Resource Consent Decision

RC225649

APPLICANT:	Hughes Developments Limited
PROPOSAL:	To subdivide land to create two allotments, one being a rural allotment and the other being a road
LOCATION:	597 East Maddisons Road, Rolleston
LEGAL DESCRIPTION:	Lot 1 DP 57004 being 20.4 hectares in area more or less, as contained in Record of Title CB33K/65.
ZONING:	**Operative Selwyn District Plan (2016)** The property is zoned Inner Plains under the provisions of the Operative District Plan (Rural) Volume
STATUS:	**Operative Selwyn District Plan (2016)** This application has been assessed as a subdivision consent for a Controlled activity under the Operative District Plan.
This application was formally received by the Selwyn District Council on 15 September 2022. Assessment and approval took place on 25 October 2022 under a delegation given by the Council.	

Decision

A. Resource consent 225649 be processed on a **non-notified** basis in accordance with sections 95A-F of the Resource Management Act 1991; and

B. Resource consent 225649 be **granted** pursuant to sections 104 and 104A of the Resource Management Act 1991 subject to the following conditions imposed under sections 108 and 220 of the Act:

1. The following conditions of consent shall be met prior to the issue of a section 224(c) Completion Certificate at the expense of the consent holder.
2. The subdivision shall proceed in general accordance with the information submitted with the application on 14 October 2022 dated September 2022, and the attached approved subdivision plan entitled Proposed Subdivision of Lot 1 DP 57004 dated July 2022 (now marked RC225649), except where another condition of this consent must be complied with.
3. That Lot 2 vest in the Selwyn District Council as road.

Contamination

4. That a consent notice be registered on the Certificate of Title to issue for Lot 1 stating the following:

A combined PSI/DSI has been undertaken for this site which has identified a number of HAIL activities. On review of this PSI/DSI, a number of issues were identified which may require further work to be undertaken prior to the PSI/DSI being considered complete.

No construction, development or site preparation work shall occur until the PSI/DSI has been resubmitted to Selwyn District Council with all required testing being completed in accordance with the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health and a Remediation Action Plan has been prepared for soil and material that contains concentrations of contaminants in excess of soil contaminants standards or guidelines for residential land use under the National Environmental Standard (NES) for Assessing and Managing Contaminants in Soil to Protect Human Health.

Attachments

1. RC225649 Approved Plan

Notes to the Consent Holder

Lapse Period (Subdivision Consents)

a) Under section 125 of the RMA, this subdivision consent lapses five years after the date it is granted unless:

   (i) A survey plan is submitted to Council for approval under section 223 of the RMA before the consent lapses, and that plan is deposited within three years of the approval date in accordance with section 224 of the RMA; or

   (ii) An application under section 125 of the RMA is made to the council before the consent lapses (five years) to extend the period after which the consent lapses and the council grants an extension.

Monitoring

b) In accordance with section 36 of the Resource Management Act 1991, the Council's basic monitoring fee has been charged.

c) If the conditions of this consent require any reports or information to be submitted to the Council, additional monitoring fees for the review and certification of reports or information will be charged on a time and cost basis. This may include consultant fees if the Council does not employ staff with the expertise to review the reports or information.

d) Where the conditions of this consent require any reports or information to be submitted to the Council, please forward to the Council's Compliance and Monitoring Team, compliance@selwyn.govt.nz

e) Any resource consent that requires additional monitoring due to non-compliance with the conditions of the resource consent will be charged additional monitoring fees on a time and cost basis.

Building Act

f) This consent is not an authority to build or to change the use of a building under the Building Act. Building consent will be required before construction begins or the use of the building changes.

Regional Consents

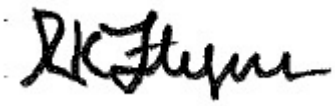
g) This activity may require resource consent from Environment Canterbury. It is the consent holder's responsibility to ensure that all necessary resource consents are obtained prior to the commencement of the activity.

Water Feature

h) The next subdivision stage is expected to propose a water feature at the south west corner between Goulds Road and the proposed Shillingford Boulevard extension. This feature is not to be installed within the area to be vested as road (Lot 2). The proposed water feature will replace a temporary soakpit solution that provides initial termination of the water race at this location. Final approval of this proposal will be addressed under a separate consent.

Yours faithfully

Selwyn District Council



Rosie Flynn

Team Leader, Resource Consents



AMENDMENTS:

AMENDMENT	DATE	DESCRIPTION

NOTES :

1) Areas and dimensions are subject to final survey and deposit of plans.

2) Service easements to be created as required.

3) This plan has been prepared for discussion purposes only. No liability is accepted if the plan is used for any other purpose.

4) This plan has been prepared for the use of our client and no liability is accepted in relation to any other parties.

5) Any measurements taken from information which is not dimensioned on the electronic copy are at the risk of the recipient.

6) 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.

Total Area: 20.3750ha

Comprised in: RT. CB33K/65

DAVIE LOVELL-SMITH
PLANNING SURVEYING ENGINEERING

116 Wrights Road P O Box 679 Christchurch 8140. New Zealand
Telephone: 03 379-0780 Website: www.dls.co.nz E-mail: office@dls.co.nz

JOB TITLE :

Selwyn District Council
Goulds Road / East Maddisons Road

SHEET TITLE :

Proposed Subdivision of
Lot 1 DP 57004

DRAWING STATUS

For Consent Purposes

SCALE : 1:3000@A3	DATE : July 2022
CAD FILE : J:\20752\Subcon\E20752 Subcon.dwg	DRAWN : GAC
DRAWING No : E20752	SHEET No : 1
	REVISION :

AS APPROVED BY
SELWYN DISTRICT COUNCIL
Planning Department

RESOURCE CONSENT
225649

25/10/2022 flynnr