Section 127

Resource Management Act 1991

Decision and Planning Report

Planning Report pursuant to section 42A of the Resource Management Act 1991 recommending whether or not an application for resource consent should be:

- Publicly notified, limited notified or non-notified
- Granted or declined, and, if granted, the conditions of consent

Decision pursuant to section 113 of the Resource Management Act 1991

APPLICATION NUMBERS	RC235205C, RC235206H
APPLICANT	Hughes Developments Limited
BRIEF DESCRIPTION OF THE APPLICATION	The following consents are sought: • RC235205C - s 127 - Change of conditions pursuant to section 127 to **RC235205** as it relates to amending the stage boundaries, updating the Residential Development Matrix, and altering the configuration and typology of residential lots within Stages 1, 7, 8, 13, 16, 17, 19, 23, and 26 of Arbor Green. • RC235206H - s 127 - Change of conditions pursuant to section 127 to **RC235206** as it relates to amending Conditions 32 and 35 to reflect the new lot numbers.
ADDRESS	Goulds Road
LEGAL DESCRIPTION	Lot 4004 DP 624732
TITLE REFERENCE	1235369
AREA	27.286 ha
ZONING / OVERLAYS	**Operative Selwyn District Plan (2016), Rural Volume** Inner Plains **Partially Operative Selwyn District Plan (Appeals Version)** General Rural Zone Plains Flood Management Overlay Liquefaction Damage Unlikely Overlay Urban Growth Overlay Rural Density Overlay: SCA-RD1
OVERALL ACTIVITY STATUS	**Discretionary**

The Application

1. The Applicant is seeking to change conditions 2, 4, 6, and 12 of an existing subdivision consent (RC235205 as most recently varied by RC235205A) and to change conditions 32 and 35 of an existing land use consent (RC235206 as most recently varied by RC222691). These consents were granted by an Independent Panel of

Commissioners on the 26th of July 2023 under the COVID-19 Recovery (Fast Track Consenting) Act 2020 (the Act).

Background

2. Resource consent RC235205 was granted by a panel of Independent Commissioners on the 26th of July 2023 to undertake a large, staged subdivision to enable rural land within Rolleston to be developed for residential uses. This subdivision is referred to as Arbor Green.

3. The Arbor Green subdivision site is a triangular block of land situated approximately 2.5km south-west of the Rolleston Town Centre. The subdivision site comprises six separate parcels of land with a total area of approximately 69.3ha.

4. An associated land use consent RC235206 was also granted on the 26th of July 2023 to undertake earthworks and other works associated with the development of the subdivision. Resource consents were also obtained from Environment Canterbury for excavation, to take and use groundwater, and to discharge construction and operational phase stormwater under the Canterbury Land and Water Regional Plan (CRC234541, CRC234542, CRC234543, and CRC234544).

5. On the 17th of June 2022, Schedule 54 was included in the Covid-19 Recovery (Fast track Consenting) Referred Projects Order 2020, enabling the Applicant to refer its Arbor Green subdivision (originally called Faringdon Oval) to proceed by way of the fast-track consenting process under the COVID-19 Recovery (Fast Track Consenting) Act 2020 (the Act). The resource consents were all obtained under this legislation.

6. Subdivision consent RC235205 was later varied by RC235831, RC245327, RC245667, RC245846, RC245976, RC255040, RC255500, RC255550 and most recently RC235205A.

- RC235831 was granted on the 15th of March 2024. This allowed for the reconfiguration of Stages 5, 15, 20, and 21; amendments to the lot boundaries for medium-density lots; and the addition of three new lots.

- RC245327 was approved on the 1st of July 2024. This resulted in the following changes:
  - Reconfiguration of the layout of Stage 15,
  - An amendment to the boundary of Stage 2, and
  - Changes to the Residential Development Matrix.

- RC245667 was granted on the 8th of August 2024. This allowed for the following changes:
  - Reconfiguration of the layout of Stages 3 and 22,
  - An increase in building coverage for low-density lots resulting in a change to the Residential Development Matrix, and
  - The addition of a new condition relating to Comprehensive Residential Development Lots 689 and 699 to enable the right of way to be formed as part of the housing development.

- RC245846 was granted on the 19th of October 2024. This allowed for changes to the Residential Development Matrix, specifically:
  - Defining what constitutes a primary and secondary road boundary,
  - Reducing the road boundary setback from 5.5m to 5m for medium density, duplex, and zero-lot typologies, and
  - To clarify that the garage setback from the road boundary is measured from the garage door.

- RC245976 was granted on the 28th of November 2024. This allowed for changes to the Residential Development Matrix to remove the requirement for garages to be setback from the façade of the dwelling for low-density lots.

- RC255040 was granted on the 5th of May 2025. This resulted in changes to the stage boundaries; the configuration of typologies within Stages 9, 10, and 12; and amendments to the Residential Development Matrix and Typology Plan.

- RC255500 was granted on the 22nd of July 2025. This resulted in the deletion of Lot 222 in Condition 12, removing the requirement for this lot to be developed as a Comprehensive Residential Development Lot.

- RC255550 was granted on the 23rd of September 2025, resulting in the following changes:

    - Reconfiguration of the layout and typology of lots within stages 4, 5, 18, and 25.

    - Amendments to the Residential Development Matrix to clarify setback measurement points and the method for calculating site coverage.

    - Modification of Condition 12 to remove specific lot references and instead refer to the Typology plan.

    - Further revision of Condition 12 to specifically reference the Living Z requirements for the comprehensive development lots.

    - Removal of Condition 13 as the duplex lots will be subdivided as part of the process.

    - Amendment to Condition 92 to enable changes to the reserve classifications.

    - Amendment to Condition 94 to permit 1.8m timber paling fence along shared boundaries.

- RC235205A was granted on the 26th of February 2026 and resulted in the following amendments, ultimately updating the Residential Development Matrix (November 2025):

    - Reduction in the outdoor living space requirement for Home and Income Units on Medium Density Lots from 50m^2 with a minimum dimension of 4m to 30m^2 with a minimum dimension of 3m (noting that the principal residential unit must still achieve a minimum of 50m^2 with a 4m dimension); and

    - Reduction in the setbacks from right of ways/access lanes from 3m to 1m for Medium Density Lots that do not have legal access to the right of way.

7. RC235206 has since been varied by RC245847, RC255071, and most recently RC255691.

    - RC245847 resulted in changes to condition 35 to allow for lot 563 to be included in the 'exceptions' for the vehicle crossing requirement to be setback from an intersection.

    - RC255040 resulted in changes to conditions 32 and 35 to include additional lots within the exemptions relating to vehicle crossings.

    - RC255691 was granted alongside RC255550 on the 23rd of September 2025, resulting in a new consent condition to enable a home and income unit to be constructed on low and medium lot typologies, provided they met the requirements in the residential development matrix. The change also allowed for amendments to conditions 32 and 35 in relation to the location of vehicle crossings to reflect the new lot references.

8. Condition 25 of land use consent RC235206 has been varied multiple times to allow for the establishment of residential developments that do not comply with the requirements of the Residential Development Matrix.

9. The applicant now seeks to change conditions 2, 4, 6, and 12 of subdivision consent RC235205 and conditions 32 and 35 of land use consent RC235206 to allow for the following:

- Amend the configuration and typology of residential lots,
- Amend the stage boundaries, and
- Amend conditions 32 and 35 in relation to the location of vehicle crossings to reflect the new lot references.

10. Conditions 2, 6, and 12 of subdivision consent (RC235205) will be varied to reference the updated plans, while Condition 4 of RC235205 will be updated to reference the amended staging.

11. Condition 2 currently reads as follows:

2. The subdivision shall proceed in general accordance with the following

i. approved plans and documents:

- Precinct Plan
- Typology Plan July 2025
- Landscape Plan
- Subdivision Plan September 2025 R20A
- Pedestrian and Cycle Network Plan
- Road Network Plan
- Reserve Network Plan
- Residential Development Matrix November 2025
- Neighbourhood Centre Development Matrix September

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 Consent Holder.

12. It is proposed to change condition 2 as follows (changes underlined and in bold and strikethrough):

2. The subdivision shall proceed in general accordance with the following

i. approved plans and documents:

- Precinct Plan
- Typology Plan ~~July 2025~~ **February 2026**
- Landscape Plan
- Subdivision Plan ~~September 2025 R20A~~ **February 2026 R22**
- Pedestrian and Cycle Network Plan

- Road Network Plan
- Reserve Network Plan
- Residential Development Matrix ~~November 2025~~ **April 2026**
- Neighbourhood Centre Development Matrix September

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 Consent Holder.

13. Condition 4 currently reads as:

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 – 19, 151-156, 2000, 2022, 2001, 2023, 2026, 2029, 3000, 3001
- Stage 2 – Lots 1000, 1001, 3002
- Stage 3 – Lots 20, 22-30, 581, 585, 589-597, 689, 691, 695, 699, 717-725, 2002, 2003, 2019, 3003
- Stage 4 – Lots 34 – 50, 292–309, 312–346, 728, 732 – 734, 2015, 2018, 3004, 3018
- Stage 5 - Lots 51 - 61, 456 - 490, 669 – 681, 861-869,729 – 731, 735 – 740, 758 -761, 763 – 768, 775 – 778, 2014, 3006, 3010, 3025
- Stage 6 – Lots 65 – 97, 2006, 3007
- Stage 7 – Lots 98 – 125, 3008
- Stage 8 – Lots 126 – 149, 2007, 2008, 3009,
- Stage 9 – Lots 157-162, 164 – 180, 247, 249 – 250, 284-287, 2030, 3011
- Stage 10 – Lots 163, 182 - 209, 211, 214-220, 230-231, 238-242, 244-246, 1016, 2024, 2025, 3012
- Stage 11 – Lots 210, 212, 213, 216-229, 3014
- Stage 12 – Lots 31-33, 150, 221-222, 232- 237, 243, 251 – 255, 257-271, 273-277, 279-283, 1017, 2010, 2004, 3015
- Stage 13 – Lots 288 – 291, 2011, 3016, 3017
- Stage 14 – No lots
- Stage 15 – Lots 347, 353-358, 359-363, 364, 365, 561, 562, 564-567, 571-579, 580, 690, 3022, 2013, 1012 and 1004
- Stage 16 – Lots 366 – 389, 3023
- Stage 17 – Lots 390 – 424, 3024
- Stage 18 – Lots 404, 425 – 454, 749 – 751, 762, 3017, 3040
- Stage 19 – 3005

- Stage 20 – Lots 64, 348 – 352, 356, 491 – 533, 563, 568 – 570, 2005, 3028, 3041
- Stage 21 – Lots 534 – 560, 2016, 2017, 3029
- Stage 22 – Lots 3030
- Stage 23 – Lots 598 – 637, 2020, 3031, 3032, 3033
- Stage 24 – Lots 638 – 661, 2021, 3034, 3035
- Stage 25 – Lots 662 – 668, 3036
- Stage 26 – Lots 682 – 688, 3038

14. It is proposed to change condition 4 as follows (changes underlined and in bold and strikethrough):

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 – 19, ~~151-156, 2000, 2022, 2001, 2023, 2026, 2029, 3000, 3001~~ **67-73, 151-156, 885-888, 961, 962, 1014, 2000, 2001, 2022, 2023, 2026, 2029, 3000, 3001 and 3042**
- Stage 2 – Lots 1000, 1001, 3002
- Stage 3 – Lots 20, 22-30, 581, 585, 589-597, 689, 691, 695, 699, 717-725, 2002, 2003, 2019, 3003
- Stage 4 – Lots 34 – 50, 292–309, 312–346, 728, 732 – 734, 2015, 2018, 3004, 3018
- Stage 5 - Lots 51 - 61, 456 - 490, 669 – 681, 861-869,729 – 731, 735 – 740, 758 -761, 763 – 768, 775 – 778, 2014, 3006, 3010, 3025
- ~~o~~ Stage 6 – ~~Lots 65 – 97, 2006, 3007~~ **No lots**
- ~~o~~ Stage 7 – ~~Lots 98 – 125, 3008~~ **Lots 110-133, 598, 615-618, 621-631, 634, 635, 638-641, 796, 2020 and 3008.**
- Stage 8 – ~~Lots 126 – 149, 2007, 2008, 3009,~~ **Lots 65, 66, 74-79, 82-99, 138-144, 147-149, 889-891, 893, 897, 943, 963, 2006, 2008, 2031 and 3007.**
- Stage 9 – Lots 157-162, 164 – 180, 247, 249 – 250, 284-287, 2030, 3011
- Stage 10 – Lots 163, 182 - 209, 211, 214-220, 230-231, 238-242, 244-246, 1016, 2024, 2025, 3012
- Stage 11 – Lots 210, 212, 213, 216-229, 3014
- Stage 12 – Lots 31-33, 150, 221-222, 232- 237, 243, 251 – 255, 257-271, 273-277, 279-283, 1017, 2010, 2004, 3015
- Stage 13 – Lots 288 – 291, 2011, 3016, 3017
- Stage 14 – No lots
- Stage 15 – Lots 347, 353-358, 359-363, 364, 365, 561, 562, 564-567, 571-579, 580, 690, 3022, 2013, 1012 and 1004
- Stage 16 – ~~Lots 366 – 389, 3023~~ **Lots 370-378, 382-393, 632, 633, 636, 637, 642-649, 900-907, and 3023.**

- Stage 17 – ~~Lots 390 – 424, 3024~~ **Lots 379-381, 394-403, 405-419, 650-661, 908-913 and 3024.**
- ~~o~~ Stage 18 – ~~Lots 404, 425 – 454, 749 – 751, 762, 3017, 3040~~ **Lots 404, 425-432, 434-454, 749-757, 762, 950-954, 1023, 1024, 3017 and 3040.**
- Stage 19 – **Lots 81, 100-108, 145, 146, 366-369, 420-424, 455, 892, 915 – 923, 940, 2032 and** 3005.
- Stage 20 – Lots 64, 348 – 352, 356, 491 – 533, 563, 568 – 570, 2005, 3028, 3041
- Stage 21 – Lots 534 – 560, 2016, 2017, 3029
- Stage 22 – Lots 3030
- Stage 23 – ~~Lots 598 – 637, 2020, 3031, 3032, 3033~~ **Lots 599-613, 619, 620 and 3032**.
- ~~o~~ Stage 24 – ~~Lots 638 – 661, 2021, 3034, 3035~~ **No lots**
- Stage 25 – Lots 662 – 668, 3036
- Stage 26 – Lots **614,** 682 – 688, 3038

15. Condition 6 currently reads as:

> 6. A Consent Notice pursuant to section 221 of the Resource Management Act 1991 shall be registered on the Record of Title for all residential lots to record the following conditions are complied with on a continuing basis:
>
> a. Unless otherwise approved by a separate resource consent all residential development is to occur in accordance with the Residential Development Matrix and following plans:
>
> I. Precinct Plan
>
> II. Typology Plan July 2025
>
> III. Landscape Plan
>
> IV. Subdivision Plan August 2025 R20
>
> V. Pedestrian and Cycle Network Plan
>
> VI. Road Network Plan
>
> VII. Reserve Network Plan
>
> b. Except the development of Lot 363 DP 608463, which shall be undertaken in accordance with the details and approved plans of RC255159.
>
> c. Except the development of Lot 353 DP 608463, which shall be undertaken in accordance with the details and approved plans of RC255268.
>
> d. Except the development of Lot 473 DP 624732, which shall be undertaken in accordance with the details and approved plans of RC265092.

16. It is proposed to change condition 6 as follows (changes underlined and in bold and strikethrough):

6. A Consent Notice pursuant to section 221 of the Resource Management Act 1991 shall be registered on the Record of Title for all residential lots to record **that** the following conditions are complied with on a continuing basis:

    a. Unless otherwise approved by a separate resource consent, all residential development is to occur in accordance with the Residential Development Matrix and following plans:

        1. Precinct Plan
        2. Typology Plan ~~July 2025~~ **February 2026**
        3. Landscape Plan
        4. Subdivision Plan ~~August 2025 R20~~ **February 2026 R22**
        5. Pedestrian and Cycle Network Plan
        6. Road Network Plan
        7. Reserve Network Plan

    b. Except **for** the development of Lot 363 DP 608463, which shall be undertaken in accordance with the details and approved plans of RC255159.

    c. Except **for** the development of Lot 353 DP 608463, which shall be undertaken in accordance with the details and approved plans of RC255268.

    d. Except **for** the development of Lot 473 DP 624732, which shall be undertaken in accordance with the details and approved plans of RC265092.

17. Condition 12 currently reads as:

    12. A Consent Notice pursuant to section 221 of the Resource Management Act 1991 shall be registered on the relevant Record of Title for the Comprehensive Residential Development Sites (CRD) as shown on the Typology Plan July 2025 to record the following conditions are complied with on a continuing basis:

        a. Unless otherwise approved by a separate resource consent the Comprehensive Residential Development Sites (CRD) as shown on the Typology Plan July 2025 are to be developed as Comprehensive Residential Development sites;

        b. 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). February 2026

        c. Unless otherwise approved, rubbish collection for all residential sites obtaining access off a shared lane shall occur either on the legal frontage for each unit or from a dedicated bin collection area located within legal road reserve adjoining the lane.

18. It is proposed to change condition 12 as follows (changes underlined and in bold and strikethrough):

    12. A Consent Notice pursuant to section 221 of the Resource Management Act 1991 shall be registered on the relevant Record of Title for the Comprehensive Residential Development Sites (CRD) as shown on the Typology Plan ~~July 2025~~ **February 2026** to record **that** the following conditions are complied with on a continuing basis:

        a. Unless otherwise approved by a separate resource consent the Comprehensive Residential Development Sites (CRD) as shown on the Typology Plan July 2025 are to be developed as Comprehensive Residential Development sites;

b. 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). February 2026

c. Unless otherwise approved, rubbish collection for all residential sites obtaining access off a shared lane shall occur either on the legal frontage for each unit or from a dedicated bin collection area located within legal road reserve adjoining the lane.

19. Condition 32 of land use consent (RC235206) currently reads as:

32. Unless otherwise approved by a separate resource consent with exception of Lots 1 – 6, 9 – 13, 27, 34-35, 36, 39, 42 – 49, 50, 51 – 53, 55 – 56, 58 – 61, 67 – 70, 78, 80 – 82, 84 – 85, 87 – 91, 93 – 96, 99, 102 – 103, 106 – 108, 110 – 124, 128 – 130, 135 – 137, 139 – 143, 147 – 149, 178 – 181, 183 - 187, 190, 193, 200, 210 – 213, 219 – 221, 234 – 235, 237 – 238, 241 – 242, 247 – 249, 252 – 255, 257, 262 – 271, 276, 279 - 282, 291, 293 – 301, 303 – 304, 306 – 307, 309, 312, 320 – 322, 323 – 324, 326 – 327, 330 – 331, 333 – 334, 336, 339, 340 – 342, 344 – 345, 353 – 362 - 372 – 375, 377 –378, 383, 392 – 400, 407 – 411, 413 – 417, 420 – 424, 428, 431 – 432, 434 – 439, 441 – 451, 454, 466, 457, 458**,** 466 – 471, 473 – 480, 481, 482 – 490, 495, 498, 501, 502, 512, 534 – 536, 561 – 565, 567, 590 – 597, 619 – 620, 623, 625, 629 – 631, 634 – 635, 686 – 687, 689, 724 - 725, 728 – 729, 731 – 735, 736, 737-738, 739 - 740, 749 – 753, 755 – 756, 762, vehicle crossings shall be formed in accordance with Table 1:

(a) Except the development of Lot 553 DP 608463, which shall be undertaken in accordance with the details and approved plans of RC255160.

(b) Except the development of Lot 543 DP 608463, which shall be undertaken in accordance with the details and approved plans of RC255163.

(c) Except the development of Lot 546 DP 608463, which shall be undertaken in accordance with the details and approved plans of RC255280.

(d) Except the development of Lot 576 DP 608463, which shall be undertaken in accordance with the details and approved plans of RC255510.

(e) Except the development of Lot 285 DP 616748, which shall be undertaken in accordance with the details and approved plans of RC255700.

(f) For Lot 163 DP 616748, development shall proceed in accordance with the application and approved plans of RC255881.

(g) For Lot 166 DP 616748, development shall proceed in accordance with the application and approved plans of RC255879.

(h) For Lot 162 DP 616748, development shall proceed in accordance with the application and approved plans of RC255972.

(i) For Lot 246 DP 616748, development shall proceed in accordance with the application and approved plans of RC235206G.

Distance Between Crossings (m) on Same Side of Road	**Width (m)**	
	Minimum	**Maximum**
Vehicle crossing to a shared accessway Greater than 7m; All other vehicle crossings;	Residential activities — 3.5m	Residential activities — 6m

Less than 1m or greater than 7m		

20. It is proposed to change condition 32 as follows (changes underlined and in bold and strikethrough):

32. Unless otherwise approved by a separate resource consent with exception of Lots 1 – 6, 9 – 13, 27, 34-35, 36, 39, 42 – 49, 50, 51 – 53, 55 – 56, 58 – 61, 67 – 70, 78, 80 – 82, 84 – 85, 87 – 91, **92**, 93 – 96, 99, 102 – 103, 106 – 108, 110 – 124, **126-127,** 128 – 130, 135 – 137, 139 – 143, 147 – 149, **151-156,** 178 – 181, 183 - 187, 190, 193, 200, 210 – 213, 219 – 221, 234 – 235, 237 – 238, 241 – 242, 247 – 249, 252 – 255, 257, 262 – 271, 276, 279 - 282, 291, 293 – 301, 303 – 304, 306 – 307, 309, 312, 320 – 322, 323 – 324, 326 – 327, 330 – 331, 333 – 334, 336, 339, 340 – 342, 344 – 345, 353 – 362 - 372 – 375, 377 ~~– 378,~~ **381,** 383, 392 – 400, **401, 405-406,** 407 – ~~411, 413 – 417, 420 –~~ **422 -** 424, 428, 431 – 432, 434 – 439, 441 – 451, 454, ~~466,~~ 457, 458**,** 466 – 471, 473 – 480, 481, 482 – 490, 495, 498, 501, 502, 512, 534 – 536, 561 – 565, 567, 590 – 597, 619 – 620, 623, 625, 629 – 631, 634 – 635, 686 – 687, 689, 724 - 725, 728 – 729, 731 – 735, 736, 737-738, 739 - 740, 749 – 753, 755 – 756, 762, **796, 886-888, 903-911, 950, 954, 961 - 966,** vehicle crossings shall be formed in accordance with Table 1:

(a) Except **for** the development of Lot 553 DP 608463, which shall be undertaken in accordance with the details and approved plans of RC255160.

(b) Except **for** the development of Lot 543 DP 608463, which shall be undertaken in accordance with the details and approved plans of RC255163.

(c) Except **for** the development of Lot 546 DP 608463, which shall be undertaken in accordance with the details and approved plans of RC255280.

(d) Except **for** the development of Lot 576 DP 608463, which shall be undertaken in accordance with the details and approved plans of RC255510.

(e) Except **for** the development of Lot 285 DP 616748, which shall be undertaken in accordance with the details and approved plans of RC255700.

(f) For Lot 163 DP 616748, development shall proceed in accordance with the application and approved plans of RC255881.

(g) For Lot 166 DP 616748, development shall proceed in accordance with the application and approved plans of RC255879.

(h) For Lot 162 DP 616748, development shall proceed in accordance with the application and approved plans of RC255972.

(i) For Lot 246 DP 616748, development shall proceed in accordance with the application and approved plans of RC235206G.

Distance Between Crossings (m) on Same Side of Road	**Width (m)**	
	Minimum	**Maximum**
Vehicle crossing to a shared accessway Greater than 7m; All other vehicle crossings; Less than 1m or greater than 7m	Residential activities — 3.5m	Residential activities — 6m

21. Condition 35 of land use consent (RC235206) currently reads as:

35. Unless otherwise approved by a separate resource consent, with the exception of Lots 1 – 5, 12– 14, 17 – 19, 21 – 23, 26, 28 – 29, 30 – 32, 35, 37 – 39, 42, 50, 54 – 56, 61 – 62, 64, 67 – 69, 71 – 73, 77 – 82, 87 – 89, 92 – 99, 102 – 106, 112 – 113, 121 – 126, 128 – 130, 135, 138, 142 – 148, 150 – 164, 170 – 177, 178, 180, 182 – 184, 188 – 192, 203 – 206, 209, 212, 215, 221 - 222, 232 – 236, 239, 245 - 246, 250 – 251, 258 – 260, 273, 283 – 287, 288 – 290, 292, 300 – 303, 209, 310 – 313, 315, 328 – 330, 336 – 340, 345 – 347, 351 – 354, 361 – 362, 365 – 367, 371, 376 – 377, 379, 382, 388 – 391, 403 – 406, 418 – 426, 431 – 433, 435 – 440, 443 – 449, 448, 454, 452, 456 – 458, 461 – 473, 479 – 482, 490 – 494, 502 – 505, 512 – 513, 517 – 518, 527 – 528, 553, 542 – 544, 559 – 561, 563, 567, 569 – 571, 577 – 578, 580 – 581, 588 – 589, 593 – 594, 598 – 611, 614 – 616, 630 – 633, 637 – 639, 641 – 644, 649 – 652, 661 – 664, 668, 669, 671, 679 – 683, 688, 724-725, 728, 749, 754, 757, 762, 768, 869 vehicle crossings shall be separated from intersections in accordance with Table 2:

    a. Except the development of Lot 565 DP 608463, which shall be undertaken in accordance with the details and approved plans of RC255253.

    b. Except the development of Lot 597 DP 614255, which shall be undertaken in accordance with the details and approved plans of RC255504.

    c. Except the development of Lot 263 DP 616748, which shall be undertaken in accordance with the details and approved plans of RC255707.

    d. Except the development of Lot 574 DP 608463, which shall be undertaken in accordance with the details and approved plan of RC255908.

    e. Except the development of Lot 168 DP 616748, which shall be undertaken in accordance with the details and approved plans of RC255889.

    f. For Lot 163 DP 616748, development shall proceed in accordance with the application and approved plans of RC255881.

    g. For Lot 52 DP 624732, development shall proceed in accordance with the application and approved plans of RC235206P.

    h. For Lot 262 DP 616748, development shall proceed in accordance with the application and approved plans of RC235206N.

    i. For Lot 669 DP 624732, development shall proceed in accordance with the application and approved plans of RC235206U.

    j. For Lot 672 DP 624732, development shall proceed in accordance with the application and approved plans of RC235206T.

Intersection Road Type Distances in Metres				
Vehicle Crossing Joins to	**Posted speed Km/hr**	**Arterial**	**Collector**	**Local**
Arterial	**> 50** **≤ 50**	100 30	100 30	100 30
Collector	**> 50** **≤ 50**	75 30	60 30	60 25
Local	**> 50** **≤ 50**	75 25	60 25	60 10

Table 2: Vehicle Crossing Separation from Intersection

22. It is proposed to change condition 35 as follows (changes underlined and in bold and strikethrough):

35. Unless otherwise approved by a separate resource consent, with the exception of Lots 1 – 5, 12– 14, 17 – 19, 21 – 23, 26, 28 – 29, 30 – 32, 35, 37 – 39, 42, 50, 54 – 56, 61 – 62, 64, 67 – ~~69, 71 – 73,~~ **74,** 77 –82, 87 – 89, **90,** 92 – 99, **100- 104, 107, 110-119,** ~~102 – 106, 112 – 113,~~ 121 – 126, 128 – 130, **132 - 134,** ~~135,~~ 138, **139,** 142 – 148, 150 – 164, 170 – 177, 178, 180, 182 – 184, 188 – 192, 203 – 206, 209, 212, 215, ~~321 –~~ 222, 232 – 236, 239, 245 - 246, 250 – 251, 258 – 260, 273, 283 – 287, 288 – 290, 292, 300 – 303, 310 – 313, 315, **321**, 328 – 330, 336 – 340, 345 – 347, 351 – 354, 361 – 362, 365 – 367, 371, 376 – 377, 379, 382, 388 – 391, **394, 395**, 403 – 406, **409,** ~~418 –~~ 426, 431 – 433, 435 – 440, 443 – 449, ~~448,~~ 454, 452, 456 – 458, 461 – 473, 479 – 482, 490 – 494, 502 – 505, 512 – 513, 517 – 518, 527 – 528, 553, 542 – 544, 559 – 561, 563, 567, 569 – 571, 577 – 578, 580 – 581, 588 – 589, 593 – 594, 598 – 611, 614 – 616, 630 – 633, 637 – 639, 641 – 644, 649 – 652, 661 – 664, 668, 669, 671, 679 – 683, **684**, **685,** 688, 724-725, 728, 749, 754, 757, 762, 768, 869, **796, 889, 892, 900 – 901**, **912 – 913, 915, 919-920, 922-923, 940, 961-963,** vehicle crossings shall be separated from intersections in accordance with Table 2:

a. Except **for** the development of Lot 565 DP 608463, which shall be undertaken in accordance with the details and approved plans of RC255253.

b. Except **for** the development of Lot 597 DP 614255, which shall be undertaken in accordance with the details and approved plans of RC255504.

c. Except **for** the development of Lot 263 DP 616748, which shall be undertaken in accordance with the details and approved plans of RC255707.

d. Except **for** the development of Lot 574 DP 608463, which shall be undertaken in accordance with the details and approved plan of RC255908.

e. Except **for** the development of Lot 168 DP 616748, which shall be undertaken in accordance with the details and approved plans of RC255889.

f. For Lot 163 DP 616748, development shall proceed in accordance with the application and approved plans of RC255881.

g. For Lot 52 DP 624732, development shall proceed in accordance with the application and approved plans of RC235206P.

h. For Lot 262 DP 616748, development shall proceed in accordance with the application and approved plans of RC235206N.

i. For Lot 669 DP 624732, development shall proceed in accordance with the application and approved plans of RC235206U.

j. For Lot 672 DP 624732, development shall proceed in accordance with the application and approved plans of RC235206T.

Intersection Road Type Distances in Metres				
Vehicle Crossing Joins to	**Posted speed Km/hr**	**Arterial**	**Collector**	**Local**
Arterial	**> 50** **≤ 50**	100 30	100 30	100 30
Collector	**> 50** **≤ 50**	75 30	60 30	60 25
Local	**> 50**	75	60	60

	≤ 50	25	25	10

Table 2: Vehicle Crossing Separation from Intersection

23. The application originally sought to amend Condition 92 to include Lots 2031 and 2032 (currently Lot 3043) to be vested in Council as a Local Purpose Reserve. However, the further information supplied on the 8th of April 2026 confirms that Lot 3043 is to remain as road reserve.

24. There will be no change to any of the other conditions.

The Existing Environment

25. The site is a triangular block of land located at the south-west corner of Rolleston, comprising multiple parcels of land, with a total area of 69.3 hectares. The site is zoned General Rural under the Partially Operative District Plan; however, the site has been consented for residential development and is currently being developed for urban and residential uses in accordance with the approved subdivision and land use consents (RC23205 and RC235206). The approved subdivision comprises 26 stages, with the section 224 certification issued for stages 2, 3, 4, 5, 9, 10, 11, 12, 15, 20, 21, and 22 only at the time of writing this report. The application site (i.e. subject to this change of conditions) comprises an area of 27.286 ha.

26. The existing environment comprises the activities authorised by the approved resource consents, enabling an urban environment with mixed residential densities and typologies, commercial development, and associated infrastructure.

27. I did not undertake a site visit; however, I am familiar with the site and the surrounding area.

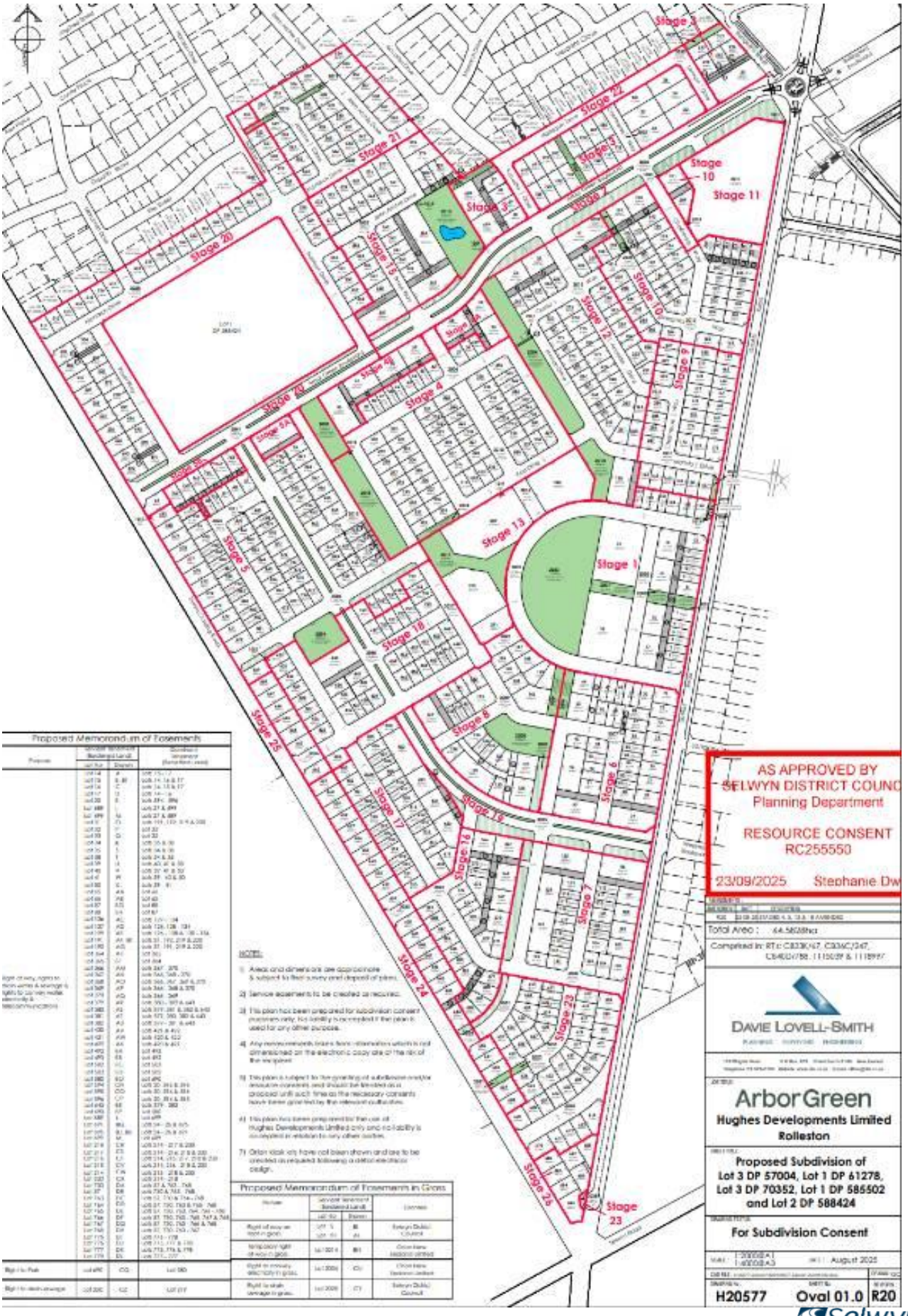

Stage 1
Stage 2
Stage 2A
Stage 3
Stage 3A
Stage 4
Stage 4A
Stage 5
Stage 6
Stage 7
Stage 8
Stage 9
Stage 10
Stage 11
Stage 12
Stage 13
Stage 14
Stage 15
Stage 16
Stage 17
Stage 18
Stage 19
Stage 20
Stage 21
Stage 22
Stage 23
Stage 24
Stage 25
Stage 26
AS APPROVED BY
SELWYN DISTRICT COUNC
Planning Department
RESOURCE CONSENT
RC255550
23/09/2025
Stephanie Dw
Total Area : 64.5828ha±
Compiled in: RT s CB33K/47, CB34C/247,
CB40D/758, 1115/29 & 1118/97
DAVIE LOVELL-SMITH
ArborGreen
Hughes Developments Limited
Rolleston
Proposed Subdivision of
Lot 3 DP 57004, Lot 1 DP 61278,
Lot 3 DP 70352, Lot 1 DP 585502
and Lot 2 DP 588424
For Subdivision Consent
August 2025
H20577
Oval 01.0
R20
Proposed Memorandum of Easements
Proposed Memorandum of Easements in Gross
NOTE:

Figure 1. RC235205 approved subdivision plan (as most recently varied by RC255550).

Statutory Considerations

28. The Section 127 of the Resource Management Act 1991 states:

> ***127. Change or cancellation of consent condition on application by consent holder***
>
> *1. The holder of a resource consent may apply to the consent authority for a change or cancellation of a condition of a consent, subject to the following:*
>
> *(a) the holder of a subdivision consent must apply under this section for a change or cancellation of the consent before the deposit of the survey plan (and must apply under section 221 for a variation or cancellation of a consent notice after the deposit of the survey plan); and*
>
> *(b) no holder of any consent may apply for a change or cancellation of a condition on the duration of the consent.*
>
> *2. Repealed*
>
> *3. Section 88 to 121 apply, with all necessary modifications, as if-*
>
> *(a) the application were an application for resource consent for a discretionary activity; and*
>
> *(b) the references to a resource consent and to the activity were references only to the change or cancellation of a condition and the effects of the change or cancellation respectively.*
>
> *4. For the purposes of determining who is adversely affected by the change or cancellation, the local authority must consider, in particular, every person who –*
>
> *(a) made a submission on the original application; and*
>
> *(b) may be affected by the change or cancellation.*

29. The first consideration that is required is whether the application can be treated as one for a change of conditions or whether it will result in a fundamentally different activity or one having materially different adverse effects, such that it should be treated as a new application.

30. The original application sought to subdivide and develop rural land within Rolleston to be urbanised for the purposes of creating housing, commercial buildings, open space and public reserves, and associated infrastructure. The consents provide for a mix of residential densities and typologies, landscaping, and a network of transport links which include shared cycle and pedestrian footpaths.

31. This application seeks to amend the stage boundaries; change the configuration and typology of residential lots; amend the Residential Development Matrix; and include additional lots within the exclusion list for setbacks from intersections and distances between crossings as a result of the new lot numbers. In my opinion, this application can be considered as a change to the original resource consent as the nature of the activity will not fundamentally change, and the adverse effects will not be materially different from those associated with the original consent.

32. For these reasons, I consider that this application can be considered as a change to the original resource consent.

Notification Assessment

Assessment of Adverse Environmental Effects (Sections 95A, 95B, 95D and 95E)

33. Pursuant to Section 127(3), the application must be assessed as a discretionary activity. As such, the Council's assessment is unrestricted, and all actual and potential effects of this proposal must be considered. In my opinion, the effects on the environment associated with the proposed change of conditions relate to character and amenity values, servicing, and transportation.

Changes to the configuration and typology of residential lots

34. The applicant seeks to change the configuration and typology of multiple residential lots within Stages 1, 7, 8, 16, 17, 18, 19, 23, and 26. No changes to Stage 13 are proposed. The application states that the rationale for

the proposed changes to the lot typologies and configuration is primarily market-driven, with a higher demand for medium density lots.

35. The proposed changes to the typologies are shown in the amended Typology Plan below (**Figure 2).** For comparison, the approved Typology Plan is shown in **Figure 3.** The purple outline on both plans illustrates the area subject to this change of conditions, noting that Stage 13 has been excluded as the lot typology and configuration will not be changed.



Figure 2. Proposed Typology Plan. Source: application.



Figure 3. Approved Typology Plan (RC255550).

36. As illustrated in **Figures 1 and 2** above, the proposed change will result in a relatively large increase in the number of medium density (small lot) lots, with a substantial reduction in duplex, low-density, and comprehensive residential development lots.

37. Further information was requested from the applicant in relation to the proposed typology changes, including a table showing the existing number of lots versus the proposed number of lots for each typology; an assessment of the proposed changes on infrastructure; and confirmation that the proposed changes will maintain the residential density (hh/ha) approved through the underlying consents (RC235205 and RC235206).

38. In response, the applicant provided the following table (**Table 1)** showing the existing number of lots per typology versus the proposed number of lots for the remaining stages of the subdivision that are yet to receive section 224 certification. As shown in **Table 1**, there will be a slight reduction in the total number of residential lots (46). However, it is important to note that the yield for Comprehensive Residential Development is an estimate only and is based on a conservative approach (i.e. the minimum yield).

TYPOLOGY	ORIGINAL	PROPOSED	DIFFERENCE
LOW	51	39	-12
MEDIUM	85	209	+124
ZERO	56	56	NIL
DUPLEX	25 (50)	4 (8)	-21(42)

CRD	34	10	-24
TOTAL	**276**	**322**	**+46**
*CRD Future Dev.	Est. 152	Est. 60	-92
TOTAL	**428**	**382**	**-46**

Table 1: Existing versus proposed number of lots per typology. Source: RFI response, dated 8 April 2026. Note: the CRD future development is an estimate only and is based on a yield of 6 households, with smaller CRD sites allocated the minimum allowable yield of 4 households.

39. Despite the reduction in low density, duplex, and comprehensive residential development lots, a variety of typologies will still be provided throughout the remaining stages and the subdivision as a whole. This will ensure that a wide range of housing types and sizes can be developed within the subdivision to meet the needs of the community. The applicant has also confirmed that the resulting net density will be 18.04 households per hectare, which is consistent with the minimum density consented through the underlying subdivision (RC235205). This figure represents a minimum only and will likely increase once the land set aside for stormwater treatment is removed from the calculation, noting also that the yield of the comprehensive residential development lots remains uncertain.

40. In addition, the proposed changes will not involve any alterations to the approved road layout, nor will they affect the number or size of reserves within the remaining stages of the subdivision.

41. As shown in **Figure 2** above, many of the low density lots located along the periphery of the subdivision, adjoining Goulds Road, will be replaced by medium density (small lots) lots. This will result in higher density along this road frontage, compared to what was originally proposed, with the medium density lots having a smaller road frontage width. Under the District Plan's roading hierarchy, Goulds Road is a Collector Road. Rule TRAN-R6/REQ16.1(b) of the Partially Operative District Plan, requires sufficient on-site vehicle manoeuvring where a site gains access to/from a Collector Road where three or more parking spaces are provided, to ensure that vehicles do not reverse onto or off the site. The proposed changes to the lot typologies adjoining this road will result in a smaller road frontage, which may result in less space for manoeuvring. However, this will be dependent on the design of the future residential unit and given the size of these sites, it is unlikely that three or more parking spaces can be accommodated on-site. Nonetheless, where this is the case, manoeuvring will be assessed at the time of development.

42. In terms of residential character and amenity, the sites on the opposite side of Goulds Road are being developed for residential purposes, and therefore, I consider the slightly higher density development along this frontage will not adversely affect the character and amenity of the surrounding residential area. The Rural Interface Lots located along the Dunns Crossing Road frontage will remain.

43. Regarding servicing and infrastructure, the applicant confirmed that while there is a slight reduction in yield as a result of the proposed changes, this will not give rise to any adverse infrastructure effects and will likely reduce the demand on infrastructure. However, as mentioned above, the difference in density could also be equalised through a moderate increase in the yield from Comprehensive Residential Developments. As part of a previous change of conditions (RC255691), a new condition was added to the land use consent (RC235206) to allow for a maximum of 143 homes and income units[1] as a permitted activity on Medium Density and Low Density Lots, subject to compliance with the relevant standards in the Residential Development Matrix. The proposed changes will result in an increase in the number of medium density (small lot) lots (124) and a slight decrease in the number of low density lots (12). However, as the number of home and income units is limited to 143, I do not consider the increase in Medium Density (small lots) will result in any adverse effects on infrastructure and servicing, noting an overall reduction in yield for the remaining stages.

[1] *A Home and Income Unit means a self-contained (must include sleeping, cooking, bathing, and toilet facilities) residential unit that is ancillary to the principal residential unit and is held in common ownership with the principal residential unit on the same site and share reticulated service connections. The ancillary residential unit may be used for rental purposes.*

44. For the reasons outlined above, I consider that the proposed changes to the configuration and typologies of the residential lots will have less than minor adverse effects on the residential character and amenity values of the area, servicing, and transportation.

Changes to the Residential Development Matrix

45. The applicant also seeks to amend the Residential Development Matrix in relation to duplex lots and Zero-lots.

Duplex Lots - setbacks

46. The current Residential Development Matrix requires any dwelling to be setback 1m from any internal boundary. However, in recent situations, the duplex lots have been subdivided prior to the establishment of a duplex development, which means the units are unable to comply with this requirement as they share a common wall. As such, the applicant seeks to amend the Matrix to state that the setback does not apply to site boundaries where there is an existing common wall between duplex buildings on adjacent sites or where a common wall is proposed.

47. I consider the proposed change is necessary and aligns with the intended outcomes for these lots. Therefore, I consider any adverse effects associated with this change will be insignificant.

Zero Lots - setbacks

48. The applicant also seeks to amend the setback requirements for Zero Lots. In terms of the internal boundary setback standards, the Matrix currently requires that any dwelling must be setback 1m from the zero lot boundary (for that part of the dwelling not located on the boundary) and 2m from the internal boundary (for that part of the dwelling not located on the boundary) and within Stages 4, 5, 9, 10, 12 and 18 for any Zero Lot Type 1 typologies that do not have a zero-lot boundary, the internal boundary setback shall be 1m. The applicant seeks to remove the reference to the Stages so that the requirement applies to the balance of the development.

49. I consider the proposed change will maintain the anticipated character and amenity values, and will allow greater flexibility in the design of residential units on Zero Type 1 Lots where they share a boundary with another typology.

Staging

50. The applicant proposes to alter the stage boundaries, including deleting Stages 6 and 24 (these stages will remain listed in Condition 4, but will have no lots associated with them). As a result, new lot numbers will be created to avoid confusion or duplication.

51. Further assessment from the applicant was requested to understand the reasoning for the proposed changes to the staging and to assess the associated effects, particularly in relation to access and servicing. In response, the applicant advised that the proposed alterations are driven by two primary considerations:

    1. To align the staging with the forward construction of the sewer main extending from Goulds Road, through the site, and connecting to Arbor Green Boulevard, and to better reflect the catchments that the stormwater treatment infrastructure will serve; and

    2. To ensure an appropriate mix of typologies, yield, and construction costs are distributed across the remaining stages.

52. Therefore, the proposed changes to the stage boundaries will enhance the delivery of key infrastructure whilst ensuring a variety of typologies are provided within the stages. Therefore, I consider the proposed changes will have less than minor adverse effects on servicing and infrastructure, and the staging will be undertaken to maintain legal and physical access to each allotment.

Vehicle Crossings and Intersection Separation

53. The applicant also seeks to change conditions 32 and 35 of the land use consent RC235206 to reflect the reconfigured lot layout, including new lot numbers. Condition 32 requires crossings to be separated from another

crossing on the same side of the road by a minimum distance, but allows certain lots to be excluded from this requirement where there is no alternative location, without the need for individual consents. Similarly, Condition 35 requires vehicle crossings to be set back a minimum distance from an intersection but allows certain lots to be excluded where the size and shape of the lot would not allow for a compliant crossing.

54. As outlined above, due to the changes in lot configuration and the resultant new lot numbers, new lots are proposed to be included in the 'exceptions' for each condition to avoid future landowners needing to apply for individual consents, where the location and configuration of the lot would not otherwise allow a crossing to be formed in a compliant position. Additional changes have also been made to ensure the lots are in sequential order to avoid confusion and remove duplication of lot numbers. To provide greater clarity, **Figure 4** below illustrates the 'new' lots that have been included in the conditions, with the yellow representing those that will be excluded from the separation distance to another crossing on the same side of the road (Condition 32) and the blue representing the lots that will be excluded from the requirement to be setback a certain distance from an intersection (Condition 35).



Figure 3. Blue represents vehicle crossing setback from an intersection. Yellow represents vehicle crossing separation distance to another crossing/accessway on the same side of the road.

55. The proposed changes to the conditions will avoid placing an unnecessary burden on future landowners and on Council, where a compliant crossing could not be established. Overall, the proposed changes align with the intent of the original subdivision and land use and will have less than minor adverse effects on transport safety and efficiency.

Positive Effects

56. Positive effects are not relevant to the consideration of notification and will be considered as part of the s 104 assessment later in this report.

Conclusion

57. I consider that any adverse effects will be less than minor, in terms of adjacent persons and the wider environment.

Public Notification (Section 95A)

58. Section 95A states that a consent authority must follow the steps in the order given to determine whether to publicly notify an application for resource consent.

STEP 1: MANDATORY PUBLIC NOTIFICATION IN CERTAIN CIRCUMSTANCES (SECTIONS 95A(2) AND 95A(3))	
Has the applicant requested the application is publicly notified?	No
Is public notification required under section 95C (no response or refusal to provide information or agree to the commissioning of a report under section 92)?	No
Has the application been made jointly with an application to exchange recreation reserve land under section 15AA of the Reserves Act 1977?	No

STEP 2: PUBLIC NOTIFICATION PRECLUDED IN CERTAIN CIRCUMSTANCES (SECTIONS 95A(4) AND 95A(5))	
Are all activities in the application subject to one or more rules or national environmental standards that preclude public notification?	No
Is the application for one or more of the following, but no other types of activities: A controlled activity? A boundary activity only (as per the definition of "boundary activity" in s 87AAB of the Act)?	No

STEP 3: PUBLIC NOTIFICATION REQUIRED IN CERTAIN CIRCUMSTANCES (SECTIONS 95A(7) AND 95A(8))	
Is the activity subject to a rule or national environmental standard that requires public notification?	No
Will the activity have, or is it likely to have, adverse effects on the environment that are more than minor?	No

STEP 4: PUBLIC NOTIFICATION IN SPECIAL CIRCUMSTANCES (SECTION 95A(9))	
Do special circumstances exist in relation to the application that warrant public notification?	No

Conclusion

59. In conclusion, in accordance with the provisions of section 95A, the application must not be publicly notified, and a determination on limited notification must be made, as follows.

Limited Notification (Section 95B)

60. Section 95B states that a consent authority must follow the steps in the order given to determine whether to give limited notification of an application for resource consent, if it is not publicly notified under section 95A.

STEP 1: CERTAIN AFFECTED GROUPS AND AFFECTED PERSONS MUST BE NOTIFIED (SECTIONS 95B(1)-(4))	
Are there any affected protected customary rights groups, as defined in s 95F?	No
Are there any affected customary marine title groups, as defined in s 95G (in the case of an application for a resource consent for an accommodated activity (as defined in the Act))?	No
Is the proposed activity on or adjacent to, or may it affect, land that is the subject of a statutory acknowledgement made in accordance with an Act specified in Schedule 11; and is the person to whom that statutory acknowledgement is made an affected person under s 95E?	No

STEP 2: LIMITED NOTIFICATION PRECLUDED IN CERTAIN CIRCUMSTANCES (SECTIONS 95B(5) AND 95B(6))	
Are all activities in the application subject to one or more rules or national environmental standards that preclude limited notification?	No
Is the application for a controlled activity under the district plan only and not a subdivision of land?	No

STEP 3: CERTAIN OTHER AFFECTED PERSONS MUST BE NOTIFIED (SECTIONS 95B(7)-(9))	
In the case of a "boundary activity", is an owner of an allotment with an infringed boundary an affected person?	No
For any other activity, are there any affected persons in accordance with section 95E of the Act (as assessed in the Assessment of Adverse Environmental Effects above)?	No

STEP 4: LIMITED NOTIFICATION IN SPECIAL CIRCUMSTANCES	
Do any special circumstances exist in relation to the application that warrant notification to any other persons not already determined to be eligible for limited notification (excludes persons assessed under section 95E as not being affected)?	No

Conclusion

61. In conclusion, in accordance with the provisions of section 95B, the application must not be limited notified.

Notification Recommendation

62. I recommend that the applications RC235205C and RC235206H be processed on a **non-notified** basis in accordance with sections 95A-E of the Resource Management Act 1991.

Report by: Rebecca Stewart Resource Management Planner	Date: 23 April 2026

Notification Decision

63. For the reasons set out in the report above, the Notification Recommendation is adopted under delegated authority.

 **Commissioner Tim Harris**	**Date: 28 April 2026**

Section 104 Assessment

Section 104(1)(a) - Actual and Potential effects on the Environment

64. An assessment of the adverse environmental effects of the proposal was completed above as part of the notification section of this report. That assessment is equally applicable to section 104 and is applied as such.

65. It is also appropriate to consider the positive effects of the proposal at this section 104 stage. I do not consider there to be any particular positive effects on the environment as a result of the proposed change.

66. As concluded in my notification assessment, I consider that the adverse effects on the environment resulting from the proposal will be less than minor.

Section 106 & 106A - Natural Hazards and Access

67. I have considered s 106 and s 106A as it applies via s 127(3). However, the changes sought relate solely to amending the stage boundaries, changing the typology and configuration of residential lots, and including additional lots within the exemptions for setbacks from other crossings and intersections, and therefore do not engage the natural hazard considerations that s 106/s 106A is directed at, and no further assessment is required.

Section 104(1)(b) – Relevant Provisions of Statutory Documents

Operative Selwyn District Plan – Objectives and Policies

68. The site is zoned Inner Plains. The original decision from the Independent Commissioners Panel for the proposed residential subdivision and associated land use acknowledged that the proposal cannot meet the rural Objectives and Policies, and that the proposal is contrary to them.

69. I consider that the proposed changes will remain contrary to the rural objectives and policies, specifically Objective B3.4.2, Policy B3.4.1, Policy B3.4.3, Policy B3.4.6, Policy B3.4.7, Objective B4.1.1, and Objective B4.1.2. In summary, these objectives and policies seek to maintain rural character and amenity values by retaining a low overall residential density, enabling primary production, and avoiding reverse sensitivity effects. Although the proposal will remain contrary to these objectives and policies, I consider that the proposal will not generate further or new tension in respect of those provisions beyond those conclusions reached in the original decisions.

70. For completeness, the proposal will align with the relevant objectives and policies of the Township Volume of the Operative Plan, specifically Objectives B4.1.2, Policy B3.4.23, Policy B4.2.2 and Policy B4.2.3. These objectives and policies seek to ensure that new residential areas are pleasant places to live and add to the character and amenity values of townships while ensuring people have freedom in their choice of building design, and that every allotment is of an adequate size and shape for the intended use.

71. The proposed changes will maintain the residential character and amenity established through the underlying consents, while continuing to provide a range of lot typologies across the development, albeit with a reduction in low-density, duplex, and comprehensive residential development lots.

72. Overall, within the context of the existing and consented environment, I consider the proposed change to be contrary to the Operative Plan.

Partially Operative Selwyn District Plan – Objectives and Policies

73. The site is zoned General Rural under the Partially Operative Plan. The original decision acknowledged that the proposal to subdivide the site into residential lots was contrary to the objectives and policies of the Partially Operative Plan, given the rural zoning of the site, but would meet the relevant objectives and policies of the Urban Growth Chapter (UG-O1, UG-O2, UG-P7, UG-O3, and UG-P13). The proposed changes will not result in any fundamental changes to the activity, and therefore, I consider the proposal will continue to meet the objectives and policies of the Urban Growth Chapter but will remain contrary to the rural objectives and polices.

Specifically, Objective GRUZ-01, Policy GRUZ-P1, and Policy GRUZ-P2. These objectives and policies seek to maintain and enhance rural character by retaining a low overall building density, enabling primary production, and protecting highly productive land. Although the proposal will remain contrary to these objectives and policies, I consider that the proposal will not generate further or new tension in respect of those provisions beyond those conclusions reached in the original decisions.

74. For completeness, I consider that the proposal will be consistent with the overall residential objectives and policies of the Plan as assessed below.

75. The purpose of Residential Zones is to provide areas that meet the residential needs of the community and that are safe, convenient, pleasant, and healthy living environments (RESZ-O1) with the primary purpose being for residential activities (RESZ-O2). RESZ-O4 and RESZ-O5 seek to ensure a wide range of housing typologies and densities are provided whilst ensuring the built form provides quality on-site amenity for residents and adjoining sites. Whilst the proposed changes to the typologies will reduce the number of Comprehensive Residential Development Lots, duplex lots, and low density lots within Stages 1, 7, 8, 16, 17, 18, 19, 23, and 26, a variety of typologies will still be provided throughout these remaining stages and the subdivision as a whole.

76. SUB-O1 and SUB-O2 seek that subdivision is compatible with the planned urban form of the relevant zoning and to ensure the appropriate and efficient use of the land. As mentioned above, while the zoning of the site is rural, I consider that the proposed changes are appropriate for the intended residential use.

77. Overall, as the site is zoned General Rural, I consider that the proposal is contrary to the objectives and policies of the Partially Operative Plan.

Other Relevant Documents (section 104(1)(b)(i)-(v))

Canterbury Regional Policy Statement (CRPS)

78. The District Plans give effect to the relevant higher order documents, including the CRPS. Therefore, I consider there is no need to assess these provisions.

National Policy Statement for Natural Hazards (NPS-NH)

79. The application site is located within the Plains Flood Management Overlay, and therefore, the NPS-NH applies to the proposal. The site is also within the Liquefaction Damage Unlikely Overlay.

80. The NPS requires a risk assessment of the proposed activity using the risk matrix and methods set out in the statement. In this context, the site is subject to a risk of the natural hazard during a 200-year event, corresponding to an unlikely event.

81. A Global Flood Assessment Certificate will be issued by the Council for each stage, and future residential units or principal buildings will need to be built in accordance with the minimum finished floor level specified in the Flood Assessment Certificate. On that basis, the consequence level is considered to be negligible, taking into account the mitigation proposed. It is also considered that the proposal (inclusive of the mitigation) will not exacerbate the risk of the natural hazard on adjacent sites.

82. Overall, the risk level is considered to be low, and the flood hazard is considered to be appropriately mitigated. For completeness, the proposal is considered to be consistent with the objective and policies of the NPS-NH.

Section 104(1)(c) – Other Matters

83. No further matters are considered relevant to assessing this application.

Part 2 – Purpose and principles

84. The consideration under section 104 is subject to Part 2 of the Act – Purpose and principles.

85. The purpose of the Act is contained within section 5, and it is to promote the sustainable management of natural and physical resources. *Sustainable management* means managing the use, development, and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic, and cultural well-being and for their health and safety while: sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably foreseeable needs of future generations; and safeguarding the life-supporting capacity of air, water, soil, and ecosystems; and avoiding, remedying, or mitigating any adverse effects of activities on the environment.

86. The other sections of Part 2, sections 6, 7 and 8, address matters of national importance, other matters and Te Tiriti o Waitangi (the Treaty of Waitangi) respectively.

87. The relevant District Plans have been prepared having regard to Part 2, with a coherent set of policies designed to achieve clear environmental outcomes; therefore, taking into account relevant case law, I consider that assessment under Part 2 is unlikely to be necessary. For the sake of completeness, however, Part 2 is briefly assessed below.

88. The proposed activity can be undertaken without any impact on the matters of national importance outlined in Section 6. Similarly, in terms of Section 7, the proposal will not compromise the potential of natural and physical resources to meet the reasonably foreseeable needs of future generations and will have no adverse effects on the life-supporting capacity of air, water, soil and/or ecosystems. In addition, the adverse effects of the proposed activity are considered to be appropriately avoided, remedied or mitigated.

89. Finally, with respect to Section 8, an activity of this nature and scale will not undermine the principles of the Treaty of Waitangi.

90. Based on my assessment of the proposal in this report, I consider it to be consistent with Part 2 of the Act.

Conclusions

91. It is proposed to change the conditions of approved consent (RC235205 and RC235206 as varied by multiple consents) it relates to amending the stage boundaries, changing the configuration and typology of residential lots within the remaining stages of the subdivision, and updating Conditions 32 and 35 of the land use consent to reflect the new lot numbers (Stages 1, 7, 8, 16, 17, 18, 19, 23, and 26).

92. All applications under s.127 are a discretionary activity, and the above assessment is considered sufficient in scope given the nature and scale of the proposal. As per the preceding assessment, any adverse effects will be less than minor, and the proposal is contrary to the objectives and policies of the Operative District Plan and the objectives and policies of the Partially Operative District Plan.

93. Having considered all relevant matters, I conclude that the application may be granted, subject to the change of conditions 2, 4, 6, and 12 of RC235205 and conditions 32 and 35 of RC235206.

Recommendations

94. That the application to change conditions 2, 4, 6, and 12 of RC235205 and conditions 32 and 35 of RC235206 (as varied by multiple consents) be granted pursuant to Section 127 of the Resource Management Act 1991.

95. The conditions shall now read:

96. **RC235205 For change or variation:**

97. Condition 2 currently reads as follows:

> 2. The subdivision shall proceed in general accordance with the following
>
> iii. approved plans and documents:

- Precinct Plan
- Typology Plan ~~July 2025~~ **February 2026**
- Landscape Plan
- Subdivision Plan ~~September 2025 R20A~~ **February 2026 R22**
- Pedestrian and Cycle Network Plan
- Road Network Plan
- Reserve Network Plan
- Residential Development Matrix ~~November 2025~~ **April 2026**
- Neighbourhood Centre Development Matrix September

iv. 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 Consent Holder.

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 – 19, ~~151-156, 2000, 2022, 2001, 2023, 2026, 2029, 3000, 3001~~ **67-73, 151-156, 885-888, 961, 962, 1014, 2000, 2001, 2022, 2023, 2026, 2029, 3000, 3001 and 3042**
- Stage 2 – Lots 1000, 1001, 3002
- Stage 3 – Lots 20, 22-30, 581, 585, 589-597, 689, 691, 695, 699, 717-725, 2002, 2003, 2019, 3003
- Stage 4 – Lots 34 – 50, 292–309, 312–346, 728, 732 – 734, 2015, 2018, 3004, 3018
- Stage 5 - Lots 51 - 61, 456 - 490, 669 – 681, 861-869,729 – 731, 735 – 740, 758 -761, 763 – 768, 775 – 778, 2014, 3006, 3010, 3025
- ~~o~~ Stage 6 – ~~Lots 65 – 97, 2006, 3007~~ **No lots**
- ~~o~~ Stage 7 – ~~Lots 98 – 125, 3008~~ **Lots 110-133, 598, 615-618, 621-631, 634, 635, 638-641, 796, 2020 and 3008.**
- Stage 8 – ~~Lots 126 – 149, 2007, 2008, 3009,~~ **Lots 65, 66, 74-79, 82-99, 138-144, 147-149, 889-891, 893, 897, 943, 963, 2006, 2008, 2031 and 3007.**
- Stage 9 – Lots 157-162, 164 – 180, 247, 249 – 250, 284-287, 2030, 3011
- Stage 10 – Lots 163, 182 - 209, 211, 214-220, 230-231, 238-242, 244-246, 1016, 2024, 2025, 3012
- Stage 11 – Lots 210, 212, 213, 216-229, 3014
- Stage 12 – Lots 31-33, 150, 221-222, 232- 237, 243, 251 – 255, 257-271, 273-277, 279-283, 1017, 2010, 2004, 3015
- Stage 13 – Lots 288 – 291, 2011, 3016, 3017
- Stage 14 – No lots

- Stage 15 – Lots 347, 353-358, 359-363, 364, 365, 561, 562, 564-567, 571-579, 580, 690, 3022, 2013, 1012 and 1004
- Stage 16 – ~~Lots 366 – 389, 3023~~ **Lots 370-378, 382-393, 632, 633, 636, 637, 642-649, 900-907, and 3023.**
- Stage 17 – ~~Lots 390 – 424, 3024~~ **Lots 379-381, 394-403, 405-419, 650-661, 908-913 and 3024.**
- ~~o~~ Stage 18 – ~~Lots 404, 425 – 454, 749 – 751, 762, 3017, 3040~~ **Lots 404, 425-432, 434-454, 749-757, 762, 950-954, 1023, 1024, 3017 and 3040.**
- Stage 19 – **Lots 81, 100-108, 145, 146, 366-369, 420-424, 455, 892, 915 – 923, 940, 2032 and** 3005.
- Stage 20 – Lots 64, 348 – 352, 356, 491 – 533, 563, 568 – 570, 2005, 3028, 3041
- Stage 21 – Lots 534 – 560, 2016, 2017, 3029
- Stage 22 – Lots 3030
- Stage 23 – ~~Lots 598 – 637, 2020, 3031, 3032, 3033~~ **Lots 599-613, 619, 620 and 3032**.
- ~~o~~ Stage 24 – ~~Lots 638 – 661, 2021, 3034, 3035~~ **No lots**
- Stage 25 – Lots 662 – 668, 3036
- Stage 26 – Lots **614,** 682 – 688, 3038

6. A Consent Notice pursuant to section 221 of the Resource Management Act 1991 shall be registered on the Record of Title for all residential lots to record **that** the following conditions are complied with on a continuing basis:

    a. Unless otherwise approved by a separate resource consent all residential development is to occur in accordance with the Residential Development Matrix and following plans:

        1. Precinct Plan
        2. Typology Plan ~~July 2025~~ **February 2026**
        3. Landscape Plan
        4. Subdivision Plan ~~August 2025 R20~~ **February 2026 R22**
        5. Pedestrian and Cycle Network Plan
        6. Road Network Plan
        7. Reserve Network Plan

    b. Except **for** the development of Lot 363 DP 608463, which shall be undertaken in accordance with the details and approved plans of RC255159.

    c. Except **for** the development of Lot 353 DP 608463, which shall be undertaken in accordance with the details and approved plans of RC255268.

    d. Except **for** the development of Lot 473 DP 624732, which shall be undertaken in accordance with the details and approved plans of RC265092.

12. A Consent Notice pursuant to section 221 of the Resource Management Act 1991 shall be registered on the relevant Record of Title for the Comprehensive Residential Development Sites (CRD) as shown on the Typology Plan ~~July 2025~~ **February 2026** to record **that** the following conditions are complied with on a continuing basis:

    a. Unless otherwise approved by a separate resource consent the Comprehensive Residential Development Sites (CRD) as shown on the Typology Plan July 2025 are to be developed as Comprehensive Residential Development sites;

    b. 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). February 2026

    c. Unless otherwise approved, rubbish collection for all residential sites obtaining access off a shared lane shall occur either on the legal frontage for each unit or from a dedicated bin collection area located within legal road reserve adjoining the lane.

98. **RC235206 For change or variation:**

32. Unless otherwise approved by a separate resource consent with exception of Lots 1 – 6, 9 – 13, 27, 34-35, 36, 39, 42 – 49, 50, 51 – 53, 55 – 56, 58 – 61, 67 – 70, 78, 80 – 82, 84 – 85, 87 – 91, **92**, 93 – 96, 99, 102 – 103, 106 – 108, 110 – 124, **126-127,** 128 – 130, 135 – 137, 139 – 143, 147 – 149, **151-156,** 178 – 181, 183 - 187, 190, 193, 200, 210 – 213, 219 – 221, 234 – 235, 237 – 238, 241 – 242, 247 – 249, 252 – 255, 257, 262 – 271, 276, 279 - 282, 291, 293 – 301, 303 – 304, 306 – 307, 309, 312, 320 – 322, 323 – 324, 326 – 327, 330 – 331, 333 – 334, 336, 339, 340 – 342, 344 – 345, 353 – 362 - 372 – 375, 377 ~~– 378,~~ **381,** 383, 392 – 400, **401, 405-406,** 407 – ~~411, 413 – 417, 420 –~~ **422 -** 424, 428, 431 – 432, 434 – 439, 441 – 451, 454, ~~466,~~ 457, 458**,** 466 – 471, 473 – 480, 481, 482 – 490, 495, 498, 501, 502, 512, 534 – 536, 561 – 565, 567, 590 – 597, 619 – 620, 623, 625, 629 – 631, 634 – 635, 686 – 687, 689, 724 - 725, 728 – 729, 731 – 735, 736, 737-738, 739 - 740, 749 – 753, 755 – 756, 762, **796, 886-888, 903-911, 950, 954, 961 - 966,** vehicle crossings shall be formed in accordance with Table 1:

    (j) Except **for** the development of Lot 553 DP 608463, which shall be undertaken in accordance with the details and approved plans of RC255160.

    (k) Except **for** the development of Lot 543 DP 608463, which shall be undertaken in accordance with the details and approved plans of RC255163.

    (l) Except **for** the development of Lot 546 DP 608463, which shall be undertaken in accordance with the details and approved plans of RC255280.

    (m) Except **for** the development of Lot 576 DP 608463, which shall be undertaken in accordance with the details and approved plans of RC255510.

    (n) Except **for** the development of Lot 285 DP 616748, which shall be undertaken in accordance with the details and approved plans of RC255700.

    (o) For Lot 163 DP 616748, development shall proceed in accordance with the application and approved plans of RC255881.

    (p) For Lot 166 DP 616748, development shall proceed in accordance with the application and approved plans of RC255879.

    (q) For Lot 162 DP 616748, development shall proceed in accordance with the application and approved plans of RC255972.

    (r) For Lot 246 DP 616748, development shall proceed in accordance with the application and approved plans of RC235206G.

Distance Between Crossings (m) on Same Side of Road	Width (m)	
	Minimum	**Maximum**
Vehicle crossing to a shared accessway Greater than 7m; All other vehicle crossings; Less than 1m or greater than 7m	Residential activities — 3.5m	Residential activities — 6m

Table 2: Vehicle Crossing Separation from Intersection

35. Unless otherwise approved by a separate resource consent, with the exception of Lots 1 – 5, 12– 14, 17 – 19, 21 – 23, 26, 28 – 29, 30 – 32, 35, 37 – 39, 42, 50, 54 – 56, 61 – 62, 64, 67 – ~~69, 71 – 73,~~ **74,** 77 –82, 87 – 89, **90,** 92 – 99, **100- 104, 107, 110-119,** ~~102 – 106, 112 – 113,~~ 121 – 126, 128 – 130, **132 - 134,** ~~135,~~ 138, **139,** 142 – 148, 150 – 164, 170 – 177, 178, 180, 182 – 184, 188 – 192, 203 – 206, 209, 212, 215, ~~321 – 222~~, 232 – 236, 239, 245 - 246, 250 – 251, 258 – 260, 273, 283 – 287, 288 – 290, 292, 300 – 303, 310 – 313, 315, **321**, 328 – 330, 336 – 340, 345 – 347, 351 – 354, 361 – 362, 365 – 367, 371, 376 – 377, 379, 382, 388 – 391, **394, 395**, 403 – 406, **409,** ~~418 –~~ 426, 431 – 433, 435 – 440, 443 – 449, ~~448,~~ 454, 452, 456 – 458, 461 – 473, 479 – 482, 490 – 494, 502 – 505, 512 – 513, 517 – 518, 527 – 528, 553, 542 – 544, 559 – 561, 563, 567, 569 – 571, 577 – 578, 580 – 581, 588 – 589, 593 – 594, 598 – 611, 614 – 616, 630 – 633, 637 – 639, 641 – 644, 649 – 652, 661 – 664, 668, 669, 671, 679 – 683, **684**, **685,** 688, 724-725, 728, 749, 754, 757, 762, 768, 869, **796, 889, 892, 900 – 901**, **912 – 913, 915, 919-920, 922-923, 940, 961-963,** vehicle crossings shall be separated from intersections in accordance with Table 2:

    a. Except **for** the development of Lot 565 DP 608463, which shall be undertaken in accordance with the details and approved plans of RC255253.

    b. Except **for** the development of Lot 597 DP 614255, which shall be undertaken in accordance with the details and approved plans of RC255504.

    c. Except **for** the development of Lot 263 DP 616748, which shall be undertaken in accordance with the details and approved plans of RC255707.

    d. Except **for** the development of Lot 574 DP 608463, which shall be undertaken in accordance with the details and approved plan of RC255908.

    e. Except **for** the development of Lot 168 DP 616748, which shall be undertaken in accordance with the details and approved plans of RC255889.

    f. For Lot 163 DP 616748, development shall proceed in accordance with the application and approved plans of RC255881.

    g. For Lot 52 DP 624732, development shall proceed in accordance with the application and approved plans of RC235206P.

    h. For Lot 262 DP 616748, development shall proceed in accordance with the application and approved plans of RC235206N.

    i. For Lot 669 DP 624732, development shall proceed in accordance with the application and approved plans of RC235206U.

    j. For Lot 672 DP 624732, development shall proceed in accordance with the application and approved plans of RC235206T.

Intersection Road Type Distances in Metres				
Vehicle Crossing Joins to	**Posted speed Km/hr**	**Arterial**	**Collector**	**Local**
Arterial	**> 50** **≤ 50**	100 30	100 30	100 30
Collector	**> 50** **≤ 50**	75 30	60 30	60 25
Local	**> 50** **≤ 50**	75 25	60 25	60 10

Table 2: Vehicle Crossing Separation from Intersection

Report by: Rebecca Stewart Resource Management Planner	Date: 23 April 2026.

Decision

99. For the reasons set out in the report above, the Recommendation is adopted under delegated authority.

 **Commissioner Tim Harris**	**Date: 28 April 2026**

Artificial intelligence (AI) tools were used to assist in the preparation and drafting of parts of this report.	Yes
The author has reviewed and verified all content and confirms that the assessment, reasoning, and recommendations reflect their own professional judgement.	Yes
Data is not used to train or improve any AI models.	

Full conditions of RC235205 (as most recently amended by RC235205C):

General

1. 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.
2. The subdivision shall proceed in general accordance with the following
    i. approved plans and documents:
        - Precinct Plan
        - Typology Plan February 2026
        - Landscape Plan
        - Subdivision Plan February 2026 R22
        - Pedestrian and Cycle Network Plan
        - Road Network Plan
        - Reserve Network Plan
        - Residential Development Matrix April 2026
        - Neighbourhood Centre Development Matrix September
    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 Consent Holder.
3. The subdivision shall also proceed in general accordance with the details included with the application and the further information and response to comments provided, including the creation of any additional utility lots, except where varied by the following conditions of consent.
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 – 19, 67-73, 151-156, 885-888, 961, 962, 1014, 2000, 2001, 2022, 2023, 2026, 2029, 3000, 3001 and 3042
    - Stage 2 – Lots 1000, 1001, 3002
    - Stage 3 – Lots 20, 22-30, 581, 585, 589-597, 689, 691, 695, 699, 717-725, 2002, 2003, 2019, 3003
    - Stage 4 – Lots 34 – 50, 292–309, 312–346, 728, 732 – 734, 2015, 2018, 3004, 3018
    - Stage 5 - Lots 51 - 61, 456 - 490, 669 – 681, 861-869,729 – 731, 735 – 740, 758 -761, 763 – 768, 775 – 778, 2014, 3006, 3010, 3025
    - Stage 6 - No lots
    - ~~e~~ Stage 7 –Lots 110-133, 598, 615-618, 621-631, 634, 635, 638-641, 796, 2020 and 3008.
    - Stage 8 –Lots 65, 66, 74-79, 82-99, 138-144, 147-149, 889-891, 893, 897, 943, 963, 2006, 2008, 2031 and 3007.

- Stage 9 – Lots 157-162, 164 – 180, 247, 249 – 250, 284-287, 2030, 3011
- Stage 10 – Lots 163, 182 - 209, 211, 214-220, 230-231, 238-242, 244-246, 1016, 2024, 2025, 3012
- Stage 11 – Lots 210, 212, 213, 216-229, 3014
- Stage 12 – Lots 31-33, 150, 221-222, 232- 237, 243, 251 – 255, 257-271, 273-277, 279-283, 1017, 2010, 2004, 3015
- Stage 13 – Lots 288 – 291, 2011, 3016, 3017
- Stage 14 – No lots
- Stage 15 – Lots 347, 353-358, 359-363, 364, 365, 561, 562, 564-567, 571-579, 580, 690, 3022, 2013, 1012 and 1004
- Stage 16 - Lots 370-378, 382-393, 632, 633, 636, 637, 642-649, 900-907, and 3023.
- Stage 17 - Lots 379-381, 394-403, 405-419, 650-661, 908-913 and 3024.
- ~~e~~ Stage 18 – Lots 404, 425-432, 434-454, 749-757, 762, 950-954, 1023, 1024, 3017 and 3040.
- Stage 19 – Lots 81, 100-108, 145, 146, 366-369, 420-424, 455, 892, 915 – 923, 940, 2032 and 3005.
- Stage 20 – Lots 64, 348 – 352, 356, 491 – 533, 563, 568 – 570, 2005, 3028, 3041
- Stage 21 – Lots 534 – 560, 2016, 2017, 3029
- Stage 22 – Lots 3030
- Stage 23 – Lots 599-613, 619, 620 and 3032.
- Stage 24 – No lots
- Stage 25 – Lots 662 – 668, 3036
- Stage 26 – Lots 614, 682 – 688, 3038

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 Record of Title for all residential lots to record that the following conditions are complied with on a continuing basis:
    a. Unless otherwise approved by a separate resource consent all residential development is to occur in accordance with the Residential Development Matrix and following plans:
        I. Precinct Plan
        II. Typology Plan February 2026
        III. Landscape Plan
        IV. Subdivision Plan February 2026 R22
        V. Pedestrian and Cycle Network Plan

VI. Road Network Plan

VII. Reserve Network Plan

b. Except for the development of Lot 363 DP 608463, which shall be undertaken in accordance with the details and approved plans of RC255159.

c. Except for the development of Lot 353 DP 608463, which shall be undertaken in accordance with the details and approved plans of RC255268.

d. Except for the development of Lot 473 DP 624732, which shall be undertaken in accordance with the details and approved plans of RC265092.

7. A Consent Notice pursuant to section 221 of the Resource Management Act 1991 shall be registered on the relevant Record of Title for Lot 18 to record the following conditions are complied with on a continuing basis:

    a. Unless otherwise approved by a separate resource consent Lot 18 is a Neighbourhood Centre and any future development is to be in accordance with the Neighbourhood Centre Development Matrix; and

    b. Shall be developed only for Food & Beverage Activities; and

    c. Shall have a total maximum 500m2 Gross Floor Area; and

    d. the conditions of land use consent RC235206

8. 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.

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 685 to record the following conditions are complied with on a continuing basis:

    a. Lot 685 shall only take access from Goulds Road.

10. A Consent Notice pursuant to section 221 of the Resource Management Act 1991 shall be registered on the relevant Record of Title for Lot 64 to record the following conditions are complied with on a continuing basis:

    a. Lot 64 shall only take access from Shillingford Boulevard.

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 19, 288 - 290 to record the following conditions are complied with on a continuing basis:

    a. Unless otherwise approved by a separate resource consent Lots 19, 288 – 290 are to be developed as Apartments.

    b. The relevant provisions of the Operative District Plan and/or subsequent resource consents shall apply to any future development of these lots.

    c. Where provision for refuse storage and collection is to be provided on-site, any vehicle crossing and accessway shall be designed to accommodate the swept path of rubbish collection trucks.

12. A Consent Notice pursuant to section 221 of the Resource Management Act 1991 shall be registered on the relevant Record of Title for the Comprehensive Residential Development Sites (CRD) as

shown on the Typology Plan July 2025 to record that the following conditions are complied with on a continuing basis:

a. Unless otherwise approved by a separate resource consent the Comprehensive Residential Development Sites (CRD) as shown on the Typology Plan February 2026 are to be developed as Comprehensive Residential Development sites;

b. 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).

c. Unless otherwise approved, rubbish collection for all residential sites obtaining access off a shared lane shall occur either on the legal frontage for each unit or from a dedicated bin collection area located within legal road reserve adjoining the lane.

13. Deleted

14. A Consent Notice pursuant to section 221 of the Resource Management Act 1991 shall be registered on the Certificate of Title for all Low Density, Medium Density (small lot), Zero Lot and Duplex lots as shown on the Typology Plan to require ongoing compliance with the following condition:

    a. Unless otherwise approved by a separate resource consent all Residential activity on Low Density, Medium Density (small lot), Zero Lot and Duplex lots as shown on the Typology Plan shall be developed in accordance with the Residential Development Matrix.

15. A Consent Notice pursuant to section 221 of the Resource Management Act 1991 shall be registered on the Certificate of Title for any residential lot adjoining a specifically created parking layby (to be determined at the engineering plan approval stage) to require ongoing compliance with the following condition:

    a. Vehicle crossings may not be constructed across areas specifically formed as parking laybys without prior council approval.

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.

Engineering Approval

17. 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 Access Lanes
- Rights of Ways

- 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.

18. All work shall comply with the conditions set out in the Engineering Approval and be constructed in accordance with the approved engineering plans.
19. All work shall comply with the Engineering Code of Practice, except as agreed in the Engineering Approval.
20. 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.
21. Unless a 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.
22. 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 the Council's system shall be borne by the Consent Holder.
23. 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.

Developers Agreements

24. Any works undertaken by the consent holder and/or their agent that is subject to a developer's agreement shall receive engineering approval and require agreement in full by Council prior to the commencement of works on site.

Maintenance Bonds

25. The Consent Holder shall enter into a bond and be responsible for the maintenance of all subdivision and associated works vested in the Council in relation to the Consent at the issuance of the section 224(c) certificate and continue until the Council tests and accepts the quality of the bonded infrastructure and the agreed or stipulated maintenance period taking into account any needed repairs, replacement or rectification required for a period of:
    a. 12 months for roading, water, sewer and stormwater rectification; and
    b. 24 months for landscaping, reserve assets, stormwater treatment and discharge systems and sewer pump stations.

Utilities

26. 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.
27. 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

28. 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.

29. Water meters shall be installed in the road reserve only. Multi-meter boxes may be utilised. Connection to Council's reticulated water supply shall either be carried out or supervised by Council's contractor CORDE at the cost of the Consent Holder.

    Advice note: For supervision purposes, a minimum of 10 working days' notice is required. Please note a connection fee, being the actual cost quoted by CORDE, will apply.

30. Water mains are to be installed as per Council's water masterplan.

31. Water connections are to be provided to adjoining properties where required by Council.

32. Commercial water connection requirement: Backflow prevention shall be supplied in accordance with Council's backflow policy W213. This shall be installed as part of the building consent. Pursuant to section 221 of the Resource Management Act 1991, a consent notice shall be registered on the Certificate of Title for Lot 18 to ensure ongoing compliance with this condition.

33. Firefighting Requirements: All council vested water reticulation shall meet the requirements set out in the NZ Fire Service Firefighting Water Supplies Code of Practice (SNZ PAS 4509:2008).

Sewer

34. Any existing on-site effluent treatment and disposal systems shall be decommissioned and removed from the site or backfilled.

35. 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.

36. 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.

37. All sewer reticulation to be vested shall meet Council CCTV standards.

38. Connection to the Council sewer shall be arranged by the Consent Holder, and the work shall be done by a registered drainlayer.

39. 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.

40. Wastewater connections are to be provided to adjoining properties where required by Council.

41. Any existing on-site effluent treatment and disposal system shall be decommissioned and removed from the site or backfilled. Any existing dwelling affected by this condition that is to be connected to the Council's wastewater reticulation network will require a building consent prior to connection.

Stormwater

42. 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.

43. 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).

44. The proposed development shall not discharge runoff onto adjacent properties unless via a controlled outlet approved as part of the Engineering Design Approval.

45. In the event that an adjacent neighbour's historical stormwater drainage is onto the site, the proposed development must maintain or mitigate the historical discharge.

46. All council vested stormwater systems shall be designed to cater to the following storm events:

- The primary piped system – 10% AEP rainfall event
- The overall system (primary and secondary) – 1% AEP rainfall event

47. All stormwater reticulation to be vested shall meet council CCTV standards.

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. Front lots:

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. Rear Lots:

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 Pedestrian and Cycle Network Plan within new roads and reserves 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 the Selwyn District Council.

57. The Engineering Design Plans and Specifications submitted in accordance with condition 20 shall include details of upgrades to the Dunns Crossing Road frontage, including any required as a consequence of the proposed roundabout planned for the intersection of Goulds/Selwyn/Dunns Crossing Roads.

58. Once Road Lot 3032 in Stage 232 is constructed and vested in Council, a temporary turning area at the southern end of Goulds Road is to be constructed and maintained by the Consent Holder.

Corner Splays and Frontage Widths

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

Street naming and property numbering

60. Road name options and street numbering plans shall be submitted to Council in accordance with Policies N101 and N102.

Advice Note: *A private road/right of way that serves a minimum of 5 (five) properties can be named if requested. The applicant shall supply a minimum of 3 names listed in preference for Council consideration. Council will consider those names that are deemed appropriate and approve a name that does not already exist or is not similar to any other name in the Selwyn District. The consent holder and/or their agent shall arrange for the installation of the street name signs and poles at each intersection to the Council's standard, at the consent holder's cost.*

Road signage

61. The consent holder shall install street name signs displaying the Council-approved street name and poles at each intersection in accordance with Policy R430.

Accessways and Vehicle Crossings

62. All ROW, access legs and vehicle crossings required to service Lots 88, 252, 492 – 493, 503 – 504, 623, 625 and 687 shall be formed in accordance with the table below:

Potential No of Sites	Length (m)	Legal Width (m)	Carriageway Width (m)	Turning Area	Passing Bay
1	Any length	3.5	3.0	-	-
2-3	Any length	4.5	3.0	-	-

63. All Shared Access Lanes shall have a minimum carriageway width of 5.5m and a maximum legal width of 8m, unless otherwise approved through engineering approval.

63A. The right of way serving Lots 214-218 and 230 shall not provide vehicle access to Goulds Road. Pedestrian access to and from the right of way and Goulds Road must be provided.

Street Lighting

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

Water Race

65. The pond will be designed to ensure that the proposed pond remains easy care regardless of the water level.
66. Should the water race require piping, works shall not commence until the design and supporting information have been submitted to the Development Engineering Manager for approval and acceptance is given in writing.

Landscaping and Irrigation

67. The Consent Holder shall landscape the roads and reserves in general accordance with the Landscape Plan (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.
68. Restoration and protection of the existing pond and water race shall be implemented in accordance with the recommendations of the Faringdon Oval Water Race and Pond Ecological Enhancement Plan report prepared by Wildlands Consultants, included in Appendix J of the application. The restoration should be based on habitat creation and enhancement for indigenous biodiversity, including fish, invertebrates, and plants. A suitably qualified ecologist shall be engaged to advise on this.
69. Plant selection in any landscaping and waterway restoration should be indigenous species of local whakapapa, suited to the environmental conditions.
70. Landscape plans for reserves and with road reserves shall be designed having regard to the Ngai Tahu Subdivision and Development Guidelines and include locally sourced indigenous vegetation where practicable.
71. Entrance structures shall not be placed on Council road reserve, unless otherwise shown on the approved plans or otherwise agreed at the engineering approval stage.
72. Street trees shall be planted within the road reserve along the Selwyn Road frontage. Landscape Plans detailing the location and species of these trees shall be submitted to the Council for approval.
73. 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.
74. 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.
75. 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 49 road frontage landscape strips adjacent to Lots 31 – 33, 98, 126 – 128, 191 – 192, 222 – 224, 211, 365 – 371, 379 – 382, 420 – 421, 432, 452 – 454, 491 – 492, 643, 669 and Lot 1 of RC 225693,

Advice note: *Maintenance includes replacing any damaged, diseased or dead planting in these areas.*

Earthworks

76. All site works are to be undertaken in accordance with the conditions of resource consent RC235205.
77. 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.
78. 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.

79. Dust generating activities shall cease during times of high winds where dust suppression methods are insufficient to stop fugitive dust leaving the site.

80. The total area of disturbed land at any one time shall not exceed 4ha.

81. The maximum depth for all excavations shall not exceed 4.8 metres below natural ground level.

82. A Dust Management Plan which includes measures to ensure compliance with conditions 68- 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.

    Advice Note: *This Dust Management Plan is also to be submitted to Environment Canterbury under the relevant ECan consent.*

83. 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.

84. 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.

85. 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

86. 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.

87. 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.

88. 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.

89. Any works within an affected area shall not resume until Tūāhuriri Rūnanga, Te Taumutu Rūnanga and HNZPT (and NZ Police in the case of human remains (kōiwi)) authorise work to continue.

90. Prior to commencing work, the Consent Holder shall ensure that all persons involved in, or supervising, work on-site are familiar with the Accidental Discovery Protocol.

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

Advice Notes:

- *These conditions may be in addition to any agreements that are 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

92. Pursuant to the relevant legislation the Consent Holder shall vest the following lots in the Council as Reserve:
    a. Lots 2008, 2013, 2014 and 2023 shall be vested as Recreation Reserve.
    b. 2004, 2005, 2010, 2011, 2015, 2018 shall be vested as Local Purpose (Landscape) Reserve
    c. Lots 2000, 2001, 2002, 2003, 2006, 2007, 2016, 2017, 2019, 2020, 2021, 2024, 2025, 2026 shall be vested as Local Purpose (Access) Reserve.
    d. Lots 2029 and 2030 shall be vested as Local Purpose (Utility) Reserve
93. The Consent Holder shall supply to Council copies of all Records of Title for land, other than roads, that is vested in Council.

Fencing

94. Unless shown on the Approved Landscape Plans and unless a resource consent has been granted otherwise, any lot which shares a boundary with a reserve or walkway shall be limited to a single fence erected on the boundary 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.
    a. Except the 1.8 metre paling fence on the shared boundary with Lots 157 and 156 and the utility lots 2029 and 2030 as approved by RC255550.
95. Unless a resource consent is granted otherwise, any fencing or freestanding wall not shown on the Approved Landscape Plans shall comply with the requirements of the Operative District Plan. For further information, please refer to the relevant rule in the Operative District Plan or contact the duty planner at Selwyn District Council.

Full conditions of RC235206 (as most recently amended by RC235206H):

Earthworks

1. The development and activity shall proceed in accordance with the information submitted with the application RC235206 and the further information and response to comments provided, except:
    a. for Lot 561 DP 608463, the residential units and attached garage must be constructed in accordance with the information submitted with the application and the approved plans of RC255302.
    b. for Lot 169 DP 616748, the residential units and attached garage must be constructed in accordance with the information submitted with the application and the approved plans of RC255703.

1A. Home and Income units are permitted on Medium and Low Density Lots as identified on the Typology Plan, subject to the standards in the Residential Matrix for that typology.

a. The number of Home and Income units within Arbor Green are limited to a maximum 143 Lots.

Advice note: A Home and Income Unit means a self-contained (must include sleeping, cooking, bathing, and toilet facilities) residential unit that is ancillary to the principal residential unit and is held in common ownership with the principal residential unit on the same site and share reticulated service connections. The ancillary residential unit may be used for rental purposes.

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 Sundays, 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 limit 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 4ha.
7. The maximum depth for all excavations shall not exceed 4.8 metres below natural ground level.
8. A Dust Management Plan, which includes measures to ensure compliance with conditions 5 and 6 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.

   Advice Note: *This DM Plan is also to be submitted to Environment Canterbury under the relevant ECan consent.*
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 areas identified by ENGEO as being contaminated shall be remediated in accordance with the recommendations in the ENGEO Report titled “Remedial Action Plan, Faringdon Oval” dated 25.06.2021.
12. 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.
13. 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.
14. 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, Secon 4.3.2) for the 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 Recent background levels (mg/kg)	Regional Yellow Brown Stony background levels (mg/kg)
Manganese	1268.5	721.4
Arsenic	12.58	6.35
Cadmium	0.19	0.14
Chromium	22.7	19.89
Copper	20.3	11.68
Mercury	0.11	0.07
Nickel	20.7	13.91
Lead	40.96	19.75
Zinc	93.94	69.58
Total DDT	0.431	0.431
Polycyclic aromatic hydrocarbons, benzo(a)pyrene toxicity equivalent (BaP TE)	0.922	0.922

15. 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 the applicable land use NESCS and in accordance with the resource consent (as appropriate). All works shall be undertaken at the Consent Holder's expense.
16. 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.
17. After the demolition of buildings built prior to 1 January 2000 and prior to earthworks, an asbestos clearance certificate shall be provided to the 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
18. 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.

19. If the material is of Māori origin, in addition to the requirements in the condition above, the Site Manager shall immediately nofy Te Ngāi Tūāhuriri Rūnanga and Te Taumutu Rūnanga and ensure site access to enable appropriate cultural procedures and kanga 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.
20. 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 me as Te Ngāi Tūāhuriri Rūnanga, Te Taumutu Rūnanga, HNZPT and NZ Police have responded and agreed that they can be moved.
21. Any works within an affected area shall not resume until Tūāhuriri Rūnanga, Te Taumutu Rūnanga and HNZPT (and NZ Police in the case of human remains (kōiwi)) authorise work to continue.
22. Prior to commencing work, the Consent Holder shall ensure that all persons involved in, or supervising, work on-site are familiar with the Accidental Discovery Protocol.
23. The Accidental Discovery Protocol shall be clearly displayed and accessible on site at all mes during work under this consent.

    Advice Notes:

    These conditions may be in addition to any agreements that are 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

24. All fencing and landscaping shall be undertaken in general accordance with the Landscape Plan, 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.*

Residential Activity

25. Unless otherwise approved by a separate resource consent All Residential activity on Low Density, Medium Density (small lot), Zero Lot and Duplex lots as shown on the Typology Plan shall be developed in accordance with the Residential Development Matrix, except:

    a. for Lot 537 DP 608463, the residential unit and attached garage must be constructed in accordance with the information submitted with the application and the approved plans of RC255125.
    b. for Lot 502 DP 603106, the residential units and attached garages must be constructed in accordance with the information submitted with the application and the approved plans of RC255223.
    c. Except the development of Lot 565 DP 608463, which shall be undertaken in accordance with the details and approved plans of RC255253.

d. For Lot 501 DP 603106, the duplex must be constructed in accordance with the information submitted with the application and the approved plans of RC255321.
e. For Lot 498 DP 603106, the duplex must be constructed in accordance with the information submitted with the application and the approved plans of RC255323.
f. for Lot 517 DP 603106, the residential units and attached garage must be constructed in accordance with the information submitted with the application and the approved plans of RC255301.
g. For Lot 504 DP 603106, the duplex must be constructed in accordance with the information submitted with the application and the approved plans of RC255473.
h. For Lot 695 DP 614255, the residential unit and attached garage must be constructed in accordance with the information submitted with the application and the approved plans of RC255493.
i. For Lot 560 DP 608463 development shall proceed in accordance with the application and approved plans of RC255518.
j. For Lot 195 DP 616748, development shall proceed in accordance with the application and approved plans of RC255734.
k. For Lot 196 DP 616748, development shall proceed in accordance with the application and approved plans of RC255745.
l. For Lot 536 DP 608463, development of the residential unit must proceed in accordance with the application and approved plans of RC255668.
m. For Lot 574 DP 608463, development of the residential unit and home and income unit shall proceed in accordance with the application and approved plans of RC255908.
n. For Lot 206 DP 616748, development shall proceed in accordance with the application and approved plans of RC255744.
o. For Lot 168 DP 616748, development of the residential unit and home and income unit shall proceed in accordance with the application and approved plans of RC255889.
p. For Lot 200 DP 616748, the residential unit must be constructed in accordance with the information submitted with the applicant and the approved plans for RC255937.
q. For Lot 231 DP 616748, the residential unit must be constructed in accordance with the information submitted with the application and the approved plans of RC255959.
r. For Lot 163 DP 616748, development shall proceed in accordance with the application and approved plans of RC255881.
s. For Lot 166 DP 616748, development shall proceed in accordance with the application and approved plans of RC255879.
t. For Lot 670, the entrance features must be constructed in accordance with the application and approved plans of RC235206A.
u. For Lot 162 DP 616748, development shall proceed in accordance with the application and approved plans of RC255972.
v. For Lot 172 DP 616748, the development must be constructed in accordance with the information submitted with the application and the approved plans of RC255935.
w. For Lot 167 DP 616748, development shall proceed in accordance with the application and approved plans of RC255974.
x. For Lot 170 DP 616748, development shall proceed in accordance with the application and approved plans of RC255975.
y. For Lot 182 DP 616748, development shall proceed in accordance with the application and approved plans of RC255982.
z. For Lot 193 DP 616748, development shall proceed in accordance with the application and approved plans of RC255983.
aa. For Lot 205 DP 616748, development shall proceed in accordance with the approved plans for RC256039.
bb. For Lot 207 DP 616748, development shall proceed in accordance with the application and approved plans of RC256061.
cc. For Lots 215, Lot 216, Lot 217 and Lot 218 DP 616748, the duplex developments must be constructed in accordance with the information submitted with the application and the approved plans of RC235206B.

dd. For Lot 569 DP 603106, development shall proceed in accordance with the application and approved plans of RC256077.

ee. For Lot 173 DP 616748, development shall proceed in accordance with the application and approved plans of RC256111.

ff. For Lot 209 DP 616748, development shall proceed in accordance with the application and approved plans of RC256171.

gg. For Lot 157 DP 616748, development shall proceed in accordance with the application and approved plans of RC235206C.

hh. For Lot 283 DP 616748, development shall proceed in accordance with the application and approved plans of RC235206F.

ii. For Lot 273 DP 616748, development shall proceed in accordance with the application and approved plans of RC235206E.

jj. For Lot 246 DP 616748, development shall proceed in accordance with the application and approved plans of RC235206G.

kk. For Lot 208 DP 616748, development shall proceed in accordance with the application and approved plans of RC235206D.

ll. For Lot 461 DP 624732, development of the residential unit must proceed in accordance with the application and approved plans of RC235206M.

mm. For Lot 251 DP 616748, development of the residential unit must proceed in accordance with the application and approved plans of RC235206L.

nn. For Lot 262 DP 616748, development of the residential unit must proceed in accordance with the application and approved plans of RC235206N.

oo. For Lot 239 DP 616748 development of the residential unit must proceed in accordance with application and approved plans of RC265171

pp. For Lot 486 DP 624732, development of the residential unit must proceed in accordance with the application and approved plans of RC235206O.

qq. For Lot 243 DP 616748, development of the residential unit must proceed in accordance with the application and approved plans of RC235206Q.

Business – Neighbourhood Centre (Lot 18)

26. Unless otherwise approved by a separate resource consent Lot 18 shall be a Neighbourhood Centre (created by subdivision consent RC235205, except where modified by the following additional conditions.

    a. Lot 18 is a Neighbourhood Centre and any future development is to be in accordance with the Neighbourhood Centre Development Matrix; and

    b. Shall be developed only for Food & beverage Activities; and

    c. Shall have a total maximum 500m^2 Gross Floor Area Issuing Building Consent prior to s224 Certificate

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. Where any dwelling is erected prior to the issue of the Secon 224(c) Completion Certificate for that stage of the subdivision that the dwelling is located within, verification that the sewer, stormwater and water supply systems installed for the subdivision stage or to service that dwelling are fully operational and complying shall be confirmed in writing by Council's Development Engineering Manager prior to any dwelling being connected to these systems.

30. No residential dwelling shall be occupied in whole or in part prior to the issue of the s224(c) Certificate for the subject lot.

31. Prior to the lodgement of any building consent, a written agreement between the Consent Holder and Selwyn District Council shall be entered into stating that Council shall not be liable should the issuing of the s224 Certificate be delayed for any reason.

Accessways and Vehicle Crossings

32. Unless otherwise approved by a separate resource consent with exception of Lots 1 – 6, 9 – 13, 27, 34-35, 36, 39, 42 – 49, 50, 51 – 53, 55 – 56, 58 – 61, 67 – 70, 78, 80 – 82, 84 – 85, 87 – 91, 92, 93 – 96, 99, 102 – 103, 106 – 108, 110 – 124, 126-127, 128 – 130, 135 – 137, 139 – 143, 147 – 149, 151-156, 178 – 181, 183 - 187, 190, 193, 200, 210 – 213, 219 – 221, 234 – 235, 237 – 238, 241 – 242, 247 – 249, 252 – 255, 257, 262 – 271, 276, 279 - 282, 291, 293 – 301, 303 – 304, 306 – 307, 309, 312, 320 – 322, 323 – 324, 326 – 327, 330 – 331, 333 – 334, 336, 339, 340 – 342, 344 – 345, 353 – 362 - 372 – 375, 377 –381, 383, 392 – 400, 401, 405 - 406, 407, 422 - 424, 428, 431 – 432, 434 – 439, 441 – 451, 454, 457, 458, 466 – 471, 473 – 480, 481, 482 – 490, 495, 498, 501, 502, 512, 534 – 536, 561 – 565, 567, 590 – 597, 619 – 620, 623, 625, 629 – 631, 634 – 635, 686 – 687, 689, 724 - 725, 728 – 729, 731 – 735, 736, 737-738, 739 - 740, 749 – 753, 755 – 756, 762, 796, 886-888, 903-911, 950, 954, 961 - 966, vehicle crossings shall be formed in accordance with Table 1:

    (a) Except the development of Lot 553 DP 608463, which shall be undertaken in accordance with the details and approved plans of RC255160.

    (b) Except the development of Lot 543 DP 608463, which shall be undertaken in accordance with the details and approved plans of RC255163.

    (c) Except the development of Lot 546 DP 608463, which shall be undertaken in accordance with the details and approved plans of RC255280.

    (d) Except the development of Lot 576 DP 608463, which shall be undertaken in accordance with the details and approved plans of RC255510.

    (e) Except the development of Lot 285 DP 616748, which shall be undertaken in accordance with the details and approved plans of RC255700.

    (f) For Lot 163 DP 616748, development shall proceed in accordance with the application and approved plans of RC255881.

    (g) For Lot 166 DP 616748, development shall proceed in accordance with the application and approved plans of RC255879.

    (h) For Lot 162 DP 616748, development shall proceed in accordance with the application and approved plans of RC255972.

    (i) For Lot 246 DP 616748, development shall proceed in accordance with the application and approved plans of RC235206G.

Distance Between Crossings (m) on Same Side of Road	**Width (m)**	
	Minimum	**Maximum**
Vehicle crossing to a shared accessway	Residential activities — 3.5m	Residential activities — 6m

Greater than 7m; All other vehicle crossings; Less than 1m or greater than 7m		

Table 1 Vehicle Crossings

33. Unless Resource Consent is otherwise granted, all vehicle crossing shall be formed, sealed/metalled to match the existing road surface for the full width of the crossing between the site boundary and sealed carriageway.

34. Unless otherwise approved by a separate resource consent, for residential lots there shall be only one vehicle crossing per residential unit.

35. Unless otherwise approved by a separate resource consent, with the exception of Lots 1 – 5, 12– 14, 17 – 19, 21 – 23, 26, 28 – 29, 30 – 32, 35, 37 – 39, 42, 50, 54 – 56, 61 – 62, 64, 67 –74, 77 –82, 87 – 89, 90, 92 – 99, 100- 104, 107, 110-119, 121 – 126, 128 – 130, 132 – 134, 138, 139, 142 – 148, 150 – 164, 170 – 177, 178, 180, 182 – 184, 188 – 192, 203 – 206, 209, 212, 215, 222, 232 – 236, 239, 245 - 246, 250 – 251, 258 – 260, 273, 283 – 287, 288 – 290, 292, 300 – 303, 310 – 313, 315, 321, 328 – 330, 336 – 340, 345 – 347, 351 – 354, 361 – 362, 365 – 367, 371, 376 – 377, 379, 382, 388 – 391, 394, 395, 403 – 406, 409, 426, 431 – 433, 435 – 440, 443 – 449, 454, 452, 456 – 458, 461 – 473, 479 – 482, 490 – 494, 502 – 505, 512 – 513, 517 – 518, 527 – 528, 553, 542 – 544, 559 – 561, 563, 567, 569 – 571, 577 – 578, 580 – 581, 588 – 589, 593 – 594, 598 – 611, 614 – 616, 630 – 633, 637 – 639, 641 – 644, 649 – 652, 661 – 664, 668, 669, 671, 679 – 683, 684, 685, 688, 724-725, 728, 749, 754, 757, 762, 768, 869, 796, 889, 892, 900 – 901, 912 – 913, 915, 919-920, 922-923, 940, 961-963, vehicle crossings shall be separated from intersections in accordance with Table 2:

    (a) Except the development of Lot 565 DP 608463, which shall be undertaken in accordance with the details and approved plans of RC255253.

    (b) Except the development of Lot 597 DP 614255, which shall be undertaken in accordance with the details and approved plans of RC255504.

    (c) Except the development of Lot 263 DP 616748, which shall be undertaken in accordance with the details and approved plans of RC255707.

    (d) Except the development of Lot 574 DP 608463, which shall be undertaken in accordance with the details and approved plan of RC255908.

    (e) Except the development of Lot 168 DP 616748, which shall be undertaken in accordance with the details and approved plans of RC255889.

    (f) For Lot 163 DP 616748, development shall proceed in accordance with the application and approved plans of RC255881.

    (g) For Lot 52 DP 624732, development shall proceed in accordance with the application and approved plans of RC235206P.

    (h) For Lot 262 DP 616748, development shall proceed in accordance with the application and approved plans of RC235206N.

    (i) For Lot 669 DP 624732, development shall proceed in accordance with the application and approved plans of RC235206U.

    (j) For Lot 672 DP 624732, development shall proceed in accordance with the application and approved plans of RC235206T.

Intersection Road Type Distances in Metres	

Vehicle Crossing Joins to	Posted speed Km/hr	Arterial	Collector	Local
Arterial	**> 50** **≤ 50**	100 30	100 30	100 30
Collector	**> 50** **≤ 50**	75 30	60 30	60 25
Local	**> 50** **≤ 50**	75 25	60 25	60 10

Table 2: Vehicle Crossing Separation from Intersection

36. The distances specified in Table 2 shall be measured along the road boundary parallel to the centre line of the roadway of the frontage road from the kerb line, or formed edge, of the intersecting road.
37. Lot 685 shall only take access from Goulds Road.
38. Lot 64 shall only take access from Shillingford Boulevard.
39. All ROW and access legs required to service Lots 87-88, 252, 492 – 493, 503 – 504, 623, 625 and 687 shall be formed and sealed in accordance with Table 3:

Potential No of Sites	Length (m)	Legal Width (m)	Carriageway Width (m)	Turning Area	Passing Bay
1	**Any length**	**3.5**	**3.0**	**-**	**-**
2-3	Any length	4.5	3.0	-	-

Table 3: ROW and Access Legs

Notes to the Consent Holder

The lapse date of the consent remains unchanged, 26 July 2028. The consent will lapse on this date unless it is given effect to before then.