area of focus for an update of the existing Urban Development Strategy (UDS).
- [164] And that in turn led to Proposed Change 1 of Chapter 6 of the CRPS. This identifies future development areas for urban housing in the Rolleston area. It contains policy provisions to enable the SDC to rezone land within these areas through their district planning processes as required to meet shortfalls in housing capacity. As noted above, we deal with Proposed Change 1 shortly. Meanwhile, we continue to deal with other relevant aspects of Chapter 6.
- [165] We were referred to **Objective 6.2.1** Recovery framework. We were also referred to **Policy 6.3.1** and the Applicant’s response to our Minute 2 referred to **Objectives 6.2.5 and 6.2.6** concerning commercial centre effects. Whilst we do not repeat these in full, we regarded them as important matters for us to consider and we have done so. We have assessed this Project in the context of the relevant documents, and find that, with appropriate conditions, it meets all of these Objectives and Policies.

Chapter 11.

- [166] The Objectives and Policies in Chapter 11 provide a framework for managing natural hazard risk in Canterbury. It also sets out the responsibilities of the local authorities in the region for the control of land use to avoid or mitigate natural hazards. We were specifically referred to **Objective 11.2.1** and **Policy 11.3.1** and we find that the application does not offend any of those objectives and policies provided that appropriate conditions are included with any consent.

Chapter 15.

[167] Chapter 15 provides a framework for managing productive soils within Canterbury as well as preventing soil erosion and managing contaminated soils. We were specifically referred to **Objective 15.2.1** and **Policy 15.3.1** which seek to maintain or improve the quality of Canterbury soils and ensuring that land uses and land management practices avoid significant long-term adverse effects on soil quality.

[168] We accept that the Faringdon South West site contains Lismore stony and shallow silt loam soils, which have limited ability to retain moisture and that they are considered to have severe limitation for food production even with irrigation. We also accept the Faringdon South East site has a mixture of soils including Eyre shallow sandy loam, Eyre shallow silt loam, Templeton moderately deep fine sandy loam and silt loam. These soils have similar limitations as the Lismore soils but they are not as severe.

[169] We are also told that the Templeton soils which run through the centre of this block have greater water retention, and they could be valued for high productivity potential and could be considered highly versatile. However, they are limited in their extent and they would not provide a basis for anything other than a very small horticultural enterprise.

[170] When the fundamental issue before a Panel is whether to turn land that is zoned rural under an operative Plan into land to be used for residential housing, the quality of the rural land is a valid consideration. In this case no one is suggesting the land be retained for rural purposes, so we safely conclude that there is nothing in the quality of the soil that could prevent the land being turned into residential housing if it were otherwise appropriate.

Chapter 17.

[171] Chapter 17 sets out is to identify issues associated with contamination of land, and to resolve issues in relation to land that may be currently contaminated. We deal with this elsewhere.

Proposed Change 1 to the CRPS.

[172] We issued a minute dated 5 July 2021 requiring an analysis from the Applicant against Proposed Change 1. This was provided on 14 July 2021. We note that on 28 May 2021 Change 1 was approved by the Minister for the Environment, and on 8 July 2021 the Canterbury Regional Council resolved to publicly notify the decision, and it became operative on 28 July 2021 in accordance with Clause 20 of Schedule 1 of the RMA. So what was a “proposed” change at the commencement of our deliberations has in fact become an operative change.

[173] The key change to the CRPS was the inclusion of a new **Policy 6.3.12** which set out to demonstrate where future development in, inter alia, Rolleston should take place. These areas were termed “future development areas”. Apart from the policy in question, there was a revised Map A to the CRPS which, relevantly, included both Faringdon South West and Faringdon South East in the Future Development Areas.

[174] Because of its importance, we set out Policy 6.3.12 in full.

Enable urban development in the Future Development Areas identified on Map A, in the following circumstances:

1. It is demonstrated, through monitoring of housing and business development capacity and sufficiently carried out collaboratively by the Greater Christchurch Partnership or relevant local authorities, that there is a need to provide further feasible development capacity through the zoning of additional land in a district plan to address a shortfall in the sufficiency of feasible residential development capacity to meet the medium term targets set out in Table 6.1, Objective 6.2.1a; and
2. The development would promote the efficient use of urban land and support the pattern of settlement and principles of Future Urban growth set out in Objective 6.2.1 and 6.2.2 and related policies including by:
 - a) Providing opportunities for higher density living environments, including appropriate mixed use development, and housing choices that meet the needs of people and communities for a range of dwelling types; and
 - b) Enabling the efficient provision and use of network infrastructure; and
3. The timing and sequencing of development is appropriately aligned with the provision and protection of infrastructure, in accordance with Objective 6.2.4 and Policy 6.3.4 and 6.3.5; and
4. The development would occur in accordance with an outline development plan and the requirements of Policy 6.3.3; and
5. The circumstances set out in Policy 6.3.11(5) are met; and
6. The effects of natural hazards are avoided or appropriately mitigated in accordance with the objectives and policies set out in Chapter 11.

[175] The Applicant dealt with each of the parts of the Policy as follows. We adopt the numbering of the Policy, and we are happy to adopt the wording used by the Applicant as it called each of these a “circumstance”.

Circumstance 1.

[176] We were told SDC has monitored the development capacity for residential and business and identified a shortfall of housing capacity in the short term of approximately 1464 lots in the next 10 years, and the source was cited as a Canterbury Regional Council meeting 529 held on 8 July 2021.

Circumstances 2.

[177] We are reminded that the development achieves a net density of 12 households per hectare and incorporates a mix of densities, including higher densities around focal points such as the commercial centres, school and reserve areas. We accept the design and layout of the sites provides for a variety of housing typologies and housing choices through lot area and dimensions. We are also told that the development aligns with SDC's infrastructure masterplan which includes the provision and establishment of a new sewer pump station within the Faringdon South West development. We accept all other infrastructure supporting the development is able to integrate efficiently within the existing network, as was submitted to us.

Circumstances 3.

[178] The Applicant says the timing and sequencing of development is aligned with the SDC's master planning and long-term plans. Roading upgrades will enhance the safety and efficiency of the local network and the internal network has been designed to encourage modal choice.

Circumstances 4.

[179] Circumstance 4 anticipates an Outline Development Plan (ODP). This is not proposed, and the development is reliant on the Living Z Building, subdivision and Business 1 rules of the Operative District Plan.

[180] An ODP is desirable to ensure cohesive and coordinated development outcomes over large areas of land. We are satisfied that the Applicant, through its ownership of almost all of the land in question, has demonstrated all of the outcomes anticipated by an ODP. Importantly, the Applicant has consulted with the owners of the property on East Maddisons Road that is not included within the South West development area.

[181] We have already discussed the position of Mr Singh, in relation to the issue that he wished to be included within this development, and we noted that we do not have power to do that. Nevertheless, in our view, the location of the internal road connection on what is to be known as Lot 56 and the final amendments providing the northern road connection will meet the intent of the owner's requests in the comments.

Circumstances 5.

[182] We accept that as the relevant sites are included in Map A, this issue is not relevant for our purposes.

Circumstance 6.

[183] We address the assessment of the relevant objectives and policies of Chapter 11 in a different part of our decision, and are satisfied that these can be met.

[184] We also obtained responses from several parties in relation to Change 1.

[185] We first deal with the Greater Christchurch Partnership (**GCP**). We were told that it is supportive of the Application on the basis that it is consistent with the policy direction of the CRPS and the strategic sub-regional land use and infrastructure planning framework for Greater Christchurch.

[186] It also commented on proposed densities. It accepted that 12 houses per hectare is consistent with the minimum densities specified in the CRPS and the direction provided in the future development strategy, but noted that one of the actions arising from a document called Our Space 2018 – 2048 was to undertake an evaluation of the appropriateness of existing minimum densities specified in the CRPS. That led to the Greenfield Density Analysis Report 2020 commissioned by the partnership, which made a finding that a minimum density of 15 houses per hectare would be “optimal” in terms of greenfield land development and there are benefits to doing this. But it went on to note that there are a number of identified constraints and issues raised in the review that need to be overcome to ensure that development at this density occurs in an effective way. It would have preferred an assessment was undertaken to see if 15 houses per hectare was appropriate in the application areas.

[187] ECan also responded. It made comment upon the strategic documents we have referred to and did not suggest that this Application did not meet any of the statutory criteria. But it also made reference to the possibility of increasing density to 15 households per hectare, and specifically noted that no comprehensive medium density was proposed for the Faringdon South West area. It further noted there could be an opportunity to consider how these housing options at greater density could be linked to the proposed future neighbourhood centre immediately west of Gould’s Road which is also within the applicant’s land ownership. Christchurch City Council (CCC) also wished to see the density increased.

[188] SDC accepted that the Project conformed with the requirements of Change 1. It did not take issue with the net density proposed, which we note as over 12 houses per hectare but less than 13 across the whole of the development sites.

[189] We have come to the view that it would be inappropriate to require further investigation about increasing density across both development sites. This is a fast track application and we believe it would have been inappropriate to send it back to the drawing board to investigate increases in housing beyond 12 houses per hectare given the timing of the application and the requirements of the FTCA.

There have been some changes proposed by the Applicant which are noted in our decision, but these will not increase density to that proposed by some of the regulatory parties.

[190] In summary, we find that although there might be an issue of timing, none of the relevant authorities has taken exception to the development of this land. We find that it fulfils the requirements of Policy 6.3.12, and that this is of significant importance and our reaching our decision to grant the consents sought.

Canterbury Land and Water Regional Plan (CLWRP)

[191] We were provided with an assessment of the relevant Objectives, Policies and Rules in Appendix M to the Application. ECan raised a number of issues in comments, including discussion around the wording introduced by proposed plan change 7, groundwater effects and the status of the operational stormwater discharge. In consultation with ECan, the Applicant reviewed this and confirmed its view, in the response to comments, that the Project is permitted under the CARP and that no non-complying activities are proposed under the CLWRP. We accept the Applicant's final assessment of the status of the activities and the effects of the Project in relation to earthworks and stormwater discharge. We find that with appropriate conditions the management of land and water can be achieved in a manner which is consistent with the CLWRP.

Canterbury Air Regional Plan (CARP)

[192] The CARP sets out how ECan is going to manage air pollution from home heating, industry and other sources like outdoor burning, dust and odour. Once again, an assessment of the relevant rules relevant to the Application is included in Appendix M which concludes the discharge of air for land development activities is permitted. We accept that given this conclusion, an assessment of the objectives and policies of this plan is not required by us.

Part G. Selwyn District Plan and Proposed Plan

[193] The Sites are currently zoned Rural Inner Plains under the SDP. So we begin by stating the obvious: the Application seeks resource consent for residential land in circumstances where the Project would be non-complying under the SDP. Without a preceding Plan Change, that would represent a difficult exercise under the provisions of the Plan. But we are not operating entirely under the RMA. The underlying premise of the FTCA is that we are able to critically examine whether or not this Application meets the purpose of that Act and the purpose of the RMA.

[194] We note that the Application assessed the Project against the Rural Inner Plains rules, but more importantly for our purposes, it also assessed it against the living zone provisions of the Plan. We find that was entirely appropriate, as did SDC,

given that what is predominantly proposed is development in accordance with the Living Z rules in the Plan.

[195] Section 8.8.2 of the Application dealt with the assessment against the Living Z rules. Naturally we have had regard to all of those rules in reaching our decision. Section 8.9 assessed the Application against the SDP Objectives and Policies, both in the context of the rural section of the Plan, and the Township section of the Plan. Further assessment was provided during the process. Of note, assessment of the objectives and policies relevant to the commercial centres was provided in response to Minute 2. We had regard to all of those matters in reaching our decision.

[196] Section 8.10 of the Application assessed the Project against the provisions of the Proposed SDP. Again, further assessment was provided relevant to the commercial centres. We have had regard to all of those Objectives and Policies that were listed.

[197] Overall, we accept the conclusions of the Applicant with respect to the Plan. This is an unusual situation and the Project could not be considered in keeping with the rural objectives and policies of the Operative District Plan, notwithstanding that we agree it is in keeping with the living zone provisions. In fact, we agree with the Applicant that the Project must be found contrary to the rural planning framework.

Part H. RMA Threshold Test

[198] The activities under the Selwyn Operative District Plan are non-complying in status. As such, we must have regard to s 104D of the Act.

[199] This aspect can be simply addressed. Based on the assessments and information provided, and subject to the conditions imposed, we are satisfied that any adverse effects on the environment resulting from this Project will be minor. As such, the first limb of the test is passed.

[200] In any event, we have already referred to Clause 31.7 of Schedule 6 of the FTCA, which enables consent from us despite the fact that the activity is non-complying in the relevant Plan. We find this is an appropriate case.

Part I. RMA 1991, Part 2

[201] Schedule 6, Clause 9(1)(g)(i) provides that every application for a referred project must include an assessment of the activity against Part 2 of the RMA. The matters to which we must have regard when considering a referred application for consent are expressed as being subject to Part 2. For the sake of completeness we have undertaken our own assessment of relevant Part 2 matters.

[202] Having reviewed the Application and its Appendices and all the information and comments received, on the Application, the invited comments and the draft conditions, we consider that the Project, to the extent approved by us, will better enable the people of Rolleston to provide for their social and economic wellbeing and for their health and safety. It will also sustain the potential of Rolleston to meet the reasonably foreseeable needs of future generations by contributing to the supply of housing in and around that part of the town.

[203] The Application will better enable the efficient use and development of this land as an alternative to its existing rural zoning with its associated land uses. We find the Application is consistent with Part 2.

Part J. Final Decision

[204] Having had regard to the FTCA, Schedule 6 (Clause 31) considerations, and having concluded that the dual purposes of the FTCA and the RMA are achieved by this Decision, the consents are granted as sought subject to the Conditions appended to this Decision as **Appendix 1**.

[205] Pursuant to Clause 37(7) of Schedule 6 of the FTCA, the resource consents lapse two years from the date of commencement unless they are given effect to.

[206] Durations for the Canterbury Regional Council consents are listed at the end of the conditions for each of those consents in Appendix 1.

[207] As required by Clauses 38 and 45 of Schedule 6, FTCA persons entitled to appeal are to commence any appeals within the 15-day working period from the day they are notified of this Decision.



John Hardie (Chair)



Janette Dovey (Member)



Muriel Johnstone (Member)

Appendix 1

Conditions of Consent

Selwyn District Council

Subdivision RC215485 and Land Use RC215538 Consent Conditions

Faringdon South West

Operative District Plan

1. Any reference to the “Operative District Plan” in these consent conditions means the Selwyn District Plan that is operative at the date of decision of this consent.

Subdivision RC215485 conditions – Faringdon South West

General

2. The following conditions of consent shall be met prior to the issue of the section 224(c) completion certificate, at the expense of the Consent Holder.
3. The subdivision shall proceed in general accordance with i. and ii. below, including the creation of any additional utility lots, except where varied by any other condition of consent.
 - i. The Approved Plans:
 - Subdivision Plans prepared by Davie Lovell Smith, R18, dated August 2021 (SDC Attachment A to these conditions (as provided with the comments on draft conditions of 20 August 2021))
 - Landscape and Fencing Plans prepared by Kamo Marsh, dated April 2021 (provided as Appendix F of the original application)
 - East Maddisons Road Closure Treatment Plan, prepared by Davie Lovell Smith, titled Intersection Detail, R1, dated April 2021 (provided as Attachment G to the response to comments of 30 July 2021)
 - Faringdon Movement Network Plan prepared by Davie Lovell Smith, dated May 2021 (provided as Appendix E of the response to Minute 3 on 14 July 2021)
 - ii. The details in the application, the further information provided and any further information or amendments provided in the response to comments and the comments on draft conditions provided by the Applicant.
4. The subdivision may be undertaken in stages. If the subdivision is undertaken in stages, the stages may occur in any order but generally in accordance with the following:
 - Stage 0 – Lots 2000 – 2010, 226
 - Stage 1 – Lots 1 – 45, 297 – 298, 800 – 802
 - Stage 2 – Lots 46 – 220, 701, 803 – 806
 - Stage 3 – Lots 221 – 231
 - Stage 4 – Lots 232 – 296, 299 – 337, 700, 807 – 808
 - Stage 5 – Lots 338 – 412, 809 – 810
 - Stage 6 – Lots 413 – 483, 703, 811 – 812
 - Stage 7 – Lots 484 – 524, 704, 813

- Stage 8 – Lots 525 – 650, 705 – 707, 814 – 815
 - Stage 9 – Lots 651 – 682, 708, 816
5. All required easements shall be duly created and granted or reserved.

Consent Notices

6. A Consent Notice pursuant to section 221 of the Resource Management Act 1991 shall be registered on the relevant Record of Title for Lots 1-6, 65-71, 79, 80-92, 94-97, 100-144, 154-162, 165-169, 192-198, 200-208, 210-215, 234-239, 241-249, 252-254, 256-257, 260-264, 275-279, 282-285, 288-291, 294-298, 303-313, 318-325, 334-338, 341-342, 345-368, 373-384, 387-388, 391-393, 395, 432-446, 454-461, 477-483, 505-510, 515-516, 518-524, 561-570, 572-587, 589-608, 633-634, 636-637, 643-650, 652-666, 668-672 to record the following conditions are complied with on a continuing basis:
- a. These lots are small-lot medium density lots. The Living Z rules in the Operative District Plan for small-lot medium density development shall apply to any future development on these lots.
7. A Consent Notice pursuant to section 221 of the Resource Management Act 1991 shall be registered on the relevant Record of Title for Lots 7-64, 72-78, 145-153, 163-164, 170-191, 199, 216-220, 232-233, 240, 250-251, 255, 258-259, 265-274, 280, 281, 286-287, 292-293, 299-302, 326-333, 314-317, 339-340, 343-344, 369-372, 385-386, 389-390, 394, 396-422, 427-431, 447-451, 453, 462-476, 484-504, 511-514, 517, 525-560, 571, 588, 609-632, 635, 638-642, 651, 667, 673-682 to record the following conditions are complied with on a continuing basis:
- a. These lots are low density lots. The Living Z rules in the Operative District Plan for low density development shall apply to any future development on these lots.
8. A Consent Notice pursuant to section 221 of the Resource Management Act 1991 shall be registered on the relevant Record of Title for Lots 224-225 to record the following conditions are complied with on a continuing basis:
- a. Lots 224 and 225 are Comprehensive Medium Density Development lots. The Living Z rules in the Operative District Plan for comprehensive medium density development shall apply to any future development on these lots (including but not limited to Rule 4.12 which will require additional resource consent, and Table C12.1 of the Township Volume).
9. A Consent Notice pursuant to section 221 of the Resource Management Act 1991 shall be registered on the relevant Record of Title for Lot 226 to record the following conditions are complied with on a continuing basis:
- a. Lot 226 is a business (neighbourhood centre) lot and any future development is to be in accordance with RC215538.
10. A Consent Notice shall be registered against the Record of Title for each utility lot created, to the effect that it shall be used as a utility lot only. Ongoing compliance with this condition shall be ensured by way of a consent notice registered against the Record of Title. The Consent Notice shall be prepared and registered by Council's solicitor at the request and expense of the Consent Holder.

11. A Consent Notice pursuant to section 221 of the Resource Management Act 1991 shall be registered on the relevant Record of Title for Lots 24, 25, 297 and 298 to record the following conditions are complied with on a continuing basis:
 - a. These lots are to be utility lots accommodating a permanent wastewater pump station.
12. A Consent Notice pursuant to section 221 of the Resource Management Act 1991 shall be registered on the relevant Record of Title for Lot 56 to record the following conditions are complied with on a continuing basis:
 - a. Lot 56 may be used as a future road connection to Lot 1 DP 326339 and no Development Contributions will be payable for this lot. In the event this lot is not required for this purpose then the Living Z low density rules apply and Development Contributions will be payable.
13. A Consent Notice pursuant to section 221 of the Resource Management Act 1991 shall be registered on the relevant Record of Title for Lot 682 to record the following conditions are complied with on a continuing basis:
 - a. Lot 682 shall not take vehicle access from Goulds Road.
14. Unless shown on the Approved Landscape and Fencing Plans, any lot which shares a boundary with a reserve or walkway shall be limited to a single fence erected within 5m of any Council reserve that is at least 50% visually transparent where it exceeds 1.2m in height (which shall be applied to the whole fence in its entirety). On-going compliance with this condition shall be ensured by way of a consent notice registered against the Record of Title to issue for each lot (other than roads and reserves) that borders a reserve or walkway.
15. Any fencing or freestanding wall not shown on the Approved Landscape and Fencing Plans or subject to condition 14 above shall comply with the requirements of the Operative District Plan. On-going compliance shall be ensured by way of a consent notice being registered against the Record of Title to issue for each lot.

Covenants

16. The Consent Holder shall ensure that Council is indemnified from liability to contribute to the cost of erection or maintenance of boundary fences between reserves and adjoining lots.
 - a. This shall be ensured by way of a fencing covenant registered against the Record of Title to issue for each adjoining lot. The covenant is to be prepared by Council's solicitor at the expense of the Consent Holder
 - b. The Consent Holder shall procure a written undertaking from the Consent Holder's solicitor that the executed fencing covenant will be registered on deposit of the subdivision plan.
17. The Consent Holder shall ensure that the adjoining property owners, Lot 1 DP 326339 and Lot 1 DP 355996, with a shared boundary to Lots 45, 403 -413, 429 – 430, 46- 61, 615 – 616, 621 – 622, 624 – 627, 633 – 635, 639 – 641 and 666 are indemnified from liability to contribute to the cost of the erection or maintenance of any non-rural boundary fences between their property and the above lots. The Consent Holder shall submit to Council a written undertaking from their solicitor that such a fencing covenant will be registered on the Record

of Title of Lots 45, 403 -413, 429 – 430, 46- 61, 615 – 616, 621 – 622, 624 – 627, 633 – 635, 639 – 641 and 666.

18. Lots 24, 25, 297 and 298 hereon to be created and held together by an amalgamation covenant pursuant to Section 220(2)(a) of the Resource Management Act.

Engineering Approval

19. The engineering design plans and specifications for all works shall be submitted to the Development Engineering Manager for approval including, but not limited to:

- Water supply
- Water race
- Sewerage
- Stormwater
- Roading, including street lighting and entrance structures
- Shared accessways
- Landscaping and irrigation.

No work shall commence until Engineering Approval has been confirmed in writing. Any subsequent amendments to plans and specifications shall be submitted to the Development Engineering Manager for approval.

20. All work shall comply with the conditions set out in the Engineering Approval and be constructed in accordance with the approved engineering plans.
21. All work shall comply with the Engineering Code of Practice, except as agreed in the Engineering Approval.
22. The Consent Holder shall include with the engineering plans and specifications submitted for Engineering Approval, copies of any other consents required and granted in respect of this subdivision, including any certificate of compliance or consent required by Canterbury Regional Council.
23. Unless specific provision is made otherwise through the Engineering Approval the services to all lots shall extend from the road boundary to a point one metre inside the net area of the lot. Please note that the net area is the area excluding any right of way or accessway.
24. The Consent Holder shall provide accurate 'as built' plans of all services to the satisfaction of the Development Engineering Manager. All assets being vested in Council shall be provided in an appropriate electronic format for integration into Council's systems. Any costs involved in provision and transfer of this data to Council's system shall be borne by the Consent Holder.
25. The Consent Holder shall provide a comprehensive schedule of any assets to be vested in the Council to the satisfaction of the Development Manager. The schedule shall include but not be limited to installed material unit costs, type, diameter, class, quantity and include summary details.
26. The design of any intersection designs serving the development shall be informed by the 2033 Paramics model.

Intersection upgrades – Developer Agreement

27. A Developer Agreement shall be entered into between Selwyn District Council and the Consent Holder for the upgrade of the Shillingford Boulevard – Goulds Road – East Maddisons Road intersection. The agreed costs should be proportionate to the volumes originating from Faringdon South West and other developments within the area to ensure a fair and equitable contribution. The agreement shall also reflect Council's Development Contribution Policy for CRETS, which includes this roundabout, and shall establish all the agreed parameters to have the intersection upgrade construction completed by the end of Stage 6 (meaning the further subdivision of Lot 2005).

Advice note: *The Developer Agreement can be negotiated on the understanding that the completion of the intersection upgrade can be deferred beyond Stage 6 if revised timeframes would be preferred by the Consent Holder and Council.*

Utilities

28. Each lot within the subdivision shall be separately serviced with water, sewer and stormwater systems. This condition does not apply to stormwater where ground soakage is available.
29. Where sewer, water mains and stormwater systems in private property are to be vested, a written request shall be submitted for Council approval. Easements in gross in favour of Council shall be provided.

Water Supply

30. The net area of each lot shall be provided with an individual potable high pressure connection to the Rolleston water supply in accordance with the approved Engineering Plans.
31. Water meters shall be installed in the road reserve only. Multi meter boxes may be utilised.
32. Connection to Council's reticulated water supply shall either be carried out or supervised by Council's contractor SICON Ferguson Limited at the cost of the Consent Holder.
33. Water mains are to be installed as per Council's water masterplan.
34. Water connections are to be provided to adjoining properties where required by Council.

Sewer

35. Any existing on-site effluent treatment and disposal systems shall be decommissioned and removed from the site or backfilled.
36. Each lot shall be provided with a sewer lateral laid to the boundary of the net area of that lot in accordance with the approved Engineering Plans.
37. All laterals shall be installed ensuring grade and capacity are provided for and in accordance with Council's engineering standards, giving regard to maximum upstream development density.
38. All sewer reticulation to be vested shall meet Council CCTV standards.
39. Connection to the Council sewer shall be arranged by the Consent Holder and the work shall be done by a registered drainlayer.

40. The Consent Holder shall provide Lots 24, 25, 297 and 298 to accommodate a permanent pump station. A Consent Notice will be placed on these lots requiring them to be Utility Lots. These lots are to be vested in Council as part of the first stage of the development.
41. A Developer Agreement will be entered into between Council and the Consent Holder in relation to the construction of sewer infrastructure and the pump station which will service areas outside of the Faringdon South West subdivision. The terms of this agreement will provide a basis for reimbursement of construction costs to the developer from Council following the commissioning of the sewer infrastructure.
42. Trunk wastewater pipes within this development shall be oversized to cater for the greater catchment area and will be determined through the Engineering Approval stage.
43. Wastewater connections are to be provided to adjoining properties where required by Council.

Stormwater

44. The Consent Holder shall install stormwater reticulation treatment and disposal to service the subdivision in accordance with the approved engineering plans and the requirements of Canterbury Regional Council.
45. The Consent Holder shall prepare and submit a Stormwater Design Report and Management Plan in accordance with the requirements of Selwyn District Council and Canterbury Regional Council. This plan shall be provided for Selwyn District Council's approval and sign-off at the Consent Holders Cost. The plan shall be provided to the Canterbury Regional Council at the same time. It shall include but not be limited to:
 - a. A plan showing existing ground levels on neighbouring properties along with proposed levels on the subdivision sites. Interference with pre-existing stormwater flows needs to be considered so as not to cause ponding or nuisance on neighbouring or developed land.
 - b. Existing and proposed drainage plan with sub catchments and flow arrows to show how the drainage will be affected.
 - c. Calculations to demonstrate compliance with the Engineering Code of Practice and any relevant Environment Canterbury consent conditions.
 - d. A description of the stormwater network, including the components used to convey, treat and discharge stormwater.
 - e. A description of the receiving environment, including whether there are any active downgradient/downstream domestic or community supply points.
 - f. A description of the inspection and maintenance schedule and any reporting requirements.
 - g. A description of the actions that will be taken to address any issues discovered during inspections and maintenance.
 - h. A description of any monitoring and responses to monitoring to ensure that adequate treatment is being provided to enable the LWRP water quality outcomes to be met.
 - i. A description of the management of the discharge of stormwater from sites involving the use, storage or disposal of hazardous substances (if such sites are present in the subdivision).

46. The proposed development shall not discharge run off onto adjacent properties unless via a controlled outlet approved as part of the Engineering Design Approval.
47. In the event that an adjacent neighbour's historical stormwater drainage was onto the site, the proposed development must maintain or mitigate the historical discharge.
48. Where a specific discharge consent is issued by Canterbury Regional Council, any consent or associated conditions will be subject to Selwyn District Council acceptance (where those consents or conditions are relevant to the obligations to be transferred to Selwyn District Council). The Consent Holder will hold, operate and maintain the stormwater consent for a minimum of two years after the Section 224(c) Completion Certificate has been issued. Council must be satisfied at the end of this period that all aspects of the system, including but not limited to compliance with consent conditions, operations and maintenance costs are acceptable to Council.
49. The Consent Holder shall provide a Stormwater Operations and Maintenance Manual prior to the approval of the Section 224(c) Completion Certificate.

Power and Telephone

50. The Consent Holder shall provide electricity and telecommunications to the net area of each lot of the subdivision with direct frontage to a road by way of underground reticulation in accordance with the standards of the relevant network utility operator.
51. The Consent Holder shall provide infrastructure to the net area of each rear lot of the subdivision to enable electricity and telecommunications connections by way of underground reticulation in accordance with the standards of the relevant network utility operator.
52. The Consent Holder shall provide evidence in writing from the relevant authorities that electrical and telephone service connections have been installed to each lot.

Existing and New Roads

53. The full length of existing road frontages to the application site shall be upgraded to township/urban standards, including but not limited to seal widening, kerbing, footpaths/shared paths and street lighting.
54. All roads shall be constructed in accordance with the approved engineering plans.
55. All roads shall be vested in the Selwyn District Council as road.
56. The 2.5 metre wide shared pedestrian/cycling paths shown on the Approved Faringdon Movement Network Plan are to be clearly identified as being for the shared use of pedestrians and cyclists, via path markings, small signs or other treatment at appropriate spacings. The method is to be to the satisfaction of Selwyn District Council.
57. Once Road Lot 816 in Stage 9 is constructed and vested in Council, a temporary turning area at the northern end of East Maddisons Road is to be constructed by the Consent Holder generally in accordance with the Approved East Maddisons Road Closure Treatment Plan, with the detailed design to be to the satisfaction of Selwyn District Council.

Corner Splays and Frontage Widths

58. The corner lots at the road intersections shall be splayed with a rounded minimum radius of 3 metres.

Accessways and Vehicle Crossings

59. Except for the specific non-compliances approved by this consent, all vehicle crossings to service the lots shown on the approved subdivision plans shall be formed in accordance with Appendix 13 of the Operative District Plan.

Advice note: *For the avoidance of doubt, any vehicle crossings that service any residential lot are consented to be located between 1m and 7m of neighbouring vehicle crossings located on the same side of the road.*

60. All vehicle crossings shall be sealed/metalled to match the existing road surface for the full width of the crossing between the site boundary and sealed carriageway.
61. Vehicle accessways servicing the rear lots shown on the approved subdivision plans shall be formed in accordance with Appendix 13 of the Operative District Plan.
62. Lot 682 shall not take vehicle access from Goulds Road.
63. All ROW required to service the lots shown on the approved subdivision plans shall be formed in accordance with Appendix 13 of the Operative District Plan.

Street Lighting

64. Street lighting shall be provided to service all lots of the subdivision, in accordance with the approved engineering plans and specifications.

Landscaping and Irrigation

65. The Consent Holder shall landscape the roads and reserves in general accordance with the Approved Landscape and Fencing Plans (except where amended by any other of these conditions). A detailed landscaping design shall be submitted to the Council for approval at the time of submission of the engineering plans and specifications, and the landscaping shall be undertaken in accordance with the approved plans.
66. Entrance structures shall not be placed on Council road reserve, unless otherwise shown on the Approved Landscape and Fencing Plans or otherwise agreed at engineering approval stage.
67. Street trees shall be planted within the road reserve along the Selwyn Road frontage, in general accordance with the Planting Plan prepared by Kamo Marsh (Ref 5117, Rev B, dated 16.08.21, and provided with the comments on draft conditions of 20 August 2021). Final planting plans shall be submitted to Council for approval .
68. Unless advised otherwise by the Council, the Consent Holder shall install an irrigation system; this shall comply with the approved engineering plans. A full design showing all engineering details shall be submitted to the Council for approval at the time of submission of the engineering plans and specifications.

69. Any irrigation system shall be maintained by the Consent Holder to the completion of the defects liability period. The Consent Holder shall demonstrate that this system performs as designed and installed by them, making good all defects to the Asset Manager's requirements.
70. The Consent Holder shall maintain all landscaping/planting within the areas shown in 'green and white stripes' on the approved subdivision plans attached to these conditions, unless alternative mutually agreed arrangement is made with Selwyn District Council. These are the road frontage landscape strips adjacent to Lots 126-127, 145-163 and 510-514.

Advice note:

- *Maintenance includes replacing any damaged, diseased or dead planting in these areas with the same species.*
- *Selwyn District Council would require a 12 month lead in time before the responsibility and maintenance of all landscaping/planting was transferred to Council.*

Earthworks

71. All site works are to be undertaken in accordance with the conditions of resource consent RC215538.
72. The Consent Holder shall ensure on a continuing basis (until Records of Title are available for each allotment created by the subdivision) that dust is not generated from consolidated, disturbance or transportation of material or earthworks activities by keeping the surface of the material damp or by using another appropriate method of dust suppression. This applies to exposed areas of earth, stockpiles and unsealed roads.
73. The Consent Holder shall ensure on a continuing basis that dust created by the disturbance or transportation of materials is confined within the boundaries of the application site.
74. Dust generating activities shall cease during times of high winds where dust suppression methods are insufficient to stop fugitive dust leaving the site.
75. The total area of disturbed land at any one time shall not exceed 4 hectares.
76. The maximum depth for all excavations shall not exceed 4.2 metres below natural ground level.
77. A Dust Management Plan which includes measures to ensure compliance with conditions 72-74 above is to be prepared by a suitably qualified and experienced practitioner and provided to Selwyn District Council for approval at least 10 working days before work under this consent begins on site.
78. Any filling on the site is to take into account the current land stormwater and drainage pattern and is not to divert stormwater onto adjoining properties.
79. At the completion of all earthworks the Consent Holder shall confirm whether any earth fill has been placed on site. All filling is to be carried out in accordance with New Zealand Standard (NZS) 4431:1989 Code of Practice for Earth Fill for Residential Development.
80. At the completion of all earthworks certificates satisfying the conditions of NZS4431: 1989 Code of Practice for Earth Fill for Residential Development, are to be provided to the Selwyn District Council. These certificates will detail the extent and nature of all earthworks undertaken.

Accidental Discovery Protocol

81. In the event of any discovery of material suspected to be evidence of pre-1900 human activity, taonga/treasured artefacts or Human remains/Kōiwi in a 'place', the following applies:
- Work shall cease immediately at and within 20m of the place. This 20m perimeter shall become the 'affected area'.
 - The contractor shall shut down all machinery within the affected area, secure the affected area, and immediately advise the Site Manager.
 - The Site Manager shall secure the affected area and immediately notify the Heritage New Zealand Pouhere Taonga ("HNZPT") Archaeologist, Selwyn District Council and Environment Canterbury. HNZPT will advise if further assessment by a suitably qualified archaeologist and/or an archaeological authority application is required from the Consent Holder.
82. If the material is of Māori origin, in addition to the requirements in the condition above, the Site Manager shall immediately notify Te Ngāi Tūāhuriri Rūnanga and Te Taumutu Rūnanga and ensure site access to enable appropriate cultural procedures and tikanga to be undertaken, subject to meeting statutory requirements (Heritage New Zealand Pouhere Taonga Act 2014, Protected Objects Act 1975). In this instance, Te Ngāi Tūāhuriri Rūnanga, Te Taumutu Rūnanga and the HNZPT Archaeologist will jointly advise if further assessment by a suitably qualified archaeologist and/or an archaeological authority is required from the Consent Holder.
83. If Human remains/Kōiwi are uncovered, in addition to the conditions above, the Site Manager shall immediately advise the NZ Police. The affected area must be treated with the utmost discretion and respect. Remains are not to be moved until such time as Te Ngāi Tūāhuriri Rūnanga, Te Taumutu Rūnanga, HNZPT and NZ Police have responded and agreed that they can be moved.
84. Any works within an affected area shall not resume until Te Ngāi Tūāhuriri Rūnanga, Te Taumutu Rūnanga and HNZPT (and NZ Police in the case of Human remains/Kōiwi) authorise work to continue.
85. Prior to commencing work, the Consent Holder shall ensure that all persons involved in, or supervising, works on-site are familiar with the Accidental Discovery Protocol.
86. The Accidental Discovery Protocol shall be clearly displayed and accessible on site at all times during work under this consent.

Advice Notes:

- These conditions apply in addition to any agreements that may be in place between the Consent Holder and the Papatipu Rūnanga (Cultural Site Accidental Discovery Protocol).*
- Under the Heritage New Zealand Pouhere Taonga Act 2014 an archaeological site is defined as any place associated with pre-1900 human activity, where there is material evidence relating to the history of New Zealand. For sites solely of Māori origin, this evidence may be in the form of accumulations of shell, bone, charcoal, burnt stones, stone tools, etc. In later sites, artefacts such as bottles or broken glass, ceramics,*

metals, etc. may be found or evidence of old foundations, wells, drains, tailings, races or other structures. Human remains/Kōiwi may date to any historic period.

- *It is unlawful for any person to destroy, damage, or modify the whole or any part of an archaeological site without the prior authority of Heritage New Zealand Pouhere Taonga. This is the case regardless of the legal status of the land on which the site is located, whether the activity is permitted under the District or Regional Plan or whether a resource or building consent has been granted. The Heritage New Zealand Pouhere Taonga Act 2014 provides for substantial penalties for unauthorised damage or destruction.*

Reserves

87. Pursuant to the relevant legislation the Consent Holder shall vest the following lots in the Council as Reserve:
- a. Lot 700, 703, 706 shall be vested as Recreation Reserve.
 - b. Lots 701, 704, 705, 707, 708 shall be vested as Local Purpose (Access) Reserve.
88. The Consent Holder shall supply to Council copies of all Records of Title for land, other than roads, that is vested in Council.

Fencing

89. Unless shown on the Approved Landscape and Fencing Plans, any lot which shares a boundary with a reserve or walkway shall be limited to a single fence erected within 5m of any Council reserve that is at least 50% visually transparent where it exceeds 1.2m in height (which shall be applied to the whole fence in its entirety). On-going compliance shall be ensured by way of a consent notice registered against the Record of Title to issue for each lot (other than roads and reserves) that borders a reserve or walkway.
90. Any fencing or freestanding wall not shown on the Approved Landscape and Fencing Plans or subject to condition 89 above shall comply with the requirements of the Operative District Plan. On-going compliance shall be ensured by way of a consent notice being registered against the Record of Title to issue for each lot.
91. The Consent Holder shall erect close-boarded timber fences of 1.8m in height along the boundaries between the development and adjoining properties Lot 1 DP 326339 and Lot 1 DP 355996, unless different boundary treatment is privately agreed between the parties.

Advice Note:

Development Contributions (Subdivision Consent)

Development contributions are not conditions of this resource consent and there is no right of objection or appeal under the Resource Management Act 1991. Objections and applications for reconsideration can be made under the Local Government Act 2002.

The consent holder is advised that pursuant to the Local Government Act 2002 and the Council's Development Contribution Policy the following contributions are to be paid in respect of this subdivision before the Council will issue its certificate pursuant to section 224(c) of the Resource Management Act 1991.

Activity	Demand Post Development (HUE)	Credits for Existing Demand (HUE)	Additional Demand (HUE)	Development Contribution per HUE (\$)	Development Contribution (\$ Excl. GST)	GST (\$)	Development Contribution (\$ Incl. GST)
Water Supply	681.00	0.00	681.00	2,009.00	1,368,129.00	205,219.35	1,573,348.35
Wastewater	681.00	0.00	681.00	5,244.00	3,571,164.00	535,674.60	4,106,838.60
Stormwater	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Reserves	681.00	10.00	671.00	11,366.00	7,626,586.00	1,143,987.90	8,770,573.90
Roading	681.00	10.00	671.00	1,769.00	1,186,999.00	178,049.85	1,365,048.85
Lowes Road ODP	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Contribution					13,752,878.00	2,062,931.70	15,815,809.70

The amounts set out in the table are applicable at the time of the granting of this consent. If the time between the date the resource consent is granted and the time when the Council would normally invoice for the development contributions (usually the time an application is made for the issue of Council's section 224(c) certificate for the subdivision) is more than 24 months, the development contributions will be reassessed in accordance with the development contributions policy in force at the time the consent was submitted. To avoid delays, the consent holder should seek the reassessed amounts prior to the application for the section 224(c) Resource Management Act 1991 certificate. Please contact the Selwyn District Council Development Contributions Assessor on 03 347 2800 or at development.contributions@selwyn.govt.nz.

Land Use RC215538 conditions – Faringdon South West

Earthworks

1. The development and activity shall proceed in accordance with the information submitted with the application RC215538, the further information provided and any further information or amendments provided in the response to comments and the comments on draft conditions provided by the Applicant.
2. Any uncontrolled fill encountered during subdivision works shall be removed and replaced with controlled compacted clean fill in accordance with NZS4431:1989.
3. Hours of earthworks operations shall be limited from 7am to 7pm Monday to Saturday. These hours shall exclude public holidays and Sunday, unless otherwise agreed by Selwyn District Council.
4. All construction noise on the site shall be planned and undertaken to ensure that construction noise emitted from the site does not exceed the noise limited outlined in Table 2 of NZS6803:1999 Acoustics – Construction Noise. Sound levels associated with construction activities shall be measured and assessed in accordance with the NZS6803:1999 Acoustics – Construction Noise.
5. The Consent Holder shall implement the best practicable option to avoid or mitigate the dispersal and deposition of dust from construction and earthworks activities beyond the boundary of the property.
6. The total area of disturbed land at any one time shall not exceed 4 hectares.
7. The maximum depth for all excavations shall not exceed 4.2 metres below natural ground level.
8. A Dust Management Plan which includes measures to ensure compliance with condition 5 above is to be prepared by a suitably qualified and experienced practitioner and provided to Selwyn District Council for approval at least 10 working days before work under this consent begins on site.
9. The Consent Holder shall implement the best practicable option to avoid or mitigate the discharge of sediment laden runoff beyond the boundary of the property.
10. On the completion of works:
 - a. All disturbed areas shall be returned to their original state as near as is practicable and stabilised and/or revegetated; and
 - b. All spoil and other waste material from the works shall be removed.

Contaminated Soils / unexpected contamination

11. The area identified at 870 Selwyn Road as being contaminated shall be remediated in accordance with the recommendations in the ENGEO Report titled “Combined Preliminary and Detailed Site Investigation: 870 Selwyn Road” dated 22.01.2021.
12. No earthworks are to occur in the area identified in the ENGEO Report titled “Combined Preliminary and Detailed Site Investigation: 870 Selwyn Road” dated 22.01.2021 until the area has been investigated by a Suitably Qualified and Experienced Practitioner with respect to

contaminated land, and an updated report, and remedial action plan and site validation report (if necessary) supplied to Council.

13. Where contaminated material (exceeding residential guidelines) is removed from the site, the Consent Holder shall submit to the Team Leader Compliance waste manifests from the contractor and cartage company that clearly identify the stockpile reference number against the laboratory sample number at the end of the remediation process.
14. Any contaminated material (exceeding residential guidelines) that is excavated and stored on the site shall be stockpiled on an already contaminated part of the site or on a surface that will prevent the stockpile from contaminating a new part of the site.
15. Any replacement soils shall be certified as clean fill in accordance with the definition of Ministry for the Environment's Guide to Management of Cleanfills (2002) or tested by a Suitably Qualified and Experienced Practitioner with respect to contaminated land to confirm that they are suitable for residential land use under the National Environmental Standard (NES) for Assessing and Managing Contaminants in Soil to Protect Human Health.

The soil trace element concentrations that define "cleanfill" (per the MfE 2002 cleanfill guidelines, Section 4.3.2) for the South West site are those of "Regional Yellow Brown Stony" soils. These contaminant concentrations are available on the "Soil Trace Elements Level 2" layer on Canterbury Maps. For convenience, those values have been tabulated below:

Contaminant	Regional Yellow Brown Stony background levels (mg/kg)
Manganese	721.4
Arsenic	6.35
Cadmium	0.14
Chromium	19.89
Copper	11.68
Mercury	0.07
Nickel	13.91
Lead	19.75
Zinc	69.58
Total DDT	0.431
Polycyclic aromatic hydrocarbons, benzo(a)pyrene toxicity equivalent (BaP TE)	0.922

Advice note: Different levels apply to the South East Faringdon development area that is subject to separate consents.

16. Where evidence of a contaminated site/materials not identified in the application is found at any stage of the site development works, then work shall cease at that site until the risk has been assessed by a Suitably Qualified and Experienced Practitioner with respect to

contaminated land in accordance with current Ministry for the Environment Guidelines and, if required, a resource consent obtained under the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health 2011 (or most recent subsequent amendment). Once the risk has been assessed and any required resource consent obtained, the Consent Holder shall undertake all necessary work to remediate the contaminated area to applicable land use NESCS and in accordance with the resource consent (as appropriate). All works shall be undertaken at the Consent Holder's expense.

17. The Consent Holder shall submit to the Team Leader Compliance for their approval a Site Validation Report prepared by a Suitably Qualified and Experienced Practitioner with respect to contaminated land and in accordance with the Ministry for the Environment Contaminated Land Management Guidelines No.1 – Reporting on Contaminated Sites in New Zealand (Revised 2011) at the end of the remediation process.
18. After the demolition of buildings built prior to 1 January 2000 and prior to earthworks, an asbestos clearance certificate shall be provided to Selwyn District Council.

Advice note: *Prior to the demolition of buildings that were constructed or installed prior to 1 January 2000, a full asbestos survey is highly recommended.*

Accidental Discovery Protocol

19. In the event of any discovery of material suspected to be evidence of pre-1900 human activity, taonga/treasured artefacts or Human remains/Kōiwi in a 'place', the following applies:
 - a. Work shall cease immediately at and within 20m of the place. This 20m perimeter shall become the 'affected area'.
 - b. The contractor shall shut down all machinery within the affected area, secure the affected area, and immediately advise the Site Manager.
 - c. The Site Manager shall secure the affected area and immediately notify the Heritage New Zealand Pouhere Taonga ("HNZPT") Archaeologist, Selwyn District Council and Environment Canterbury. HNZPT will advise if further assessment by a suitably qualified archaeologist and/or an archaeological authority application is required from the Consent Holder.
20. If the material is of Māori origin, in addition to the requirements in the condition above, the Site Manager shall immediately notify Te Ngāi Tūāhuriri Rūnanga and Te Taumutu Rūnanga and ensure site access to enable appropriate cultural procedures and tikanga to be undertaken, subject to meeting statutory requirements (Heritage New Zealand Pouhere Taonga Act 2014, Protected Objects Act 1975). In this instance, Te Ngāi Tūāhuriri Rūnanga, Te Taumutu Rūnanga and the HNZPT Archaeologist will jointly advise if further assessment by a suitably qualified archaeologist and/or an archaeological authority is required from the Consent Holder.
21. If Human remains/Kōiwi are uncovered, in addition to the conditions above, the Site Manager shall immediately advise the NZ Police. The affected area must be treated with the utmost discretion and respect. Remains are not to be moved until such time as Te Ngāi Tūāhuriri Rūnanga, Te Taumutu Rūnanga, HNZPT and NZ Police have responded and agreed that they can be moved.

22. Any works within an affected area shall not resume until Te Ngāi Tūāhuriri Rūnanga, Te Taumutu Rūnanga and HNZPT (and NZ Police in the case of Human remains/Kōiwi) authorise work to continue.
23. Prior to commencing work, the Consent Holder shall ensure that all persons involved in, or supervising, works on-site are familiar with the Accidental Discovery Protocol.
24. The Accidental Discovery Protocol shall be clearly displayed and accessible on site at all times during work under this consent.

Advice Notes:

- *These conditions apply in addition to any agreements that may be in place between the Consent Holder and the Papatipu Rūnanga (Cultural Site Accidental Discovery Protocol).*
- *Under the Heritage New Zealand Pouhere Taonga Act 2014 an archaeological site is defined as any place associated with pre-1900 human activity, where there is material evidence relating to the history of New Zealand. For sites solely of Māori origin, this evidence may be in the form of accumulations of shell, bone, charcoal, burnt stones, stone tools, etc. In later sites, artefacts such as bottles or broken glass, ceramics, metals, etc. may be found or evidence of old foundations, wells, drains, tailings, races or other structures. Human remains/Kōiwi may date to any historic period.*
- *It is unlawful for any person to destroy, damage, or modify the whole or any part of an archaeological site without the prior authority of Heritage New Zealand Pouhere Taonga. This is the case regardless of the legal status of the land on which the site is located, whether the activity is permitted under the District or Regional Plan or whether a resource or building consent has been granted. The Heritage New Zealand Pouhere Taonga Act 2014 provides for substantial penalties for unauthorised damage or destruction.*

Fencing and Landscaping

25. All fencing and landscaping shall be undertaken in general accordance with the Approved Landscape and Fencing Plans, except where amended by any other condition of consent.

Advice note: *In circumstances where fencing and landscaping is not shown on these plans the relevant Living Z zone rules apply, except where amended by any other condition of consent.*

Business – Neighbourhood Centre (Lot 226)

26. The rules and standards for the Business 1 Zone in the Operative District Plan (including in relation to vehicle access) shall apply to Lot 226 (the Neighbourhood Centre created by subdivision consent RC215485), except where modified by the following additional conditions.
 - a. All Commercial Service and Retail Activity shall be restricted to a maximum total combined GFA of 870m².
 - b. Any individual Commercial Service or Retail Activity tenancy area shall be restricted to a maximum GFA of 350m².

- c. The maximum number of storeys that any building may have is 2. The maximum height of any building shall be 8.0m.

Advice notes:

- *The rules and standards applicable to the Business 1 Zone may require that additional resource consents be applied for in relation to any specific development proposed for the Neighbourhood Centre.*
- *Commercial Service and Retail Activity are defined in the Operative District Plan. Retail Activity includes Food and Beverage.*

Issuing Building Consent prior to s224 Certificate

27. The lots shall remain in the ownership of Hughes Developments Limited until the s224(c) certificate is issued for the subject allotment.
28. Where any building is erected prior to the issue of the 224(c) Certificate, the Council's Resource Monitoring Officer shall be supplied with a Building Location Certificate from a Registered Professional Surveyor prior to the pouring of foundations. The Building Location Certificate shall confirm that the building is contained wholly within the lot to which it relates and meets the Operative District Plan requirements for bulk and location.
29. No residential dwelling shall be occupied in whole or in part prior to the issue of the s224(c) Certificate for the subject lot.
30. Any services associated with buildings on an allotment shall not be installed until such time that the subdivision services are installed and backfilled for that allotment and have been signed off by Council's Development Engineer.

Selwyn District Council

Subdivision RC215539 and Land Use RC215540 Consent Conditions

Faringdon South East

Operative District Plan

1. Any reference to the “Operative District Plan” in these consent conditions means the Selwyn District Plan that is operative at the date of decision of this consent.

Subdivision RC215539 conditions – Faringdon South East

General

2. The following conditions of consent shall be met prior to the issue of the section 224(c) completion certificate, at the expense of the Consent Holder.
3. The subdivision shall proceed in general accordance with i. and ii. below, including the creation of any additional utility lots, except where varied by any other condition of consent.
 - i. The Approved Plans:
 - Subdivision Plan prepared by Davie Lovell Smith, R12, dated July 2021 (SDC Attachment B to these conditions (as provided with the comments on draft conditions of 20 August 2021))
 - Landscape and Fencing Plans prepared by Kamo Marsh, dated April 2021 (provided as Appendix F of the original application)
 - Faringdon Movement Network Plan prepared by Davie Lovell Smith, dated May 2021 (provided as Appendix E of the response to Minute 3 on 14 July 2021)
 - ii. The details in the application, the further information provided and any further information or amendments provided in the response to comments and the comments on draft conditions provided by the Applicant.
4. The subdivision may be undertaken in stages. If the subdivision is undertaken in stages, the stages may occur in any order but generally in accordance with the following:
 - Stage 1 – Lots 1, 222-230, 267-274
 - Stage 2 – Lots 2-9, 118-119, 137-140, 175-188, 196-221, 231, 242, 259-260, 351, 400, 405
 - Stage 3 – Lots 10-36, 107, 120-136, 141-174, 189-195, 300-301, 353, 356, 401
 - Stage 4 – Lots 44-57, 59-90, 275-286, 302, 354, 358, 402, 403
 - Stage 5 – Lots 37-43, 91-106, 108-117, 232-241, 243-258, 261-266, 352, 357, 404, 40620
 - Stage 6 – Release of the Amalgamation of Lots 14-16
 - Stage 7 – Release the Amalgamation on Lots 277-286
5. All required easements shall be duly created and granted or reserved.

Consent Notices

6. A Consent Notice pursuant to section 221 of the Resource Management Act 1991 shall be registered on the relevant Record of Title for Lots 24-26, 29-30, 61-64, 72-81, 83-89, 91-100, 107, 118-128, 139-203, 210, 231-241, 242-251 265-266 to record the following conditions are complied with on a continuing basis:
 - a. These lots are small-lot medium density lots. The Living Z rules in the Operative District Plan for small-lot medium density development shall apply to any future development on these lots.
7. A Consent Notice pursuant to section 221 of the Resource Management Act 1991 shall be registered on the relevant Record of Title for Lots 1-23, 27-28, 31-57, 59-60, 65-71, 80, 101-106, 108-117, 129-138, 204-209, 211-230, 252-264, 267-274 to record the following conditions are complied with on a continuing basis:
 - a. These lots are low density lots. The Living Z rules in the Operative District Plan for low density development shall apply to any future development on these lots.
8. A Consent Notice pursuant to section 221 of the Resource Management Act 1991 shall be registered on the relevant Record of Title for Lots 277-286 to record the following conditions are complied with on a continuing basis:
 - a. Lots 277-286 are Comprehensive Medium Density Development lots, and any future development is to be in accordance with RC215540.
9. A Consent Notice pursuant to Section 221 of the Resource Management Act 1991 shall be registered on the relevant Record of Title for Lots 275 and 276 to record the following conditions are complied with on a continuing basis:
 - a. Lots 275 and 276 are business (local centre) lots and any future development is to be in accordance with RC215540.
10. A Consent Notice shall be registered against the Record of Title for each utility lot created, to the effect that it shall be used as a utility lot only. Ongoing compliance with this condition shall be ensured by way of a consent notice registered against the Record of Title to issue for Lots 351-354 hereon and any other utility lot created. The consent notice shall be prepared and registered by Council's solicitor at the request and expense of the Consent Holder.
11. Unless shown on the Approved Landscape and Fencing Plans, any lot which shares a boundary with a reserve or walkway shall be limited to a single fence erected within 5m of any Council reserve that is at least 50% visually transparent where it exceeds 1.2m in height (which shall be applied to the whole fence in its entirety). On-going compliance with this condition shall be ensured by way of a consent notice registered against the Record of Title to issue for each lot (other than roads and reserves) that borders a reserve or walkway.
12. Any fencing or freestanding wall not shown on the Approved Landscape and Fencing Plans or subject to condition 11 above shall comply with the requirements of the Operative District Plan. On-going compliance shall be ensured by way of a consent notice being registered against the Record of Title to issue for each lot.
13. In lieu of the provision of street trees on Selwyn Road, the Consent Holder shall plant a specimen tree of a type compatible with the street trees provided in this subdivision within the frontage of all lots fronting Selwyn Road that can accommodate a tree to the satisfaction

of Selwyn District Council. The details, including the species, spacing and exact location of trees and whether tree pit root barriers are required shall be in accordance with relevant Council policy and to the satisfaction of Selwyn District Council. A Consent Notice pursuant to section 221 of the Resource Management Act 1991 shall be registered on the relevant Records of Title for the lots that will accommodate these trees to ensure ongoing maintenance and retention, and replacement with the same species should they become damaged, diseased or dead.

Amalgamation Covenants

14. Lots 14-16 created in Stage 3 shall be held together by amalgamation covenant pursuant to Section 220(2)(a) of the Resource Management Act. At the time of Stage 6 the amalgamation covenant will be released.
15. Lots 277-286 created in Stage 4 shall be held together by amalgamation covenant pursuant to Section 220(2)(a) of the Resource Management Act. At the time the future dwellings on Lots 277-286 have passed the pre-line inspection and when the relevant development contributions have been paid the amalgamation covenant will be released (Stage 7). Each lot can be individually released from the amalgamation covenants once the pre-line inspection for that lot has been passed.

Covenants

16. The Consent Holder shall ensure that Council is indemnified from liability to contribute to the cost of erection or maintenance of boundary fences between reserves and adjoining lots.
 - a. This shall be ensured by way of a fencing covenant registered against the Record of Title to issue for each adjoining lot. The covenant is to be prepared by Council's solicitor at the expense of the Consent Holder
 - b. The Consent Holder shall procure a written undertaking from the Consent Holder's solicitor that the executed fencing covenant will be registered on deposit of the subdivision plan.
17. The Consent Holder shall ensure that the adjoining property owners, Lots 1 and 2 DP 82966 and Lot 1000 DP 557037, with a shared boundary to Lots 19 – 20, 23, 27 – 28, 31 – 53, 55 – 56, 303, 275 – 276 and 283 – 286 are indemnified from liability to contribute to the cost of the erection or maintenance of any non-rural boundary fences between their property and the above lots. The Consent Holder shall submit to Council a written undertaking from their solicitor that such a fencing covenant will be registered on the Record of Title of Lots 19 – 20, 23, 27 – 28, 31 – 53, 55 – 56, 303, 275 – 276 and 283 – 286.

Engineering Approval

18. The engineering design plans and specifications for all works shall be submitted to the Development Engineering Manager for approval including, but not limited to:
 - Water supply
 - Water race
 - Sewerage

- Stormwater
- Roading, including street lighting and entrance structures
- Shared accessways
- Landscaping and irrigation.

No work shall commence until Engineering Approval has been confirmed in writing. Any subsequent amendments to plans and specifications shall be submitted to the Development Engineering Manager for approval.

19. All work shall comply with the conditions set out in the Engineering Approval and be constructed in accordance with the approved engineering plans.
20. All work shall comply with the Engineering Code of Practice, except as agreed in the Engineering Approval.
21. The Consent Holder shall include with the engineering plans and specifications submitted for Engineering Approval, copies of any other consents required and granted in respect of this subdivision, including any certificate of compliance or consent required by Canterbury Regional Council.
22. Unless specific provision is made otherwise through the Engineering Approval the services to all lots shall extend from the road boundary to a point one metre inside the net area of the lot. Please note that the net area is the area excluding any right of way or accessway.
23. The Consent Holder shall provide accurate 'as built' plans of all services to the satisfaction of the Development Engineering Manager. All assets being vested in Council shall be provided in an appropriate electronic format for integration into Council's systems. Any costs involved in provision and transfer of this data to Councils system shall be borne by the Consent Holder.
24. The Consent Holder shall provide a comprehensive schedule of any assets to be vested in the Council to the satisfaction of the Development Manager. The schedule shall include but not be limited to installed material unit costs, type, diameter, class, quantity and include summary details.
25. The design of any intersection designs serving the development shall be informed by the 2033 Paramics model.

Intersection upgrades – Developer Agreement

26. A Developer Agreement shall be entered into between Selwyn District Council and the Consent Holder for the Springston Rolleston Road and Selwyn Road intersection roundabout. The agreed costs should be proportionate to the volumes originating from Faringdon South East and other developments within the area to ensure a fair and equitable contribution.

Utilities

27. Each lot within the subdivision shall be separately serviced with water, sewer and stormwater systems. This condition does not apply to stormwater where ground soakage is available.
28. Where sewer, water mains and stormwater systems in private property are to be vested, a written request shall be submitted for Council approval. Easements in gross in favour of Council shall be provided.

Water Supply

29. The net area of each lot shall be provided with an individual potable high pressure connection to the Rolleston water supply in accordance with the approved Engineering Plans.
30. Water meters shall be installed in the road reserve only. Multi meter boxes may be utilised.
31. Connection to Council's reticulated water supply shall either be carried out or supervised by Council's contractor SICON Ferguson Limited at the cost of the Consent Holder.
32. Water connections are to be provided to adjoining properties where required by Council.

Sewer

33. Existing on-site effluent treatment and disposal systems shall be decommissioned and removed from the site or backfilled.
34. Each lot shall be provided with a sewer lateral laid to the boundary of the net area of that lot in accordance with the approved Engineering Plans.
35. All laterals shall be installed ensuring grade and capacity are provided for and in accordance with Council's engineering standards, giving regard to maximum upstream development density.
36. All sewer reticulation to be vested shall meet Council CCTV standards.
37. Connection to the Council sewer shall be arranged by the Consent Holder and the work shall be done by a registered drainlayer.
38. There shall be no direct connection of individual property laterals to the 525 diameter sewer main.
39. Wastewater connections are to be provided to adjoining properties where required by Council.

Stormwater

40. The Consent Holder shall install stormwater reticulation treatment and disposal to service the subdivision in accordance with the approved engineering plans and the requirements of Canterbury Regional Council.
41. The Consent Holder shall prepare and submit a Stormwater Design Report and Management Plan in accordance with the requirements of Selwyn District Council and Canterbury Regional Council. This plan shall be provided for Selwyn District Council's approval and sign-off at the Consent Holders Cost. The plan shall be provided to the Canterbury Regional Council at the same time. It shall include but not be limited to:
 - a. A plan showing existing ground levels on neighbouring properties along with proposed levels on the subdivision sites. Interference with pre-existing stormwater flows needs to be considered so as not to cause ponding or nuisance on neighbouring or developed land.
 - b. Existing and proposed drainage plan with sub catchments and flow arrows to show how the drainage will be affected.
 - c. Calculations to demonstrate compliance with the Engineering Code of Practice and any relevant Environment Canterbury consent conditions.

- d. A description of the stormwater network, including the components used to convey, treat and discharge stormwater.
 - e. A description of the receiving environment, including whether there are any active downgradient/downstream domestic or community supply points.
 - f. A description of the inspection and maintenance schedule and any reporting requirements.
 - g. A description of the actions that will be taken to address any issues discovered during inspections and maintenance.
 - h. A description of any monitoring and responses to monitoring to ensure that adequate treatment is being provided to enable the LWRP water quality outcomes to be met.
 - i. A description of the management of the discharge of stormwater from sites involving the use, storage or disposal of hazardous substances (if such sites are present in the subdivision).
42. The proposed development shall not discharge run off onto adjacent properties unless via a controlled outlet approved as part of the Engineering Design Approval.
43. In the event that an adjacent neighbour's historical stormwater drainage was onto the site, the proposed development must maintain or mitigate the historical discharge.
44. Where a specific discharge consent is issued by Canterbury Regional Council, any consent or associated conditions will be subject to Selwyn District Council acceptance (where those consents or conditions are relevant to the obligations to be transferred to Selwyn District Council). The Consent Holder will hold, operate and maintain the stormwater consent for a minimum of two years after the Section 224(c) Completion Certificate has been issued. Council must be satisfied at the end of this period that all aspects of the system, including but not limited to compliance with consent conditions, operations and maintenance costs are acceptable to Council.
45. The Consent Holder shall provide a Stormwater Operations and Maintenance Manual prior to the approval of the Section 224(c) Completion Certificate.

Power and Telephone

46. The Consent Holder shall provide electricity and telecommunications to the net area of each lot of the subdivision with direct frontage to a road by way of underground reticulation in accordance with the standards of the relevant network utility operator.
47. The Consent Holder shall provide infrastructure to the net area of each rear lot of the subdivision to enable electricity and telecommunications connections by way of underground reticulation in accordance with the standards of the relevant network utility operator..
48. The Consent Holder shall provide evidence in writing from the relevant authorities that electrical and telephone service connections have been installed to each lot.

Existing and New Roads

49. The full length of existing road frontages to the application site shall be upgraded to township/urban standards, including but not limited to seal widening, kerbing, footpaths/shared paths and street lighting.

50. All roads shall be constructed in accordance with the approved engineering plans.
51. All roads shall be vested in the Selwyn District Council as road.
52. The 2.5 metre wide shared pedestrian/cycling paths shown on the Approved Faringdon Movement Network Plan are to be clearly identified as being for the shared use of pedestrians and cyclists, via path markings, small signs or other treatment at appropriate spacings. The method is to be to the satisfaction of Selwyn District Council.

Corner Splays

53. The corner lots at the road intersections shall be splayed with a rounded minimum radius of 3 metres.

Point strip

54. A Point Strip shall be created for Lots 356-358 on the subdivision adjacent to Lots 1 and 2 DP 82966.
55. A Point Strip agreement (to be prepared by Council's solicitors) shall be entered into between the Consent Holder and the Council before issue of the section 224(c) Certificate for the relevant stage of the development.
56. A Consent Notice shall be registered against the title to the land which comprises the Point Strip which provides that:
 - a. The title of the land comprising the Point Strip shall be transferred to the Council when the plan of subdivision is deposited.
 - b. The Council will not grant the owner of Lots 1 and 2 DP 82966. (the "Adjoining Land") access to the land comprising the Point Strip except in accordance with the terms of the Point Strip Agreement between the Consent Holder and the Council dated on or about the date of this notice.
 - c. The agreement shall ensure the benefiting owner (i.e. the owner of the Adjoining Land) pays a fair share of the cost of providing the full road construction for roads adjoining Lots 356-358.
 - d. The agreement shall set the amount to be paid which will be updated from the date of the agreement by the movement in the Consumers Price Index. The right for the Consent Holder to be paid the amount set out in the agreement shall expire 20 years after the date of the agreement.
 - e. The Consent Holder shall provide a valuation of the amount to be paid to the Council. This valuation will be checked by an Independent Infrastructural Valuer appointed by the Council, with the costs of checking being met by the Consent Holder.
 - f. The Consent Holder will meet the cost of the Council's Solicitor preparing the agreement and Consent Notice.

Accessways and Vehicle Crossings

57. Except for the specific non-compliances approved by this consent, all vehicle crossings to service the lots shown on the approved subdivision plans shall be formed in accordance with Appendix 13 of the Operative District Plan.

***Advice note:** For the avoidance of doubt, any vehicle crossings that service any residential lot are consented to be located between 1m and 7m of neighbouring vehicle crossings located on the same side of the road.*

- 58. All vehicle crossings shall be sealed/metalled to match the existing road surface for the full width of the crossing between the site boundary and sealed carriageway.
- 59. Vehicle accessways servicing the rear lots shown on the approved subdivision plans shall be formed in accordance with Appendix 13 of the Operative District Plan.
- 60. All ROW required to service the lots shown on the approved subdivision plans shall be formed in accordance with Appendix 13 of the Operative District Plan.

Street Lighting

- 61. Street lighting shall be provided to service all lots of the subdivision, in accordance with the approved engineering plans and specifications.

Landscaping and Irrigation

- 62. The Consent Holder shall landscape the roads and reserves in general accordance with the Approved Landscape and Fencing Plans (except where amended by any other of these conditions). A detailed landscaping design shall be submitted to the Council for approval at the time of submission of the engineering plans and specifications, and the landscaping shall be undertaken in accordance with the approved plans.
- 63. Entrance structures shall not be placed on Council road reserve, unless otherwise shown on the Approved Landscape and Fencing Plans or otherwise agreed at engineering approval stage.
- 64. In lieu of the provision of street trees on Selwyn Road, the Consent Holder shall plant a specimen tree of a type compatible with the street trees provided in this subdivision within the frontage of all lots fronting Selwyn Road that can accommodate a tree to the satisfaction of Selwyn District Council. The details, including the species, spacing and exact location of trees and whether tree pit root barriers are required shall be in accordance with relevant Council policy and to the satisfaction of Selwyn District Council. A consent notice shall be registered on the relevant Records of Title for the lots that will accommodate these trees to ensure ongoing maintenance and retention and replacement with the same species should they become damaged, diseased or dead.
- 65. Unless advised otherwise by the Council, the Consent Holder shall install an irrigation system; this shall comply with the approved engineering plans. A full design showing all engineering details shall be submitted to the Council for approval at the time of submission of the engineering plans and specifications.
- 66. Any irrigation system shall be maintained by the Consent Holder to the completion of the defects liability period. The Consent Holder shall demonstrate that this system performs as designed and installed by them, making good all defects to the Asset Manager's requirements.
- 67. The Consent Holder shall maintain all landscaping/planting within the areas shown in 'green and white stripes' on the approved subdivision plan attached to these conditions, unless

alternative mutually agreed arrangement is made with Selwyn District Council. These are the road frontage landscape strips adjacent to Lots 59-71, 91-95, 107-108, 128-129, 277-282 and 302.

Advice note:

- *Maintenance includes replacing any damaged, diseased or dead planting in these areas with the same species.*
- *Selwyn District Council would require a 12 month lead in time before the responsibility and maintenance of all landscaping/planting was transferred to Council.*

Earthworks

68. All site works are to be undertaken in accordance with the conditions of resource consent RC215540.
69. The Consent Holder shall ensure on a continuing basis (until Records of Title are available for each allotment created by the subdivision) that dust is not generated from consolidated, disturbance or transportation of material or earthworks activities by keeping the surface of the material damp or by using another appropriate method of dust suppression. This applies to exposed areas of earth, stockpiles and unsealed roads.
70. The Consent Holder shall ensure on a continuing basis that dust created by the disturbance or transportation of materials is confined within the boundaries of the application site.
71. Dust generating activities shall cease during times of high winds where dust suppression methods are insufficient to stop fugitive dust leaving the site.
72. The total area of disturbed land at any one time shall not exceed 4 hectares.
73. The maximum depth for all excavations shall not exceed 4.2 metres below natural ground level.
74. A Dust Management Plan which includes measures to ensure compliance with conditions 69-71 above is to be prepared by a suitably qualified and experienced practitioner and provided to Selwyn District Council for approval at least 10 working days before work under this consent begins on site.
75. Any filling on the site is to take into account the current land stormwater and drainage pattern and is not to divert stormwater onto adjoining properties.
76. At the completion of all earthworks the Consent Holder shall confirm whether any earth fill has been placed on site. All filling is to be carried out in accordance with New Zealand Standard (NZS) 4431:1989 Code of Practice for Earth Fill for Residential Development.
77. At the completion of all earthworks certificates satisfying the conditions of NZS4431: 1989 Code of Practice for Earth Fill for Residential Development, are to be provided to the Selwyn District Council. These certificates will detail the extent and nature of all earthworks undertaken.

Accidental Discovery Protocol

78. In the event of any discovery of material suspected to be evidence of pre-1900 human activity, taonga/treasured artefacts or Human remains/Kōiwi in a 'place', the following applies:

- a. Work shall cease immediately at and within 20m of the place. This 20m perimeter shall become the 'affected area'.
 - b. The contractor shall shut down all machinery within the affected area, secure the affected area, and immediately advise the Site Manager.
 - c. The Site Manager shall secure the affected area and immediately notify the Heritage New Zealand Pouhere Taonga ("HNZPT") Archaeologist, Selwyn District Council and Environment Canterbury. HNZPT will advise if further assessment by a suitably qualified archaeologist and/or an archaeological authority application is required from the Consent Holder.
79. If the material is of Māori origin, in addition to the requirements in the condition above, the Site Manager shall immediately notify Te Ngāi Tūāhuriri Rūnanga and Te Taumutu Rūnanga and ensure site access to enable appropriate cultural procedures and tikanga to be undertaken, subject to meeting statutory requirements (Heritage New Zealand Pouhere Taonga Act 2014, Protected Objects Act 1975). In this instance, Te Ngāi Tūāhuriri Rūnanga, Te Taumutu Rūnanga and the HNZPT Archaeologist will jointly advise if further assessment by a suitably qualified archaeologist and/or an archaeological authority is required from the Consent Holder.
80. If Human remains/Kōiwi are uncovered, in addition to the conditions above, the Site Manager shall immediately advise the NZ Police. The affected area must be treated with the utmost discretion and respect. Remains are not to be moved until such time as Te Ngāi Tūāhuriri Rūnanga, Te Taumutu Rūnanga, HNZPT and NZ Police have responded and agreed that they can be moved.
81. Any works within an affected area shall not resume until Te Ngāi Tūāhuriri Rūnanga, Te Taumutu Rūnanga and HNZPT (and NZ Police in the case of Human remains/Kōiwi) authorise work to continue.
82. Prior to commencing work, the Consent Holder shall ensure that all persons involved in, or supervising, works on-site are familiar with the Accidental Discovery Protocol.
83. The Accidental Discovery Protocol shall be clearly displayed and accessible on site at all times during work under this consent.

Advice Notes:

- *These conditions apply in addition to any agreements that may be in place between the Consent Holder and the Papatipu Rūnanga (Cultural Site Accidental Discovery Protocol).*
- *Under the Heritage New Zealand Pouhere Taonga Act 2014 an archaeological site is defined as any place associated with pre-1900 human activity, where there is material evidence relating to the history of New Zealand. For sites solely of Māori origin, this evidence may be in the form of accumulations of shell, bone, charcoal, burnt stones, stone tools, etc. In later sites, artefacts such as bottles or broken glass, ceramics, metals, etc. may be found or evidence of old foundations, wells, drains, tailings, races or other structures. Human remains/Kōiwi may date to any historic period.*
- *It is unlawful for any person to destroy, damage, or modify the whole or any part of an archaeological site without the prior authority of Heritage New Zealand Pouhere Taonga. This is the case regardless of the legal status of the land on which the site is*

located, whether the activity is permitted under the District or Regional Plan or whether a resource or building consent has been granted. The Heritage New Zealand Pouhere Taonga Act 2014 provides for substantial penalties for unauthorised damage or destruction.

Reserves

84. Pursuant to the relevant legislation the Consent Holder shall vest the following lots in the Council as Reserve:
- a. Lot 301 shall be vested as Recreation Reserve.
 - b. Lots 300 and 303 shall be vested as Local Purpose (Access) Reserve.
 - c. Lot 302 shall be vested as Local Purpose Landscape Reserve.
85. The Consent Holder shall supply to Council copies of all Records of Title for land, other than roads, that is vested in Council.

Fencing

86. Unless shown on the Approved Landscape and Fencing Plans, any lot which shares a boundary with a reserve or walkway shall be limited to a single fence erected within 5m of any Council reserve that is at least 50% visually transparent where it exceeds 1.2m in height (which shall be applied to the whole fence in its entirety). On-going compliance shall be ensured by way of a consent notice registered against the Record of Title to issue for each lot (other than roads and reserves) that borders a reserve or walkway.
87. Any fencing or freestanding wall not shown on the Approved Landscape and Fencing Plans or subject to condition 86 above shall comply with the requirements of the Operative District Plan. On-going compliance shall be ensured by way of a consent notice being registered against the Record of Title to issue for each lot.
88. The Consent Holder shall erect close-boarded timber fences of 1.8m in height along the boundary between the development and adjoining Lots 1 and 2 DP 82966, unless different boundary treatment is agreed between the parties.

Advice Note:**Development Contributions (Subdivision Consent)**

Development contributions are not conditions of this resource consent and there is no right of objection or appeal under the Resource Management Act 1991. Objections and applications for reconsideration can be made under the Local Government Act 2002.

The consent holder is advised that pursuant to the Local Government Act 2002 and the Council's Development Contribution Policy the following contributions are to be paid in respect of this subdivision before the Council will issue its certificate pursuant to section 224(c) of the Resource Management Act 1991.

Activity	Demand Post Development (HUE)	Credits for Existing Demand (HUE)	Additional Demand (HUE)	Development Contribution per HUE (\$)	Development Contribution (\$ Excl. GST)	GST (\$)	Development Contribution (\$ Incl. GST)
Water Supply	289.00	0.00	289.00	2,009.00	580,601.00	87,090.15	667,691.15
Wastewater	289.00	0.00	289.00	5,244.00	1,515,516.00	227,327.40	1,742,843.40
Stormwater	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Reserves	289.00	6.00	283.00	11,366.00	3,216,578.00	482,486.70	3,699,064.70
Roading	289.00	6.00	283.00	1,769.00	500,627.00	75,094.05	575,721.05
Lowes Road ODP	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Contribution					5,813,322.00	871,998.30	6,685,320.30

The amounts set out in the table are applicable at the time of the granting of this consent. If the time between the date the resource consent is granted and the time when the Council would normally invoice for the development contributions (usually the time an application is made for the issue of Council's section 224(c) certificate for the subdivision) is more than 24 months, the development contributions will be reassessed in accordance with the development contributions policy in force at the time the consent was submitted. To avoid delays, the consent holder should seek the reassessed amounts prior to the application for the section 224(c) Resource Management Act 1991 certificate. Please contact the Selwyn District Council Development Contributions Assessor on 03 347 2800 or at development.contributions@selwyn.govt.nz.

Land Use RC215540 conditions – Faringdon South East

Earthworks / unexpected contamination

1. The development and activity shall proceed in accordance with the information submitted with the application RC215540, the further information provided and any further information or amendments provided in the response to comments and the comments on draft conditions provided by the Applicant.
2. Any uncontrolled fill encountered during subdivision works shall be removed and replaced with controlled compacted clean fill in accordance with NZS4431:1989.
3. Hours of earthworks operations shall be limited from 7am to 7pm Monday to Saturday. These hours shall exclude public holidays and Sunday, unless otherwise agreed by Selwyn District Council.
4. All construction noise on the site shall be planned and undertaken to ensure that construction noise emitted from the site does not exceed the noise limited outlined in Table 2 of NZS6803:1999 Acoustics – Construction Noise. Sound levels associated with construction activities shall be measured and assessed in accordance with the NZS6803:1999 Acoustics – Construction Noise.
5. The Consent Holder shall implement the best practicable option to avoid or mitigate the dispersal and deposition of dust from construction and earthworks activities beyond the boundary of the property.
6. The total area of disturbed land at any one time shall not exceed 4 hectares.
7. The maximum depth for all excavations shall not exceed 4.2 metres below natural ground level.
8. A Dust Management Plan which includes measures to ensure compliance with condition 5 above is to be prepared by a suitably qualified and experienced practitioner and provided to Selwyn District Council for approval at least 10 working days before work under this consent begins on site.
9. The Consent Holder shall implement the best practicable option to avoid or mitigate the discharge of sediment laden runoff beyond the boundary of the property.
10. On the completion of works:
 - a. All disturbed areas shall be returned to their original state as near as is practicable and stabilised and/or revegetated; and
 - b. All spoil and other waste material from the works shall be removed.
11. Where evidence of a contaminated site/materials not identified in the application is found at any stage of the site development works, then work shall cease at that site until the risk has been assessed by a Suitably Qualified and Experienced Practitioner with respect to contaminated land in accordance with current Ministry for the Environment Guidelines and, if required, a resource consent obtained under the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health 2011 (or most recent subsequent amendment). Once the risk has been assessed and any required resource consent obtained, the Consent Holder shall undertake all necessary work to remediate the

contaminated area to applicable land use NESCS and in accordance with the resource consent (as appropriate). All works shall be undertaken at the Consent Holders' expense.

12. The Consent Holder shall submit to the Team Leader Compliance for their approval a Site Validation Report prepared by a Suitably Qualified and Experienced Practitioner with respect to contaminated land and in accordance with the Ministry for the Environment Contaminated Land Management Guidelines No.1 – Reporting on Contaminated Sites in New Zealand (Revised 2011) at the end of the remediation process.
13. After the demolition of buildings built prior to 1 January 2000 and prior to earthworks, an asbestos clearance certificate shall be provided to Selwyn District Council.

Advice note: *Prior to the demolition of buildings that were constructed or installed prior to 1 January 2000, a full asbestos survey is highly recommended.*

Accidental Discovery Protocol

14. In the event of any discovery of material suspected to be evidence of pre-1900 human activity, taonga/treasured artefacts or Human remains/Kōiwi in a 'place', the following applies:
 - a. Work shall cease immediately at and within 20m of the place. This 20m perimeter shall become the 'affected area'.
 - b. The contractor shall shut down all machinery within the affected area, secure the affected area, and immediately advise the Site Manager.
 - c. The Site Manager shall secure the affected area and immediately notify the Heritage New Zealand Pouhere Taonga ("HNZPT") Archaeologist, Selwyn District Council and Environment Canterbury. HNZPT will advise if further assessment by a suitably qualified archaeologist and/or an archaeological authority application is required from the Consent Holder.
15. If the material is of Māori origin, in addition to the requirements in the condition above, the Site Manager shall immediately notify Te Ngāi Tūāhuriri Rūnanga and Te Taumutu Rūnanga and ensure site access to enable appropriate cultural procedures and tikanga to be undertaken, subject to meeting statutory requirements (Heritage New Zealand Pouhere Taonga Act 2014, Protected Objects Act 1975). In this instance, Te Ngāi Tūāhuriri Rūnanga, Te Taumutu Rūnanga and the HNZPT Archaeologist will jointly advise if further assessment by a suitably qualified archaeologist and/or an archaeological authority is required from the Consent Holder.
16. If Human remains/Kōiwi are uncovered, in addition to the conditions above, the Site Manager shall immediately advise the NZ Police. The affected area must be treated with the utmost discretion and respect. Remains are not to be moved until such time as Te Ngāi Tūāhuriri Rūnanga, Te Taumutu Rūnanga, HNZPT and NZ Police have responded and agreed that they can be moved.
17. Any works within an affected area shall not resume until Te Ngāi Tūāhuriri Rūnanga, Te Taumutu Rūnanga and HNZPT (and NZ Police in the case of Human remains/Kōiwi) authorise work to continue.
18. Prior to commencing work, the Consent Holder shall ensure that all persons involved in, or supervising, works on-site are familiar with the Accidental Discovery Protocol.

19. The Accidental Discovery Protocol shall be clearly displayed and accessible on site at all times during work under this consent.

Advice Notes:

- *These conditions apply in addition to any agreements that may be in place between the Consent Holder and the Papatipu Rūnanga (Cultural Site Accidental Discovery Protocol).*
- *Under the Heritage New Zealand Pouhere Taonga Act 2014 an archaeological site is defined as any place associated with pre-1900 human activity, where there is material evidence relating to the history of New Zealand. For sites solely of Māori origin, this evidence may be in the form of accumulations of shell, bone, charcoal, burnt stones, stone tools, etc. In later sites, artefacts such as bottles or broken glass, ceramics, metals, etc. may be found or evidence of old foundations, wells, drains, tailings, races or other structures. Human remains/Kōiwi may date to any historic period.*
- *It is unlawful for any person to destroy, damage, or modify the whole or any part of an archaeological site without the prior authority of Heritage New Zealand Pouhere Taonga. This is the case regardless of the legal status of the land on which the site is located, whether the activity is permitted under the District or Regional Plan or whether a resource or building consent has been granted. The Heritage New Zealand Pouhere Taonga Act 2014 provides for substantial penalties for unauthorised damage or destruction.*

Fencing and Landscaping

20. All fencing and landscaping shall be undertaken in general accordance with the Approved Landscape and Fencing Plans, except where amended by any other condition of consent .

Advice note: *In circumstances where fencing and landscaping is not shown on these plans the relevant Living Z zone rules apply, except where amended by any other condition of consent.*

21. Comprehensive Lots 277 – 286 shall be developed in general accordance with the approved plans provided as Appendix L of the application, comprising:
- a. Landscape and Fencing Plans prepared by Kamo Marsh, dated May 2021.
 - b. Architecture Plans prepared by Common Architecture, dated April 2021.

Business – Local Centre (Lots 275 and 276)

22. The rules and standards for the Business 1 Zone in the Operative District Plan (including in relation to vehicle access) shall apply to Lots 275 and 276 (the Local Centre created by subdivision consent RC215539), except where modified by the following additional conditions.
- a. Lot 275 shall only be used for Preschool activity.
 - b. Lot 276 shall only be used for Health Care Services and Retail Activity, with any such Retail Activity restricted to a pharmacy tenancy only with a maximum floor area of 125m².

- c. The maximum number of storeys that any building may have is 2. The maximum height of any building shall be 8.0m.
 - d. The boundary interface between the local centre (Lot 275) and the reserve area (Lot 303) shall be maintained as a physically permeable area with provision for safe and convenient public pedestrian access and visual connectivity between the two sites, including between commercial buildings and the reserve.
23. Prior to the lodgement of any building consent for a development on Lot 275, the building design and landscape plans shall be submitted to Council for certification that condition 22d above is met.

Advice notes:

- *The rules and standards applicable to the Business 1 Zone may require that additional resource consents be applied for in relation to any specific development proposed for the Local Centre.*
- *Preschool and Health Care Services and Retail Activity are defined in the Operative District Plan.*

Issuing Building Consent prior to s224 Certificate

24. The lots shall remain in the ownership of Hughes Developments Limited until the s224(c) certificate is issued for the subject allotment.
25. Where any building is erected prior to the issue of the 224(c) Certificate, the Council's Resource Monitoring Officer shall be supplied with a Building Location Certificate from a Registered Professional Surveyor prior to the pouring of foundations. The Building Location Certificate shall confirm that the building is contained wholly within the lot to which it relates and meets the Operative District Plan requirements for bulk and location.
26. No residential dwelling shall be occupied in whole or in part prior to the issue of the s224(c) Certificate for the subject lot.
27. Any services associated with buildings on an allotment shall not be installed until such time that the subdivision services are installed and backfilled for that allotment and have been signed off by Council's Development Engineer.

Environment Canterbury Conditions

Faringdon South West

Land Use Consent CRC220725 (Section 9) to use land for earthworks

	LIMITS
1	The activity authorised by this resource consent shall be limited to the excavation of land to establish a residential development associated with the sites, legally described as Lot 1 DP 69688, Lot 4 DP 355996, Lot 2 DP 326339, Lot 3 DP 326339, Lot 4 DP 326339, Lot 2 DP 343803, Lot 1 DP 74660, Lot 1 DP 343803, Lot 3 DP 355996, Lot 2 DP 75821 and Lot 2 DP 355996 as shown on Plan CRC220725A (CRC Attachment A to these conditions), which forms part of this resource consent.
2	a. The maximum depth for all excavations shall not exceed 4.2 metres below natural ground level. b. No excavation works shall be carried out within the exposed water table during times when groundwater levels are higher than the deepest part of the excavations. Advice notes: - For the avoidance of doubt, this resource consent does not authorise the excavation for the wastewater pump stations shown on the attached Plan CRC220725B (CRC Attachment B to these conditions) and any ancillary pipework below 4.2 metres below the natural ground level. A separate resource consent will be required for these works. - This resource consent does not authorise the take of groundwater for dewatering of excavations and/or any associated discharges. If dewatering is required, the activities will either need to be permitted under the relevant regional plan or be authorised under a resource consent.
	PRIOR TO COMMENCEMENT
3	Prior to the works described in Condition (1), all personnel working on the site shall be made aware of, and have access to, the following: a. This resource consent document; and b. Resource consent CRC220726 and CRC220727 and all associated documents. Advice note: The Erosion and Sediment Control Plan and Methodology required under Condition (13) of this resource consent (and Condition (9) of CRC220726 – construction phase stormwater) must be included in the documents.
4	A pre-construction meeting shall be held between the Canterbury Regional Council and all relevant parties, including the primary contractor, prior to the commencement of any works. At a minimum, the following shall be covered in the meeting: a. Scheduling and staging of the works; b. Responsibilities of all relevant parties, including confirmation that the person or

	persons implementing the ESCP on the site is/are suitably trained and/or experienced ; c. Contact details for all relevant parties; d. Expectations regarding communication between all relevant parties; e. Procedures for implementing any amendments; f. Site inspection; and g. Confirmation that all relevant parties have copies of the contents of this consent document and all associated erosion and sediment control plans and methodology.
5	The consent holder shall inform the Canterbury Regional Council, Attention: Regional Leader - Compliance Monitoring, (ecinfo@ecan.govt.nz) of the commencement of works: a. At least 10 working days prior to the commencement of the works, and b. At least 10 working days prior to the commencement of any subsequent stages of the works, if requested by the Canterbury Regional Council as part of the pre-construction meeting under Condition (4).
	DURING WORKS
6	During works the consent holder shall adopt the best practicable options to: a. Minimise soil disturbance and prevent soil erosion; and b. Avoiding placing cut or cleared vegetation, debris, or excavated material in a position such that it may enter the water races shown on Plan CRC220725C (CRC Attachment C to these conditions).
7	The total area of disturbed land at any one time shall not exceed 4 hectares.
8	All practicable measures shall be taken to avoid spills of fuel or any other hazardous substances within the site. a. Unless refuelling is undertaken within an impervious, sealed, bunded area that will contain a volume of at least 110 percent of the largest tank to be filled, refuelling of machinery and vehicles shall not occur within 10 metres of: i. Open excavations; ii. Exposed groundwater; and iii. The water races shown on Plan CRC220725C (CRC Attachment C to these conditions) or any stormwater system, including swales, sumps or other devices. b. A spill kit that is capable of absorbing the quantity of oil and petroleum products that may be spilled on site at any one time shall be kept on site. c. In the event of a spill of fuel or any other hazardous substance, the spill shall be cleaned up as soon as practicable, the stormwater system shall be inspected and, cleaned and measures taken to prevent a recurrence. d. The Canterbury Regional Council, Attention: Regional Leader – Compliance Monitoring, shall be informed within 24 hours of a spill event and the following information provided: i. The date, time, location and estimated volume of the spill; ii. The cause of the spill; iii. The type of hazardous substance(s) spilled;

	iv. Clean up procedures undertaken; v. Details of the steps taken to control and remediate the effects of the spill on the receiving environment; vi. An assessment of any potential effects of the spill; and vii. Measures to be undertaken to prevent a recurrence.
	Accidental Discovery Protocol
9	1. In the event of any discovery of material suspected to be evidence of pre-1900 human activity, taonga/treasured artefacts or Human remains/Kōiwi in a 'place', the following applies: a. Work shall cease immediately at and within 20m of the place. This 20m perimeter shall become the 'affected area'. b. The contractor shall shut down all machinery within the affected area, secure the affected area, and immediately advise the Site Manager. c. The Site Manager shall secure the affected area and immediately notify the Heritage New Zealand Pouhere Taonga ("HNZPT") Archaeologist, Selwyn District Council and Environment Canterbury. HNZPT will advise if further assessment by a suitably qualified archaeologist and/or an archaeological authority application is required from the Consent Holder. 2. If the material is of Māori origin, in addition to the requirements in the condition above, the Site Manager shall immediately notify Te Ngāi Tūāhuriri Rūnanga and Te Taumutu Rūnanga and ensure site access to enable appropriate cultural procedures and tikanga to be undertaken, subject to meeting statutory requirements (Heritage New Zealand Pouhere Taonga Act 2014, Protected Objects Act 1975). In this instance, Te Ngāi Tūāhuriri Rūnanga, Te Taumutu Rūnanga and the HNZPT Archaeologist will jointly advise if further assessment by a suitably qualified archaeologist and/or an archaeological authority is required from the Consent Holder. 3. If Human remains/Kōiwi are uncovered, in addition to the conditions above, the Site Manager shall immediately advise the NZ Police. The affected area must be treated with the utmost discretion and respect. Remains are not to be moved until such time as Te Ngāi Tūāhuriri Rūnanga, Te Taumutu Rūnanga, HNZPT and NZ Police have responded and agreed that they can be moved. 4. Any works within an affected area shall not resume until Te Ngāi Tūāhuriri Rūnanga, Te Taumutu Rūnanga and HNZPT (and NZ Police in the case of Human remains/Kōiwi) authorise work to continue. 5. Prior to commencing work, the Consent Holder shall ensure that all persons involved in, or supervising, works on-site are familiar with the Accidental Discovery Protocol. 6. The Accidental Discovery Protocol shall be clearly displayed and accessible on site at all times during work under this consent. Advice Notes: • <i>These conditions apply in addition to any agreements that may be in place between the Consent Holder and the Papatipu Rūnanga (Cultural Site Accidental Discovery</i>

	<i>Protocol).</i> <i>Under the Heritage New Zealand Pouhere Taonga Act 2014 an archaeological site is defined as any place associated with pre-1900 human activity, where there is material evidence relating to the history of New Zealand. For sites solely of Māori origin, this evidence may be in the form of accumulations of shell, bone, charcoal, burnt stones, stone tools, etc. In later sites, artefacts such as bottles or broken glass, ceramics, metals, etc. may be found or evidence of old foundations, wells, drains, tailings, races or other structures. Human remains/Kōiwi may date to any historic period.</i> <i>It is unlawful for any person to destroy, damage, or modify the whole or any part of an archaeological site without the prior authority of Heritage New Zealand Pouhere Taonga. This is the case regardless of the legal status of the land on which the site is located, whether the activity is permitted under the District or Regional Plan or whether a resource or building consent has been granted. The Heritage New Zealand Pouhere Taonga Act 2014 provides for substantial penalties for unauthorised damage or destruction.</i>
	Accidental Discovery of Contaminated Material
10	The consent holder shall adopt an accidental discovery protocol for soils containing unexpected contaminants, which shall include the following steps as a minimum: - Earthworks within ten metres of the unexpected contaminants shall cease immediately; and - Immediate steps shall be taken to minimise exposure of the contaminated material, including covering the contaminants with an impervious cover where practicable; and - Notification of the Canterbury Regional Council, Attention: Team Leader – Contaminated Land (contaminated.land@ecan.govt.nz), within 24 hours of the discovery; - Earthworks within ten metres of unexpected contaminants shall not recommence until a suitably qualified experienced practitioner (SQEP) confirms to Canterbury Regional Council, Attention: Team Leader – Contaminated Land that doing so will not have significant adverse environmental effects. - All practicable steps shall be taken to prevent the contaminated material becoming entrained in stormwater or dewatering water. - All records and documentation associated with the discovery shall be kept and copies shall be provided to the Canterbury Regional Council upon request.

	Stockpiling, Handling and Disposal of Contaminated Material
11	Stockpiling of contaminated material shall be avoided where practicable. In the event that temporary stockpiling of suspected potential or contaminated material is required, then the stockpiles shall be managed as below: - Stockpiled material shall be placed on polythene sheeting or similar impervious material to prevent contamination of underlying material; and - Controls shall be installed to prevent runoff leaving the area and stormwater from other areas entering the stockpile area; and - Stockpiled material shall be covered or dampened during dry and windy conditions; and - If significant rainfall is forecast, the stockpiled material shall be covered by a suitable material to prevent contaminated stormwater discharge or wind-blown dust generation.
12	Any soils removed from the site that have been identified as contaminated or potentially contaminated shall be disposed of at an appropriately licensed facility.
	EROSION AND SEDIMENT CONTROL
13	The discharges during the construction-phase of the development shall occur in accordance with the Erosion and Sediment Control Plan (ESCP). The ESCP shall: - Detail best practicable erosion and sediment control measures that will be taken to ensure compliance with this resource consent; - Be prepared in accordance with: - Environment Canterbury's "Erosion and Sediment Control Toolbox for the Canterbury Region" (ESCT), which can be accessed under http://esccanterbury.co.nz/; or - An equivalent industry guideline. If an alternative guideline is used, the ESCP shall provide details of the relevant alternative methods used and an explanation of why they are more appropriate than the ESCT.
14	The ESCP shall include: - A map showing the location of all works; - Detailed plans showing the location of erosion and sediment control measures, on-site catchment boundaries, and sources of runoff; - Drawings and specifications of designated sediment control measures, including but not limited to: - A programme of works, including a proposed timeframe for each stage of the works and earthworks methodology; - The management of stockpiled soils during excavation works; - Inspection and maintenance of the erosion and sediment control measures; - Sampling procedures and protocols for assessing the quality of the discharge; - Defined discharge points where stormwater and dewatering water infiltrates into land and/or is discharged to surface water; - The description of best practicable options to be applied to mitigate sediment discharge beyond the site boundary; - The method(s) for stabilising the site if works are abandoned; and

	k. The method(s) for stabilising the site and decommissioning erosion and sediment control measures after works have been completed.
15	The ESCP shall be submitted to the Canterbury Regional Council, Attention: Regional Leader - Compliance Monitoring (ecinfo@ecan.govt.nz), at least ten working days prior to earthworks commencing, for certification that it complies with the conditions of this consent. a. The discharge shall not commence until the consent holder has received the certification from the Canterbury Regional Council that it is consistent with the conditions of this consent. b. Notwithstanding Condition (15)(a), if the consent holder has not received the certification within ten working days of the Regional Leader - Compliance Monitoring receiving the ESCP, the discharge may commence.
16	The ESCP may be amended at any time. Any amendments shall be: a. For the purpose of improving the efficacy of the erosion and sediment control measures, and shall not result in reduced discharge quality; b. Consistent with the conditions of this resource consent; and c. Submitted in writing to the Canterbury Regional Council, Attention: Regional Leader - Compliance Monitoring (ecinfo@ecan.govt.nz), prior to any amendment being implemented.
17	Erosion and sediment control measures shall be inspected at least once per day when earthworks are being undertaken, as well as following any rainfall event that results in more than five millimetres of rainfall at the site. Any accumulated sediment shall be removed, and repairs made, as necessary, to ensure effective functioning of devices. Records of any inspections shall be kept and provided to the Canterbury Regional Council on request.
18	If the consent holder abandons work on-site, adequate preventative and remedial measures shall be taken to control sediment discharged from exposed or unconsolidated surfaces. These measures shall be maintained for so long as necessary to prevent sediment discharges from the earth worked areas.
19	The erosion and sediment control measures shall not be decommissioned until the site is stabilised and the stormwater system for the developed site is functioning or a suitably approved method of stormwater disposal is in place. Decommissioning measures shall be undertaken in the following order: a. All disturbed areas shall be stabilised and/or re-vegetated as soon as practicable following completion of the works; b. Any visible debris, litter, sediment and hydrocarbons shall be removed from all sediment control measures; and c. Erosion and sediment control measures shall be removed.
	AFTER WORKS
20	On completion of works: a. All exposed surfaces shall be stabilised once works are completed or if they are not to be worked on for a period of 14 days or more; and

	b. All spoil and other waste material from the works shall be removed from the site.
	ADMINISTRATION
21	The Canterbury Regional Council may annually, on any of the last five days of May or November, serve notice of its intention to review the conditions of this consent with the purposes of: a. Dealing with any adverse effect on the environment which may arise from the exercise of this consent; or b. Requiring the consent holder to carry out monitoring and reporting instead of, or in addition to, that required by the consent.

The duration of this consent shall be 5 years from the date of commencement.

Discharge Permit CRC220726 (Section 15) to discharge construction phase stormwater

	LIMITS
1	The activity authorised by this resource consent shall be only the discharge of sediment-laden stormwater to ground via temporary soakholes servicing the residential development associated with the sites legally described as Lot 1 DP 69688, Lot 4 DP 355996, Lot 2 DP 326339, Lot 3 DP 326339, Lot 4 DP 326339, Lot 2 DP 343803, Lot 1 DP 74660, Lot 1 DP 343803, Lot 3 DP 355996, Lot 2 DP 75821 and Lot 2 DP 355996, as shown on Plan CRC220726A (CRC Attachment A to these conditions) which forms part of this resource consent.
2	Sediment-laden stormwater shall be discharged: a. In accordance with the erosion and sediment control plan required by Condition (9) of this resource consent; b. To land via temporary soakholes within the boundaries of the site as shown on Plan CRC220726A (CRC Attachment A to these conditions).
3	The discharge of sediment-laden stormwater under this consent shall not: a. Enter neighbouring properties; b. Result in sediment or any other contaminant contained in the discharge being discharged beyond the boundary of the site; c. Enter the water races shown on Plan CRC220726B (CRC Attachment D to these conditions); and d. Be discharged directly to groundwater.
	PRIOR TO COMMENCEMENT OF WORKS
4	Prior to the commencement of the activities described in Condition (1), all personnel working on site shall be made aware of, and have access to the contents of: a. This resource consent document; and b. Resource consents CRC220725 and CRC220727, and all associated documents.
5	A pre-construction meeting shall be held between the Canterbury Regional Council and all relevant parties, including the primary contractor, prior to the commencement of any works. At a minimum, the following shall be covered in the meeting: a. Scheduling and staging of the works; b. Responsibilities of all relevant parties, including confirmation that the person or persons implementing the ESCP on the site is/are suitably trained and/or experienced ; c. Contact details for all relevant parties; d. Expectations regarding communication between all relevant parties; e. Procedures for implementing any amendments; f. Site inspection; and g. Confirmation that all relevant parties have copies of the contents of this consent document and all associated erosion and sediment control plans and methodology.
6	At least ten working days prior to commencement of the works described in Condition (1), the Validation Report for the site at 870 Selwyn Road shall be submitted to the Canterbury Regional Council, Attention: Team Leader – Contaminated Land

	(contaminated.land@ecan.govt.nz), to ensure that the existing soil contamination identified in the ENGEO Report Titled 'Combined Preliminary and Detailed Site Investigation: 870 Selwyn Road' dated 22.01.2021 has been adequately remediated.
7	The consent holder shall inform the Canterbury Regional Council, Attention: Regional Leader - Compliance Monitoring (ecinfo@ecan.govt.nz) of the commencement of works: a. At least 10 working days prior to the commencement of the works, and b. At least 10 working days prior to the commencement of any subsequent stages of the works, if requested by the Canterbury Regional Council as part of the pre-construction meeting under Condition (5).
8	All erosion and sediment control measures detailed in the ESCP required by Condition (9) of this resource consent shall be installed prior to the commencement of any earthworks or stripping of vegetation and topsoil occurring on the site.
	EROSION AND SEDIMENT CONTROL
9	The discharges during the construction-phase of the development shall occur in accordance with the ESCP. The ESCP shall: a. Detail best practicable sediment control measures that will be taken to ensure compliance with this resource consent. b. Be prepared by a suitably qualified person with experience in erosion and sediment control in accordance with: i. Canterbury Regional Council's "Erosion and Sediment Control Toolbox for the Canterbury Region" (ESCT), which can be accessed under http://esccanterbury.co.nz/; or ii. An equivalent industry guideline. If an alternative guideline is used, the ESCP shall provide details of the relevant alternative methods used and an explanation of why they are more appropriate than the ESCT. c. Be signed by an engineer with experience in erosion and sediment control, confirming that the erosion and sediment control measures for the site are appropriately sized and located in accordance with the ESCT.
10	The ESCP shall: a. Include a map showing the location of all works; b. Detailed plans showing the location of sediment control measures, on-site catchment boundaries, and sources of runoff; c. Detail how best practicable measures are taken to minimise discharges of construction-phase stormwater run-off beyond the boundaries of the site; d. Include drawings and specifications of designated sediment control measures, if these are not designed and installed in accordance with the ESCT; e. Include a confirmation that the erosion and sediment control devices have been sized appropriately in accordance with the ESCT; f. Include a programme of works, including a proposed timeframe for each stage of the works and the earthworks methodology; g. Detail the management of any stockpiled material; h. Detail inspection and maintenance of the sediment control measures; i. Detail sampling procedures and protocols;

	j. Define the discharge points where stormwater is discharged onto land / infiltrates into land; k. Detail the methodology for stabilising the site if works are abandoned; and l. Detail the methodology for stabilising the site and appropriate decommissioning of all erosion and sediment control measures after works have been completed.
11	The ESCP shall be submitted to the Canterbury Regional Council, Attention: Regional Leader – Compliance Monitoring (ecinfo@ecan.govt.nz), at least ten working days prior to works commencing, for certification that it complies with the ESCT and the conditions of this consent. a. The discharge shall not commence until certification has been received from the Canterbury Regional Council that the ESCP is consistent with the ESCT or equivalent industry guideline as per the requirements under Condition 9(b)(ii), and the conditions of this resource consent. b. Notwithstanding Condition (11)(a), if the ESCP has not been reviewed and/or certified within ten working days of the Regional Leader – Compliance Monitoring receiving the ESCP, the discharge may commence.
12	The ESCP may be amended at any time. Any amendments shall be: a. Only for the purpose of improving the efficacy of the erosion and sediment control measures and shall not result in reduced discharge quality; and b. For the purpose of applying best practicable measures to mitigate dust and sediment transport off-site; c. Consistent with the conditions of this resource consent; and d. Submitted in writing to the Canterbury Regional Council, Attention: Regional Leader Compliance Monitoring (ecinfo@ecan.govt.nz), prior to any amendment being implemented.
13	Erosion and sediment control measures shall be inspected at least once per day, as well as following any rainfall event that results in more than five millimetres of rainfall at the site. Any accumulated sediment shall be removed, and repairs made, as necessary, to ensure effective functioning of devices. Records of any inspections shall be kept and provided to the Canterbury Regional Council on request.
14	If the consent holder abandons work on-site, adequate preventative and remedial measures shall be taken to control sediment discharged from exposed or unconsolidated surfaces. These measures shall be maintained for so long as necessary to prevent sediment discharges from the earth worked areas.
	SPILLS
15	All practicable measures shall be taken to avoid spills of fuel or any other hazardous substances within the site. a. Unless refuelling is undertaken within an impervious, sealed, bunded area that will contain a volume of at least 110 percent of the largest tank to be filled, refuelling of machinery and vehicles shall not occur within 10 metres of: i. Open excavations; ii. Exposed groundwater; and

	iii. The water races shown on Plan CRC220726B (CRC Attachment D to these conditions) or any stormwater system, including swales, sumps or other devices. b. A spill kit that is capable of absorbing the quantity of oil and petroleum products that may be spilt on site at any one time shall be kept on site. c. In the event of a spill of fuel or any other hazardous substance, the spill shall be cleaned up as soon as practicable, the stormwater system shall be inspected and, cleaned and measures taken to prevent a recurrence. d. The Canterbury Regional Council, Attention: Regional Leader – Compliance Monitoring, shall be informed within 24 hours of a spill event and the following information provided: i. The date, time, location and estimated volume of the spill; ii. The cause of the spill; iii. The type of hazardous substance(s) spilled; iv. Clean up procedures undertaken; v. Details of the steps taken to control and remediate the effects of the spill on the receiving environment; vi. An assessment of any potential effects of the spill; and vii. Measures to be undertaken to prevent a recurrence.
	UPON COMPLETION OF WORKS
16	Erosion and sediment control measures shall not be decommissioned until the site is stabilised and the stormwater system for the developed site is functioning. Decommissioning the measures shall be undertaken in the following order: a. All disturbed areas shall be stabilised and/or re-vegetated as soon as practicable following completion of the works; b. Any visible debris, litter, sediment and hydrocarbons shall be removed from all sediment control measures and disposed at a suitable facility; and c. Erosion and sediment control measures shall be removed.
17	Upon completion of works and the removal of erosion and sediment control measures, any visible sediment accumulated on impervious surfaces within or immediately adjacent to the works site shall be removed to minimise the risk of sediment becoming entrained in stormwater. All sediment removed shall be disposed of at a suitable facility.
	AFTER WORKS
18	On completion of works: a. All exposed surfaces shall be stabilized once works are completed or if they are not to be worked on for a period of 14 days or more; and b. All spoil and other waste material from the works shall be removed from the site.
	ADMINISTRATION
19	The Canterbury Regional Council may annually, on the last working day of May or November, serve notice of its intention to review the conditions of this consent for the purposes of:

	a. Dealing with adverse effect on the environment which may arise from the exercise of this consent and which is not appropriate to deal with at a later stage; or b. Requiring the adoption of the best practicable option to remove or reduce any adverse effect on the environment.
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The duration of this consent shall be 5 years from the date of commencement.

Discharge permit CRC220727 (Section 15) to discharge operational phase stormwater

	LIMITS
1	The discharge shall be only stormwater generated from: a. Building roofs; b. Roads; c. Road berms; and d. Lot frontages; associated with the sites, legally described as Lot 1 DP 69688, Lot 4 DP 355996, Lot 2 DP 326339, Lot 3 DP 326339, Lot 4 DP 326339, Lot 2 DP 343803, Lot 1 DP 74660, Lot 1 DP 343803, Lot 3 DP 355996, Lot 2 DP 75821 and Lot 2 DP 355996, as shown on Plan CRC220727A (CRC Attachment A to these conditions) which forms part of this resource consent.
2	Stormwater shall only be discharged onto and into land within the area shown on the attached Plan CRC220727A (CRC Attachment A to these conditions), which forms part of this resource consent, and via the stormwater system described under Conditions (3) to (6) of this resource consent.
	STORMWATER SYSTEM
3	Stormwater shall be discharged to land via the following stormwater system: a. Stormwater generated from the roofs of individual dwellings must be discharged to ground via soakpits within individual lots and shall be sized in accordance with the New Zealand Building Code Clause E1; b. Stormwater generated from roads, road berms and lot frontages must be collected by sumps fitted with submerged or trapped outlets and conveyed via pipes to boulder backfilled rapid soakage trenches shown on Plan CRC220727B (CRC Attachment E to these conditions) – the soakpits must have a maximum depth to the base of 3.0 metres below natural ground level; c. The capacity of the stormwater system, excluding the soakpits within individual lots, must be up to the two percent annual exceedance probability (2% AEP) 24-hour rainfall event; and d. Any flow above a 2% AEP event must be directed to a secondary flow path via the road reserves to direct flows away from buildings.
4	All sumps shall be fitted with submerged or trapped outlets each capable of trapping at least 60 litres of hydrocarbons.
5	The rapid soakage trenches shall: a. Store and dispose of stormwater arising from all rainfall events up to and including the 2% AEP 24-hour duration rainfall event from the contributing catchment; b. Have a base that extends into free draining soil strata; c. Have a maximum depth to the base of 3.0 metres below the natural ground level; and d. Have manholes of a type that can be retrofitted with treatment devices if required in future. Advice Note: For the purpose of installing the base of the soakage trenches into free

	<i>draining soil strata under (b) and to confirm the soakage trenches can dispose of stormwater from the design rainfall event, including a factor of safety of 3 to allow for blinding of the soakage trenches, infiltration testing may be required to confirm infiltration rates at the location of each soakage trench.</i>
6	Stormwater shall not pond in or around the stormwater system for longer than 48 hours after the cessation of any storm event.
	DESIGN PLANS AND CERTIFICATION
7	At least 10 working days prior to the installation of the stormwater system, the consent holder shall submit to the Canterbury Regional Council, Attention: Regional Leader – Compliance Monitoring (ecinfo@ecan.govt.nz): a. Final detailed design plans for the stormwater system. b. A certificate signed by an engineer with suitable experience in stormwater system design and construction confirming that: i. The stormwater system has been designed in accordance with the conditions of this resource consent; and c. A statement signed by the engineer with suitable experience in stormwater system design and construction confirming that they are competent to certify the engineering work.
8	Within 20 working days of the installation of the stormwater system, the consent holder shall submit to the Canterbury Regional Council, Attention: Regional Leader – Compliance Monitoring (ecinfo@ecan.govt.nz): a. All as built design plans of the stormwater system installed; b. A certificate signed an engineer with suitable experience in stormwater system design and construction confirming that the installed stormwater system complies with the conditions of this resource consent; and c. A statement signed by the engineer with suitable experience in stormwater system design and construction confirming that they are competent to certify the engineering work.
9	Within two years of the date of decision of this consent and at the same time it is submitted to Selwyn District Council for its approval pursuant to the subdivision consent, a Stormwater Design Report and Management Plan shall be submitted to the Canterbury Regional Council, Attention: Regional Leader – Compliance Monitoring – ecinfo@ecan.govt.nz for approval. The Plan shall take the conditions of this consent into account and include but not be limited to: a. A plan showing existing ground levels on neighbouring properties along with proposed levels on the subdivision sites. Interference with pre-existing stormwater flows needs to be considered so as not to cause ponding or nuisance on neighbouring or developed land. b. Existing and proposed drainage plan with sub catchments and flow arrows to show how the drainage will be affected. c. Calculations to demonstrate compliance with the Engineering Code of Practice and any relevant Environment Canterbury consent conditions. d. A description of the stormwater network, including the components used to

	convey, treat and discharge stormwater; e. A description of the receiving environment, including whether there are any active downgradient/downstream domestic or community supply points; f. A description of the inspection and maintenance schedule and any reporting requirements; g. A description of the actions that will be taken to address any issues discovered during inspections and maintenance; h. A description of any monitoring and responses to monitoring to ensure that adequate treatment is being provided to enable the LWRP water quality outcomes and standards and limits set out in Table 1, Schedules 5 and 8 and Sections 6 to 15 (whichever applies) are being met, or will be met; and i. A description of the management of the discharge of stormwater from sites involving the use, storage or disposal of hazardous substances (if such sites are present in the subdivision).
	INSPECTIONS AND MAINTENANCE
10	The stormwater system shall be maintained in accordance with the Selwyn District Council's Stormwater Maintenance Schedule, Table CRC220727-1 (included at the end of these conditions).
11	In addition to Condition (10), the stormwater system shall be maintained in the following manner: a. The stormwater system is to be inspected at least once every six months; b. Any visible hydrocarbons, debris or litter within any of the stormwater system's components shall be removed within five working days of the inspection. c. Any accumulated sediment in the sumps shall be removed when the sediment occupies more than one quarter of the depth below the invert of the outlet pipe.
12	Where there is conflict between the requirements of Conditions (10) and (11), the more onerous actions and timeframes shall apply.
13	Any material removed in accordance with Conditions (10) and (11) shall be disposed of at a facility authorised to receive such material.
14	The consent holder shall keep records of all inspections and maintenance undertaken in accordance with Conditions (10) to (13) and make them available to the Canterbury Regional Council on request. The records shall include: a. Date and details of inspections of the stormwater system; and b. Date and details of any maintenance work, repairs and upgrades to the stormwater system, including removal of material and its disposal.
	ADMINISTRATION
15	The Canterbury Regional Council may, once per year, on any of the last five working days of any month, serve notice of its intention to review the conditions of this consent for the purposes of: a. Dealing with any adverse effect on the environment which may arise from the exercise of the consent; or

	b. Requiring the adoption of the best practicable option to remove or reduce any adverse effects on the environment.
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The duration of this consent shall be 12 years from the date of commencement.

Selwyn District Council
STANDARD STORMWATER MAINTENANCE SCHEDULE

Task	Minimum frequency of maintenance visit					
	Sumps			Swales		Infiltration and dry basins
	Key sumps	Non-key sumps	To soakage chambers	Urban	Rural-residential	
Removal of debris, and litter likely to adversely affect the operation of the system, within 10 working days of the maintenance visit	Yearly	Two Yearly	Yearly	6 monthly	Yearly	6 monthly
Removal of sediment likely to adversely affect the operation of the system, within 10 working days of the maintenance visit	Yearly	Two Yearly	Yearly	N/A	N/A	N/A
Removal of hydrocarbons that are visible over a total area of greater than 0.5 square metres (swales and basins) or a layer greater than 5 millimetres thick (sumps), within 10 working days of the maintenance visit	N/A	N/A	6 monthly	6 monthly	Yearly	6 monthly
Repair or stabilisation of erosion and scour, within 20 working days of the maintenance visit	N/A	N/A	N/A	6 monthly	Yearly	6 monthly
Replanting, where bare or patchy soil cover or sediment build up is greater than 10 square metres, or a total of five percent of the area of the device, whichever is the lesser, within 10 working days of the maintenance visit	N/A	N/A	N/A	6 monthly	Yearly	6 monthly
Weed control	N/A	N/A	N/A	6 monthly	Yearly	6 monthly

Environment Canterbury Conditions

Faringdon South East

Land Use Consent CRC220728 (Section 9) to use land for earthworks

	LIMITS
1	The activity authorised by this resource consent shall be limited to the excavation of land to establish a residential development associated with the sites at Springston Rolleston Road, legally described as Lot 1001 DP 557037, and Selwyn Road, legally described as Lot 1002 DP 557037, as shown on Plan CRC220728A (CRC Attachment F to these conditions), which forms part of this resource consent.
2	a. The maximum depth for all excavations shall not exceed 4.2 metres below natural ground level. b. No excavation works shall be carried out within the exposed water table during times when groundwater levels are higher than the deepest part of the excavations. Advice notes: <i>This resource consent does not authorise the take of groundwater for dewatering of excavations and/or any associated discharges. If dewatering is required, the activities will either need to be permitted under the relevant regional plan or be authorised under a resource consent.</i>
	PRIOR TO COMMENCEMENT
3	Prior to the works described in Condition (1), all personnel working on the site shall be made aware of, and have access to, the following: a. This resource consent document; and b. Resource consent CRC220729 and CRC220730 and all associated documents including: i. The Erosion and Sediment Control Plan and Methodology required under Condition 13 of this resource consent.
4	A pre-construction meeting shall be held between the Canterbury Regional Council and all relevant parties, including the primary contractor, prior to the commencement of any works. At a minimum, the following shall be covered in the meeting: a. Scheduling and staging of the works; b. Responsibilities of all relevant parties, including confirmation that the person or persons implementing the ESCP on the site is/are suitably trained and/or experienced ; c. Contact details for all relevant parties; d. Expectations regarding communication between all relevant parties; e. Procedures for implementing any amendments; f. Site inspection; and g. Confirmation that all relevant parties have copies of the contents of this consent document and all associated erosion and sediment control plans and methodology.

5	The consent holder shall inform the Canterbury Regional Council, Attention: Regional Leader - Compliance Monitoring (ecinfo@ecan.govt.nz) of the commencement of works: - At least 10 working days prior to the commencement of the works, and - At least 10 working days prior to the commencement of any subsequent stages of the works, if requested by the Canterbury Regional Council as part of the pre-construction meeting under Condition (4).
	DURING WORKS
6	During works the consent holder shall adopt the best practicable options to: - Minimise soil disturbance and prevent soil erosion; and - Avoiding placing cut or cleared vegetation, debris, or excavated material in a position such that it may enter the water races shown on Plan CRC220728B (CRC Attachment G to these conditions).
7	The total area of disturbed land at any one time shall not exceed 4 hectares.
8	All practicable measures shall be taken to avoid spills of fuel or any other hazardous substances within the site. - Unless refuelling is undertaken within an impervious, sealed, bunded area that will contain a volume of at least 110 percent of the largest tank to be filled, refuelling of machinery and vehicles shall not occur within 10 metres of: - Open excavations; - Exposed groundwater; and - The water races shown on Plan CRC220726B (CRC Attachment D to these conditions) or any stormwater system, including swales, sumps or other devices. - A spill kit that is capable of absorbing the quantity of oil and petroleum products that may be spilt on site at any one time shall be kept on site. - In the event of a spill of fuel or any other hazardous substance, the spill shall be cleaned up as soon as practicable, the stormwater system shall be inspected and, cleaned and measures taken to prevent a recurrence. - The Canterbury Regional Council, Attention: Regional Leader – Compliance Monitoring, shall be informed within 24 hours of a spill event and the following information provided: - The date, time, location and estimated volume of the spill; - The cause of the spill; - The type of hazardous substance(s) spilled; - Clean up procedures undertaken; - Details of the steps taken to control and remediate the effects of the spill on the receiving environment; - An assessment of any potential effects of the spill; and - Measures to be undertaken to prevent a recurrence.
	Accidental Discovery Protocol
9	In the event of any discovery of material suspected to be evidence of pre-1900 human activity, taonga/treasured artefacts or Human remains/Kōiwi in a 'place', the following

	applies: a. Work shall cease immediately at and within 20m of the place. This 20m perimeter shall become the 'affected area'. b. The contractor shall shut down all machinery within the affected area, secure the affected area, and immediately advise the Site Manager. c. The Site Manager shall secure the affected area and immediately notify the Heritage New Zealand Pouhere Taonga ("HNZPT") Archaeologist, Selwyn District Council and Environment Canterbury. HNZPT will advise if further assessment by a suitably qualified archaeologist and/or an archaeological authority application is required from the Consent Holder. 2. If the material is of Māori origin, in addition to the requirements in the condition above, the Site Manager shall immediately notify Te Ngāi Tūāhuriri Rūnanga and Te Taumutu Rūnanga and ensure site access to enable appropriate cultural procedures and tikanga to be undertaken, subject to meeting statutory requirements (Heritage New Zealand Pouhere Taonga Act 2014, Protected Objects Act 1975). In this instance, Te Ngāi Tūāhuriri Rūnanga, Te Taumutu Rūnanga and the HNZPT Archaeologist will jointly advise if further assessment by a suitably qualified archaeologist and/or an archaeological authority is required from the Consent Holder. 3. If Human remains/Kōiwi are uncovered, in addition to the conditions above, the Site Manager shall immediately advise the NZ Police. The affected area must be treated with the utmost discretion and respect. Remains are not to be moved until such time as Te Ngāi Tūāhuriri Rūnanga, Te Taumutu Rūnanga, HNZPT and NZ Police have responded and agreed that they can be moved. 4. Any works within an affected area shall not resume until Te Ngāi Tūāhuriri Rūnanga, Te Taumutu Rūnanga and HNZPT (and NZ Police in the case of Human remains/Kōiwi) authorise work to continue. 5. Prior to commencing work, the Consent Holder shall ensure that all persons involved in, or supervising, works on-site are familiar with the Accidental Discovery Protocol. 6. The Accidental Discovery Protocol shall be clearly displayed and accessible on site at all times during work under this consent. Advice Notes: • <i>These conditions apply in addition to any agreements that may be in place between the Consent Holder and the Papatipu Rūnanga (Cultural Site Accidental Discovery Protocol).</i> • <i>Under the Heritage New Zealand Pouhere Taonga Act 2014 an archaeological site is defined as any place associated with pre-1900 human activity, where there is material evidence relating to the history of New Zealand. For sites solely of Māori origin, this evidence may be in the form of accumulations of shell, bone, charcoal, burnt stones, stone tools, etc. In later sites, artefacts such as bottles or broken glass, ceramics, metals, etc. may be found or evidence of old foundations, wells, drains, tailings, races or other structures. Human remains/Kōiwi may date to any historic period.</i> • <i>It is unlawful for any person to destroy, damage, or modify the whole or any part of</i>
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	<i>an archaeological site without the prior authority of Heritage New Zealand Pouhere Taonga. This is the case regardless of the legal status of the land on which the site is located, whether the activity is permitted under the District or Regional Plan or whether a resource or building consent has been granted. The Heritage New Zealand Pouhere Taonga Act 2014 provides for substantial penalties for unauthorised damage or destruction.</i>
	Accidental Discovery of Contaminated Material
10	The consent holder shall adopt an accidental discovery protocol for soils containing unexpected contaminants, which shall include the following steps as a minimum: - Earthworks within ten metres of the unexpected contaminants shall cease immediately; and - Immediate steps shall be taken to minimise exposure of the contaminated material, including covering the contaminants with an impervious cover where practicable; and - Notification of the Canterbury Regional Council, Attention: Team Leader – Contaminated Land (contaminated.land@ecan.govt.nz), within 24 hours of the discovery; - Earthworks within ten metres of unexpected contaminants shall not recommence until a suitably qualified experienced practitioner (SQEP) confirms to Canterbury Regional Council, Attention: Team Leader – Contaminated Land that doing so will not have significant adverse environmental effects. - All practicable steps shall be taken to prevent the contaminated material becoming entrained in stormwater or dewatering water. - All records and documentation associated with the discovery shall be kept and copies shall be provided to the Canterbury Regional Council upon request.
	Stockpiling, Handling and Disposal of Contaminated Material
11	Stockpiling of contaminated material shall be avoided where practicable. In the event that temporary stockpiling of suspected potential or contaminated material is required, then the stockpiles shall be managed as below: - Stockpiled material shall be placed on polythene sheeting or similar impervious material to prevent contamination of underlying material; and - Controls shall be installed to prevent runoff leaving the area and stormwater from other areas entering the stockpile area; and - Stockpiled material shall be covered or dampened during dry and windy conditions; and - If significant rainfall is forecast, the stockpiled material shall be covered by a suitable material to prevent contaminated stormwater discharge or wind-blown dust generation.
12	Any soils removed from the site that have been identified as contaminated or potentially contaminated shall be disposed of at an appropriately licensed facility.
	EROSION AND SEDIMENT CONTROL
13	The discharges during the construction-phase of the development shall occur in accordance

	with the Erosion and Sediment Control Plan (ESCP). The ESCP shall: a. Detail best practicable erosion and sediment control measures that will be taken to ensure compliance with this resource consent; b. Be prepared in accordance with: i. Environment Canterbury's "Erosion and Sediment Control Toolbox for the Canterbury Region" (ESCT), which can be accessed under http://esc Canterbury.co.nz/; or ii. An equivalent industry guideline. If an alternative guideline is used, the ESCP shall provide details of the relevant alternative methods used and an explanation of why they are more appropriate than the ESCT.
14	The ESCP shall include: a. A map showing the location of all works; b. Detailed plans showing the location of erosion and sediment control measures, on-site catchment boundaries, and sources of runoff; c. Drawings and specifications of designated sediment control measures, including but not limited to: d. A programme of works, including a proposed timeframe for each stage of the works and earthworks methodology; e. The management of stockpiled soils during excavation works; f. Inspection and maintenance of the erosion and sediment control measures; g. Sampling procedures and protocols for assessing the quality of the discharge; h. Defined discharge points where stormwater and dewatering water infiltrates into land and/or is discharged to surface water; i. The description of best practicable options to be applied to mitigate sediment discharge beyond the site boundary; j. The method(s) for stabilising the site if works are abandoned; and k. The method(s) for stabilising the site and decommissioning erosion and sediment control measures after works have been completed.
15	The ESCP shall be submitted to the Canterbury Regional Council, Attention: Regional Leader - Compliance Monitoring (ecinfo@ecan.govt.nz) at least ten working days prior to earthworks commencing, for certification that it complies with the conditions of this consent. a. The discharge shall not commence until the consent holder has received the certification from the Canterbury Regional Council that it is consistent with the conditions of this consent. b. Notwithstanding Condition (15)(a), if the consent holder has not received the certification within ten working days of the Regional Leader – Compliance Monitoring receiving the ESCP, the discharge may commence.
16	The ESCP may be amended at any time. Any amendments shall be: a. For the purpose of improving the efficacy of the erosion and sediment control

	measures, and shall not result in reduced discharge quality; b. Consistent with the conditions of this resource consent; and c. Submitted in writing to the Canterbury Regional Council, Attention: Regional Leader - Compliance Monitoring (ecinfo@ecan.govt.nz), prior to any amendment being implemented.
17	Erosion and sediment control measures shall be inspected at least once per day when earthworks are being undertaken, as well as following any rainfall event that results in more than five millimetres of rainfall at the site. Any accumulated sediment shall be removed, and repairs made, as necessary, to ensure effective functioning of devices. Records of any inspections shall be kept and provided to the Canterbury Regional Council on request.
18	If the consent holder abandons work on-site, adequate preventative and remedial measures shall be taken to control sediment discharged from exposed or unconsolidated surfaces. These measures shall be maintained for so long as necessary to prevent sediment discharges from the earth worked areas.
19	The erosion and sediment control measures shall not be decommissioned until the site is stabilised and the stormwater system for the developed site is functioning or a suitably approved method of stormwater disposal is in place. Decommissioning measures shall be undertaken in the following order: a. All disturbed areas shall be stabilised and/or re-vegetated as soon as practicable following completion of the works; b. Any visible debris, litter, sediment and hydrocarbons shall be removed from all sediment control measures; and c. Erosion and sediment control measures shall be removed.
	AFTER WORKS
20	On completion of works: a. All exposed surfaces shall be stabilised once works are completed or if they are not to be worked on for a period of 14 days or more; and b. All spoil and other waste material from the works shall be removed from the site.
	ADMINISTRATION
21	The Canterbury Regional Council may annually, on any of the last five days of May or November, serve notice of its intention to review the conditions of this consent with the purposes of: a. Dealing with any adverse effect on the environment which may arise from the exercise of this consent; or b. Requiring the consent holder to carry out monitoring and reporting instead of, or in addition to, that required by the consent.

The duration of this consent shall be 5 years from the date of commencement.

Discharge Permit CRC220729 (Section 15) to discharge construction phase stormwater

	LIMITS
1	The activity authorised by this resource consent shall be only the discharge of sediment-laden stormwater to ground via temporary soakholes servicing the residential development associated with the sites at Springston Rolleston Road, legally described as Lot 1001 DP 557037, and Selwyn Road legally described as Lot 1002 DP 557037, as shown on Plan CRC220729A (CRC Attachment F to these conditions) which forms part of this resource consent.
2	Sediment-laden stormwater shall be discharged: a. In accordance with the erosion and sediment control plan required by Condition (8) of this resource consent; b. To land via temporary soakholes within the boundaries of the site as shown on Plan CRC220729A (CRC Attachment F to these conditions).
3	The discharge of sediment-laden stormwater under this consent shall not: a. Enter neighbouring properties; b. Result in sediment or any other contaminant contained in the discharge being discharged beyond the boundary of the site; c. Enter the water races shown on Plan CRC220729B (CRC Attachment G to these conditions); and d. Be discharged directly to groundwater.
	PRIOR TO COMMENCEMENT OF WORKS
4	Prior to the commencement of the activities described in Condition (1), all personnel working on site shall be made aware of, and have access to the contents of: a. This resource consent document; and b. Resource consents CRC220728 and CRC220730, and all associated documents.
5	A pre-construction meeting shall be held between the Canterbury Regional Council and all relevant parties, including the primary contractor, prior to the commencement of any works. At a minimum, the following shall be covered in the meeting: a. Scheduling and staging of the works; b. Responsibilities of all relevant parties, including confirmation that the person or persons implementing the ESCP on the site is/are suitably trained and/or experienced ; c. Contact details for all relevant parties; d. Expectations regarding communication between all relevant parties; e. Procedures for implementing any amendments; f. Site inspection; and g. Confirmation that all relevant parties have copies of the contents of this consent document and all associated erosion and sediment control plans and methodology.
6	The consent holder shall inform the Canterbury Regional Council, Attention: Regional Leader - Compliance Monitoring (ecinfo@ecan.govt.nz) of the commencement of works: a. At least 10 working days prior to the commencement of the works, and b. At least 10 working days prior to the commencement of any subsequent stages of

	the works, if requested by the Canterbury Regional Council as part of the pre-construction meeting under Condition (5).
7	All erosion and sediment control measures detailed in the ESCP required by Condition (8) of this resource consent shall be installed prior to the commencement of any earthworks or stripping of vegetation and topsoil occurring on the site.
	EROSION AND SEDIMENT CONTROL
8	The discharges during the construction-phase of the development shall occur in accordance with the ESCP. The ESCP shall: - Detail best practicable sediment control measures that will be taken to ensure compliance with this resource consent. - Be prepared by a suitably qualified person with experience in erosion and sediment control in accordance with: - Canterbury Regional Council's "Erosion and Sediment Control Toolbox for the Canterbury Region" (ESCT), which can be accessed under http://esccanterbury.co.nz/; or - An equivalent industry guideline. If an alternative guideline is used, the ESCP shall provide details of the relevant alternative methods used and an explanation of why they are more appropriate than the ESCT. - Be signed by an engineer with experience in erosion and sediment control, confirming that the erosion and sediment control measures for the site are appropriately sized and located in accordance with the ESCT.
9	The ESCP shall: - Include a map showing the location of all works; - Detailed plans showing the location of sediment control measures, on-site catchment boundaries, and sources of runoff; - Detail how best practicable measures are taken to minimise discharges of construction-phase stormwater run-off beyond the boundaries of the site; - Include drawings and specifications of designated sediment control measures, if these are not designed and installed in accordance with the ESCT; - Include a confirmation that the erosion and sediment control devices have been sized appropriately in accordance with the ESCT; - Include a programme of works, including a proposed timeframe for each stage of the works and the earthworks methodology; - Detail the management of any stockpiled material; - Detail inspection and maintenance of the sediment control measures; - Detail sampling procedures and protocols; - Define the discharge points where stormwater is discharged onto land / infiltrates into land; - Detail the methodology for stabilising the site if works are abandoned; and - Detail the methodology for stabilising the site and appropriate decommissioning of all erosion and sediment control measures after works have been completed.
10	The ESCP shall be submitted to the Canterbury Regional Council, Attention: Regional Leader – Compliance Monitoring (ecinfo@ecan.govt.nz), at least ten working days prior to works

	commencing, for certification that it complies with the ESCT and the conditions of this consent. a. The discharge shall not commence until certification has been received from the Canterbury Regional Council that the ESCP is consistent with the ESCT or equivalent industry guideline as per the requirements under Condition 8(b)(ii), and the conditions of this resource consent. b. Notwithstanding Condition (10)(a), if the ESCP has not been reviewed and/or certified within ten working days of the Regional Leader – Compliance Monitoring receiving the ESCP, the discharge may commence.
11	The ESCP may be amended at any time. Any amendments shall be: a. Only for the purpose of improving the efficacy of the erosion and sediment control measures and shall not result in reduced discharge quality; and b. For the purpose of applying best practicable measures to mitigate dust and sediment transport off-site; c. Consistent with the conditions of this resource consent; and d. Submitted in writing to the Canterbury Regional Council, Attention: Regional Leader Compliance Monitoring (ecinfo@ecan.govt.nz), prior to any amendment being implemented.
12	Erosion and sediment control measures shall be inspected at least once per day, as well as following any rainfall event that results in more than five millimetres of rainfall at the site. Any accumulated sediment shall be removed, and repairs made, as necessary, to ensure effective functioning of devices. Records of any inspections shall be kept and provided to the Canterbury Regional Council on request.
13	If the consent holder abandons work on-site, adequate preventative and remedial measures shall be taken to control sediment discharged from exposed or unconsolidated surfaces. These measures shall be maintained for so long as necessary to prevent sediment discharges from the earth worked areas
	SPILLS
14	All practicable measures shall be taken to avoid spills of fuel or any other hazardous substances within the site. a. Unless refuelling is undertaken within an impervious, sealed, bunded area that will contain a volume of at least 110 percent of the largest tank to be filled, refuelling of machinery and vehicles shall not occur within 10 metres of: i. Open excavations; ii. Exposed groundwater; and iii. The water races shown on Plan CRC220729B (CRC Attachment G to these conditions) or any stormwater system, including swales, sumps or other devices. b. A spill kit that is capable of absorbing the quantity of oil and petroleum products that may be spilt on site at any one time shall be kept on site. c. In the event of a spill of fuel or any other hazardous substance, the spill shall be cleaned up as soon as practicable, the stormwater system shall be inspected and, cleaned and measures taken to prevent a recurrence.

	d. The Canterbury Regional Council, Attention: Regional Leader – Compliance Monitoring, shall be informed within 24 hours of a spill event and the following information provided: i. The date, time, location and estimated volume of the spill; ii. The cause of the spill; iii. The type of hazardous substance(s) spilled; iv. Clean up procedures undertaken; v. Details of the steps taken to control and remediate the effects of the spill on the receiving environment; vi. An assessment of any potential effects of the spill; and vii. Measures to be undertaken to prevent a recurrence.
	UPON COMPLETION OF WORKS
15	Erosion and sediment control measures shall not be decommissioned until the site is stabilised and the stormwater system for the developed site is functioning. Decommissioning the measures shall be undertaken in the following order: a. All disturbed areas shall be stabilised and/or re-vegetated as soon as practicable following completion of the works; b. Any visible debris, litter, sediment and hydrocarbons shall be removed from all sediment control measures and disposed at a suitable facility; and c. Erosion and sediment control measures shall be removed.
16	Upon completion of works and the removal of erosion and sediment control measures, any visible sediment accumulated on impervious surfaces within or immediately adjacent to the works site shall be removed to minimise the risk of sediment becoming entrained in stormwater. All sediment removed shall be disposed of at a suitable facility.
	AFTER WORKS
17	On completion of works: a. All exposed surfaces shall be stabilized once works are completed or if they are not to be worked on for a period of 14 days or more; and b. All spoil and other waste material from the works shall be removed from the site.
	ADMINISTRATION
18	The Canterbury Regional Council may annually, on the last working day of May or November, serve notice of its intention to review the conditions of this consent for the purposes of: a. Dealing with adverse effect on the environment which may arise from the exercise of this consent and which is not appropriate to deal with at a later stage; or b. Requiring the adoption of the best practicable option to remove or reduce any adverse effect on the environment.

The duration of this consent shall be 5 years from the date of commencement.

Discharge permit CRC220730 (Section 15) to discharge operational phase stormwater

	LIMITS
1	The discharge shall be only stormwater generated from: a. Building roofs; b. Roads; c. Road berms; and d. Lot frontages; associated with the sites at Springston Rolleston Road, legally described as Lot 1001 DP 557037, and Selwyn Road legally described as Lot 1002 DP 557037, as shown on Plan CRC220730A (CRC Attachment F to these conditions) which forms part of this resource consent.
2	Stormwater shall only be discharged onto and into land within the area shown on the attached Plan CRC220730A (CRC Attachment F to these conditions), which forms part of this resource consent, and via the stormwater system described under Conditions (3) to (6) of this resource consent.
	STORMWATER SYSTEM
3	Stormwater shall be discharged to land via the following stormwater system: a. Stormwater generated from the roofs of individual dwellings must be discharged to ground via soakpits within individual lots and shall be sized in accordance with the New Zealand Building Code Clause E1; b. Stormwater generated from roads, road berms and lot frontages must be collected by sumps fitted with submerged or trapped outlets and conveyed via pipes to boulder backfilled rapid soakage trenches shown on Plan CRC220730B (CRC Attachment H to these conditions) – the soakpits must have a maximum depth to the base of 3.0 metres below natural ground level; c. The capacity of the stormwater system, excluding the soakpits within individual lots, must be up to the two percent annual exceedance probability (2% AEP) 24-hour rainfall event; and d. Any flow above a 2% AEP event must be directed to a secondary flow path via the road reserves to direct flows away from buildings.
4	All sumps shall be fitted with submerged or trapped outlets each capable of trapping at least 60 litres of hydrocarbons.
5	The rapid soakage trenches shall: a. Store and dispose of stormwater arising from all rainfall events up to and including the 2% AEP 24-hour duration rainfall event from the contributing catchment; b. Have a base that extends into free draining soil strata; c. Have a maximum depth to the base of 3.0 metres below the natural ground level; and d. Have manholes of a type that can be retrofitted with treatment devices if required in future. Advice Note: For the purpose of installing the base of the soakage trenches into free draining soil strata under (b) and to confirm the soakage trenches can dispose of

	<i>stormwater from the design rainfall event, including a factor of safety of 3 to allow for blinding of the soakage trenches, infiltration testing may be required to confirm infiltration rates at the location of each soakage trench.</i>
6	Stormwater shall not pond in or around the stormwater system for longer than 48 hours after the cessation of any storm event.
	DESIGN PLANS AND CERTIFICATION
7	At least 10 working days prior to the installation of the stormwater system, the consent holder shall submit to the Canterbury Regional Council, Attention: Regional Leader – Compliance Monitoring: a. Final detailed design plans for the stormwater system. b. A certificate signed by an engineer with suitable experience in stormwater system design and construction confirming that: i. The stormwater system has been designed in accordance with the conditions of this resource consent; and c. A statement signed by the engineer with suitable experience in stormwater system design and construction confirming that they are competent to certify the engineering work.
8	Within 20 working days of the installation of the stormwater system, the consent holder shall submit to the Canterbury Regional Council, Attention: Regional Leader – Compliance Monitoring: a. All as built design plans of the stormwater system installed; b. A certificate signed an engineer with suitable experience in stormwater system design and construction confirming that the installed stormwater system complies with the conditions of this resource consent; and c. A statement signed by the engineer with suitable experience in stormwater system design and construction confirming that they are competent to certify the engineering work.
9	Within two years of the date of decision of this consent and at the same time it is submitted to Selwyn District Council for its approval pursuant to the subdivision consent, a Stormwater Design Report and Management Plan shall be submitted to the Canterbury Regional Council, Attention: Regional Leader – Compliance Monitoring – ecinfo@ecan.govt.nz for approval. The Plan shall take the conditions of this consent into account and include but not be limited to: a. A plan showing existing ground levels on neighbouring properties along with proposed levels on the subdivision sites. Interference with pre-existing stormwater flows needs to be considered so as not to cause ponding or nuisance on neighbouring or developed land. b. Existing and proposed drainage plan with sub catchments and flow arrows to show how the drainage will be affected. c. Calculations to demonstrate compliance with the Engineering Code of Practice and any relevant Environment Canterbury consent conditions. d. A description of the stormwater network, including the components used to convey, treat and discharge stormwater;

	e. A description of the receiving environment, including whether there are any active downgradient/downstream domestic or community supply points; f. A description of the inspection and maintenance schedule and any reporting requirements; g. A description of the actions that will be taken to address any issues discovered during inspections and maintenance; h. A description of any monitoring and responses to monitoring to ensure that adequate treatment is being provided to enable the LWRP water quality outcomes and standards and limits set out in Table 1, Schedules 5 and 8 and Sections 6 to 15 (whichever applies) are being met, or will be met; and i. A description of the management of the discharge of stormwater from sites involving the use, storage or disposal of hazardous substances (if such sites are present in the subdivision).
	INSPECTIONS AND MAINTENANCE
10	The stormwater system shall be maintained in accordance with the Selwyn District Council's Stormwater Maintenance Schedule, Table CRC220730-1 (included at the end of these conditions).
11	In addition to Condition (10), the stormwater system shall be maintained in the following manner: a. The stormwater system is to be inspected at least once every six months; b. Any visible hydrocarbons, debris or litter within any of the stormwater system's components shall be removed within five working days of the inspection. c. Any accumulated sediment in the sumps shall be removed when the sediment occupies more than one quarter of the depth below the invert of the outlet pipe.
12	Where there is conflict between the requirements of Conditions (10) and (11), the more onerous actions and timeframes shall apply.
13	Any material removed in accordance with Conditions (10) and (11) shall be disposed of at a facility authorised to receive such material.
14	The consent holder shall keep records of all inspections and maintenance undertaken in accordance with Conditions (10) to (13) and make them available to the Canterbury Regional Council on request. The records shall include: a. Date and details of inspections of the stormwater system; and b. Date and details of any maintenance work, repairs and upgrades to the stormwater system, including removal of material and its disposal.
	ADMINISTRATION
15	The Canterbury Regional Council may, once per year, on any of the last five working days of any month, serve notice of its intention to review the conditions of this consent for the purposes of: a. Dealing with any adverse effect on the environment which may arise from the exercise of the consent; or

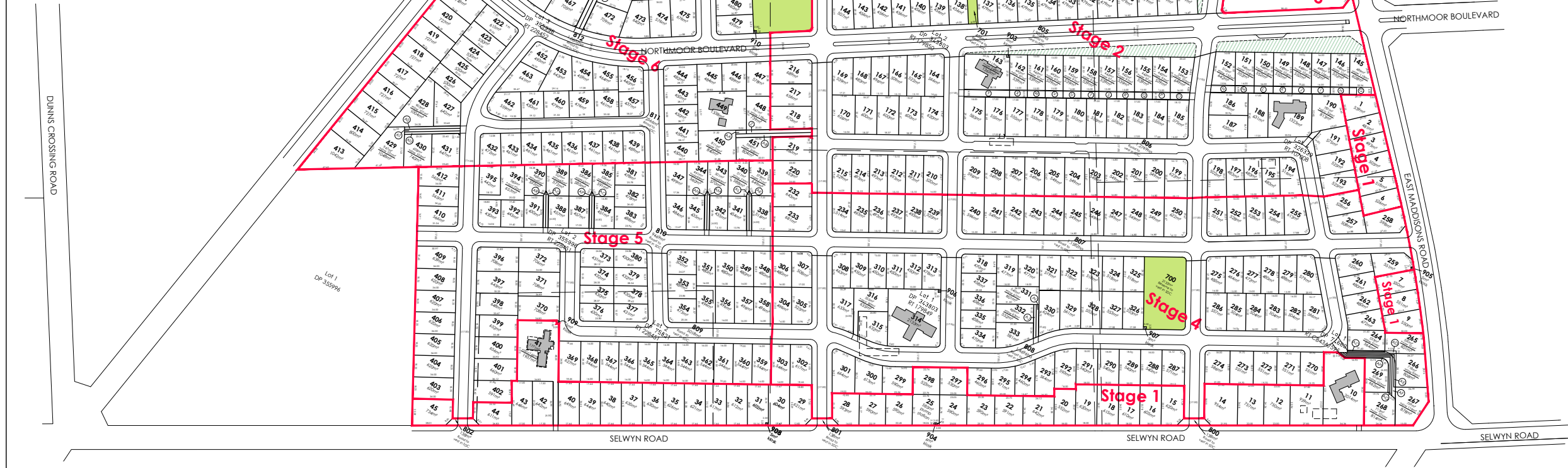
	b. Requiring the adoption of the best practicable option to remove or reduce any adverse effects on the environment.
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The duration of this consent shall be 12 years from the date of commencement.

Selwyn District Council
STANDARD STORMWATER MAINTENANCE SCHEDULE

Task	Minimum frequency of maintenance visit					
	Sumps			Swales		Infiltration and dry basins
	Key sumps	Non-key sumps	To soakage chambers	Urban	Rural-residential	
Removal of debris, and litter likely to adversely affect the operation of the system, within 10 working days of the maintenance visit	Yearly	Two Yearly	Yearly	6 monthly	Yearly	6 monthly
Removal of sediment likely to adversely affect the operation of the system, within 10 working days of the maintenance visit	Yearly	Two Yearly	Yearly	N/A	N/A	N/A
Removal of hydrocarbons that are visible over a total area of greater than 0.5 square metres (swales and basins) or a layer greater than 5 millimetres thick (sumps), within 10 working days of the maintenance visit	N/A	N/A	6 monthly	6 monthly	Yearly	6 monthly
Repair or stabilisation of erosion and scour, within 20 working days of the maintenance visit	N/A	N/A	N/A	6 monthly	Yearly	6 monthly
Replanting, where bare or patchy soil cover or sediment build up is greater than 10 square metres, or a total of five percent of the area of the device, whichever is the lesser, within 10 working days of the maintenance visit	N/A	N/A	N/A	6 monthly	Yearly	6 monthly
Weed control	N/A	N/A	N/A	6 monthly	Yearly	6 monthly

Proposed Memorandum of Easements			
Nature	Servient Tenement (Burdened Land)		Dominant Tenement (Benefited Land)
	Lot No	Shown	
Right of way, rights to drain water & sewage & rights to convey water, electricity & telecommunications.	Lot 73	A	Lots 74 - 78
	Lot 74	B	Lots 73 & 75 - 78
	Lot 75	C	Lots 73, 74 & 76 - 78
	Lot 76	D	Lots 73 - 75, 77 & 78
	Lot 77	E	Lots 73 - 76 & 78
	Lot 78	F	Lots 73 - 77
	Lot 145	G	Lots 146 - 152
	Lot 146	H	Lots 145 & 147 - 152
	Lot 147	I	Lots 145, 146 & 148 - 152
	Lot 148	J	Lots 145 - 147 & 149 - 152
	Lot 149	K	Lots 145 - 148 & 150 - 152
	Lot 150	L	Lots 145 - 149, 151 & 152
	Lot 151	M	Lots 145 - 150 & 152
	Lot 152	N	Lots 145 - 151
	Lot 153	O	Lots 154 - 163
	Lot 154	P	Lots 153 & 155 - 163
	Lot 155	Q	Lots 153, 154 & 156 - 163
	Lot 156	R	Lots 153 - 155 & 157 - 163
	Lot 157	S	Lots 153 - 156 & 158 - 163
	Lot 158	T	Lots 153 - 157 & 159 - 163
	Lot 159	U	Lots 153 - 158 & 160 - 163
	Lot 160	V	Lots 153 - 159 & 161 - 163
	Lot 161	W	Lots 153 - 160, 162 & 163
	Lot 162	X	Lots 153 - 161 & 163
	Lot 163	Y	Lots 153 - 162
	Lot 448	Z	Lots 449 - 451
	Lot 450	AA	Lots 448, 449 & 451
	Lot 451	AB	Lots 448 - 450
	Lot 264	AC	Lots 265 - 269
	Lot 265	AD	Lots 264 & 266 - 269
	Lot 266	AE	Lots 264, 265, 267 - 269
	Lot 267	AF	Lots 264 - 266, 268 & 269
	Lot 268	AG	Lots 264 - 267 & 269
	Lot 269	AH	Lots 264 - 268
	Lot 331	AI	Lot 332
	Lot 332	AJ	Lot 331
	Lot 339	AK	Lot 340
	Lot 340	AL	Lot 339
	Lot 343	AM	Lot 344
	Lot 344	AN	Lot 343
	Lot 385	AO	Lot 386
	Lot 386	AP	Lot 385
	Lot 389	AQ	Lot 390
	Lot 390	AR	Lot 389
	Lot 428	AS	Lots 429 & 430
	Lot 429	AT	Lots 428 & 430
	Lot 430	AU	Lots 428 & 429
	Lot 468	AV	Lots 469 - 471
	Lot 469	AW	Lots 468, 470 & 471
	Lot 470	AX	Lots 468, 469 & 471
	Lot 471	AY	Lots 468 - 470
	Lot 611	AZ	Lots 612 - 615
	Lot 612	BA	Lots 611 & 613 - 615
	Lot 613	BB	Lots 611, 612, 614 & 615
	Lot 614	BC	Lots 611 - 613 & 615
	Lot 615	BD	Lots 611 - 614
	Lot 616	BE	Lots 617 - 619
	Lot 617	BF	Lots 616, 618 & 619
	Lot 618	BG	Lots 616, 617 & 619
	Lot 619	BH	Lots 616 - 618
	Lot 624	BI	Lots 625 & 628
	Lot 625	BJ	Lots 624 & 628
	Lot 628	BK	Lots 624 & 625
	Lot 627	BL	Lot 626
	Lot 626	BM	Lot 627
	Lot 642	BO	Lot 641
	Lot 641	BP	Lot 642
	Lot 677	BU	Lots 678 - 681
	Lot 678	BV	Lots 677 & 679 - 681
	Lot 679	BW	Lots 677, 678, 680 & 681
	Lot 680	BX	Lots 677 - 679 & 681
	Lot 681	BY	Lots 677 - 680
	Lot 511	BZ	Lots 512 & 513
	Lot 512	CA	Lots 511 & 513
	Lot 513	CB	Lots 511 & 512



AMENDMENTS :		
AMENDMENT	DATE	DESCRIPTION
R10	25/3/21	STAGES 2 & 3 RENUMBERED
R11	1/04/21	LOT 97 ADD & 55-57, 63-75, 94-96, 450&448 AMEND
R12	12/4/21	LOTS 667-682 AMENDED
R13	20/4/21	LOTS 511-513, 804 & 805 AMENDED
R14	01/6/21	LOTS 900-908 KIOSKS ADDED LOTS 93-98 AMENDED
R15	22/6/21	LOTS 25, 186, 703 & 904 AMENDED, LOT 910 ADDED
R16	28/7/21	LOTS 46, 221 - 225, 227 - 231, 636 - 642, 651 & 663 - 667 AMENDED
R17	04/8/21	LOTS 572-578, 586-597, 602-608, 624-629 & 636 - 643 AMENDED & GAS REMOVED FROM EASEMENT
R18	11/8/21	KERB ADDED, STG 1 & 4 AMEND, AMALGAMATION CONDITION ADDED

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

PROPOSED AMALGAMATION COVENANT

Lots 24, 25, 297 and 298 hereon to be created and held together by an amalgamation covenant pursuant to Sec 220(2)a Resource Management Act.

Legend

Building to be removed.

Building to remain.

Total Area : 54.4441ha

Comprised in: RT's: CB40C/451, CB43A/595, 179849, 179850, 107006, 107007, 107008, 228451, 228452 & 228453



DAVIE LOVELL-SMITH
PLANNING SURVEYING ENGINEERING

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Telephone: 03 379-0793 Website: www.dls.co.nz E-mail: office@dls.co.nz

JOB TITLE:

**Hughes Developments Limited
South West
Rolleston**

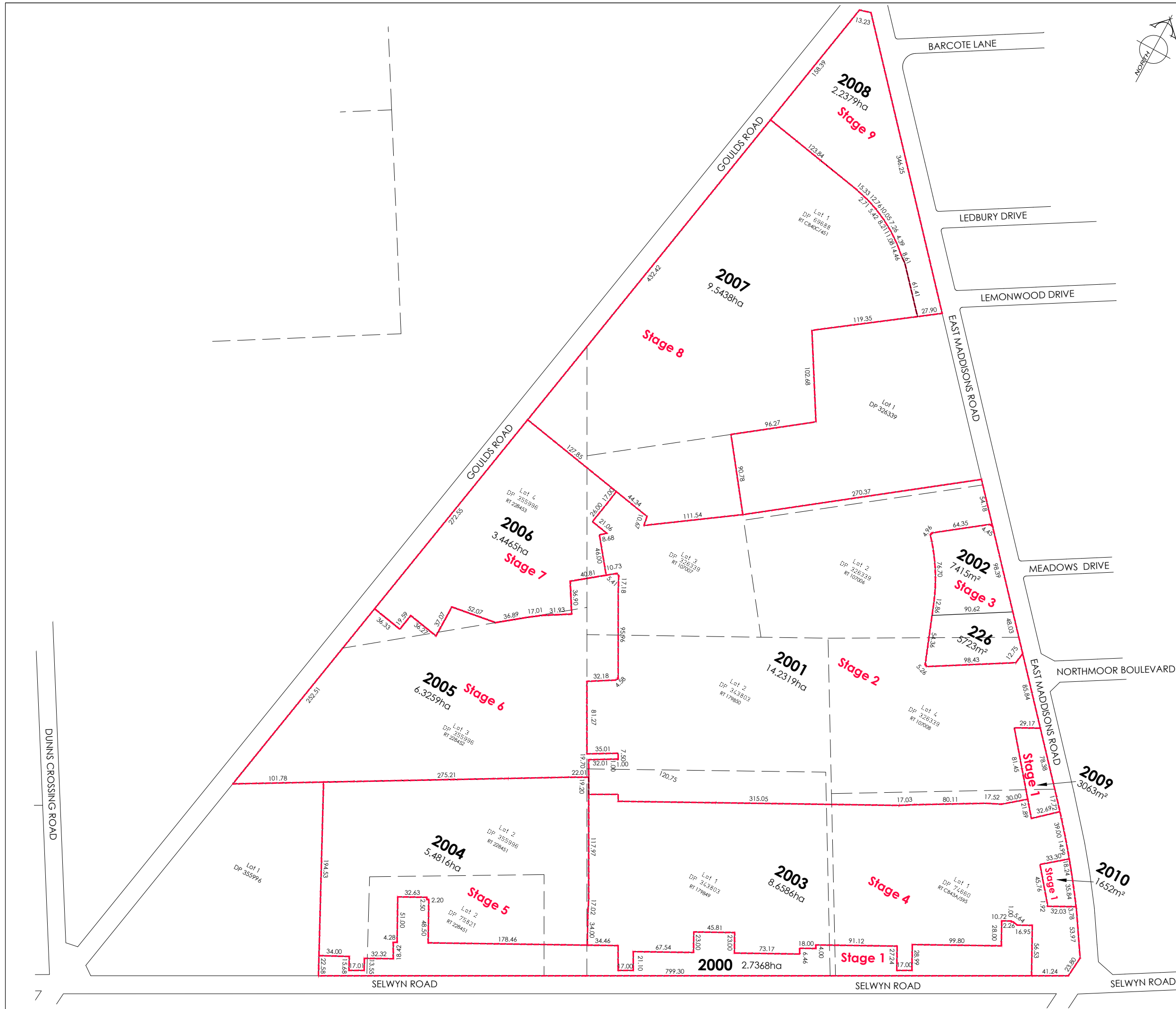
SHEET TITLE:

**Proposed Subdivision of
Lot 1 DP 69688, Lot 1 DP 74660,
Lot 2 DP 75821,
Lots 1 & 2 DP 343803,
Lots 2 - 4 DP 326339 &
Lots 2, 3 & 4 DP 355996**

DRAWING STATUS

For Subdivision Consent

SCALE : 1:2000@A1 1:4000@A3	DATE : August 2021	DRAWN : GC
CAD FILE : J:\2018\SUBCON SW\H2018\SUBCON SW R18.dwg	SHEET No:	REVISION :
DRAWING No : H.20184	SHEET No: SW01.0	REVISION : R18



AMENDMENTS:		
AMENDMENT	DATE	DESCRIPTION
R1	2/12/20	LOTS 82-105 AMENDED LOTS RENUMBERED
R2	10/12	LAYOUT UPDATED
R3	21/12	LAYOUT UPDATED
R4	21/12	LAYOUT UPDATED, LOT 1 DP 326339 REMOVED
R5	12/1/21	LAYOUT UPDATED, LOTS RENUMBERED
R6	3/02/21	STAGES 1 & 5 AMENDED
R7	1/03/21	LOTS 171-180 & 190 AMENDED
R8	11/3/21	LAYOUT UPDATED
R9	15/3/21	LOTS 2000 & 2004 AMENDED
R10	25/3/21	STAGES 2 & 3 RENUMBERED
R11	1/04/21	LOTS 2000-2003 & 2005 AMEND, LOT 226 RENUM.
R12	9/04/21	NO CHANGE THIS SHEET
R13	20/4/21	LOT NUMBERS 2001 & 2002 SWAPPED
R14	01/6/21	LOTS 2000 & 2004 AND STAGING AMENDED
R15	22/6/21	NO CHANGE THIS SHEET
R16	28/7/21	LOTS 2007 & 2008 AMENDED
R17	04/8/21	NO CHANGE THIS SHEET
R18	11/8/21	LOTS 2000 & 2004 AMENDED

- NOTES:
- 1) Areas and dimensions are approximate & subject to final survey and deposit of plans.
 - 2) Service easements to be created as required.
 - 3) This plan has been prepared for subdivision consent purposes only. No liability is accepted if the plan is used for any other purpose.
 - 4) Any measurements taken from information which is not dimensioned on the electronic copy are at the risk of the recipient.
 - 5) This plan is subject to the granting of subdivision and/or resource consents and should be treated as a proposal until such time as the necessary consents have been granted by the relevant authorities.
 - 6) This plan has been prepared for the use of Hughes Developments Limited only and no liability is accepted in relation to any other parties.
 - 7) Orion kiosk lots have not been shown and are to be created as required following a detail electrical design.

Total Area : 54.4441ha

Comprised in: RTs: CB40C/451, CB43A/595, 179849, 179850, 107006, 107007, 107008, 228451, 228452 & 228453



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JOB TITLE:

**Hughes Developments Limited
South West
Rolleston**

SHEET TITLE:

**Proposed Subdivision of
Lot 1 DP 69688, Lot 1 DP 74660,
Lot 2 DP 75821,
Lots 1 & 2 DP 343803,
Lots 2 - 4 DP 326339 &
Lots 2, 3 & 4 DP 355996**

DRAWING STATUS

For Subdivision Consent

SCALE: 1:2000@A1
1:4000@A3

DATE: August 2021

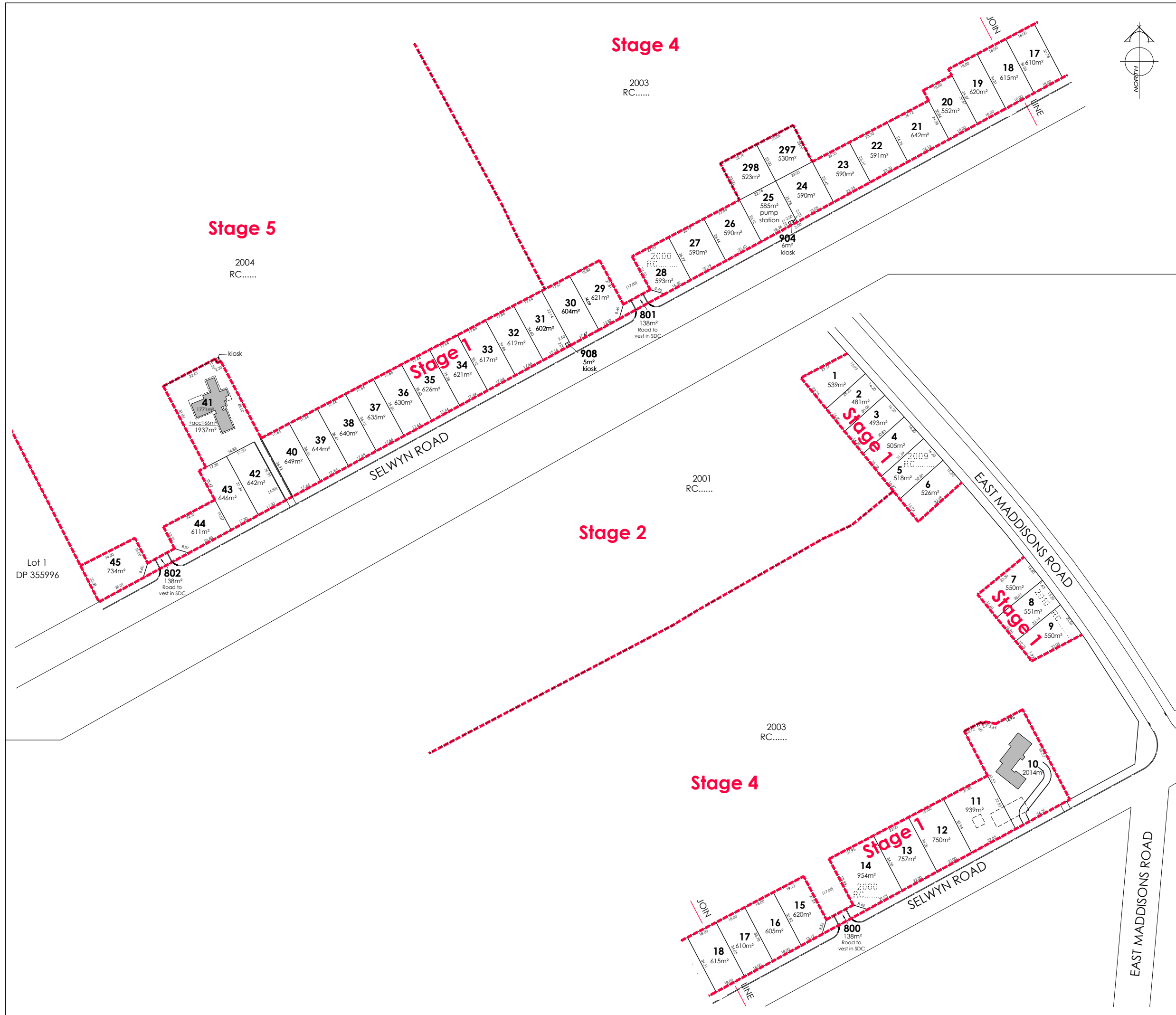
CAD FILE: J:\20184\SUBCON SW\H20184 Dev Lots Subcon R18.dwg

DRAWING No: H.20184

SHEET No: DEVSW 0.0

DRAWN: GC

REVISION: R18



AMENDMENTS:		
AMENDMENT	DATE	DESCRIPTION
R1	2/12/20	LOTS 82-105 AMENDED LOTS RENUMBERED
R2	10/12	LAYOUT UPDATED
R3	21/12	LAYOUT UPDATED
R4	21/12	LAYOUT UPDATED, LOT 1 DP 326339 REMOVED
R5	12/1/21	LAYOUT UPDATED, LOTS RENUMBERED
R6	3/02/21	STAGES 1 & 5 AMENDED
R7	1/03/21	LOTS 171-180 & 190 AMENDED
R8	11/3/21	LAYOUT UPDATED
R9	15/3/21	STAGES 1 & 5 AMENDED
R10	25/3/21	STAGES 2 & 3 RENUMBERED
R11	1/04/21	LOT 10 AMENDED
R12	9/04/21	NO CHANGE THIS SHEET
R13	20/4/21	NO CHANGE THIS SHEET
R14	01/6/21	LOT 908 KIOSK ADDED, LOT 41 & STG BOY AMEND
R15	25/6/21	LOT 904 KIOSK ADDED, LOT 25 AMENDED
R16	28/7/21	NO CHANGE THIS SHEET
R17	04/8/21	NO CHANGE THIS SHEET
R18	11/8/21	KERB ADDED, LOTS 297 & 298 & AMALG. ADDED
NOTES:		
1) Areas and dimensions are approximate & subject to final survey and deposit of plans.		
2) Service easements to be created as required.		
3) This plan has been prepared for subdivision consent purposes only. No liability is accepted if the plan is used for any other purpose.		
4) Any measurements taken from information which is not dimensioned on the electronic copy are at the risk of the recipient.		
5) This plan is subject to the granting of subdivision and/or resource consents and should be treated as a proposal until such time as the necessary consents have been granted by the relevant authorities.		
6) This plan has been prepared for the use of Hughes Developments Limited only and no liability is accepted in relation to any other parties.		
PROPOSED AMALGAMATION COVENANT		
Lots 24, 25, 297 and 298 hereon to be created and held together by an amalgamation covenant pursuant to Sec 220(2)a Resource Management Act.		
Legend		
Building to be removed. Building to remain.		
Total Area : 3.2083ha		
Comprised in: RT: Yet to Issue		
DAVIE LOVELL-SMITH PLANNING SURVEYING ENGINEERING		
116 Wrights Road P O Box 679 Christchurch 8140. New Zealand Telephone: 03 379-0793 Website: www.dls.co.nz E-mail: office@dls.co.nz		
JOB TITLE: Hughes Developments Limited South West Stage 1 Rolleston		
SHEET TITLE: Proposed Subdivision of Lots 2000, 2009 & 2010 RC.....		
DRAWING STATUS For Subdivision Consent		
SCALE : 1:1000@A1 1:2000@A3		
DATE : August 2021		
CAD FILE : J:\20184\SUBCON SW\H20184\SUBCON STG 1 R18.dwg		
DRAWING No : SHEET No : DRAWN : GC		
H.20184 STG1 SW01.0 R18		
REVISION :		

Proposed Memorandum of Easements		
Nature	Servient Tenement (Burdened Land)	
	Lot No	Shown
Right of way, rights to drain water & sewage & rights to convey water, electricity & telecommunications.	Lot 73	A
	Lot 74	B
	Lot 75	C
	Lot 76	D
	Lot 77	E
	Lot 78	F
	Lot 145	G
	Lot 146	H
	Lot 147	I
	Lot 148	J
	Lot 149	K
	Lot 150	L
	Lot 151	M
	Lot 152	N
	Lot 153	O
	Lot 154	P
	Lot 155	Q
	Lot 156	R
	Lot 157	S
	Lot 158	T
	Lot 159	U
	Lot 160	V
	Lot 161	W
	Lot 162	X
	Lot 163	Y
Dominant Tenement (Benefitted Land)		
Lots 74 - 78		
Lots 73, 74 & 75 - 78		
Lots 73 - 75, 77 & 78		
Lots 73 - 76 & 78		
Lots 73 - 77		
Lots 146 - 152		
Lots 145 & 147 - 152		
Lots 145, 146 & 148 - 152		
Lots 145 - 147 & 149 - 152		
Lots 145 - 148 & 150 - 152		
Lots 145 - 149, 151 & 152		
Lots 145 - 150 & 152		
Lots 145 - 151		
Lots 154 - 163		
Lots 153 & 155 - 163		
Lots 153, 154 & 156 - 163		
Lots 153 - 155 & 157 - 163		
Lots 153 - 156 & 158 - 163		
Lots 153 - 157 & 159 - 163		
Lots 153 - 158 & 160 - 163		
Lots 153 - 159 & 161 - 163		
Lots 153 - 160, 162 & 163		
Lots 153 - 161 & 163		
Lots 153 - 162		



AMENDMENTS:		
AMENDMENT	DATE	DESCRIPTION
R1	2/12/20	LOTS 82-105 AMENDED LOTS RENUMBERED
R2	10/12	LAYOUT UPDATED
R3	21/12	LAYOUT UPDATED
R4	21/12	LAYOUT UPDATED, LOT 1 DP 326339 REMOVED
R5	12/1/21	LAYOUT UPDATED, LOTS RENUMBERED
R6	3/02/21	STAGES 1 & 5 AMENDED
R7	1/03/21	LOTS 171-180 & 190 AMENDED
R8	11/3/21	LAYOUT UPDATED
R9	15/3/21	STAGES 1 & 5 AMENDED
R10	25/3/21	STAGES 2 & 3 RENUMBERED
R11	1/04/21	LOT 97 ADD & 55-57, 63-75, 94-96, 217-219 AMEND.
R12	9/04/21	NO CHANGE THIS SHEET
R13	20/4/21	LOTS 804 & 805 AMENDED
R14	01/6/21	LOTS 900-904 KIOSKS ADDED LOTS 93-98 AMENDED
R15	01/6/21	LOT 904 KIOSK REMOVED LOT 186 AMENDED
R16	27/7/21	LOT 46 AMENDED
R17	04/8/21	GAS REMOVED FROM EASEMENT
R18	11/8/21	KERB ALIGNMENT ADDED

- NOTES:
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Legend

- Landscape Area
- Building to be removed.
- Building to remain.

Total Area : 14.2370ha
Comprised in: RT: Yet to Issue

DAVE LOVELL-SMITH
PLANNING SURVEYING ENGINEERING

116 Wrights Road P O Box 679 Christchurch 8140. New Zealand
Telephone: 03 379-0793 Website: www.dls.co.nz E-mail: office@dls.co.nz

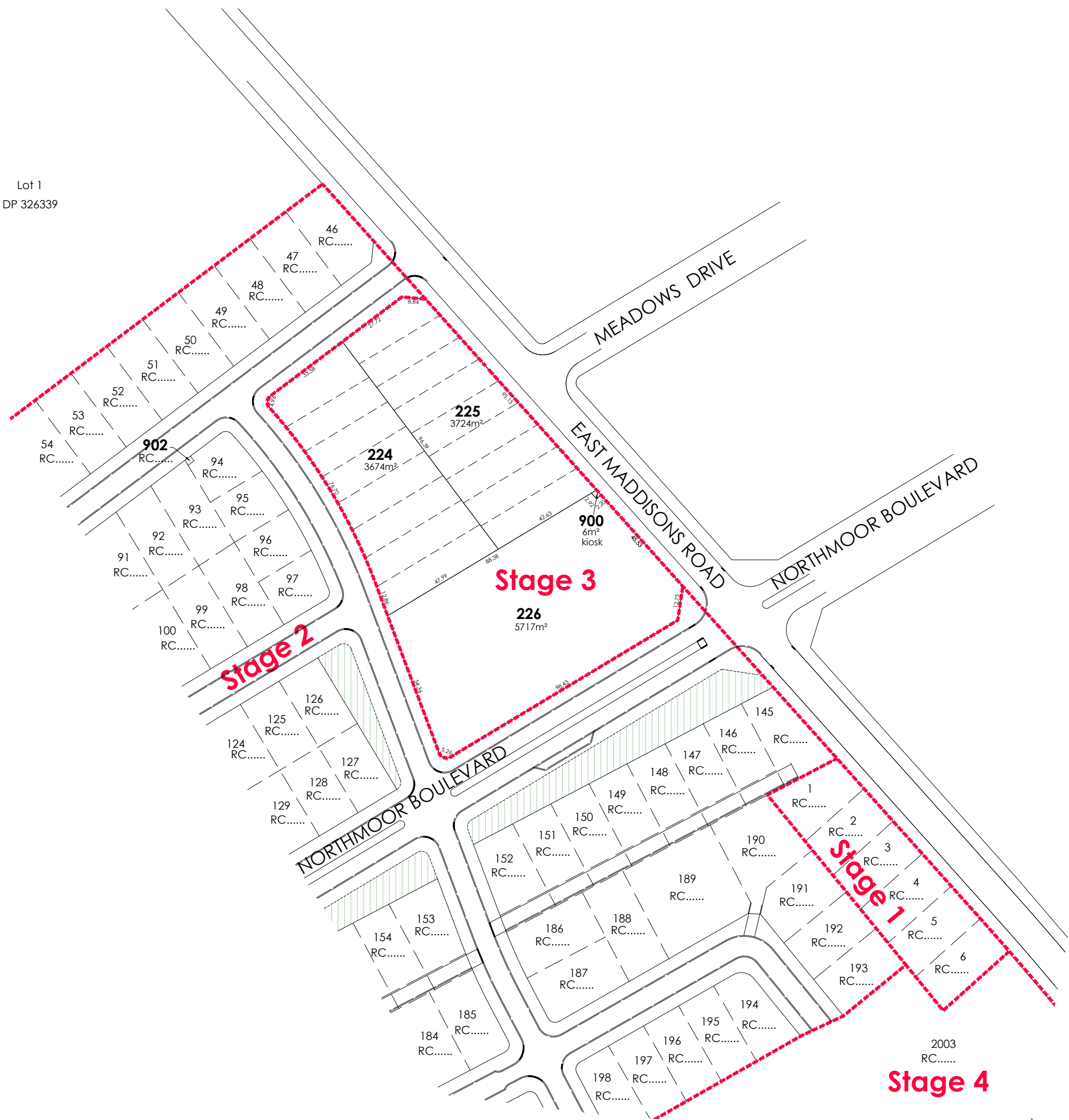
JOB TITLE:
**Hughes Developments Limited
South West Stage 2
Rolleston**

SHEET TITLE:
**Proposed Subdivision of
Lot 2001 RC.....**

DRAWING STATUS
For Subdivision Consent

SCALE: 1:1000@A1 1:2000@A3	DATE: August 2021	DRAWN: GC
CAD FILE: J:\20184\SUBCON SW\H20184\SUBCON STG 2 R18.dwg	SHEET No:	REVISION:
DRAWING No:	SHEET No:	
H.20184 STG2 SW01.0	R18	

Lot 1
DP 326339



AMENDMENTS:		
AMENDMENT	DATE	DESCRIPTION
R1	2/12/20	LOTS 82-105 AMENDED LOTS RENUMBERED
R2	10/12	LAYOUT UPDATED
R3	21/12	LAYOUT UPDATED
R4	21/12	LAYOUT UPDATED, LOT 1 DP 326339 REMOVED
R5	12/1/21	LAYOUT UPDATED, LOTS RENUMBERED
R6	3/02/21	STAGES 1 & 5 AMENDED
R7	1/03/21	LOTS 171-180 & 190 AMENDED
R8	11/3/21	LAYOUT UPDATED
R9	15/3/21	STAGES 1 & 5 AMENDED
R10	25/3/21	STAGES 2 & 3 RENUMBERED
R11	1/04/21	LOT 97 ADDED & 94-96 AMEND, RENUMBERED
R12	9/04/21	NO CHANGE THIS SHEET
R13	20/4/21	NO CHANGE THIS SHEET
R14	01/6/21	LOT 900 KIOSK AND LOT 226 ADDED
R15	22/6/21	LOT 904 KIOSK REMOVED
R16	29/7/21	LOTS 221 - 225 & 227 - 231 AMENDED
R17	04/8/21	NO CHANGE THIS SHEET
R18	11/8/21	KERB ALIGNMENT ADDED

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Legend

Building to be removed.

Building to remain.

Total Area : 1.3138ha
Comprised in: RT's : Yet to Issue



DAVIE LOVELL-SMITH
PLANNING SURVEYING ENGINEERING

116 Wrights Road P O Box 679 Christchurch 8140. New Zealand
Telephone: 03 379-0793 Website: www.dls.co.nz E-mail: office@dls.co.nz

JOB TITLE:
**Hughes Developments Limited
South West Stage 3
Rolleston**

SHEET TITLE:
**Proposed Subdivision of
Lots 226 & 2002 RC.....**

DRAWING STATUS
For Subdivision Consent

SCALE : 1:750@A1
1:1500@A3

DATE : August 2021

CAD FILE : J:\20184\SUBCON SW\H20184SUBCON STG 3 R18.dwg

DRAWING No : SHEET No: REVISION :

H.20184 STG3 SW01.0 R18

Proposed Memorandum of Easements			
Nature	Servient Tenement (Burdened Land)		Dominant Tenement (Benefited Land)
	Lot No	Shown	
Right of way, rights to drain water & sewage & rights to convey water, electricity & telecommunications.	Lot 264 Lot 265 Lot 266 Lot 267 Lot 268 Lot 269 Lot 331 Lot 332	AC AD AE AF AG AH AI AJ	Lots 265 - 269 Lots 264 & 266 - 269 Lots 264 - 266, 267 - 269 Lots 264 - 267 & 269 Lots 264 - 268 Lot 332 Lot 331



AMENDMENTS:		
AMENDMENT	DATE	DESCRIPTION
R1	2/12/20	LOTS 82-105 AMENDED LOTS RENUMBERED
R2	10/12	LAYOUT UPDATED
R3	21/12	LAYOUT UPDATED
R4	21/12	LAYOUT UPDATED, LOT 1 DP 326339 REMOVED
R5	12/1/21	LAYOUT UPDATED, LOTS RENUMBERED
R6	3/02/21	STAGES 1 & 5 AMENDED
R7	1/03/21	LOTS 171-180 & 190 AMENDED
R8	11/3/21	LAYOUT UPDATED
R9	15/3/21	STAGES 1 & 5 AMENDED
R10	25/3/21	STAGES 2 & 3 RENUMBERED
R11	1/04/21	LOT 269 AMENDED, LOTS RENUMBERED
R12	9/04/21	NO CHANGE THIS SHEET
R13	20/4/21	NO CHANGE THIS SHEET
R14	01/6/21	LOTS 905 - 907 KIOSKS ADDED
R15	22/6/21	LOT 904 KIOSK ADDED
R16	20/7/21	LOTS 308-312 AMENDED
R17	04/8/21	GAS REMOVED FROM EASEMENT
R18	11/8/21	KERB ADDED, STG 1 & 4 BOUNDARY AMENDED

- NOTES:
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Legend

Building to be removed.

Building to remain.

Total Area : 8.6586ha

Comprised in: RT: Yet to Issue



DAVIE LOVELL-SMITH
PLANNING SURVEYING ENGINEERING

116 Wrights Road P O Box 679 Christchurch 8140. New Zealand
Telephone: 03 379-0793 Website: www.dls.co.nz E-mail: office@dls.co.nz

JOB TITLE:
**Hughes Developments Limited
South West Stage 4
Rolleston**

SHEET TITLE:
**Proposed Subdivision of
Lot 2003 RC.....**

DRAWING STATUS
For Subdivision Consent

SCALE: 1:1000@A1
1:2000@A3

DATE: August 2021

CAD FILE: J:\20184\SUBCON SW\H20184SUBCON STG 4 R18.dwg

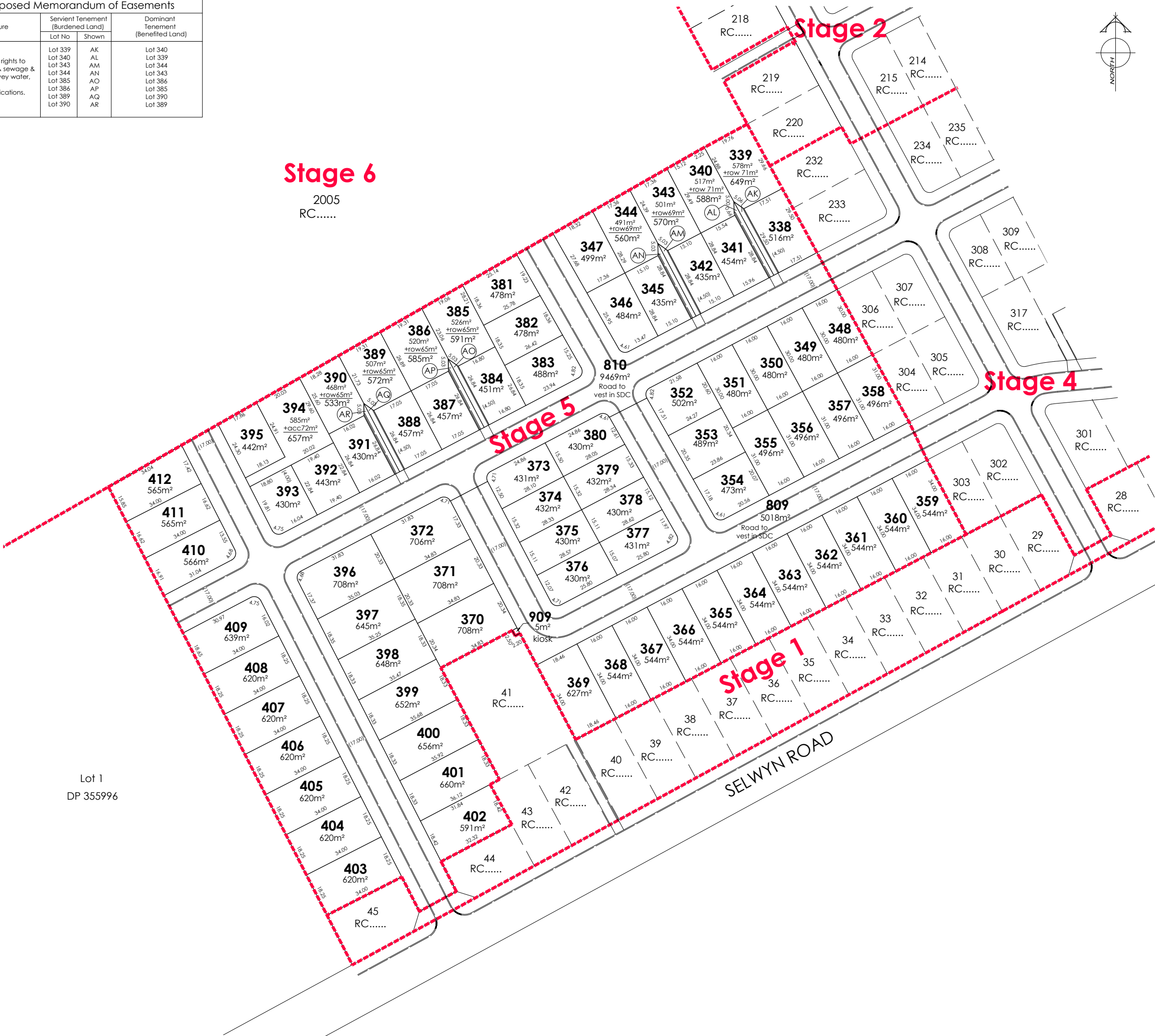
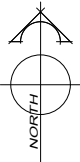
DRAWN: GC

DRAWING No: H.20184 STG4 SW01.0

SHEET No: R18

REVISION:

Proposed Memorandum of Easements			
Nature	Servient Tenement (Burdened Land)		Dominant Tenement (Benefited Land)
	Lot No	Shown	
Right of way, rights to drain water & sewage & rights to convey water, electricity & telecommunications.	Lot 339	AK	Lot 340
	Lot 340	AL	Lot 339
	Lot 343	AM	Lot 344
	Lot 344	AN	Lot 343
	Lot 385	AO	Lot 386
	Lot 386	AP	Lot 385
	Lot 389	AQ	Lot 390
	Lot 390	AR	Lot 389



AMENDMENTS :		
AMENDMENT	DATE	DESCRIPTION
R1	2/12/20	LOTS 82-105 AMENDED LOTS RENUMBERED
R2	10/12	LAYOUT UPDATED
R3	21/12	LAYOUT UPDATED
R4	21/12	LAYOUT UPDATED, LOT 1 DP 326339 REMOVED
R5	12/1/21	LAYOUT UPDATED, LOTS RENUMBERED
R6	3/02/21	STAGES 1 & 5 AMENDED
R7	1/03/21	LOTS 171-180 & 190 AMENDED
R8	11/3/21	LAYOUT UPDATED
R9	15/3/21	STAGES 1 & 5 AMENDED
R10	25/3/21	STAGES 2 & 3 RENUMBERED
R11	1/04/21	LOTS RENUMBERED
R12	9/04/21	NO CHANGE THIS SHEET
R13	20/4/21	NO CHANGE THIS SHEET
R14	01/6/21	LOT 909 ADDED & STAGING AMENDED
R15	22/6/21	NO CHANGE THIS SHEET
R16	28/7/21	NO CHANGE THIS SHEET
R17	04/8/21	GAS REMOVED FROM EASEMENT
R18	11/8/21	KERB ALIGNMENT ADDED

- NOTES:
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 - 6) This plan has been prepared for the use of Hughes Developments Limited only and no liability is accepted in relation to any other parties.
 - 7) Orion kiosk lots have not been shown and are to be created as required following a detail electrical design.

Legend

Building to be removed.

Building to remain.

Total Area : 5.4816ha
Comprised in: RT: Yet to Issue



DAVIE LOVELL-SMITH
PLANNING SURVEYING ENGINEERING

116 Wrights Road P O Box 679 Christchurch 8140. New Zealand
Telephone: 03 379-0793 Website: www.dls.co.nz E-mail: office@dls.co.nz

JOB TITLE:
**Hughes Developments Limited
South West Stage 5
Rolleston**

SHEET TITLE:
**Proposed Subdivision of
Lot 2004 RC.....**

DRAWING STATUS
For Subdivision Consent

SCALE : 1:750@A1
1:1500@A3

DATE : August 2021

CAD FILE : J:\20184\SUBCON SW\H20184SUBCON STG 5 R18.dwg

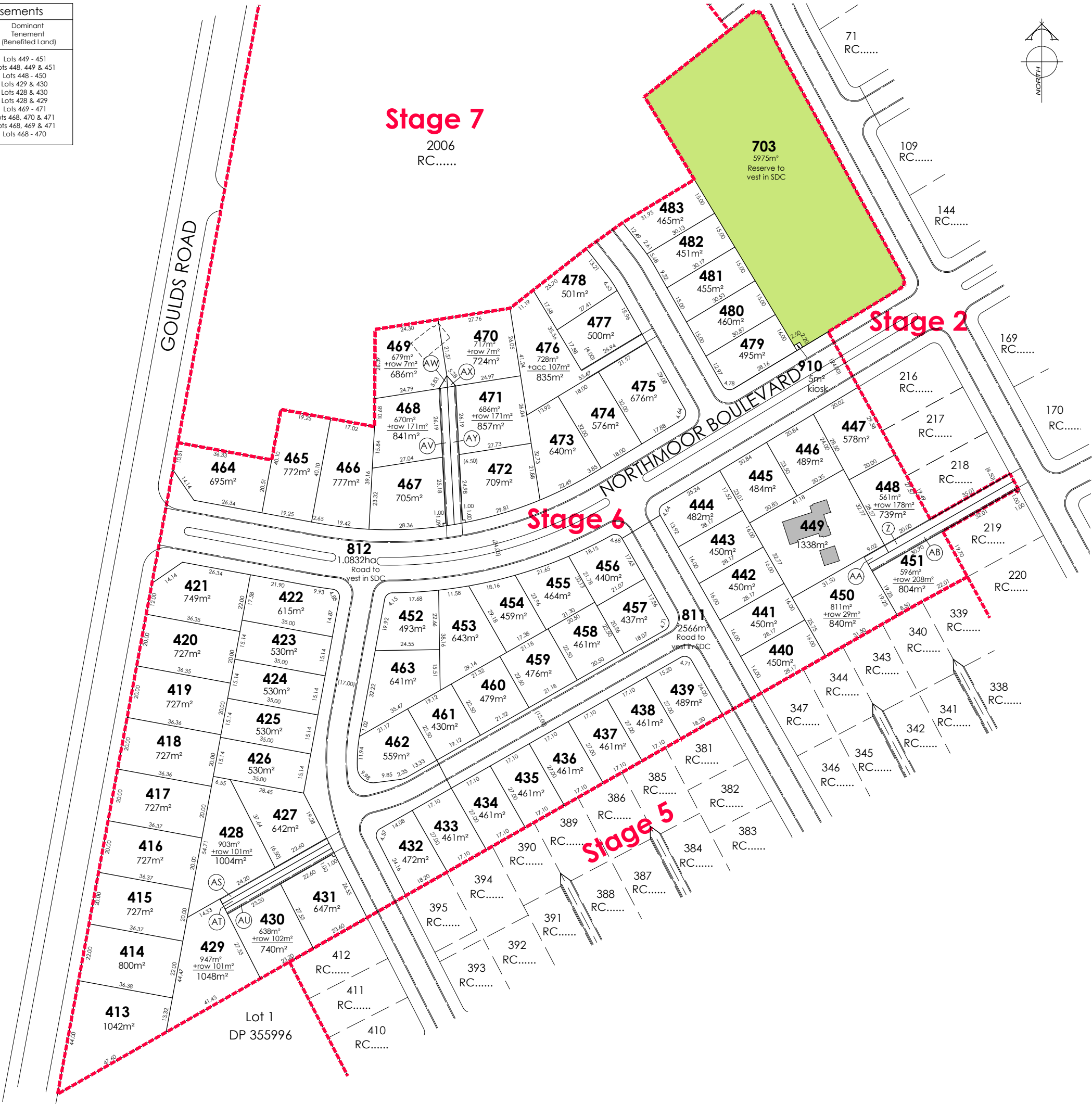
DRAWING No : SHEET No :

H.20184 STG5 SW01.0 R18

DRAWN : GC

REVISION :

Proposed Memorandum of Easements			
Nature	Servient Tenement (Burdened Land)		Dominant Tenement (Benefited Land)
	Lot No	Shown	
Right of way, rights to drain water & sewage & rights to convey water, electricity & telecommunications.	Lot 448	Z	Lots 449 - 451 Lots 448, 449 & 451 Lots 448 - 450 Lots 429 & 430 Lots 428 & 430 Lots 428 & 429 Lots 469 - 471 Lots 468, 470 & 471 Lots 468, 469 & 471 Lots 468 - 470
	Lot 450	AA	
	Lot 451	AB	
	Lot 428	AS	
	Lot 429	AT	
	Lot 430	AU	
	Lot 468	AV	
	Lot 469	AW	
	Lot 470	AX	
	Lot 471	AY	



AMENDMENTS:		
AMENDMENT	DATE	DESCRIPTION
R1	2/12/20	LOTS 82-105 AMENDED LOTS RENUMBERED
R2	10/12	LAYOUT UPDATED
R3	21/12	LAYOUT UPDATED
R4	21/12	LAYOUT UPDATED, LOT 1 DP 326339 REMOVED
R5	12/1/21	LAYOUT UPDATED, LOTS RENUMBERED
R6	3/02/21	STAGES 1 & 5 AMENDED
R7	1/03/21	LOTS 171-180 & 190 AMENDED
R8	11/3/21	LAYOUT UPDATED
R9	15/3/21	STAGES 1 & 5 AMENDED
R10	25/3/21	STAGES 2 & 3 RENUMBERED
R11	1/04/21	LOTS 427-431, 448-451, 467-472 AMEND, LOTS NOS
R12	9/04/21	NO CHANGE THIS SHEET
R13	20/4/21	NO CHANGE THIS SHEET
R14	01/6/21	NO CHANGE THIS SHEET
R15	22/6/21	LOT 910 KIOSK ADDED, LOT 703 AMENDED
R16	28/7/21	NO CHANGE THIS SHEET
R17	04/8/21	GAS REMOVED FROM EASEMENT
R18	11/8/21	KERB ALIGNMENT ADDED

- NOTES:
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 - 6) This plan has been prepared for the use of Hughes Developments Limited only and no liability is accepted in relation to any other parties.
 - 7) Orion kiosk lots have not been shown and are to be created as required following a detail electrical design.

Legend

Building to be removed.

Building to remain.

Total Area : 6.3207ha
Comprised in: RT: Yet to Issue



DAVIE LOVELL-SMITH
PLANNING SURVEYING ENGINEERING

116 Wrights Road P O Box 679 Christchurch 8140. New Zealand
Telephone: 03 379-0793 Website: www.dls.co.nz E-mail: office@dls.co.nz

JOB TITLE:
**Hughes Developments Limited
South West Stage 6
Rolleston**

SHEET TITLE:
**Proposed Subdivision of
Lot 2005 RC.....**

DRAWING STATUS
For Subdivision Consent

SCALE: 1:750@A1
1:1500@A3

DATE: August 2021

CAD FILE: J:\20184\SUBCON SW\H20184\SUBCON STG 6 R18.dwg

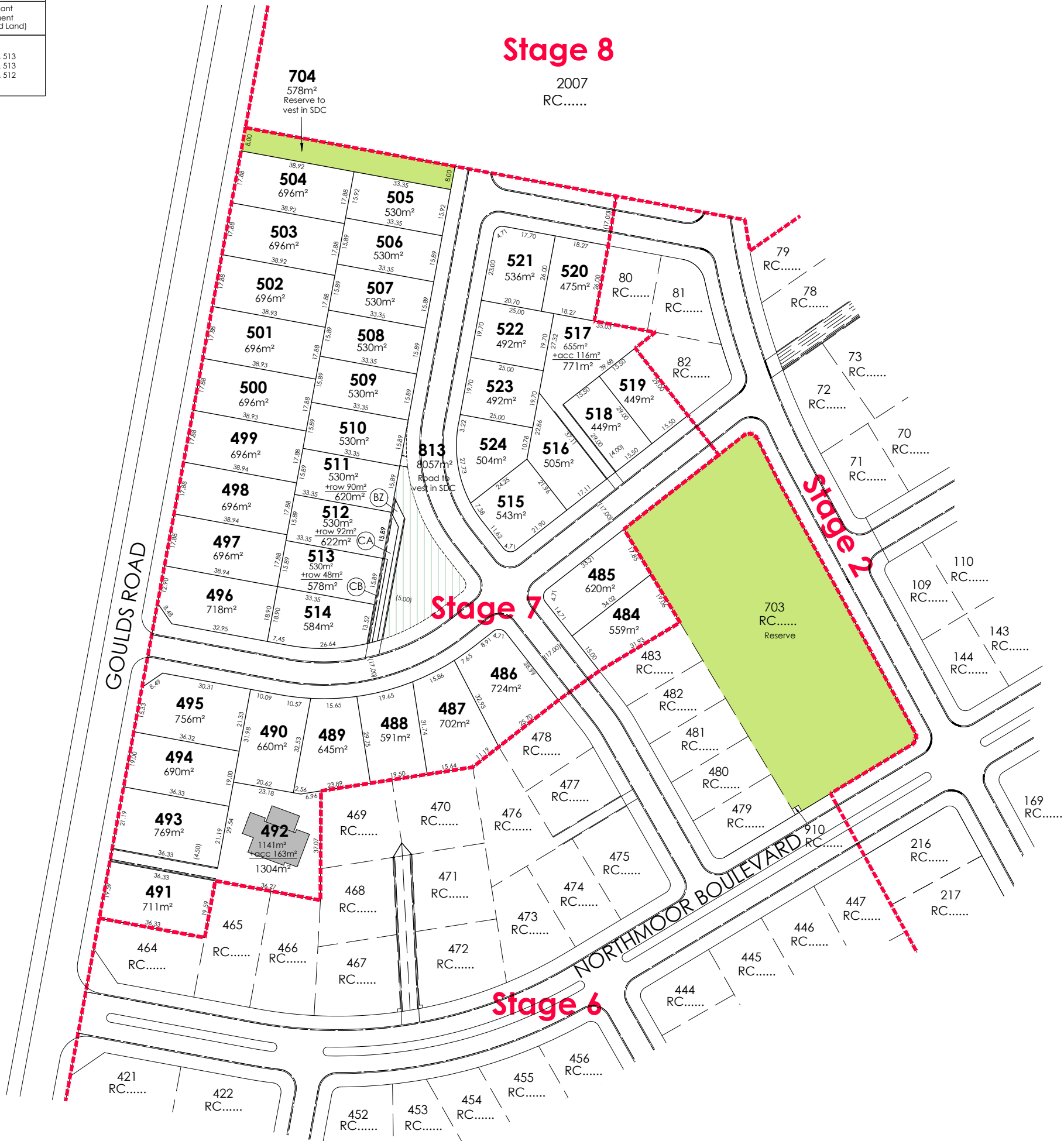
DRAWN: GC

DRAWING No: **H.20184 STG6 SW01.0**

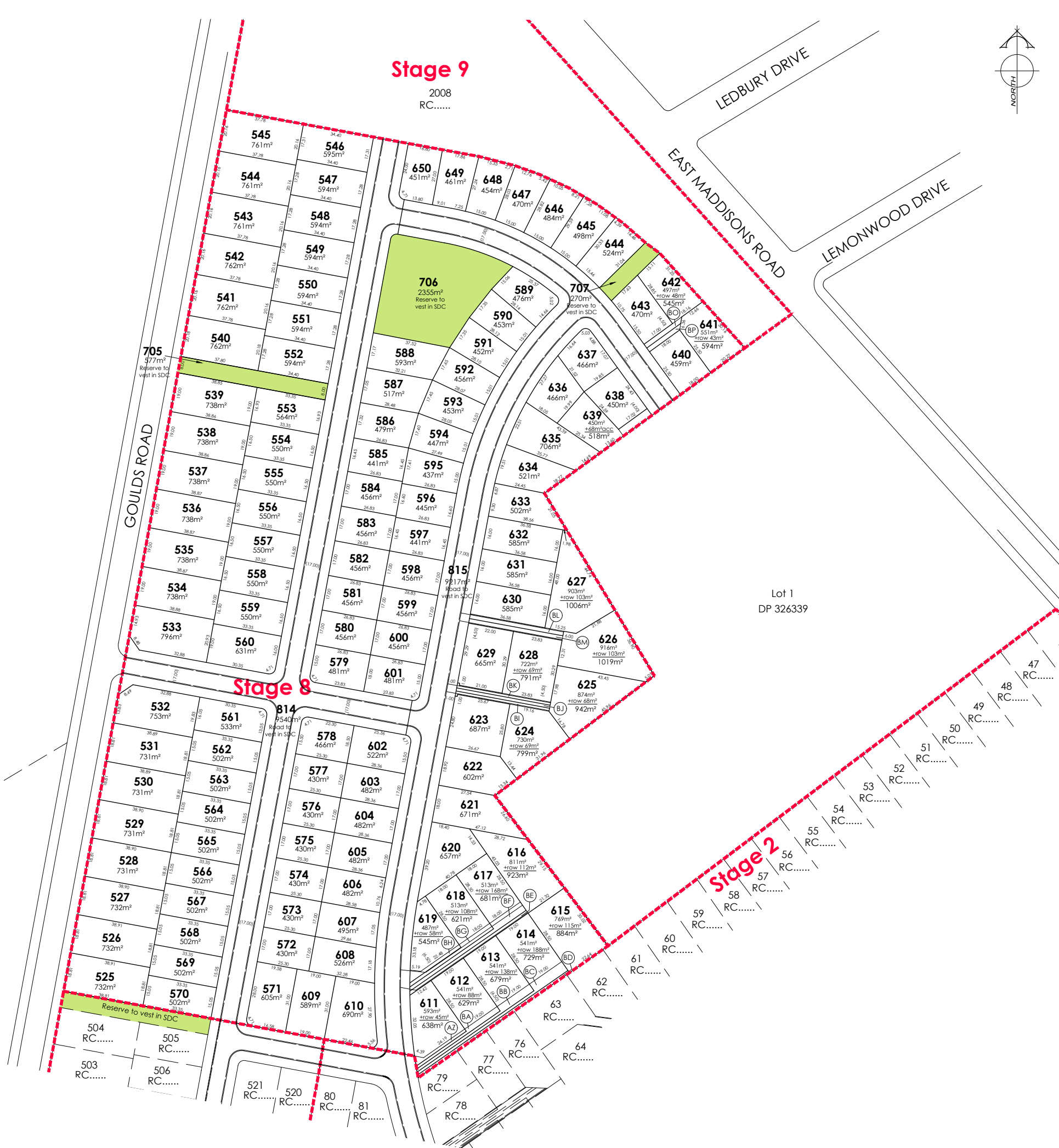
SHEET No: **R18**

REVISION:

Proposed Memorandum of Easements			
Nature	Servient Tenement (Burdened Land)		Dominant Tenement (Benefitted Land)
	Lot No	Shown	
Right of way, rights to drain water & sewage & rights to convey water, electricity & telecommunications.	Lot 511 Lot 512 Lot 513	BZ CA CB	Lots 512 & 513 Lots 511 & 513 Lots 511 & 512



Proposed Memorandum of Easements			
Nature	Servient Tenement (Burdened Land)		Dominant Tenement (Benefited Land)
	Lot No	Shown	
Right of way, rights to drain water & sewage & rights to convey water, electricity & telecommunications.	Lot 611	AZ	Lots 612 - 615
	Lot 612	BA	Lots 611 & 613 - 615
	Lot 613	BB	Lots 611, 612, 614 & 615
	Lot 614	BC	Lots 611 - 613 & 615
	Lot 615	BD	Lots 611 - 614
	Lot 616	BE	Lots 617 - 619
	Lot 617	BF	Lots 616, 618 & 619
	Lot 618	BG	Lots 616, 617 & 619
	Lot 619	BH	Lots 616 - 618
	Lot 624	BI	Lots 625 & 628
	Lot 625	BJ	Lots 624 & 628
	Lot 626	BM	Lot 627
	Lot 627	BL	Lot 626
	Lot 628	BK	Lots 624 & 625
	Lot 642	BO	Lot 641
	Lot 641	BP	Lot 642



Proposed Memorandum of Easements			
Nature	Servient Tenement (Burdened Land)		Dominant Tenement (Benefited Land)
	Lot No	Shown	
Right of way, rights to drain water & sewage & rights to convey water, electricity & telecommunications.	Lot 677 Lot 678 Lot 679 Lot 680 Lot 681	BU BV BW BX BY	Lots 678 - 681 Lots 677 & 679 - 681 Lots 677, 678, 680 & 681 Lots 677 - 679 & 681 Lots 677 - 680



AMENDMENTS:		
AMENDMENT	DATE	DESCRIPTION
R1	2/12/20	LOTS 82-105 AMENDED LOTS RENUMBERED
R2	10/12	LAYOUT UPDATED
R3	21/12	LAYOUT UPDATED
R4	21/12	LAYOUT UPDATED, LOT 1 DP 326339 REMOVED
R5	12/1/21	LAYOUT UPDATED, LOTS RENUMBERED
R6	3/02/21	STAGES 1 & 5 AMENDED
R7	1/03/21	LOTS 171-180 & 190 AMENDED
R8	11/3/21	LAYOUT UPDATED
R9	15/3/21	STAGES 1 & 5 AMENDED
R10	25/3/21	STAGES 2 & 3 RENUMBERED
R11	1/04/21	LOTS 668-674 & 676 AMEND, LOTS RENUMBERED
R12	12/4/21	LOTS 667-682 AMENDED
R13	20/4/21	NO CHANGE THIS SHEET
R14	01/6/21	NO CHANGE THIS SHEET
R15	22/6/21	NO CHANGE THIS SHEET
R16	28/7/21	LOTS 651 & 663 - 667 AMENDED
R17	04/8/21	GAS REMOVED FROM EASEMENT
R18	11/8/21	KERB ALIGNMENT ADDED

- NOTES:
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 - 7) Orion kiosk lots have not been shown and are to be created as required following a detail electrical design.

Legend

Building to be removed.

Building to remain.

Total Area : 2.2558ha

Comprised in: RT: Yet to Issue

DAVIE LOVELL-SMITH

PLANNING SURVEYING ENGINEERING

116 Wrights Road P O Box 679 Christchurch 8140. New Zealand
Telephone: 03 379-0793 Website: www.dls.co.nz E-mail: office@dls.co.nz

JOB TITLE:

Hughes Developments Limited
South West Stage 9
Rolleston

SHEET TITLE:

Proposed Subdivision of
Lot 2008 RC.....

DRAWING STATUS

For Subdivision Consent

SCALE : 1:750@A1
1:1500@A3

DATE : August 2021

CAD FILE : J:\20184\SUBCON SW\H20184\SUBCON STG 9 R18.dwg

DRAWN : GC

DRAWING No : SHEET No : REVISION :

H.20184 STG9 SW01.0 R18



AMENDMENT	DATE	DESCRIPTION
R4	12/11/2020	STAGING AMENDED
R5	1/12/2020	STAGE 6 AND AMALGAMATION CONDITION ADDED
R6	11/12/2020	LOT 275 AMENDED & LOT 276 ADDED
R7	11/01/2021	STAGING AMENDED
R8	03/02/2021	LOTS 58 & 402 AMENDED
R9	06/04/2021	LOTS 356-358 LINK STRIPS & POTENTIAL LOTS TO LOT 58 ADDED
R10	12/04/2021	LOT 58 REMOVED, LOTS 277 - 286 & STAGE 7 ADDED
R11	27/04/2021	KERB & FOOTPATH DETAILS UPDATED
R12	28/07/2021	LOT 276 AMENDED

NOTES:

- Areas and dimensions are approximate & subject to final survey and deposit of plans.
- Service easements to be created as required.
- This plan has been prepared for subdivision consent purposes only. No liability is accepted if the plan is used for any other purpose.
- Any measurements taken from information which is not dimensioned on the electronic copy are at the risk of the recipient.
- This plan is subject to the granting of subdivision and/or resource consents and should be treated as a proposal until such time as the necessary consents have been granted by the relevant authorities.
- This plan has been prepared for the use of Hughes Developments Limited only and no liability is accepted in relation to any other parties.
- Orion Kiosk Lots have not been shown and are to be created as required following a detail electrical design.

Proposed Amalgamation Covenants

Stage 3

Lots 14 to 16 hereon to be created and held together, as part of Stage 3, by an amalgamation covenant pursuant to Sec 220(2)a Resource Management Act.

Stage 4

Lots 277 to 286 hereon to be created and held together, as part of Stage 4, by an amalgamation covenant pursuant to Sec 220(2)a Resource Management Act

Proposed Cancellation of Amalgamation Covenants

Stage 6 will involve cancellation of the amalgamation covenant on Lots 14-16.

Stage 7 will involve cancellation of the amalgamation covenant on Lots 277-286.

Legend

- Building to be removed.
- Building to remain.
- Landscape Covenant Area (generally 2.0m wide).

Proposed Memorandum of Easements				SCHEDULE OF AREAS	
Nature	Servient Tenement (Burdened Land)		Dominant Tenement (Benefited Land)	Description	Area
	Lot No	Shown			
Right of way, rights to drain water & sewage & rights to convey gas, water, electricity & telecommunications.	27	A	Lot 28	Residential Lots - (Lots 1 - 57, 59-274 & 277-286)	16.0587ha
	28	B	Lot 27	Commercial Lots - (Lots 275 & 276)	4822m²
	55	C	Lot 56	Reserve to vest in Selwyn District Council (Lots 300 - 303)	3683m²
	56	D	Lot 55	Road to vest in Selwyn District Council (Lots 400 - 406)	8.0663ha
	104	E	Lot 105	Kiosk Lots - (Lots 351 - 354)	20m²
	105	F	Lot 104	Link Strips - (Lots 356 - 358)	12m²
	277	G	Lots 278-286		
	278	H	Lots 277 & 279-286		
	279	I	Lots 277-278 & 280-286		
	280	J	Lots 277-279 & 281-286		
	281	K	Lots 277-280 & 282-286		
	282	L	Lots 277-281 & 283-286		
	283	M	Lots 277-280 & 284-286		
	284	N	Lots 277-283, 285 & 286		
	285	O	Lots 277-284 & 286		
	286	P	Lots 277-285		
				Total Area :	24.9787ha
				Comprised in: RTs. 977881 & 977882	

JOB TITLE:

Hughes Developments Limited
South East
Rolleston

SHEET TITLE:

Proposed Subdivision of
Lot 1001 & Lot 1002 DP 557037

DAVE LOVELL-SMITH
PLANNING SURVEYING ENGINEERING

116 Wrights Road P O Box 679 Christchurch 8140, New Zealand
Telephone: 03 379-0793 Website: www.dls.co.nz E-mail: office@dls.co.nz

DRAWING STATUS

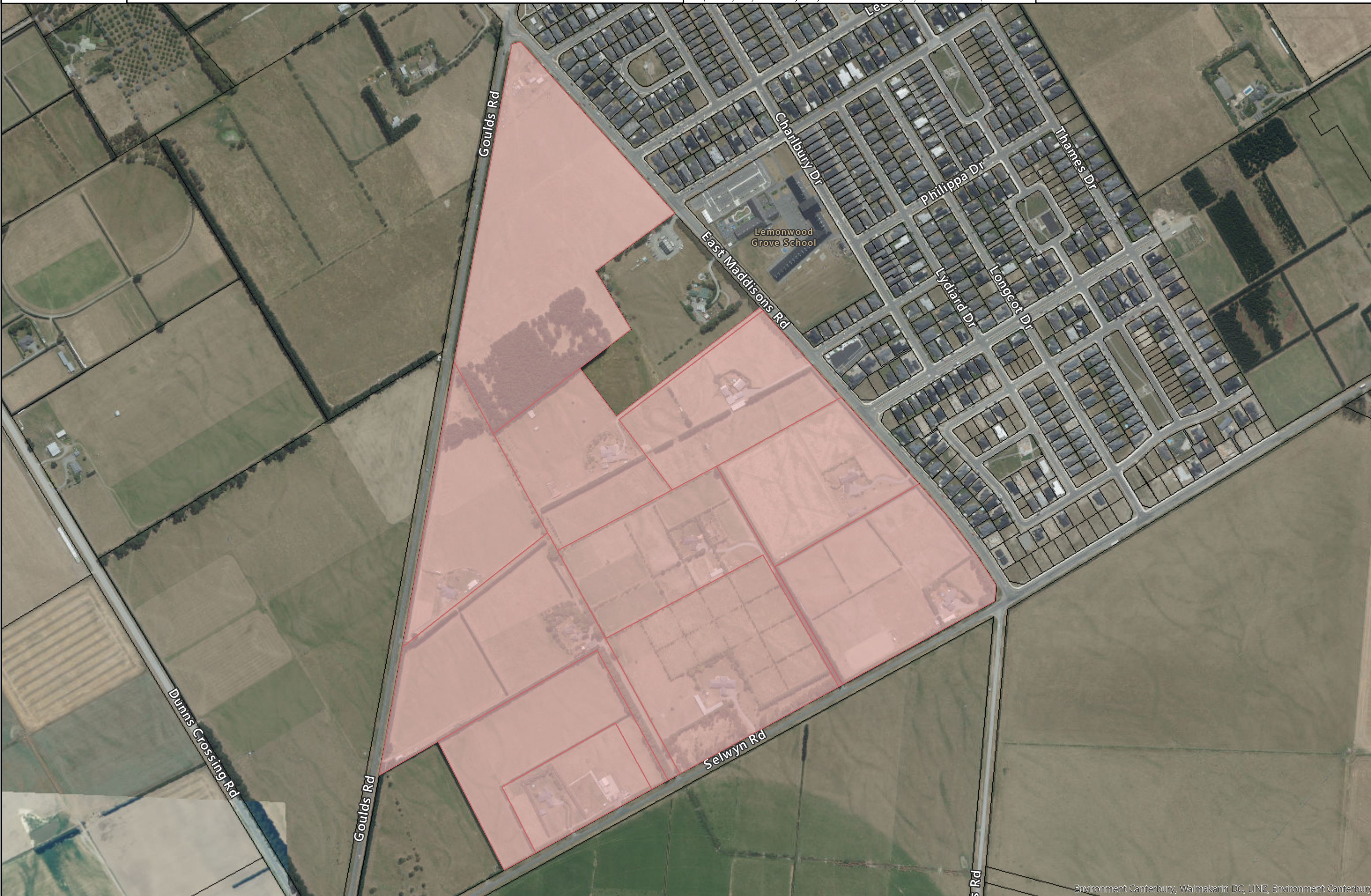
For Subdivision Consent

SCALE : 1:1250@A1
1:2500@A3 DATE : July 2021

CAD FILE : J:\20184\SUBCON SE\20184\SUBCON SE_R12.dwg
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P20184 SE Subcon

R12





-  Lot 4 DP 355996
 -  Indicative Location of Pump Station
- Boundaries**
-  Regional Boundaries
 -  Territorial Authority Boundaries
 -  Land Parcels Land Parcels
 -  State highways outside Canterbury

Legend note: if you have a large number of layers on the map, they may not all be visible in the legend.

Disclaimer:
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Information from this map may not be used for the purposes of any legal disputes. The user should independently verify the accuracy of any information before taking any action in reliance upon it.



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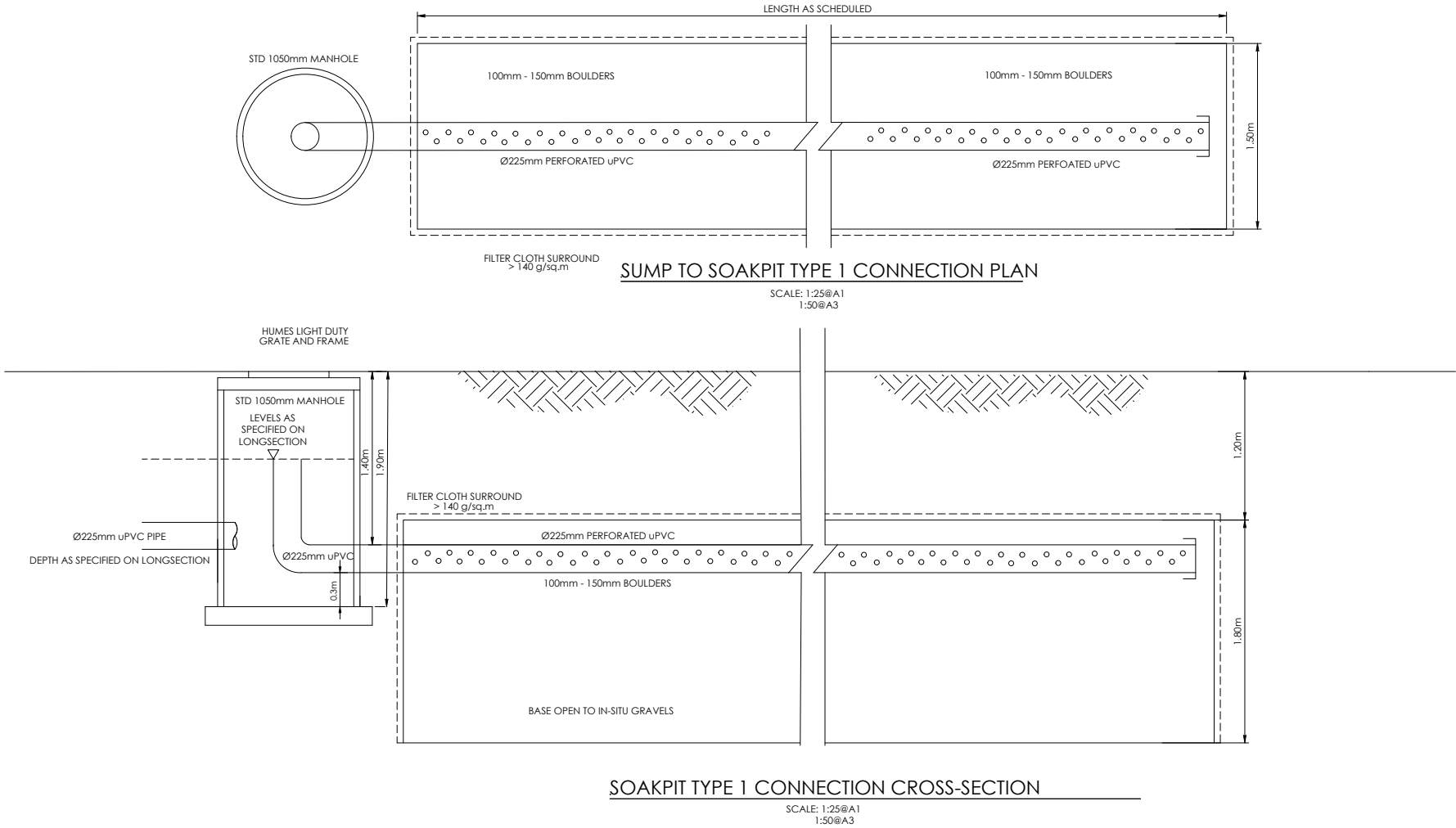
Copyright Environment Canterbury, Waimakariri DC, LINZ
Environment Canterbury 2021







SOAKPIT SCHEDULE	
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SOAKAGE RATE TO BE CONFIRMED ONSITE. REFER TO ENGINEER FOR SOAKPIT SIZING.

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1. ALL WORKS IN ACCORDANCE WITH SDC CODE OF PRACTICE PARTS 1-11 STANDARDS, IF STANDARDS ARE UNSPECIFIED REFER TO CCC CSS PARTS 1-7.
2. ALL PLANS ARE TO BE READ AND DISTRIBUTED AS A COMPLETE SET. ANY DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF THE ENGINEER FOR CLARIFICATION.
3. ORIGIN OF LEVELS
LEVELS ARE IN TERMS OF MEAN SEA LEVEL (LYTTELTON VERTICAL DATUM 1937) PRIOR TO CANTERBURY EARTHQUAKES OF 2010 AND 2011.
4. EXISTING SERVICES HAVE BEEN DIGITISED FROM SERVICE AUTHORITY PLANS; COMPLETENESS AND ACCURACY ARE NOT GUARANTEED. ALL SERVICES TO BE FULLY SEARCHED AND PILOTTED PRIOR TO TRENCHING.
5. ELECTRICITY & TELECOM SERVICES NOT SHOWN. REFER TO ELECTRICAL & COMMUNICATION PLANS FOR DUCT LOCATIONS.
6. TRENCHING AND INSTALLATION OF POWER AND TELECOM SERVICES TO BE PROVIDED IN ACCORDANCE WITH SERVICE PROVIDERS PLANS AND SPECIFICATIONS.
7. REFER TO LONGSECTIONS FOR ALL SEWER & STORMWATER LEVELS.
8. NOMINATED PIPE SIZES ARE INTERNAL DIAMETER UNLESS NOTED OTHERWISE.
9. ALL UPVC PIPES (WHETHER SEWER OR STORMWATER) SHALL CONFORM TO AS NZS 1260:1999 AND SHALL HAVE THE FOLLOWING STIFFNESS NUMBERS AS SET OUT IN THE STANDARD: DN 100 AND 150...SN16; DN225 AND LARGER ...SN8.
10. ALL SERVICES UP DRIVEWAYS & ROWs TO BE INSTALLED BY A REGISTERED DRAIN LAYER AND IN TERMS OF THE BUILDING CONSENT.
11. ALL SEWER AND STORMWATER LATERALS TO BE LAID AT 1:60 MINIMUM GRADE AND LAID TO 1.0m WITHIN LOTS.
12. RAMPED RISERS ARE TO BE USED FOR LATERALS TO ENSURE A MAXIMUM DEPTH OF 1.5m COVER AT THE LOT BOUNDARY.
13. BEDDING TO BE AS PER SD344 UNLESS OTHERWISE SPECIFIED.

HD

HUGHES DEVELOPMENTS

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DAVE LOVELL-SMITH

PLANNING SURVEYING ENGINEERING

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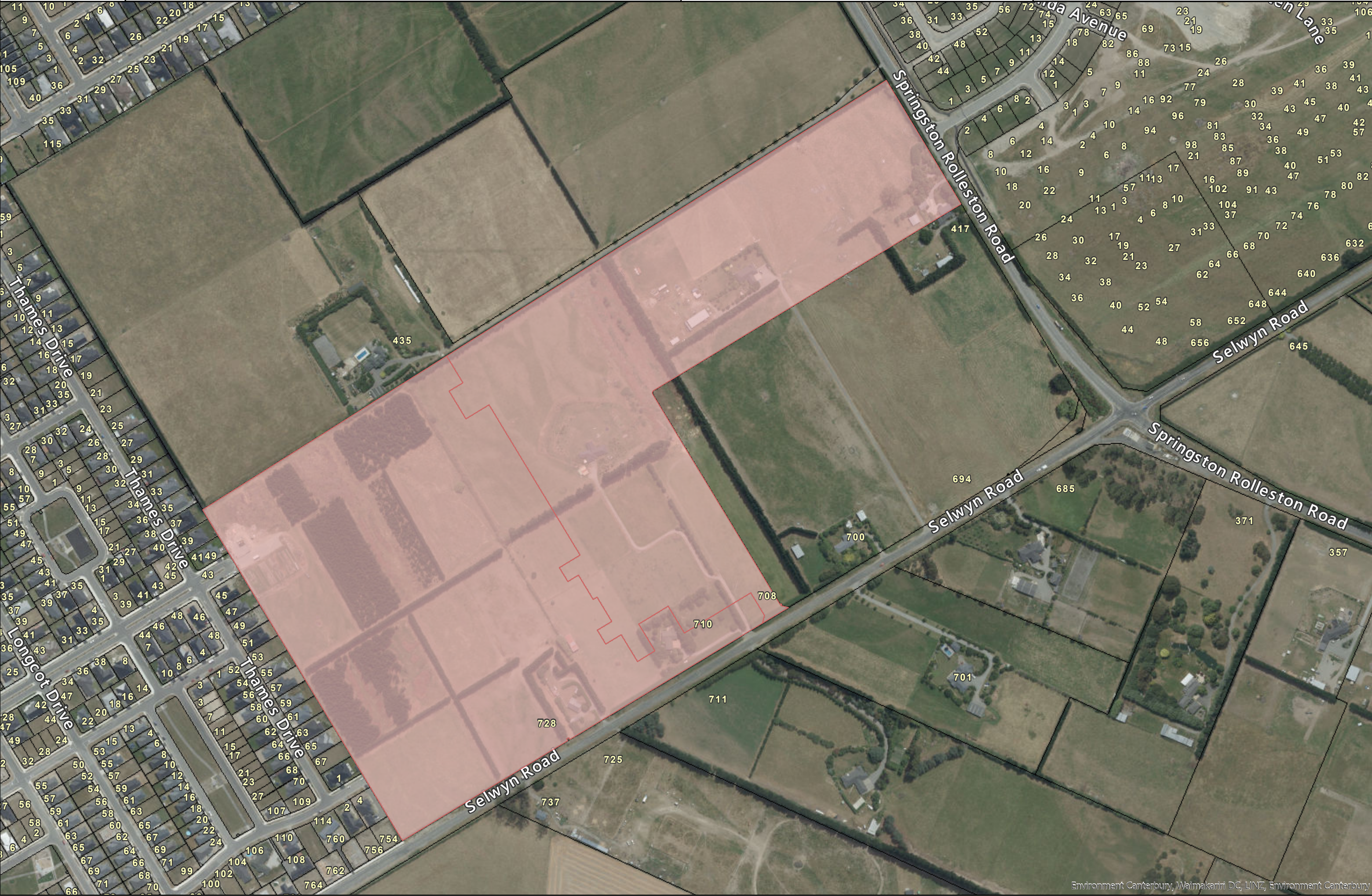
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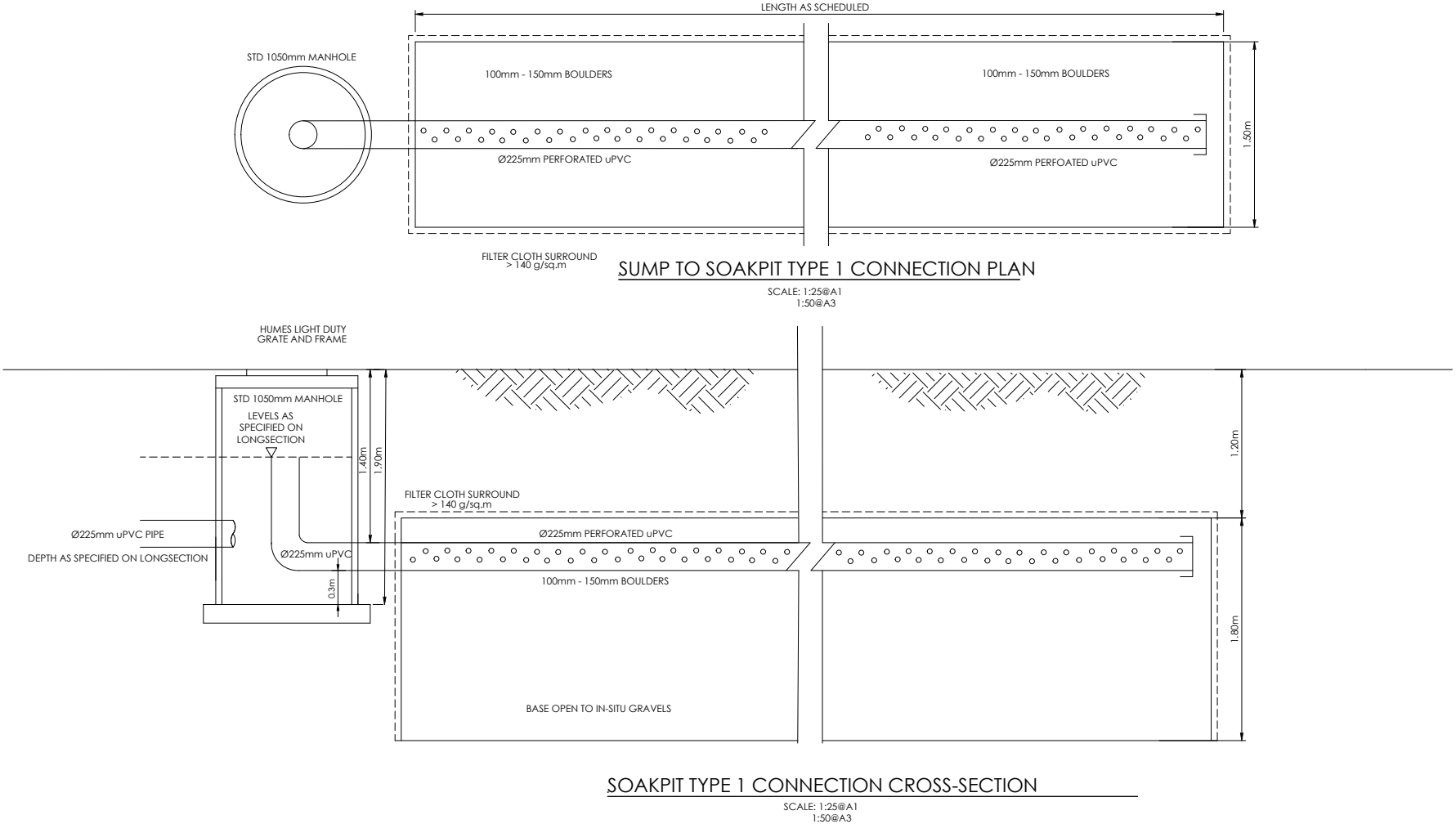
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