# 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** | RC255550 and RC255691 |
| **APPLICANT** | Hughes Developments Limited |
| **BRIEF DESCRIPTION OF THE APPLICATION** | The following has been sought:<br>• RC255550 - Subdivision (s 11) - Change of conditions 2, 4, 6, 12, 13, 92 and 94 of RC235205<br>• RC255691 - Land Use (s 9) - Change of conditions 32 and 35 of RC235206 and impose a new condition permitting home and income developments. |
| **ADDRESS** | 108 Dunns Crossing Road |
| **LEGAL DESCRIPTION** | Lot 4002 DP 608463 |
| **TITLE REFERENCE** | 1200556 |
| **AREA** | 16.2985 hectares |
| **ZONING / OVERLAYS** | **Operative Selwyn District Plan (2016), Rural Volume**<br>Inner Plains<br>**Partially Operative Selwyn District Plan (Appeals Version)**<br>General Rural Zone Plains<br>Flood Management Overlay<br>Liquefaction Damage Unlikely Overlay,<br>Urban Growth Overlay<br>Rural Density Overlay - SCA-RD1 |
| **OVERALL ACTIVITY STATUS** | **Discretionary** |

## The Application

1. The application was formally received by the Selwyn District Council on the 7 July 2025. Further Information was received up to the 11th of September 2025; this information now forms part of the application.

2. The Applicant is seeking to change conditions 2-6, 12-13, 92 and 94 of an existing resource consent (RC35205), change of conditions 32 and 35 of an existing resource consent (RC235206) and impose a new land use condition permitting up to 143 home and income unit developments in the Arbor Green Subdivision.

### Subdivision

3. The following changes are sought to Subdivision Consent RC235205:

- Update the layout and typology configuration of the lots within stages 4, 5, 18, and 25
- Amend the Residential Development Matrix to clarify where the setbacks should be measured from and how site coverage is to be calculated;
- Amend condition 12 to remove the specific lot numbers and refer back to the Typology plan;
- Amend condition 12 to refer specifically to the Living Z requirements for the comprehensive lots;
- Remove condition 13 as the duplex lots will be subdivided as part of this process;
- Amend condition 92 to enable changes to the reserve classifications
- Amend condition 94 to enable 1.8m timber paling fence on the shared boundary.

**Land Use**

4. The following changes are sought to Land Use Consent RC235206:

   - Include a new consent condition to enable a home and income unit to be constructed provided they met the requirements in the residential development matrix for the Low and Medium Lot Typologies.
   - Amend condition 32 and 35 in relation to the location of vehicle crossings to reflect the new lot references.

5. RC35205 and RC235206 have undergone multiple variations. The background information and the proposed changes are discussed below.

## Background

6. Resource consent RC235205 was granted by a panel of Independent Commissioners on the 27th of July 2023 to undertake a large, staged subdivision to enable rural land within Rolleston to be developed for residential uses. The subdivision is referred to as Arbor Green.

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

8. An associated land use consent RC235206 was also granted on the 27th 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).

9. 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.RC235205 was later varied by RC235831, RC245327, RC245667, RC245846, RC245976, RC255040, and most recently RC255500.

   - RC235831 was granted on the 15th of March 2024. This allowed for the reconfiguration of the consented subdivision boundaries relating to 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 changes to the layout of Stages 3 and 22, an increase building coverage for low density lots resulting in a change to the Residential Development Matrix, and the addition of a new condition relating to the right of way for Comprehensive 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 setback 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.

- RC255268 was granted on the 30th April 2025. This resulted in change to condition 6 to allow the establishment to two residential units that does not meet the outdoor living space, setback, and outlook space requirements.

- 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.

- RC255500 was granted on the 22nd of July 2025. This change of conditions allowed Lot 222 to be removed from the condition requiring it to be developed as a Comprehensive Development Lot.

10. RC255503 was granted on the 28th of July 2025 which allowed for the subdivision of duplex lots 186, 247, 248, 254, 257, 276, and 279 into two lots.

11. RC235206 has since been varied by RC245847 and RC255071.

- 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.

- RC255071 resulted in changes to condition 32 and 35 to include additional lots within the exemptions relating to vehicle crossings.

- RC255125, RC255223, RC255253, RC255321, RC255323, RC255301, RC255473, RC255493, and RC255518 resulted in changes to condition 25 to established site specifics designed that do not comply with the Residential Development Matrix.

- RC255302 resulted in a change to condition 1 to establish two dwellings on Lot 561.

- RC255703 resulted in change to condition 1 to establish two dwellings on Lot 169.

- RC255707 resulted in a change to condition 35 to establish a residential unit with a non-complying vehicle crossing on Lot 263.

**Proposed Changes**

***Subdivision Consent***

12. Proposed changes to Conditions 2, 4, 6, 12, 13, 92 and 94 of Subdivision Consent RC235205 (as previously amended by RC255500) are outlined below (additions underlined and bold, and deletions are struck through):

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

        i. approved plans and documents:

            - Precinct Plan

            - Typology Plan ~~March~~ **July 2025**

- Landscape Plan
- Subdivision Plan ~~January 2025 R16~~ **August 2025 R20**
- Pedestrian and Cycle Network Plan
- Road Network Plan
- Reserve Network Plan
- Residential Development Matrix ~~24 April 2025~~ **July 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.

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, 2001, 2022, 2023, 2026, 2029, 3000, 3001
- Stage 2 – Lots 1000, 1001, 3002
- Stage 3 – Lots 20, 22-30, 581, 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 – ~~63~~ **61**, **456–490**, **669 – 681, 861-869,729 – 731, 735 – 740, 758 -761, 763 – 768, 775 – 778, 2014,** ~~3005~~, 3006, **3010, 3025** ~~3039~~
- 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 – Lots 292 – 346, 2012, 3018, 3019, 3020, 3021~~
- 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,** ~~758-761,~~ **3040**~~425 – 454, 2014, 3010, 3025, 3039~~
- ~~Stage 19 – Lots 455 – 490, 2015, 3026, 3027~~

- 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 – ~~662~~ **661**, 2021, 3034, 3035, ~~3036~~
- Stage 25 – Lots ~~663~~ **662** – **668, 3036** ~~681, 3037~~
- Stage 26 – Lots 682 – 688

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 ~~August 2024~~ **July** 2025

      iii. Landscape Plan

      iv. Subdivision Plan ~~July 2024 R14~~ **August 2025 R20**

      v. Pedestrian and Cycle Network Plan

      vi. Road Network Plan

      vii. Reserve Network Plan

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** ~~Lots 14 – 17, 20, 22 – 26, 28 – 35, 38 – 41, 50, 54 - 55, 62 – 63, 65 – 66, 79, 96 – 98, 123 - 125, 126 – 127, 129, 135, 139, 143, 150, 191 – 192, 211, 222, 291, 347, 364 – 370, 420 – 423, 433, 439 – 440, 452 – 455, 458, 465, 467 – 468, 689 and 699~~ 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** ~~Lots 14 – 17, 20, 22 – 26, 28 – 35, 38 – 41, 50, 54 – 55, 62 – 63, 65 – 66, 79, 96 – 98, 126 – 127, 129, 135, 138, 143, 150, 191 – 192, 211, 222, 291, 347, 364 – 370, 420 – 423, 433, 439 – 440, 452 – 455, 458, 465, 467 – 468, 689 and 699~~ 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).**

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

   (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. ~~For Lots identified as Duplex on the Typology Plan a Section 224c Certificate shall only be issued to each individual lot following the erection of both units to pre-line inspection approval.~~

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) Lots 2004, 2005, ~~2009~~, 2010, 2011, ~~2012~~, 2015, **2018** shall be vested as Local Purpose (Landscape) Reserve. ~~51 c.~~

(c) Lots 2000, 2001, 2002, 2003, 2006, 2007, 2016, 2017, ~~2018~~, 2019, 2020, 2021, **2024, 2025, 2026** shall be vested as Local Purpose (Access) Reserve.

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 2023 as approved by RC255550.**

***Land Use Consent***

13. Proposed changes to conditions 32 and 35 of Land Use Consent RC235206 (as previously amended by RC255703) are outlined below (additions are underlined and bold, and deletions struck through):

32. Unless otherwise approved by a separate resource consent with exception of Lots 1 – 6, 9 – 13, 27, 36, 42 –49, 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, 162, 178 – 181, 183 - 187, 190,193, 200, 210 – 213, 219 – 221, 231, 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, 315,** 320 – 32~~4~~**2**, 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, 456, 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 – 734, 739 - 740, 749 – 753, 755 – 756, 762,** vehicle crossings shall be formed in accordance with Table 1:

| DISTANCE BETWEEN CROSSINGS (M) ON SAME SIDE OF ROAD | WIDTH(M) | |
|---|---|---|
| | Minimum | Maximum |
| Vehicle crossing to a shared accesssway<br><br>Greater than 7m;<br><br>All other vehicle crossings;<br>Less than 1m or greater than 7m | Residential activities - 3.5m | Residential activities - 6m |

*Table 1 Vehicle Crossings*

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, 37 – 39, 42, **46,** 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 – 17~~7~~**8**, 180, 182 – 184, 188 – 192, 203 – 206, 209, 212, 215, 219 – 222, 232 – 236, 239, 245 - 246, 250 – 251, 258 – 260, 273, 283 – 287, 288 – 290, 292, 300 – 303, 310 – 313, 315, **321 - 322,** 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 – 444, 448, 454, 452, 456 – 458, 461 – 473, 479 – 482,

490 – 494, 502 – 505, 512 – 513, 517 – 518, 527 – 528, 553, 542 – 544, 559 – 561, 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, **670,** 671, 679 – 683, 688**, 724-725, 728, 749, 754, 757, 762,** 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.

| INTERSECTION ROAD TYPE DISTANCES IN METRES | | | | |
|---|---|---|---|---|
| **Vehicle Crossing joins to** | **Posted speed Km/hr** | **Arterial** | **Collector** | **Local** |
| **Arterial** | > 50<br>< 50 | 100<br>30 | 100<br>30 | 100<br>30 |
| **Collector** | > 50<br>< 50 | 75<br>30 | 60<br>30 | 60<br>25 |
| **Local** | > 50<br>< 50 | 75<br>25 | 60<br>25 | 60<br>10 |

*Table 2: Vehicle Crossing Separation from Intersection*

14. **New Land use Condition:**

**x. 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 is limited to a maximum of 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.***

## The Existing Environment

15. The site is currently rural land covered in pasture that is in the process of being developed for urban and residential uses. It has generally flat topography.

16. The site is currently rural land covered in pasture that is in the process of being developed for urban and residential uses. It has generally flat topography.

17. The existing environment comprises the activities authorised by the approved resource consents, enabling an urban environment with mixed densities and typologies of residential units and some commercial buildings and associated infrastructure.

18. A site visit was undertaken on the 10th of September 2025.

## Statutory Considerations

19. 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.*

20. 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.

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

22. Arbor Green is currently zoned General Rural in the Partially Operative District Plan, and Rural in the Operative District Plan. As part of the Fast Track decision for the development, the 'Typology' associated with each lot of the development was specified and the 'Residential Development Matrix' specified the built form standards relevant to each typology. At the time of the Fast Track application, the Partially Operative District Plan was receiving submissions on the notified version. The medium density lots within the Residential Development Matrix and Typology Plan essentially reflect the Living Z Medium Density rules of the Operative Plan with additional rules such as outlook space and glazing to be consistent with what is now the MRZ provisions.

23. This application now seeks to change conditions 2-6, 12-13, 92 and 94 of RC235205 and conditions 32, 35 and impose a condition on RC235206 to allow for home and income developments. 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. A full assessment to demonstrate this is provided under the "Notification Assessment" of this report.

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

## Written Approvals (Sections 95D(e), 95E(3)(a) and 104(3)(a)(ii))

25. The provision of written approvals is relevant to the notification and substantive assessments of the effects of a proposal under sections 95D, 95E(3)(a) and 104(3)(a)(ii). Where written approval has been provided, the consent authority must not have regard to any effect on that person. In addition, that person is not to be considered an affected person for the purposes of limited notification.

26. No written approvals have been provided as part of this application.

## Notification Assessment

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

27. 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. An outline of the proposed changes and its effects are considered below.

## Subdivision layout and typology configuration

28. The application proposes to update the layout and typology configuration of the lots within stages 4, 5, 18, and 25. The proposed changes will increase the number of medium density lots and reduce the number of comprehensive, duplexes, and zero lot typologies. The applicant has indicated that this proposed change will reduce the requirement / need for further subdivision, it is more aligned with the buyers' market, and it allows for lots to be developed faster to meet the needs of the community.

29. The proposed changes in typologies across stage 4, 5, 18 and 25 are shown in the comparison table below:

| TYPOLOGY LOTS | | NO. OF LOTS AS AT RC455040<br><br>Potential Number (#) | NO. OF LOTS PROPOSED<br><br>Potential Number (#) | | NO. OF LOTS AS AT RC455040<br><br>Potential Number (#) | NO. OF LOTS PROPOSED<br><br>Potential Number (#) | | NO. OF LOTS AS AT RC455040<br><br>Potential Number (#) | NO. OF LOTS PROPOSED | | NO. OF LOTS AS AT RC455040<br><br>Potential Number (#) | NO. OF LOTS PROPOSED<br><br>Potential Number (#) | NET CHANGE ACROSS THE FOUR STAGES |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | Stage 4 | | | Stage 5 | | | Stage 18 | | | Stage 25 | | | |
| CRD | | 7 (7 x 6 = 42) | 7 (42) | | 9 (x 6 = 54) | 1 (x 6 = 6) | | 5 (x 6 = 30) | 1 (x 6 = 6) | | - | - | -12 (72) |
| Zero Lot Type 1 | | 17 | 11 | | 11 | 7 | | 2 | 2 | | - | - | -10 |
| Zero Lot Type 2 | | 4 | - | | 3 | - | | 5 | - | | - | - | -12 |
| Duplex | | 12 | 12 | | 11 | 18 | | 9 | 6 | | - | - | +4 |
| Medium Density | | 32 | 48 | | 16 | 48 | | 9 | 32 | | - | - | +71 |
| Low Density/ Rural Interface Lots | | - | - | | 13 | 13 | | - | - | | 7 | 7 | No change |
| **Total No. of Lots** | | **72 (107)** | **78 (113)** | | **63 (108)** | **87 (92)** | | **30 (55)** | **41 (46)** | | **7** | **7** | **+41 (42)** |

*Figure 1. Comparison Table dated August 2025 (Source: Further Information).*

30. The table reflects the stage boundaries proposed as part of this application. The number of lots across the four stages are relatively the same.

31. The plans have been updated to reflect the changes to stages 4, 5, 18 and 25, which resulted in change of lot numbers referenced in condition 2. Condition 2 has been amended to reflect the changes to ensure that the consent accurately depicts the lots that will be created within each stage.

32. The density of these stages is still met and there is a mix of typologies in each stage to ensure that variety of lots is achieved in each stage, which meets the intention of the underlying subdivision.

33. For the reasons stated above, the proposed subdivision layout and changes to the subdivision and typology configuration is considered to have a less than minor effect on the receiving environment.

## Residential Matrix

34. The application processes to make the following changes to the residential development matrix dated March 2025:

1. **Add a notation stating that the building coverage must be calculated to the gutters within the lots that are contained the classification of Medium Density (small) lot, duplex and zero lots.** There is confusion regarding how building coverage is required to be calculated. This notation will provide clearer directions to both landowner and Council on the expectations on building coverage compliance.

2. **Remove the dwelling rear boundary setback requirement for zero lots.** The requirement to provide a rear boundary setback was exclusive to Arbor Green and is not replicated in rule requirements in any of the residential zones. The rear setback creates confusion and is considered to be an overly onerous setback requirement when applied in conjunction with other setbacks and outlook space requirements,

and therefore the applicant has requested that this requirement is removed, this considered to be an acceptable approach.

3. **Change to provide direct reference to the stages 4, 5, 9, 10, 12 and 18 rather than the legal descriptions in relation dwelling setback in the zero lot Type 1 typologies.** Dwellings on these lots are still required be required to be setback 1m from an internal boundary, when these lots do not have zero lot boundary. This change is purely administrative, and it is considered to be a more efficient approach.

35. The proposed changes to the residential development matrix aim to reduce confusion and provide clarification of interpretation, they will not change the overall requirement and intentions of the underlying subdivision.

36. For the reasons stated above, the proposes changes are considered to be acceptable and will have a less than minor effect on receiving environment.

## Comprehensive Residential Lots

37. Condition 12 of RC235205 (as varied by multiple consents) imposed a consent notice on Lots 14 – 17, 20, 22 – 26, 28 – 35, 38 – 41, 50, 54 –55, 62 – 63, 65 – 66, 79, 96 – 98, 123 - 125, 126 – 127, 129, 135, 139, 143, 150, 191 – 192, 211, 222, 291, 347, 364– 370, 420 – 423, 433, 439 – 440, 452 – 455, 458, 465, 467 – 468, 689 and 699 requiring these lots to be developed as Comprehensive Residential Development sites and that the relevant provisions of the Operative District Plan and/or subsequent resource consents shall apply to any future development. The condition also requires rubbish collection to be off the shared lane.

38. There has been confusion in relation to how comprehensive developments are accessed. Notably, comprehensive residential development is not a permitted activity under the Operative District Plan, nor does the land use consent (RC235206) allow the activity as part of the consent. Therefore, a land use consent is required for the comprehensive development for the following reasons.

39. Rule GRUZ-R5 applies in relation to the built form of the residential units, however given the consented environment being residential in nature and the underlying subdivision (RC235205) requires development to be undertaken in accordance with the Operative District Plan for Comprehensive Development. This is not clearly stated within the conditions, and therefore comprehensive developments have been assessed under both rules (Operative and Partially Operative Plan), with greater weight been given to Rule 4.12 and the associated assessment matters (i.e., RC245523 and RC245524 on 14 - 20 Liana Lane).

40. Discussions have taken place between the Council and the applicant regarding this matter, and consequently the applicant has applied to amend condition 12 to refer specifically to the Living Z requirements for the comprehensive lots. The Living Z assessment matters provide clearer direction for both designers and Council in terms of meeting expectations and design outcomes anticipated within the Arbor Green Subdivision.

41. Furthermore, there has been confusion by specifying that the lot numbers for comprehensive residential lots (CRD) and not referring back to the Typology Plan. As such, the specific lot references are proposed to be removed from condition 12 and replaced with direct reference to CRD in the Typology Plan, which is more in line with the wording in condition 14 which specifically references Low Density, Medium Density (small lot), Zero Lot and Duplex Lots instead of the lot numbers.

42. The proposed change to condition 12 reduces ambiguity within the consent and consent notice to be placed on comprehensive residential development lots created through future subdivision stages of RC235205, and therefore I consider that any adverse effects on the receiving environment to be less than minor.

## Home and Income Development

43. The application proposes a new condition to allow for home and income units to be constructed on medium and low-density sites provided they meet the residential development matrix for that typology. A Home and Income Unit can be defined as 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. Condition 1 of RC235206 currently permits one dwelling on the site. The definition of "dwelling" under the Operative District Plan includes a family flat. A family flat is defined any dwelling up to 70m$^2$ in gross floor area excluding garaging, which is located on the same site as an existing dwelling and the family flat is occupied by

a member of the same immediate family as a person residing in the main dwelling on the site. A family flat may be attached to either the dwelling or an accessory building or be free standing. If the use of the unit is not intended to be used by immediate family, the unit classified is classified as a second residential unit or minor residential unit. The applicant has used the term home and income to define this activity.

45. Individual purchasers have been obtaining resource consents and varying condition 1 of RC235206 to allow for this type of development to occur. The applicant is simply wanting to provide a clearer and more certain pathway for individual purchasers to undertake this activity without going through a resource consent process. This proposed land use does provide flexibility in the use of the building, the number of house and income developments that may establish is uncertain, it is noted that development is limited by the size of the site and is still required to comply with the residential development matrix for that medium and low density sites, depending on where the lot is located.

46. The Council Engineer, Mr Jalesh Devkota has reviewed the application, and concerns were raised in relation to servicing capacity for water and wastewater. Mr Devkota initially requested the following information on the 25th of August 2025 to determine whether there would be any capacity concerns with servicing:

- The number of lots that have been approved till date as part of the Engineering Acceptance process for Arbor Green.

- Servicing capability (3 waters and roading) for the proposed home and income units/MRZ units comparison to what was approved (total number of lots and typology) as part of RC process.

47. The applicant initially noted which was conveyed by email dated that 4th of September 2025 the following: *"Hudges Developments Limited have designed, consented and installed infrastructure within Arbor Green subdivision to accommodate a minimum density of 18.5 hh/ha. As such the current issues with servicing capacity throughout the district do not apply to this site. Enabling the home and income units on the medium and low density lots within the development will not change the capacity of this infrastructure".* The applicant questioned the requirement for engineering acceptance, given that there no change in capacity.

48. The applicant has failed to recognise that the number of home and income could be significantly higher additional units with unencumbered occupancy being established versus if they were occupied as family flats. The number of people that could be accommodated could increase, which in turn could potentially put a strain on the Council reticulated services. Engineering requires certainty that there will be no additional demand on Councils Reticulated Systems resulting from this proposal.

49. Discussions took place between the applicant and engineer between 4th and 11th of September 2025, and the additional information provided to support the application. Following these discussions Mr Devkota confirmed on the 11th of September 2025 that they are happy with the proposal and has confirmed that there are no capacity concerns, providing the development is undertaken as proposed i.e.:

- The units will have shared services;

- There is a reduction in the number of lots proposed to be created in stage 4 and 5 by 36; and

- The limit the house and income units within stages 4 and 5 are limited to a maximum 60.

50. The applicant noted that this proposed conditions only limits development on stage 4 and 5 and therefore has proposed that house and income units are limited to 143 on Low and Medium density lots across the Arbor Green Subdivision. Mr Devkota has confirmed that he has no issues with this proposed amendment.

51. For the reason stated above, the adverse effects of the proposed home and income developments are considered on the receiving environment, and any persons are considered to be less than minor.

### Vehicle Crossing and intersection Separation

52. The application proposes to amend condition 32 and 35 in relation to the location of vehicle crossings to reflect the new lot references.

53. The purpose of these conditions was to enable vehicle crossings and separation from intersections where there was no other alternative. In my opinion, I consider this amendment to be an administrative change and within scope of the original consent.

54. Overall, I consider the effects on the receiving environment to be less than minor.

### Fencing Along Utility Reserve

55. The applicant has proposed to vary condition 94 of RC23502 to enable a 1.8m timber paling fence to be established on the shared boundary with Lots 157 and 156 and the utility lots 2029 and 2030. The general location of the fence and is shown in Figure 2-4 below:

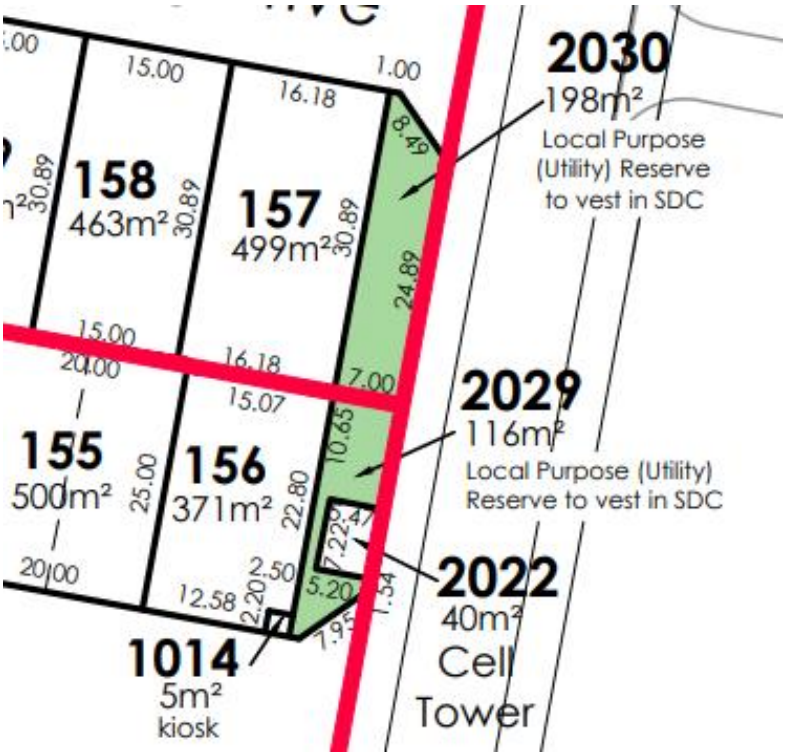



*Figure 2. Proposed Location of the fence along the boundaries of Lots 157, 156, lots 2029 and 2030 (Source: Proposed Subdivision Plan received 4th September 2025).*



*Figure 3. Proposed location of the1.8m timber paling fence on the shared boundary with Lots 157, 156, 2029 and 2030 (Source: Further Information response dated 4th of September 2025).*



*Figure 4. Planting along the swale (Source: Email received from Mr Joe Clark, Senior Landscape Development Advisor on the 11th of September 2025).*

56. The applicant has indicated that there was a misinterpretation of the plans for Lots 157 and 156 in Stages 9 and 1 in regard to fencing along the Goulds Road side of these properties. As lots 2030 and 2029 are utility lots the fencing along the shared boundary is required to be 1.2m in height if solid fence is proposed. However, the applicant understands that Senior Landscape Development Advisor, Mr Joe Clark has already provided approval for the 1.8m timber paling fencing (no permeability) along this shared boundary. The fence has not yet been constructed; however, planting has been established within the swale as shown in Figure 3 above.

57. Mr Clark was approached directly for comment. Mr Clark confirmed on the 11th of September 2025, that formal approval has not been provided, however; Mr Clark did indicate that he did agree with the applicant on the site inspection that these lots could benefit from an alternative fencing design to mitigate the presence of the cell tower and that it would be worth looking seeking consent variation.

58. The applicant has therefore sought a variation, the applicant wishes to take the same approach as if these sites were corner sites, which allows for the establishment of 1.8m solid fence to be constructed along "secondary" front boundary adjoining Goulds Road and vehicle access to Lots 157 and 156 via the "primary" road frontage. The applicant has confirmed that this will not be repeated in other locations within the Arbor Green Subdivision. The applicant has indicated that this appropriate in this instance as it will:

- Provide screening of the cell tower Lots 157 and 156,

- Privacy on Lots 157 and 156, and
- Create a physical barrier to the stormwater swale for pedestrian safety.

59. I accept Mr Clark and the applicant assessment, and I consider the alternative fencing to be suitable in this instance, and in addition the planting will assist with softening the appearance of the sold fence and cell tower as viewed from Goulds Road.

60. Overall, I consider the effects of the alternative fencing to be less than minor, and to be within scope of the original consent.

### Reserves

61. Condition 92 lists the lot number required to be vested as reserves; the applicant proposes to change condition 92 to ensure that the lot numbers reflect the latest subdivision plan. In my opinion, I consider this amendment to be an administrative change and improves the accuracy of the consent. I consider the effects of then change to be less than minor and within scope of the original consent.

### Positive Effects

62. 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

63. I consider that the adverse effects on the adjacent environment and the wider environment will be less than minor and will not be fundamentally different to what was originally consented under RC235205 and RC235205.

## Public Notification (Section 95A)

64. 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 has 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

65. 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)

66. 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

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

# Notification Recommendation

68. I recommend that the application RC255550 and RC255691 to be processed on a **Non-Notified** basis in accordance with sections 95A-E of the Resource Management Act 1991.

| | |
|---|---|
| **Report by:**<br>Stephanie Dwyer<br>Resource Management Planner | Date: 18 September 2025 |

# Notification Decision

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

| | |
|---|---|
| <br>Commissioner O'Connell | Date: 23 September 2025 |

# Section 104 Assessment

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

70. 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.

71. 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 proposal.

72. 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 104(1)(b) – Relevant Provisions of Statutory Documents

### District Plans (section 104(1)(b)(vi))

***Operative Selwyn District Plan – Objectives and Policies***

73. The original decision from the Independent Commissioners Panel acknowledged that the proposal cannot meet the rural objectives and policies, therefore the application acknowledges that it is contrary. I consider that there is no change in this regard as a consequence of the proposed changes.

***Partially Operative Selwyn District Plan – Objectives and Policies***

74. The original decision also acknowledged that the proposal is not consistent with the objectives and policies of the Partially Operative Plan given the rural zoning of the site. However, the decision noted that the site was within the Urban Growth Overlay which identifies areas for future residential and business growth. The proposal was considered to be in keeping with the relevant Urban Growth objectives and policies. Despite this, it was concluded that the proposal did not meet the objectives and policies of the Proposed District Plan. I consider there would be no change to this because of the proposed changes.

# Part 2 – Purpose and principles

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

76. 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.

77. 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.

78. 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.

79. 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.

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

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

## Conclusions

82. The application is for the following:

- RC255550 - Subdivision (s 11) - Change of conditions 2, 4, 6, 12, 13, 92 and 94 of RC235205
- RC255691 - Land Use (s 9) - Change of conditions 32 and 35 of RC235206 and impose a new condition permitting home and income developments.

83. 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.

84. The adverse effects are considered to be less than minor.

85. For completeness, the proposal would remain contrary to both the Operative and Partially Operative Plan.

86. Having considered all relevant matters, I conclude that the application may be granted, subject to the conditions of consent.

## Recommendation

87. That the application to conditions of RC235205 (as previously varied by RC55500) and RC235206 (as previously amended by 255703) be granted pursuant to Section 127 of the Resource Management Act 1991.

88. The recommendations align with the proposed changes, however; conditions or parts of conditions proposed to be deleted have been amended instead to ensure the conditions as a whole make sense.

89. The conditions shall now read:

**Subdivision Consent RC235205 for change or variation:**

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

i. approved plans and documents:

- Precinct Plan
- Typology Plan ~~March~~ **July 2025**
- Landscape Plan
- Subdivision Plan ~~January 2025 R16~~ **August 2025 R20**
- Pedestrian and Cycle Network Plan
- Road Network Plan
- Reserve Network Plan
- Residential Development Matrix ~~24 April 2025~~ **July 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.

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, 2001, 2022, 2023, 2026, 2029, 3000, 3001
- Stage 2 – Lots 1000, 1001, 3002
- Stage 3 – Lots 20, 22-30, 581, 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 – ~~63~~ **61**, **456–490**, **669 – 681, 861-869,729 – 731, 735 – 740, 758 -761, 763 – 768, 775 – 778, 2014,** ~~3005~~, 3006, **3010, 3025** ~~3039~~
- 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 – ~~Lots 292 – 346, 2012, 3018, 3019, 3020, 3021~~ **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,** ~~758-761,~~ **3040**~~425 – 454, 2014, 3010, 3025, 3039~~
- Stage 19 – ~~Lots 455 – 490, 2015, 3026, 3027~~ **No Lots**
- 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 –638 – ~~662~~ **661**, 2021, 3034, 3035, ~~3036~~
- Stage 25 – Lots ~~663~~ **662** – **668, 3036** ~~681, 3037~~

- Stage 26 – Lots 682 – 688

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 ~~August 2024~~ **July** 2025

      iii. Landscape Plan

      iv. Subdivision Plan ~~July 2024 R14~~ **August 2025 R20**

      v. Pedestrian and Cycle Network Plan

      vi. Road Network Plan

      vii. Reserve Network Plan

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** ~~Lots 14 – 17, 20, 22 – 26, 28 – 35, 38 – 41, 50, 54 – 55, 62 – 63, 65 – 66, 79, 96 – 98, 123 - 125, 126 – 127, 129, 135, 139, 143, 150, 191 – 192, 211, 222, 291, 347, 364– 370, 420 – 423, 433, 439 – 440, 452 – 455, 458, 465, 467 – 468, 689 and 699~~ 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** ~~Lots 14 – 17, 20, 22 – 26, 28 – 35, 38 – 41, 50, 54 – 55, 62 – 63, 65 – 66, 79, 96 – 98, 126 – 127, 129, 135, 138, 143, 150, 191 – 192, 211, 222, 291, 347, 364– 370, 420 – 423, 433, 439 – 440, 452 – 455, 458, 465, 467 – 468, 689 and 699~~ 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).**

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

   (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. ~~For Lots identified as Duplex on the Typology Plan a Section 224c Certificate shall only be issued to each individual lot following the erection of both units to pre-line inspection approval.~~ ***Deleted***

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) Lots 2004, 2005, ~~2009~~, 2010, 2011, ~~2012~~, 2015, **2018** shall be vested as Local Purpose (Landscape) Reserve. ~~51 c.~~

(c) Lots 2000, 2001, 2002, 2003, 2006, 2007, 2016, 2017, ~~2018~~, 2019, 2020, 2021, **2024, 2025, 2026** shall be vested as Local Purpose (Access) Reserve.

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 2023 as approved by RC255550.**

**Land Use Consent RC235206 for change or variation:**

32. Unless otherwise approved by a separate resource consent with exception of Lots 1 – 6, 9 – 13, 27, 36, 42 –49, 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, 162, 178 – 180, 183 - 187, 190,193, 200, 210 – 213, 219 – 221, 231, 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, 315,** 320 – 32~~1~~**2**, 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, 456, 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 – 734, 739 - 740, 749 – 753, 755 – 756, 762,** vehicle crossings shall be formed in accordance with Table 1:

| DISTANCE BETWEEN CROSSINGS (M) ON SAME SIDE OF ROAD | WIDTH(M) | |
|---|---|---|
| | Minimum | Maximum |
| Vehicle crossing to a shared accesssway<br><br>Greater than 7m;<br><br>All other vehicle crossings;<br>Less than 1m or greater than 7m | Residential activities - 3.5m | Residential activities - 6m |

*Table 1 Vehicle Crossings*

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, 37 – 39, 42, **46,** 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 – 17~~7~~**8**, 180, 182 – 184, 188 – 192, 203 – 206, 209, 212, 215, 219 – 222, 232 – 236, 239, 245 - 246, 250 – 251, 258 – 260, 273, 283 – 287, 288 – 290, 292, 300 – 303, 310 – 313, 315, **321 - 322,** 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 – 444, 448, 454, 452, 456 – 458, 461 – 473, 479 – 482, 490 – 494, 502 – 505, 512 – 513, 517 – 518, 527 – 528, 553, 542 – 544, 559 – 561, 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, **670,** 671, 679 – 683, 688**, 724-725, 728, 749, 754, 757, 762,** 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.

| INTERSECTION ROAD TYPE DISTANCES IN METRES | | | | |
|---|---|---|---|---|
| **Vehicle Crossing joins to** | **Posted speed Km/hr** | **Arterial** | **Collector** | **Local** |
| **Arterial** | > 50<br>< 50 | 100<br>30 | 100<br>30 | 100<br>30 |
| **Collector** | > 50<br>< 50 | 75<br>30 | 60<br>30 | 60<br>25 |
| **Local** | > 50<br>< 50 | 75<br>25 | 60<br>25 | 60<br>10 |

*Table 2: Vehicle Crossing Separation from Intersection*

**New Land use Condition:**

**x. 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 Abor 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.***

| | |
|---|---|
| **Report by:**<br>Stephanie Dwyer<br>Resource Management Planner | Date: 18 September 2025 |

## Decision

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

| | |
|---|---|
| <br>Commissioner O'Connell | Date: 23 September 2025 |

**Full conditions of RC235205 (as amended by RC255550):**

**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 July 2025
   - Landscape Plan
   - Subdivision Plan August 2025 R20
   - Pedestrian and Cycle Network Plan
   - Road Network Plan
   - Reserve Network Plan
   - Residential Development Matrix July 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
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, 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, 3040
- *Stage 19 – No lots.*
- 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

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 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.
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 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).

    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 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 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 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 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 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 run off 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 was 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 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 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 has 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 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 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, works 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.

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.

    95. Except the 1.8 metre paling fence on the shared boundary with Lots 157 and 156 and the utility lots 2029 and 2023 as approved by RC255550.

96. 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 amended by RC255671):**

**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 Abor 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 Sunday, unless otherwise agreed by Selwyn District Council.

4. All construction noise on the site shall be planned and undertaken to ensure that construction noise emitted from the site does not exceed the noise limited outlined in Table 2 of NZS6803:1999 Acoustics – Construction Noise. Sound levels associated with construction activities shall be measured and assessed in accordance with the NZS6803:1999 Acoustics – Construction Noise.

5. The Consent Holder shall implement the best practicable option to avoid or mitigate the dispersal and deposition of dust from construction and earthworks activities beyond the boundary of the property.
6. The total area of disturbed land at any one me 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 Acon 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 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 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 applicaon 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, works 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 60510, 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.

**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, 36, 42 – 49, 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 – 734, 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.

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

Table 1 Vehicle Crossings

33. 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, 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, 321- - 222, 232 – 236, 239, 245 - 246, 250 – 251, 258 – 260, 273, 283 – 287, 288 – 290, 292, 300 – 303, 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 – 444, 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, 671, 679 – 683, 688, 724-725, 728, 749, 754, 757, 762, 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.

| **Intersection Road Type Distances in Metres** | | | | |
|---|---|---|---|---|
| **Vehicle Crossing Joins to** | **Posted speed Km/hr** | **Arterial** | **Collector** | **Local** |

| | | | | |
|---|---|---|---|---|
| **Arterial** | **> 50** | 100 | 100 | 100 |
| | **≤ 50** | 30 | 30 | 30 |
| **Collector** | **> 50** | 75 | 60 | 60 |
| | **≤ 50** | 30 | 30 | 25 |
| **Local** | **> 50** | 75 | 60 | 60 |
| | **≤ 50** | 25 | 25 | 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