

3 December 2012

RD Hughes Developments Ltd
C/- Davie, Lovell-Smith Ltd
PO Box 679
CHRISTCHURCH 8140

Attn: Mark Brown

Dear Sir/Madam

RE: RESOURCE CONSENT APPLICATION – 125442

APPLICANT:	RD Hughes Developments Ltd
LOCATION:	Corner of Goulds Road and Dynes Road
LEGAL DESCRIPTION:	Lot 1500 DP 456110
ZONING:	The property is zoned Living Z under the provisions of the Partially Operative District Plan – Township Volume.
PROPOSAL:	To undertake a subdivision with non-complying earthworks volumes, roading requirements and density location requirements .
TYPE OF APPLICATION:	This application has been assessed as a landuse consent for a discretionary activity under the Partially Operative District Plan. As such the relevant provisions of the Partially Operative District Plan – Township Section and the Resource Management Act 1991, have been taken into account.

COUNCIL DECISION

This application was lodged and formally received with the Selwyn District Council on 23 November 2012. Assessment and approval took place on the 3 December 2012.

The full text of the decision is as follows:

"Resource consent 125442 is granted pursuant to Sections 104 and 104B of the Resource Management Act 1991 subject to the following conditions imposed under Sections 108 and 220 of the Act.

Density Areas

1. That the proposal shall proceed in general accordance with the attached approved subdivision plan and the details included in the application.
2. Lots 5 -15 and 22 -32 of subdivision 125421 shall be assessed against the District Plan controls applying to the Living Z lower density areas.
3. Lots 36, 37, 50, 87 – 89 and 106 – 107 of subdivision 125421 shall be assessed against the District Plan controls applying to the Living Z medium density areas.

Earthworks

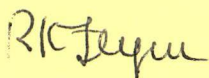
4. That the earthworks be undertaken in accordance with the plans and details submitted with the application with a maximum volume of 35,000m³ of earthworks being undertaken.
5. That the noise limits set out in the Construction Noise Guidelines NZS 6803:1999 be complied with at all times.
6. Hours of operation (other than dust mitigation control) be limited to the hours of 7am to 7pm. Work will generally be restricted to Monday to Saturday although occasional work may be permitted on Sundays and Public Holidays subject to prior notice being given to Councils Monitoring Officer no later than noon of the previous working day prior to work being scheduled.
7. No construction machinery shall be warmed up within 100 metres of any habitable dwelling.
8. That any earth stockpile (unless covered by condition 9) be located at least 100 metres from any habitable dwelling.
9. That any longterm stockpiles (ie earth stockpiles not to be utilised within the particular stage of the subdivision being constructed at that time) be located at least 200 metres from any habitable dwelling.
10. That any longterm stockpiles be revegetated as soon as they are at their finalized size.
11. That material stockpiles be shaped, wetted or stabilized to reduce dust generation.
12. That all earth exposed by the earthworks (other than short term stockpiles and the earth bund) be regrassed as soon as practicable after the earthworks are completed.
13. The consent holder shall ensure on a continuing basis that dust is not generated from consolidated material which was the subject of any earthworks activities by keeping the surface of the consolidated material damp or by using another appropriate method of dust suppression. This applies to exposed areas of earth, stockpiles, bunds and unsealed roads.
14. That the consent holder shall ensure on a continuing basis that dust created by the disturbance or transportation of materials is confined to within the boundaries of the application site.

15. That dust generating activities shall cease during times of high winds where dust suppression methods are insufficient to stop fugitive dust leaving the site.
16. Onsite vehicle speeds be limited to 30 km per hour.
17. The consent holder shall confirm whether any fill will be placed on the 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. 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.
18. 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.
19. Where a hazardous site is found at any stage of the subdivision development works then the consent holder shall undertake all necessary work to rehabilitate the site. This may include treatment and off site disposal. All works shall be undertaken at the consent holder's expense.

Notes to the Consent Holder

- a. Pursuant to Section 125 of the Resource Management Act 1991, if not given effect to, this resource consent shall lapse ten years after the date of this decision unless a longer period is specified by the Council upon application under Section 125 of the Act.
- b. In accordance with Section 36 of the Resource Management Act 1991, the Council's basic monitoring fee has been charged.

Yours faithfully
Selwyn District Council



Rosie Flynn
Team Leader, Resource Consents