

Land Information Memorandum

L191190

Application

Tim Rankin/ 375732-1	No.	L191190
Parry Fields Lawyers	Application date	2/07/19
PO Box 8020	Issue date	8/07/19
Riccarton	Phone	03 348 8480
Christchurch 8440	Fax	03 348 6305

Property

Valuation No.	2405512800
Location	514 Springston Rolleston Road
Legal Description	Lot 1 DP 60199 Lot 1 DP 530053
Owner	Hughes Developments Ltd
Area (hectares)	6.9217

The certificate of title submitted with this application, shows easements, covenants, encumbrances or caveats registered on the title, for further information a copy of these can be obtained from Land Information New Zealand 112 Tuam Street.

While the parcel of land which is the subject of this report exists on a separate title. Much of the information about this property has been grouped together with that of surrounding properties which are also owned by the same person. In this case some comments may apply to other properties in this grouping. Where possible only information which is relevant to the parcel of land being the subject of this request have been included.

Rates

Rateable Value

The date of Selwyn's last General Revaluation was 1/07/18. For further information please contact Council's Rates Department.

Revaluation Year	2018
Land	\$1,800,000
Capital Value	\$1,800,000
Improvements	\$ 0

Current Rates Year 2019 to 2020

Annual Rates	\$ 0.00
Current Instalment	\$ 0.00
Current Year - Outstanding Rates	\$ 0.00
Arrears for Previous Years	\$ 0.00
Next Instalment Due	15/09/19

Next Revaluation Due 2021.

The rates listed for this property are correct as at the date of this report being issued.

The rates for the year commencing 1st July 2011 to 30th June 2012 will be adopted at the Council meeting in July 2011 and will be available after that date. For further information please contact our Rates department – phone 3472 800.

If this property is vacant land, and the applicant intends building a house or making other improvements, additional rates and charges will be added. Such rates and charges are for the operation of the District libraries, local community centre and recreation reserves, sewerage and water systems and refuse collections and recycling.

If a ratepayer in the district purchases additional properties, that ratepayer maybe eligible for certain rating exemptions due to multiple ownership. The exemptions would only apply to uniform library charges on bare land blocks and an exemption from the uniform annual general charge if contiguous or same use land is purchased.

Please contact the Councils rates section if you require clarification (03) 347 2800.

Note: Rates are charged in four equal instalments for the period commencing 1 July and ending 30 June each year.

Outstanding Requisitions

No outstanding requisitions located.

Planning/Resource Management

Operative District Plan Zoning: Rolleston Living Z

6/05/19	Resource Consent 195224 To Erect A Sign On Lot 4 Of Rc175461 Decision Notified 5/06/19 Granted By Local Authority Officer 5/06/19
24/10/18	Resource Consent 185566 Variation - To Change Conditions 2 And 12 Of Resource Consent Rc175461 Decision Notified 12/11/18 Granted By Local Authority Officer 12/11/18
9/10/18	Resource Consent 185538 To Create Two Lots And Amalgamate Lot 1 With The Adjoining Lot Section 224 Issued 3/04/19 Granted By Local Authority Officer 8/11/18
22/08/17	Resource Consent 175461 To Subdivide Creating 178 Residential Lots. Nes. Faringdon East. See L/U 175462 Section 224 Issued 28/02/19 Granted By Local Authority Officer 25/10/17

22/08/17 Resource Consent 175462
 Earthworks Associated With Subdivision 175461. Faringdon East. Nes
 Decision Notified 25/10/17
 Granted By Local Authority Officer 25/10/17

Resource Consent R300059
 Subdivision Consent Completion Certificate 27/01/92
 Consent Approved 30/10/91

Planning Notes: A Resource Consent may not be required to erect a dwelling on this property subject to compliance with servicing, bulk, locations and vehicle access/parking requirements of the District Plan.

This property adjoins an area of land which has been accepted as a Special Housing Area under the Housing Accord Special Housing Areas Act 2013. This means that although the zoning of the adjoining area is rural, a residential subdivision application has been lodged which if granted will create approximately 950 residential lots. For more information please contact the Duty Planner on 347 2868

Building

9/03/01 Building Consent 010108
 Dwelling Addition
 Note that this building has not been issued with an Code Compliance Certificate from Selwyn District Council and that further building works and inspections may be required before a full Code Compliance Certificate can be issued. For further information refer to attached copy of inspection sheet dated 12/04/02

22/06/95 Building Consent R414140
 S/Fuel Burner
 Note that this building has not been issued with an Code Compliance Certificate from Selwyn District Council and that further building works and inspections may be required before a full Code Compliance Certificate can be issued.

16/11/87 Building Permit F017301
 Erect Hay Shed

Buildings erected prior to 1965 may not have a building permit record or had inspections carried out.

No Code Compliance Certificate is required for a Building Permit. For those Building Consents with numbers that follow on from R410707 a Code Compliance Certificate is required. Consent R410707 is the first Building Consent issued by this Council which was not necessarily for this property.

All building products and materials have a designed life, and must be maintained in accordance with the manufacturer's specifications.

In the case of building permits and building consents no further inspections have been carried out by the council since these structures were completed.

Any concerns of this nature should be referred to an organization that carries out property checks or the product manufacturers.

Services

S224 Completion Certificate for the subdivision has not been issued. Water and sewer reticulation and stormwater disposal has not been accepted by Council. Water and sewer will not be available to the property until the S224 has been issued. If the dwelling is occupied prior to water supply and sewerage being available this will become a dangerous or insanitary building pursuant to Section 121 of the Building Act 2004.

Water Race

An open or piped stockwater race may run through or adjacent to this property. Irrespective of whether the race is used, properties are rated for stockwater as outlined in Council's Policy W109. Property owners have responsibilities for; maintenance, providing access and fencing stock. A building setback applies to all races. Council approval is required for planting of the water races and installation of any structure in the race including culverts.

Potential Water Race Closures

Council has indicated in its Long Term Plan 2015-2025 that it will:

Proactively progress the closure of the Haldon water race intake (within the Ellesmere Water Race Scheme) including the down gradient race network which is supplied by this intake. Targeted Stream Augmentation will possibly be taken into account with some lengths of races remaining open to convey this flow.

Progress ratepayer initiated water race closures once approved by the Water Race Committee for closure.

Work with Central Plains Water to develop a concept for converting the Kowai River sourced water race network (part of the Malvern Water Race Scheme) into a combined water race and irrigation network. This concept will then be used for further consultation with the community.

Work with Environment Canterbury and key stakeholders to realise opportunities to use consented stock water for environmental enhancement including targeted stream augmentation.

Investigate options for integration of the stock water races with Central Plains Water.

The above intention may have a future impact on any water races that serve this property. Affected land owners will be consulted prior to any water race closures.

For further information on water races, please contact Selwyn District Council's Asset Department on phone 03 347 2800.

Stormwater To Soakhole

This property may be located within an area covered by Environment Canterbury stormwater consent. It is the responsibility of the property owner to contact Environment Canterbury customer services to ensure that any activity undertaken on site complies with the relevant consent conditions.

Note – the above describes the current roof water disposal type and does not reflect the future situation, which should be determined as part of the subdivision (if applicable). For more information please contact Council.

Kerbside Waste Collections

Council refuse, organic and recycling collection available Friday

The Council provides refuse and recycling collection services for most residential and rural residential properties where these properties occur alongside maintained public roads. Private roads and Right of Ways (as maybe referenced in the Transportation Notes pertaining to this LIM) will not be directly serviced as these accessways are not usually of a sufficient standard to be used safely and efficiently by the collection vehicles. This could also apply to other public roads or streets that are narrow and/or have a lack of vehicle turning facilities. Rural and high country areas and settlements are not covered by regular collection services however localised refuse drop off facilities maybe available for use in specific areas. For further details and advice on refuse collection and recycling services as they may pertain to the property please phone the Council's Asset department on phone 3472 800.

Land and Building Classifications

Archaeological Sites: None known

Historical Places: None known

Historical Trees: None known

Land Notes: This property is located within the area encompassed by the Greater Christchurch Urban Development Strategy (UDS). The UDS is a joint initiative to plan and manage the growth of the Greater Christchurch Region over the next 35 years and is a partnership between the Christchurch City Council, Environment Canterbury, the Waimakariri District Council, Selwyn District Council, and the New Zealand Transport Agency.

The Selwyn District Council is developing a number of strategic documents that seek to implement the UDS that may have an impact on this property in the future. Further information on Council projects can be found on the Council's website www.selwyn.govt.nz or by contacting the planning department on (03) 347 2868.

Land Notes: This property is within the area encompassed by the 2007 Christchurch, Rolleston and Environs Transportation Study (CRETS). The published Strategy outlines a range of strategic transportation initiatives to cater for long term growth in this area of the District. This includes the upgrading of existing roads and the provision of new roads which may affect private property. Further information on this Study can be viewed on the Councils website www.selwyn.govt.nz under "Transportation and Rooding".

Land Notes: This property may be listed on Environment Canterbury's Listed Land Use Register (LLUR). For further information, please contact Environment Canterbury directly – Phone 0800 324 636

Land Notes: The flight paths for the Christchurch International Airport takes air traffic over this general area.

Land Notes: This property is located within the Lowes Road ODP Area (Appendix 34) or a Living Z Zone. All fencing on your property must comply with Rule 4.13 of the District Plan, which prevents the height of any fence between the front building façade and the street, or a private Right of Way or shared access (over which the allotment has legal access), exceeding 1 metre. For allotments with frontage to more than one road, any fencing on the secondary road boundary is to be no higher than 1.8m. Side boundary fences must drop down to a maximum of 1m in height at least 3 metres back from the front boundary. If your fencing proposal does not comply with the maximum heights specified a resource consent will be required.

Land Notes: Council holds the Desk-based Ground Contamination Assessment Plan Change 7 Area report from Tonkin & Taylor dated January 2011, Contamination DSI Report, Contamination PSI Report and Geotechnical Report. If you would like a copy of these reports, please contact the Councils LIM Team – Phone 03 3472 800

Land Notes: The peer review prepared by Geotech Consulting Ltd of the Geotechnical Report is attached.

Compliance with Swimming Pool Bylaw

No pool registered to this property.

Land Transport Requirements

Springston Rolleston Road is a formed and sealed arterial road maintained by Selwyn District Council

Other roads are under construction due to subdivision.

Arterial Roads: Roads which are of strategic district importance linking together significant areas of population and activity.

Special Land Features

	NZS3604:2011	AS/NZS1170:2002
Wind Region	A	A7
Snow Zone	N4	N4 sub-apline
Earthquake	Zone 2	Z Factor: 0.3
Approximate Altitude (Amsl)	40m	40m
Exposure Zone	B	

Exposure Zone Descriptions**Zone B: Low**

Inland areas with little risk from wind blown sea-spray salt deposits

Zone C: Medium

Inland coastal areas with medium risk from wind blown sea-spray salt deposits. This zone covers mainly coastal areas relatively low salinity. The extent of the affected area varies significantly with factors such as winds, topography and vegetation.

Zone D: High

Coastal areas with high risk wind blown sea-spray salt deposits. This is defined as within 500 m of the sea including harbours, or 100 m from tidal estuaries and sheltered inlets.

Microclimatic Considerations

In addition to exposure zones, evidence of local environmental effects (microclimates), and those produced by the erection of a structure or installation of equipment, shall be considered. Such on-site factors require additional consideration because a mildly corrosive atmosphere can be converted into an aggressive environment by microclimatic effects. Indications of such local conditions may be in the form of corrosion of metal items on adjacent structure. Significant acceleration of the corrosion rate of structural fasteners and fixings beyond what could be expected from geographical location can occur in the following circumstances:

- (A). Industrial contamination and corrosive atmosphere;
- (B). Contamination from agricultural chemicals or fertilizers; and
- (C). Geothermal hot spots. Hot spots are defined as being within 50 m of a bore, mud pool, steam vent, or other source.

Microclimatic conditions (a) to (c) require Specific Engineering Design.

Flooding: None known

Alluvion: None known

Avulsion: None known

Erosion: None known

Land Fill: Council has received a Statement of Suitability of Earth Fill for this site. A copy of the certificate is attached for your information and to assist you in determining whether on site subsoil investigations to verify that 'Good Ground' and subsoil classification in accordance with NZS1170 need to be carried out if erecting a building on this property.

Hazardous Contamination: None known

Slippage: None known

Ground Water Level: Less than 30 metres below ground

Soil Type: Eyre shallow sandy loam

Templeton moderately deep fine sandy loam

Liquefaction and Subsidence: Council does not hold site specific information on subsoil classifications or ground bearing capacities. Therefore the applicant will need to carry out site subsoil investigations to verify 'Good Ground' can be achieved on the site and to determine the subsoil classification in accordance with NZS1170. Verification of site investigation data will need to be submitted as part of the documentation for Building Consent.

The definition of 'Good Ground' can be found in the Definitions section of the NZ Building Code Handbook, and appropriate test methods are detailed in either NZS3604, or NZBC B1/VM4.

Licences/Environmental Health

No information located.

Selwyn District Public Libraries

Residents and ratepayers of the Selwyn District may join any library in the District without charge. Please note: photo identification and proof of address is required.

The following is a list of the libraries within Selwyn:

Darfield Library, 1 South Terrace – Phone 03 318 7780 or 03 3472780

Leeston Library, 19 Messines Street – Phone 03 3472 871

Lincoln Library, 22 Gerald Street – Phone 03 3472 876

Rolleston Library, 94 Rolleston Drive – Phone 03 3472 880

In addition to these locations, the library website has a wide range of information resources, including (online) e-books, e-magazines, e-audio materials for loan.

Selwyn's libraries also provide in-library lifelong learning programmes for all ages, and also outreach services where resources and programmes are delivered to the more remote parts of the district.

If you want to know, call on of the libraries listed above or check days and times of opening and a range of other information on the website: <http://libraries.selwyn.govt.nz> or email an enquiry to: libraries@selwynlibraries.co.nz

Network Utility Operators

Information related to the availability of supply, authorisations etc (eg, electricity or gas) can be obtained from the relevant Network Utility Operator.

Other Information

1. The applicant is advised that the Environment Canterbury may have other information in relation to this property including, but not limited to:

- a) Discharge consents.
- b) Well permits.
- c) Consents to take water.
- d) The existence of contamination and/or hazardous sites.
- e) Flooding.
- f) Clean air discharge compliance.

Further information may be obtained from Environment Canterbury by requesting a Land Information Request (LIR). To find out more contact the Environment Canterbury on 0800 ECINFO (0800 324 636) or at <http://www.ecan.govt.nz/>

2. The following further information is supplied on the basis set out in note 2 below.

Notes

1. The information supplied in the sections of this report, other than 'Other Information', is made available to the applicant pursuant to Section 44A(2) of the Local Government and Official Information Act 1987 by reference to Council files and records. No property inspection, or title search, has been undertaken. To enable the Council to measure the accuracy of this LIM document based on our current records we would appreciate your response should you find any information contained herein which may be considered to be incorrect or omitted. Please telephone the Council on (03) 3472800.
2. The information or documents supplied to the applicant and referred to in the 'Other Information' section of this report has been supplied to the Council by property owners, their agents and other third parties. That information is made available pursuant to section 44A(3) of the Local Government and Official Information Act 1987 on the basis that:
 - a) The information may be relevant to the purposes for which this report is obtained;
 - b) The Council does not warrant or represent the accuracy or reliability of the information. If the subject matter of that information is important to the applicant it is recommended that relevant professional advice should be taken before reliance is placed upon that information.
3. The information included in the LIM is based on a search of Council records only and there may be other information relating to the land which is unknown to the Council. Council records may not show illegal or unauthorised building or works on the property. The applicant is solely responsible for ensuring that the land is suitable for a particular purpose.
4. Perspective purchasers should be aware that as a result of amendments to the Building Act 2004, Schedule 1) Building work exempt from the need to obtain building consents) that became effective in November 2013, council may not have records for the removal or demolition of buildings on this property. It is the perspective purchaser's responsibility to verify that any or all buildings listed that have been issued with a building consent/permit and erected on the property still exist.





5. The Council has used its best endeavors to ensure that all information provided in this LIM report is correct and complete in all material respects. In the event that a material error or omission can be proven the Council's liability, whether in contract or in tort shall be limited to the fee paid to Council to obtain this report.
6. This information reflects the Selwyn District Council's current understanding of the site, which is based only on the information thus far provided to it and held on record concerning the site. It is released only as a copy of those records and is not intended to provide a full, complete or totally accurate assessment of the site. As a result the Council is not in a position to warrant that the information is complete or without error and accepts no liability for any inaccuracy in, or omission from, this information.
7. The information contained in this Land Information Memorandum is current at the date the memorandum is issued. Further relevant information may come into the Council's possession subsequent to the date of issue.

Name: Dannielle Harding



Date: 8/07/19















Legend

-  District Boundary
-  Township Boundary
-  Railway
-  Selwyn Roads
-  All Road Labels
-  Ratepayer Information
-  Parcels



WRace_pt


-  DISCHARGE
-  DIVIDE
-  EQUIPMENT
-  GATE
-  GRILL
-  HEADWALL
-  MANHOLE
-  NODE
-  POND
-  SITE
-  SHAFT
-  SOAKHOLE

WRace_In

-  AQUEDUCT
-  CULVERT
-  DIM LINE
-  EMERGENCY DISCHARGE
-  INTAKE
-  LATERAL
-  LOCAL
-  MAIN
-  OBSOLETE
-  OUTLINE
-  SIPHON
-  TUNNEL
-  SDC Cleaned
-  Parcels - Paparua Area CCC

Liquefaction Susceptibility

-  DBH TC Zoned Area
-  Damaging liquefaction unlikely

-  Liquefaction assessment needed

Dairy Processing

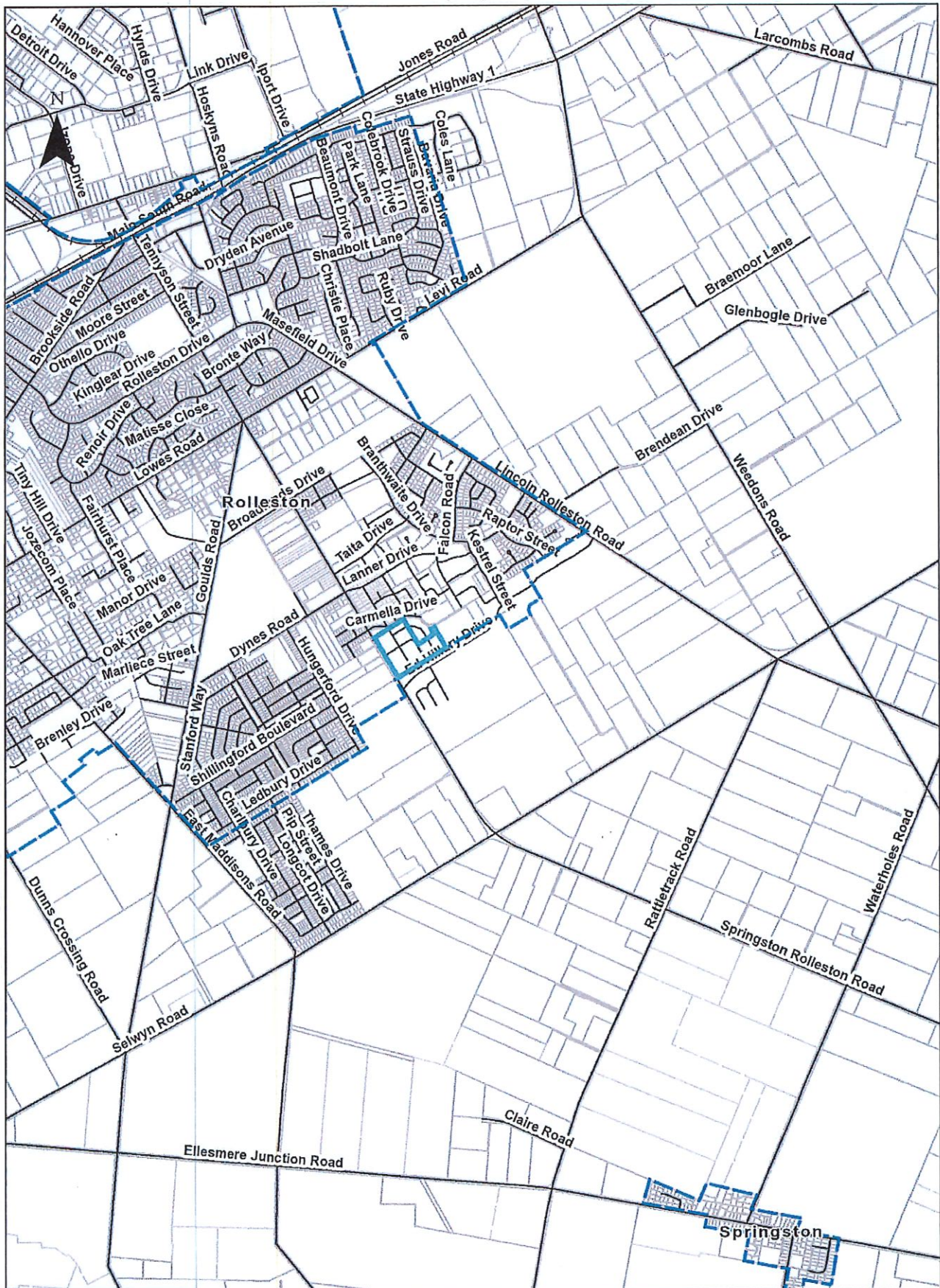
-  DPMA
-  NCB
-  West Melton Observatory Zone

Planning Zones

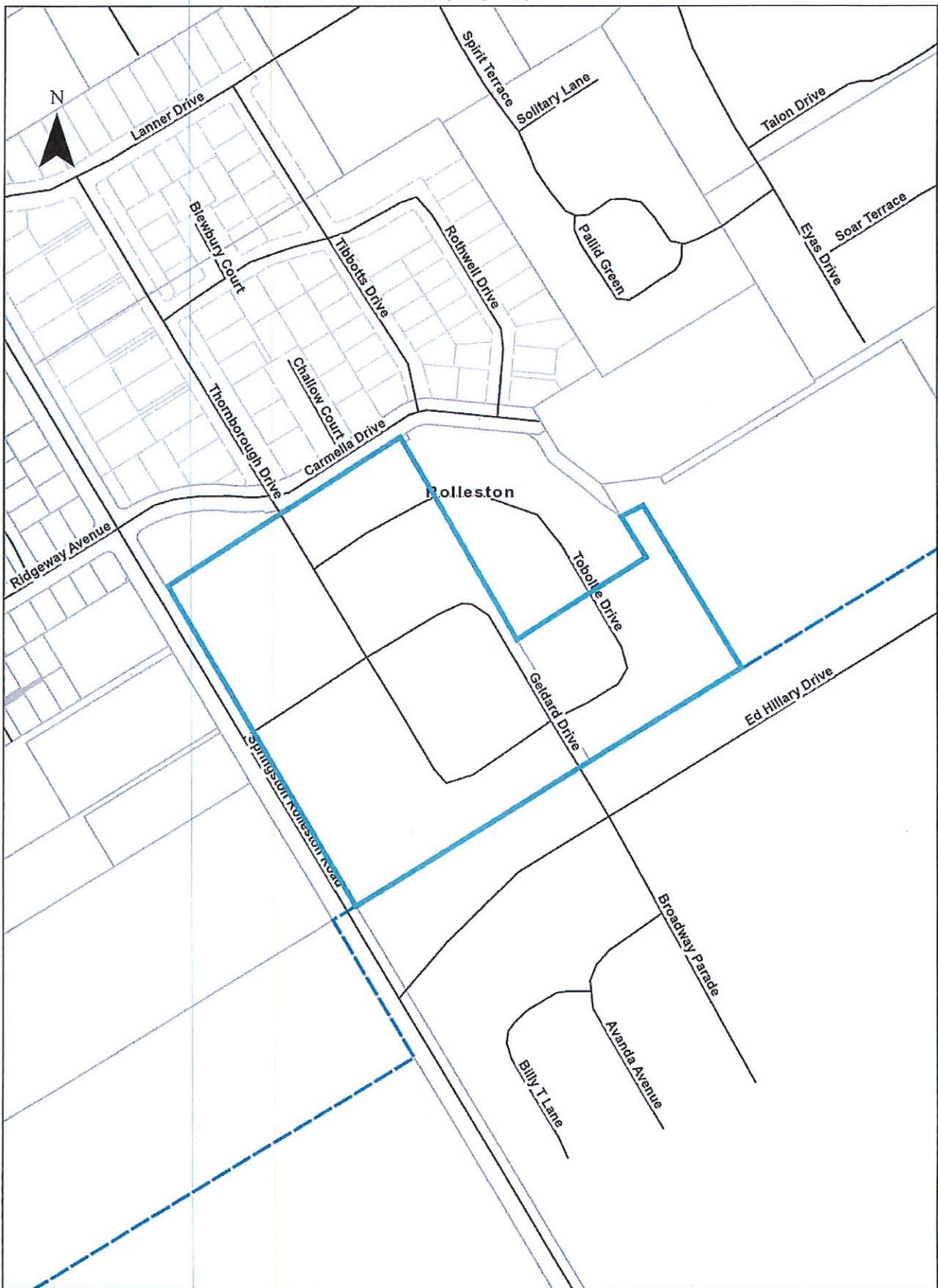
-  High Country
-  Port Hills
-  Existing Development Area
-  Living 1
-  Living 2
-  Living 3
-  Living X
-  Living WM
-  Living Z
-  Deferred Living
-  Business 1
-  Business 2
-  Business 3
-  Inner Plains
-  Outer Plains
-  Malvern Hills
-  Key Activity Centre

GISDB.SDE.GENERAL_Boundary_py

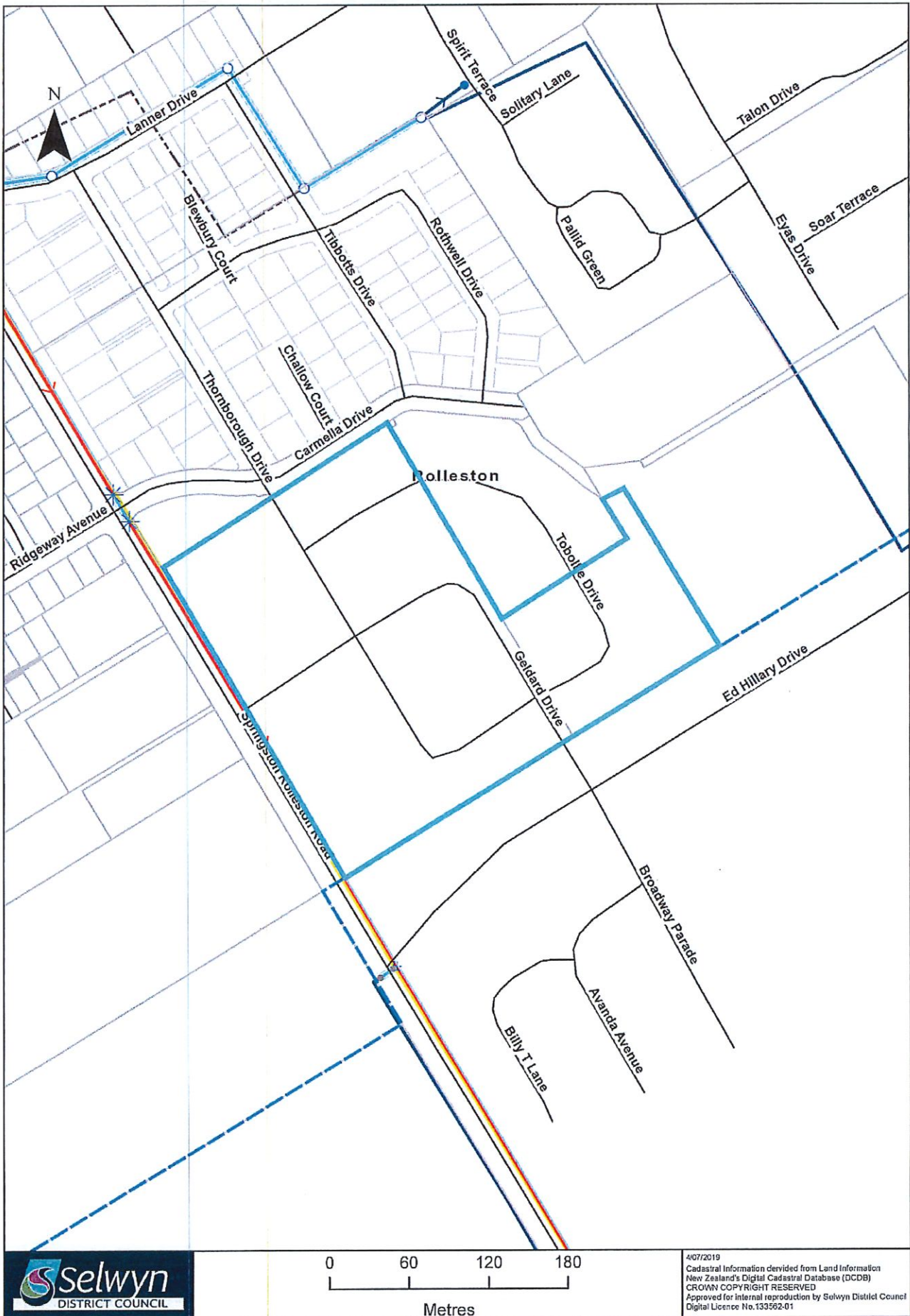
Property Map



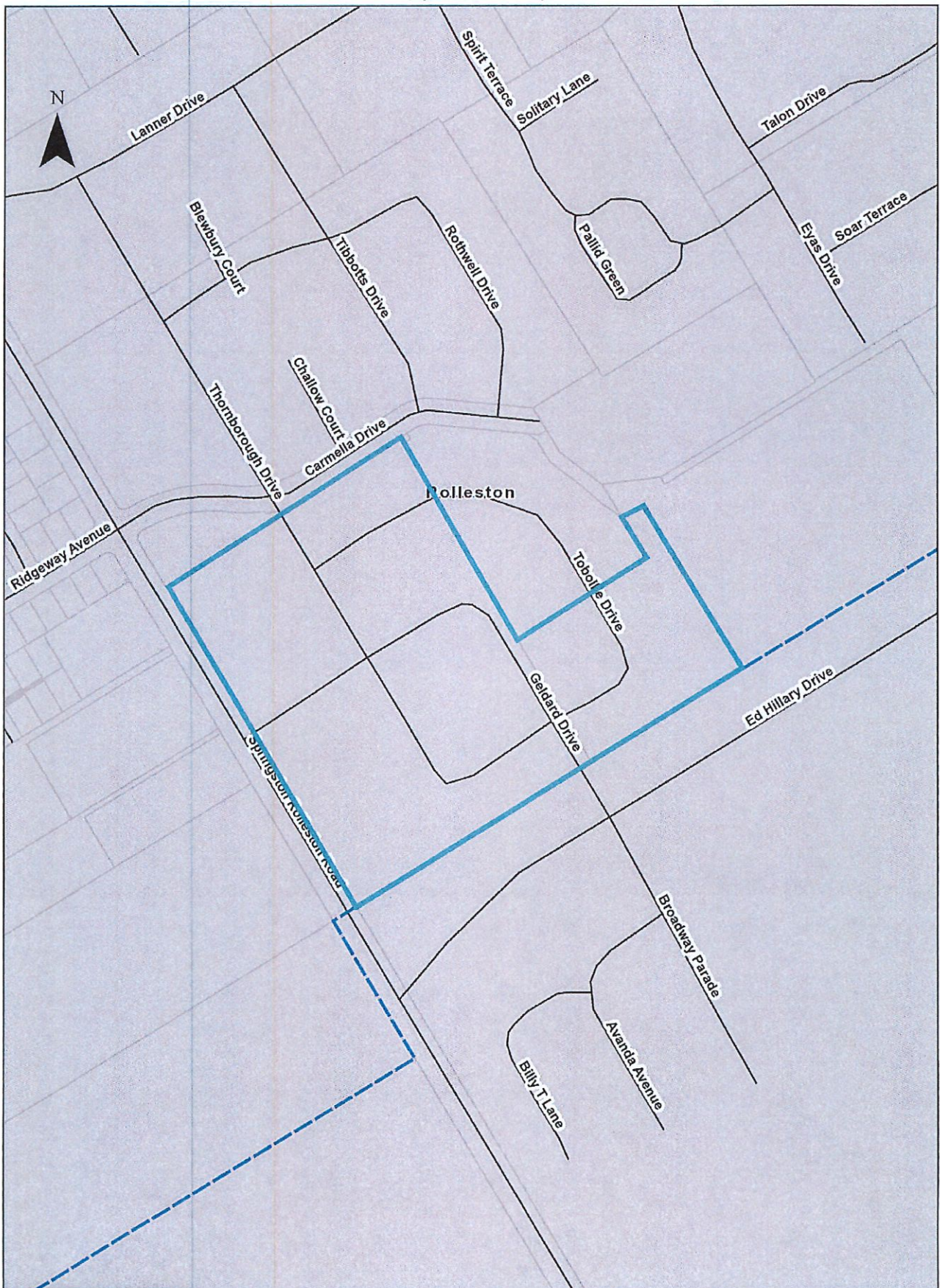
Property Map



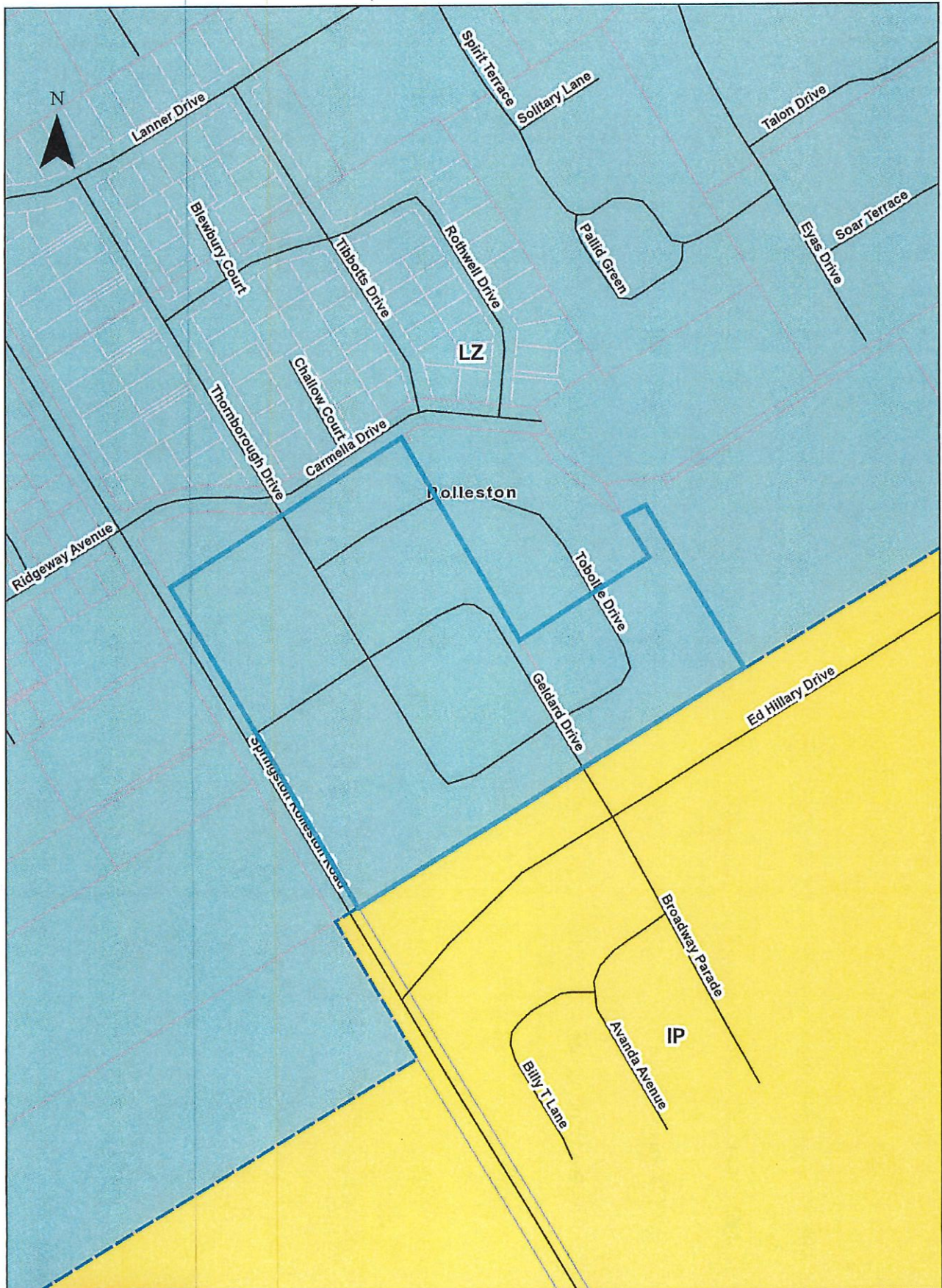
Water Race Map



Liquefaction Map



Operative District Plan Map



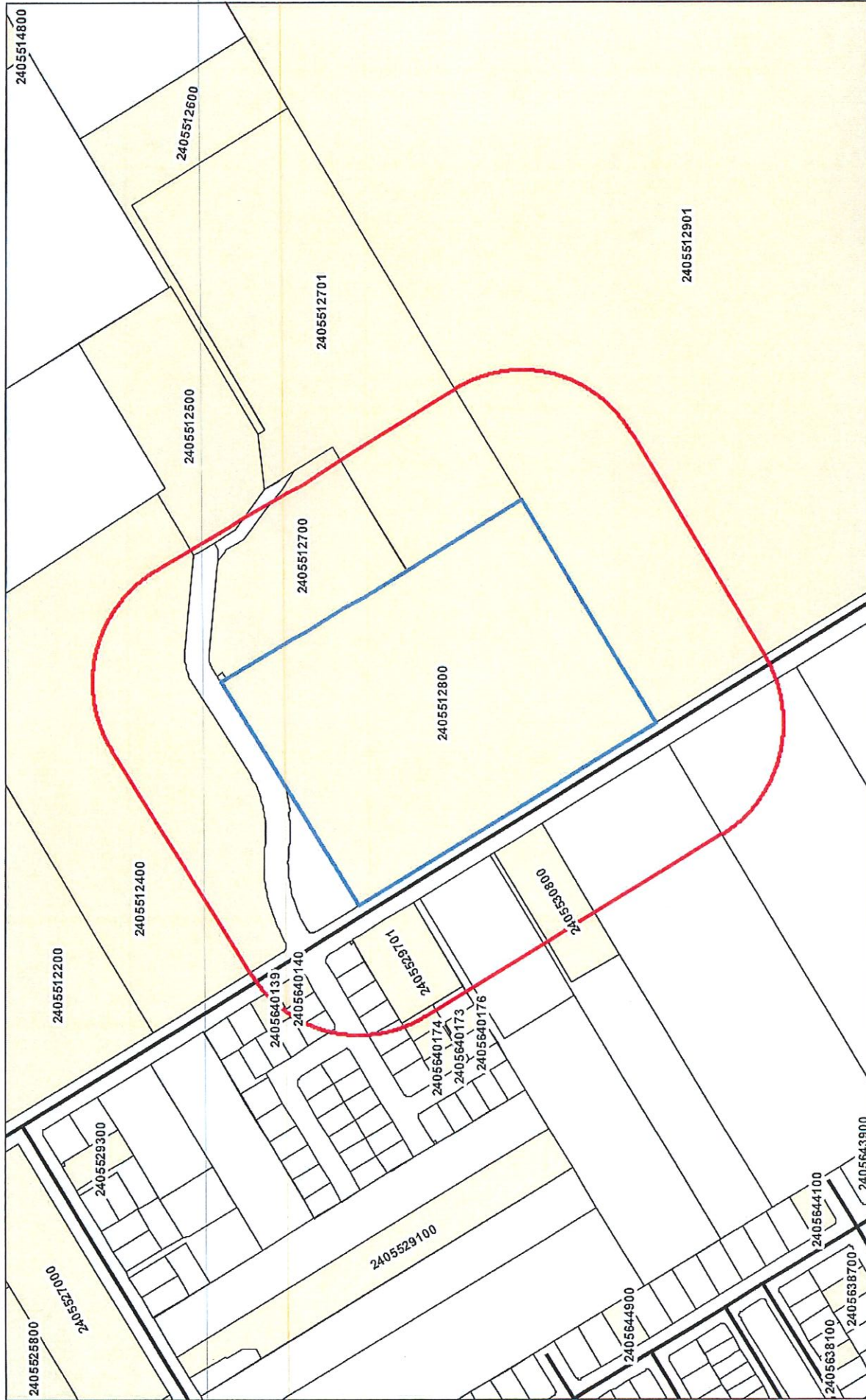
RESOURCE CONSENT INFORMATION

This document is one of three pages titled "Resource Consent Information" which should be read together.

- Because of the large number of resource consents only consents which fall within the red buffer as identified on the map have been included with this report.
- If further information is required please contact the Council's Planning Department – Phone Direct 03 3472 868.
- Every effort is made by the Council to identify resource consent in proximity to the property subject to this LIM application. However, it is suggested that a site inspection be undertaken by prospective purchasers to identify any land uses of interest. These may include uses which have existing use rights or other uses which are permitted under the Council's District Plan.

Resource Consent Status Codes:

GHP	Granted by Hearing
GEC	Granted by Environment Court
GDEL	Granted by Delegation
GCOM	Granted by Commissioner
DCOM	Declined by Commissioner
DHP	Declined by Hearing
WD	Withdrawn application
AP	Approved
DC	Declined
Blank	No decision issued



Resource Consent Map 100m Buffer

Cadastral information derived from
Land Information New Zealand's Digital Cadastral Database (DCDB)
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Assessment ID	Consent Number	Proposal	Status	Date
2405530800	R304854	BOUNDARY ADJUSTMENT	GDEL	2001-10-01
2405512701	185538	To create two lots and amalgamate Lot 1 with the adjoining lot	GDEL	2018-11-08
2405512701	065045	TO SUBDIVIDE 9.1340HA ZONED INNER PLAINS INTO 2 LOTS OF APPROX. 4.42HA & 4.70HA	GDEL	2006-03-27
2405529701	175208	To undertake a residential boundary adjustment	GDEL	2017-05-18
2405512901	185666	To erect dwellings and operate these as a showhome village (up to 18 showhomes) with associated signage, for a duration of three years after which they will convert to residential use. Proposed Lots 18 - 24, Lots 25 - 29 and Lots 30 - 35	GDEL	2019-02-26
2405512901	195131	VARIAION - To change condition 3 of resource consent RC185649 (Lot 96)	GDEL	2019-05-31
2405512901	195364	VARIATION - To vary a condition of resource consent RC185649 (Lot 34)		
2405512901	195341	Erect a dwelling with an attached garage that is positioned forward of the front facade and exceeds 50% of the front facing facade (Lot 34)		
2405512901	PB198085	FAST TRACK - To construct a dwelling and attached garage with a restricted discretionary siting (Lot 91)		
2405640139	195233	To construct a vehicle crossing breaching intersection setback requirements	GDEL	2019-05-14
2405512800	195224	To erect a sign on Lot 4 of RC175461	GDEL	2019-06-05
2405512700	195041	To subdivide creating 35 residential lots (Stage 4B). L/U 195042	GDEL	2019-03-05
2405512700	195042	To erect a garage with a door exceeding 3 metres width (Lot 57)	GDEL	2019-03-05
2405512500	R301987	TO ERECT FAMILY FLAT	AP	1995-10-20
2405640174	PB198069	FAST TRACK - To erect a dwelling with restricted discretionary siting	GDEL	2019-03-25
2405640140	185696	To place a condition on medium density lots and to erect a dwelling with a garage door wider than 3m on lot less than 430m2	GDEL	2019-01-10
2405512400	R300808	TO SUBDIVIDE 13.134 HA INTO 2 LOTS LOT 1 OF 4 HA & LOT 2 OF 9.13 HA	AP	1993-12-10
2405512400	R300631	TO SUBDIVIDE INTO 3 LOTS 2 X 4HECTARE AND BALANCE OF 13.2 HECTARES	AP	1993-07-22
2405512400	R300907	TO SUBDIVIDE 9.124 HA INTO 2 LOTS ,LOT 2 OF 4 HA & LOT 3 OF 4.6 HA IN 2 PARCELS	AP	1994-03-02

4415
14 February 2019

Selwyn District Council
PO Box 90
Rolleston

Attention: Richard Blgsby



Dear Richard,

RE: Subdivision, 524 Springston Rolleston Road, Rolleston - RC 195041
Geotechnical Report Peer Review

It is proposed to subdivide 1.4 ha area of land at this site (Lot 2 DP 367123) into 35 residential sections. Selwyn District Council has requested a peer review of the geotechnical report submitted with the application with respect to whether the investigations and conclusions are appropriate.

The report provided is titled *Geotechnical Investigation, 524 Springston Rolleston Road, Rolleston*, dated 14 September 2018 February 2017, by ENGEO Ltd for Hughes Development Ltd.

Testing and subsoil conditions

The report describes an investigation of four hand auger boreholes and six test pits, with associated scala penetrometer tests. Two deep wells from the Ecan GIS database within 180m of the site have also been referred to. The handaugers all refused at a shallow depth of between 0.4m and 0.9m on gravel, and the test pits were dug to between 1.9m and 2.1m depth.

The site is typically covered with 0.1 – 0.6m silty sandy topsoil either directly over gravel or with silt between the topsoil and the gravel, which lies at between 0.1m and 1.0m depth. The gravel is expected to extend for tens of metres (27m in one of the nearby Ecan wells). The water table is expected to be between about 7m and 13m depth, based on Ecan well log information. The Ecan GIS groundwater layer confirms that the water table is greater than 6m depth.

Geotechnical Hazards

The report concludes that the site minimal, if any, risk of liquefaction due to the deep groundwater and the soil profile, and that an equivalent Foundation Technical Category TC1 is appropriate. The site is deemed to comply with the requirements for "good ground" as defined in NZS3604:2011, within 0.4m of the ground surface. The report concludes that the site is unlikely to be subject to any other RMA section 106 hazards.

Engineering design

Given the TC1 and "good ground" classification, shallow foundation systems as per NZS3604 are appropriate. Although not included in the ENGEO report, additional site specific testing should be required at each individual lot to confirm bearing capacity, following subdivision development.

Dr. Mark Yetton E-mail myetton@geotech.co.nz
Nick Traylen E-mail ntraylen@geotech.co.nz
Ian McCahon E-mail mccahon@geotech.co.nz

Tel (03) 9822 538
Fax (03) 3257 555
PO Box 130 122
4 / 6 Raycroft Street
Christchurch 8141 New Zealand

GEOLOGICAL & ENGINEERING SERVICES

Conclusion

This site is geotechnically "benign" and we have little issue with the conclusions reached in the report. The extent of the site testing is appropriate given the geological setting and the consistency of the soils as exposed in the tests. The consistency of the soil profile is such that deeper information from the two Ecan well logs is adequate and there remains only a small risk of unknown geotechnical aspects being present. We consider that the testing does meet the intent of the MBIE Guidance on geotechnical investigations for subdivisions, given the size and scale of the subdivision. We recommend (independently of the report) that site specific testing is done at building consent stage, to ensure that any shallow features such as local rubbish pits or disturbed and loosened soils along extracted tree lines are identified.

We agree that there is minimal liquefaction hazard and the site is equivalent TC1 land. We conclude that the investigations are adequate and conclusions are appropriate to the site and proposed development.

Yours faithfully
Geotech Consulting Limited



Ian McCahon

Earthworks - NZS4431:1989 Certification

APPENDIX A

**STATEMENT OF SUITABILITY OF EARTHFILL
FOR RESIDENTIAL DEVELOPMENT**

To Selwyn District Council
PO Box 90
ROLLESTON, 7643

Attention: Development Engineer

STATEMENT OF SUITABILITY OF EARTH FILL FOR RESIDENTIAL DEVELOPMENT

Subdivision Faringdon East Stage 1 to 3 Subdivision

Owner/Developer R D Hughes Development Ltd

Location Springston Rolleston Road, Rolleston

The earth fill shown on the attached plan Davie Lovell-Smith Ltd Stages 1 to 3 East Earthworks - Asbuilt dated January 2019 has been placed in compliance with the terms of NZS 4431:1989.

While work was in progress I retained as my inspecting engineer (or staff under his control) the engineer named below who is registered in terms of the Engineers Registration Act 1924.

Andrew Hall (Registration Number 246334)

Address C/- Davie, Lovell-Smith Limited, PO Box 679, Christchurch

During the work, the inspecting engineer or staff under his control made periodic visits of inspection to the site as detailed in this report, Contract No 19150, which is attached. Details of the soil testing carried out to check the quality of the fill by the inspecting engineer and his testing agency are also included.

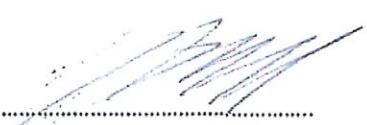
The plan Davie Lovell-Smith Ltd H19150 Stages 1 to 3 East Earthfill Asbuilt shows the building lots within the Subdivision site are affected by filling.

In the opinion of the inspecting engineer the following special limitations should be observed:

- Foundation design in all filled lots to take into account the location of the cut/fill interface (to be confirmed on site) and design appropriately.
- This report deals with the fill material only, not the underlying existing material

This certification, that the earth fills have been placed in compliance with the terms of NZS 4431 does not remove the necessity for the normal inspection and design of foundations as would be made in natural ground.

on behalf of: R D Hughes Development Limited


Chartered Professional Engineer
31st January 2019

**RESOURCE CONSENT DECISION:
175461**



APPLICANT:	Hughes Developments Limited
PROPOSAL:	To undertake a subdivision to create 178 residential allotments with roads, utility lots and reserves to vest.
LOCATION:	514, 1/524, 2/524 and 550 Springston/Rolleston Road
LEGAL DESCRIPTIONS:	<p>Lot 1 DP 60199 being 5.5020ha in area, more or less, as contained in Computer Freehold Register CB35B/1062</p> <p>Lot 1 DP 64812 being 4.0000ha in area, more or less, as contained in Computer Freehold Register CB38A/672</p> <p>Lot 20 DP 65499 being 4.0050ha in area more or less, as contained in Computer Freehold Register CB38B/1017</p> <p>Lot 1 DP 367123 being 4.4224ha in area, more or less, as contained in Computer Freehold Register 272313</p>
ZONING:	The properties are zoned Living Z under the provisions of the Operative District Plan (Townships) Volume
STATUS:	<p>Application 175461 has been assessed as a subdivision consent for a non complying activity under the District Plan and as a discretionary activity under the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health.</p> <p>As such the relevant provisions of the District Plan (Townships) Volume, the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health and the Resource Management Act 1991 have been taken into account.</p>
<p>These application was formally received by the Selwyn District Council on 22 August 2017. Assessment and approval took place on 24 October 2017 under a delegation given by the Council.</p>	

DECISION

Resource consent 175461 is granted pursuant to sections 104, 104B and 104D of the Resource Management Act 1991 subject to the following conditions imposed under sections 108 and 220 of the Act.

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 attached approved subdivision plan (Davie Lovell Smith Drawing No H19150.Subcon R10), and the information submitted with the application, except where varied by the following conditions of consent.
3. The consent may be staged as per the subdivision plan.
4. All required easements shall be duly created and granted or reserved.
5. The Consent Holder shall supply the Council with copies of all computer freehold registers for land, other than roads, that is vested in the Council.
6. A Consent Notice pursuant to section 221 of the Resource Management Act 1991 shall be registered on the relevant Computer Register for lots 31-41, 43-50, 55, 56, 58, 59, 61, 63-74, 97-99, 105-113, 118-122 and 134-146 to record the following conditions are complied with on a continuing basis:
 - a. These lots are small-lot medium density lots. The Living Z rules for medium density development shall apply to any future development on these lots.

Roads

7. The full length of the site's Springston Rolleston Road frontage shall be upgraded to township/urban standards in accordance with the approved engineering plans. This shall include carriageway widening, kerb and channel, streetlights and shared path.
8. That all roads on the approved subdivision plan be vested in the Selwyn District Council as road.
9. That a Point Strip shall be created along of Lot 903 of the subdivision adjacent to Lot 2 DP 367123.
10. A Point Strip agreement (to be prepared by Council's solicitors) shall be entered into between the Consent Holder and the Council before issue of the section 224c Certificate for the relevant stage of the development.
11. A Consent Notice shall be registered against the title to the land which comprises the Point Strip which provides that:
 - a. The title of the land comprising the Point Strip shall be transferred to the Council when the plan of subdivision is deposited.
 - b. The Council will not grant the owner of Lot 2 DP 367123 (the "Adjoining Land") access to the land comprising the Point Strip except in accordance with the terms of the Point Strip Agreement between the Consent Holder and the Council dated on or about the date of this notice.
 - c. The agreement shall ensure the benefiting owner (i.e. the owner of the Adjoining Land) pays a fair share of the cost of providing the full road construction in Lot 903.

- d. The agreement shall set the amount to be paid which will be updated from the date of the agreement by the movement in the Consumers Price Index. The right for the Consent Holder to be paid the amount set out in the agreement shall expire 20 years after the date of the agreement.
 - e. The Consent Holder shall provide a valuation of the amount to be paid to the Council. This valuation will be checked by an Independent Infrastructural Valuer appointed by the Council, with the costs of checking being met by the consent holder.
 - f. The Consent Holder will meet the cost of the Council's Solicitor preparing the agreement and Consent Notice.
12. A Consent Notice shall be registered against Lots 901 and 1202 providing that:
- a. Lot 901 is to be formed to Council Standards as part of Stage 2A.
 - b. Lot 1201 is to be formed to Council standards as part of Stage 5.

Accessways and Rights of way

- 13. Urban Entranceways: That a vehicle crossing to service Lots 2-5, 11-12, 19-26, 35-39, 57, 60, 80-81, 84-85, 88-89, 92-93, 107, 110, 129, 148 & 158 shall be formed in accordance with Appendix 13 of the District Plan (Townships Volume). The vehicle crossing shall be sealed to match the existing road surface for the full width of the crossing between the site boundary and sealed carriageway.
- 14. That a vehicle accessway be formed to service Lots 2-5, 11-12, 19-26, 35-39, 57, 60, 80-81, 84-85, 88-89, 92-93, 107, 110, 129, 148 & 158 in accordance with Appendix 13 of the District Plan (Townships Volume).

Street Lighting

- 15. That street lighting be provided to service all lots of the subdivision, in accordance with the approved engineering plans and specifications

Water Races

- 16. All vehicle access crossings over a water race shall have precast concrete headwalls or an alternative agreed as part of the engineering approval process with RCRRJ Class 4 piping and be constructed in accordance with the approved engineering plans. The diameter of the pipe shall be agreed as part of the engineering approval process.
- 17. A Consent Notice pursuant to section 221 of the Resource Management Act 1991 shall be registered on the relevant Computer Register for Lots 4, 5, 10-13, 19-24, 75, 80, 81, 84, 85, 88, 89, 92, 93, 95 and 167-178 to record the following conditions are complied with on a continuing basis:
 - a) All buildings shall be setback a minimum of 5m from the adjacent water race.
 - b) If the water race is removed or relocated following any future bylaw approval, the above condition shall expire in so far as it relates to that

individual lot and this consent notice can be cancelled or amended accordingly.

Note: The above consent notice matches the consent notice placed on RC165454 for the lots fronting the water race in the Geddes block.

Water

18. That the net area of each residential lot shall be provided with an individual potable high pressure connection to the Rolleston water supply in accordance with the approved Engineering Plans.
19. Water meters shall be installed in the road reserve only (please note that multi meter boxes may be utilised).
20. That each residential lot within the subdivision shall be provided with water reticulation in accordance with the New Zealand Fire Service Code of Practice, SNZPAS 4509:2003 and subsequent amendments and Policy W211.
21. Connection into Council's reticulated water supply must either be carried out or supervised by Council's contractor SICON Ferguson Ltd
22. Where water mains 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.
23. A 300mm water main shall be provided down Springston Rolleston Road. Any over and above costs incurred for upsizing the main will be paid by the Selwyn District Council upon approval from the Asset Manager Water Services. A quote shall be supplied to and approved by the Asset Manager Water Services prior to installation of the main.

Sewer

24. That each residential 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. All sewer reticulation to be vested shall meet Council CCTV standards.
25. All laterals shall be installed ensuring grade and capacity are provided for and in accordance with Council engineering standards, giving regard to maximum upstream development density.
26. That connections to the Council sewer be arranged by the Consent Holder, with the work to be done by a registered drainlayer.
27. Where minimum sewer grades do not comply with the Engineering Code of Practice a flush tank(s) with telemetry shall be installed to Council Specification and as per approved engineering drawings. The flush tank(s) shall be installed before issue of the section 224c Certificate for the relevant stage of the development. Where the flush tanks are temporary, they will only need to be manually operated.

Stormwater

28. 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 Holder's cost. 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. Ongoing operation and maintenance requirements.
29. The proposed development shall not discharge run off onto adjacent properties unless via a controlled outlet with Council's approval. Also, if an adjacent neighbour's historical stormwater drainage was onto the proposed development, the proposed development must maintain or mitigate the historical discharge.
 30. Where a specific discharge consent is issued by Canterbury Regional Council (Environment Canterbury), any consent or associated conditions imposed by them will be subject to Council acceptance where these obligations will 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.
 31. Where stormwater discharges are to be undertaken as a permitted activity, confirmation in writing of permitted status shall be provided from Canterbury Regional Council in the form of a Certificate of Compliance.
 32. That a Consent Notice pursuant to section 221 of the Resource Management Act 1991 be registered against all residential allotments stating the following:
 - a. The discharge of roof stormwater must not arise from unpainted galvanised sheet materials or copper building materials. These materials shall not be used.

Landscaping and Irrigation

33. The Consent Holder shall landscape the street frontages. The minimum standard (unless otherwise agreed through Engineering Plan approval) will include grass berms and street trees. A landscaping proposal 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.
34. Unless otherwise agreed at the engineering approval stage, entrance structures shall not be placed on Council road reserve.

35. Unless advised otherwise, 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.
36. 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.

Utilities

37. That electricity supply and telecommunications be supplied to the net area of each residential lot of the subdivision by way of underground reticulation in accordance with the standards of the relevant network utility operator.
38. The Consent Holder shall provide evidence in writing from the relevant authorities that electrical and telephone service connections have been installed to each residential lot.

Engineering Approval

39. All work shall adhere to the conditions set in the engineering approval letter as agreed between the Consent Holder and Selwyn District Council at the time of approval and be constructed to the approved engineering plans.
40. All work shall comply with the Council's Engineering Code of Practice, except as otherwise agreed with Council.
41. That the plans and specifications of all works, including water, irrigation, sewer, roading, stormwater and landscaping, shall be submitted to the Council for approval. Engineering approval of complying documents shall be given in writing and work shall not commence until this has been received from the Council. Any subsequent amendments to the plans and specifications shall be submitted to Council for approval.
42. The Consent Holder shall forward with the engineering plans and specifications, 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.
43. Unless specific provision is made otherwise 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.
44. That accurate 'as built' plans of all services be provided to the satisfaction of the Asset Manager. All assets being vested in Council shall be provided in an appropriate electronic format for integration into Council's systems. Actual costs involved in provision and transfer of this data to Councils systems shall be borne by the Consent Holder.
45. That where the subdivision results in any assets being vested in Council, then a comprehensive electronic schedule of these shall be provided to Council's Asset Manager. The schedule will include but not be limited to installed

material unit costs, type, diameter, class, quantity etc. and include summary details.

46. That where the subdivision results in any Council assets being decommissioned, then a comprehensive electronic schedule of these shall be provided to Council's Asset Manager. The schedule will include but not be limited to material type, diameter, class, length and position (x, y, z co-ordinates), and shall be identified against the asset ID already provided in Council's Asset Register.

Earthworks

47. That the Consent Holder ensure on a continuing basis (until computer freehold registers 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.
48. 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.
49. 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.
50. The Consent Holder shall identify and report all hazardous waste sites within the subdivision prior to any engineering works commencing. Where a hazardous site is found at any stage of the subdivision development works then the Consent Holder shall undertake all necessary work to rehabilitate the site. This may include treatment and off-site disposal. All works shall be undertaken at the consent holders' expense.

Contaminated soils

51. That the investigation and remediation of areas identified in the Detailed Site Investigation submitted with the application shall be undertaken and reported on in accordance with the conditions of land use consent 175462.

Fencing Covenants

52. 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. The Consent Holder shall submit to the Council:
 - a. A fencing covenant, in the form certified by Council, registered against the computer freehold register 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.

53. That a Consent Notice pursuant to section 221 of the Resource Management Act 1991 be registered against all residential allotments adjoining a reserve stating the following:
- a. That only one fence shall be erected within 5.0 metres of a reserve and shall be parallel or generally parallel to that boundary. This fence shall not exceed 1.2 metres in height except that where a fence or other screening structure is over 1.2 metres in height, then the whole of that structure shall be at least 50% visually transparent. No fence or screening structure shall exceed a height of 1.8 metres. Note that for the purposes of this condition a fence or other screening structure is not the exterior wall of a building or accessory building.

Reserves

54. Pursuant to the relevant legislation the Consent Holder shall vest the following lots in the Council as Reserve:
- a. Lots 1000, 1003 and 1010 shall be vested as Recreation Reserve.
 - b. Lots 1014, 1015 and 1016 shall be vested as Local Purpose (Accessway) Reserve.
 - c. Lots 1004, 1005, 1006, 1007, 1009 and 1011 shall be vested as Local Purpose (Landscape) Reserve.
 - d. Lots 1001, 1002, 1008, 1012 and 1013 shall be vested as Local Purpose (Utility) Reserve.

DEVELOPMENT CONTRIBUTIONS

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

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

Note: The amounts set out in the attached table are applicable at the time of the granting of this consent. The actual amounts to be paid will be reassessed at the time an application is made for the issue of Council's section 224(c) certificate for the subdivision. To avoid delays, the consent holder should seek the reassessed amounts prior to the application for the section 224(c) Resource Management Act 1991 certificate.

SDC Development Contributions Assessment Tool Outputs

Consent Identifier: 175461
Policy Year: 2017/18



Inputs	OK
Outputs	OK

Activity	Demand Post Development (HUE)	Credits for Existing Demand (HUE)	Additional Demand (HUE)	Development Contribution per HUE (\$)	Development Contribution (\$ Excl. GST)	GST (\$)	Development Contribution (\$ Incl. GST)
Water Supply	178.00	1.00	177.00	3,430.00	607,110.00	91,066.50	698,176.50
Wastewater	178.00	0.00	178.00	8,056.00	1,433,968.00	215,095.20	1,649,063.20
Stormwater	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Reserves	178.00	4.00	174.00	13,055.00	2,271,570.00	340,735.50	2,612,305.50
Roading	178.00	4.00	174.00	2,168.00	377,232.00	56,584.80	433,816.80
Lowes Road ODP	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Contribution					4,689,880.00	703,482.00	5,393,362.00

NOTES TO THE CONSENT HOLDER

Administration

- Pursuant to section 125 of the Resource Management Act 1991, if not given effect to, this resource consent shall lapse five years after the date of this decision unless a longer period is specified by the Council upon application under section 125 of the Act.
- In accordance with section 36 of the Resource Management Act 1991, the Council's basic monitoring fee has been charged.
- Any resource consent that requires additional monitoring due to non-compliance with the conditions of the resource consent will be charged additional monitoring fees on a time and cost basis.

Development Contributions

- Only one property (being 550 East Maddisons Road) is connected to water supply, so one credit for water given and none for sewer.
- No reserve contribution credit to be given for Lots: 1001, 1002, 1004, 1005, 1006, 1007, 1008, 1009, 1011, 1012, 1013, 1014, 1015, 1016.
- There are four underlying titles, all of which are over 4ha. It has been agreed that the Council will give each underlying title a full credit for reserves instead of a half HUE as the Council policy is not currently clear on that point.

Engineering Approval

- All applications for Engineering Approval shall be uploaded electronically to the Selwyn District Council Website at the following address:
www.selwyn.govt.nz/services/subdivisions/engineering-approval/

All applications should include:

- Design specifications.
 - Design drawings.
 - Design calculations.
 - Relevant Resource Consents or Certificates of Compliance.
- All correspondence regarding engineering approvals is to be directed to:
Development.Engineer@selwyn.govt.nz.

- i. Sewerage pipe sizing to be confirmed as part of the engineering approval process upon receipt of information requested from OPUS by SDC.

Roading

- j. Road and street names and individual property address numbers shall be adopted only upon Council approval. The applicant shall supply to Council for consideration a minimum of 3 names, listed in preference, for those roads or streets that are to be vested in Council.
- k. Council 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.
- l. Private Road/Right of Way Naming: A private road/right of way that serves a minimum of 5 (five) properties can be named if requested. The Consent Holder 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.
- m. Property Numbering: All new property numbers identifying new dwelling lots as a result of subdivision adjoining legal roads and/or private roads/rights of way will be issued property numbers by Council in accordance with Council Policy. The Consent Holder shall supply Council with a finalised lot Deposited Plan to enable numbers to be generated for issue and adoption.

Point Strip Valuation Process

- n. The valuation will cover the cost of any additional infrastructure that the Consent Holder has incurred to service the adjoining Land. No land value is to be included or any other associated benefits.
- o. The Consent Holder's valuation will include a schedule of quantities and prices in relation to the items listed below and that valuation will be certified by a suitably qualified engineer.
 - Roothing Costs
 - Sewer costs
 - Water costs
 - Stormwater costs
 - Miscellaneous
- p. The valuation will be submitted to Council for its approval. As part of Council's approval, the valuation will be checked by an Independent Infrastructural Valuer appointed by the Council. The Council will then advise the Consent Holder as to the amount that will be included in the point strip agreement.
- q. All Council costs to establish the point strip including legal fees will be payable by the Consent Holder. This will include the independent assessment/certification required to confirm an agreed value.

Note: The terms "Point Strip" and Link Strip are sometimes used interchangeably and refer to the same instrument.

Water Race

- r. The Consent Holder may apply for Council approval for any relocation of a water race. Water race relocation forms can be found on the Council website.

Water

- s. Supervision of water supply connections requires a minimum of 2 working days' notice. Please note a connection fee being the actual cost quoted by SICON Ferguson Ltd will apply.

Stormwater

- t. The Stormwater Operations and Maintenance Manual shall include but not be limited to:
- As built documents/images of system for baseline records. This would include the extent of the stormwater catchments, surveyed long-sections and x-sections of pipelines and stormwater management devices e.g. basins wetlands and swales, and where available, any baseline data i.e. water quality, quantity or soil monitoring results.
 - Contact details for maintenance personnel engaged by the Consent Holder over the maintenance period
 - As built documents/images of system for baseline records. This would include the extent of the stormwater catchments and any baseline data i.e. heavy metal level in receiving environment.
 - Maintenance procedures and how compliance with the consent conditions shall be achieved and recorded. This will also cover stormwater system maintenance during the maintenance period(s).
 - What actions will be undertaken when non-compliance is detected and recorded.
 - Where all cleanings from sumps are proposed to be disposed of – in accordance with Regional and local landfill requirements.
 - Summary of costs to maintain the system including details of the number of inspections and cleaning of sumps/disposal of sump material.
 - What actions will be undertaken before handover to Selwyn District Council is proposed i.e. notification procedure at least two months prior to requesting handover.
- u. Where the collection and disposal of roof/surface water is to ground, the suitability of the natural ground to receive and dispose of the water without causing damage or nuisance to neighbouring properties, shall be determined by a suitably qualified person/engineer and evidence of results is to be provided at engineering approval.
- v. Council has the right to have designs peer reviewed at the consent holder's cost.
- w. All stormwater reticulation to be vested shall meet council CCTV standards.

Yours faithfully

Selwyn District Council

A handwritten signature in black ink, appearing to read 'Rachael Carruthers'.

Rachael Carruthers

Resource Management Planner

AS APPROVED BY
SELWYN DISTRICT COUNCIL
Planning Department

RESOURCE CONSENT
175461

24/10/2017 carrur



Staging to be
completed in any
order and
combination

PROPOSED SCHEDULE OF EASEMENTS			
Nature	Section/Instrument	Shown	Dominatee
Right of way, rights to drain water & sewage & rights to convey water, electricity, telecommunications & computer media	1202	A	Lot 2 DP 367123 (CFR 272314), Lot 3 DP 310547 (CFR 782528), Lot 4 DP 310547 (CFR 782528)
Rights to convey water & electricity	1201	B	Same as above
Rights to convey electricity in gross	1202	A	Orion New Zealand Limited
Rights to convey telecommunications & computer media in gross	1202	A	Chorus New Zealand Limited
Rights to drain sewage in gross	1201	V	Selwyn District Council
1201	AE		

Total Area: 17,924oha

Comprised in: C.F.R. CB388/1017, CB38A/672, 272313 & CB35B/1062



114 Wrights Road P.O. Box 675, 5710 Selwyn Road, New Zealand
Telephone: 03 279 4123 Website: www.dave-smith.co.nz Email: office@dave-smith.co.nz

Hughes Developments Limited
Faringdon East
Rolleston

UNSAT FILE: Proposed Subdivision of
Lot 20 DP 65499, Lot 1 DP 64812
Lot 1 DP 60199, & Lot 1 DP 367123

For Subdivision Consent

SCALE: 1:1000 SA1 DATE: September 2017

CAD FILE: C:\HUGHES\175461\175461.DWG

DESIGNED BY: H19150.SUBCON

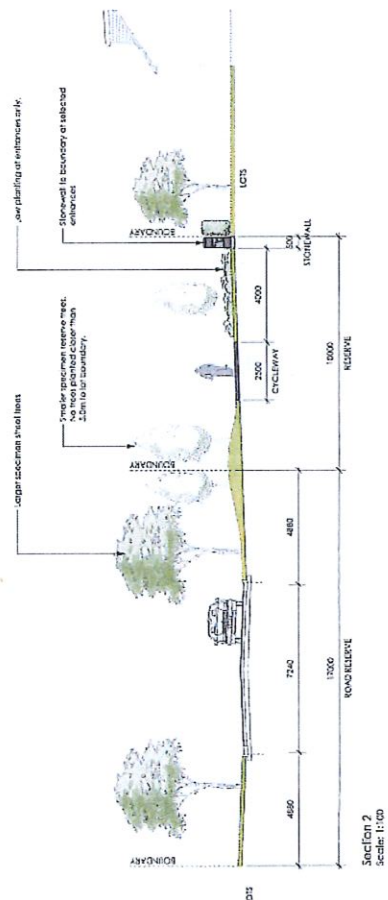
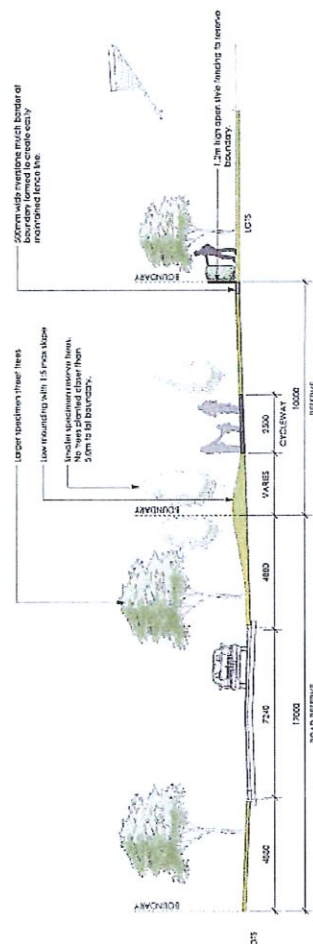
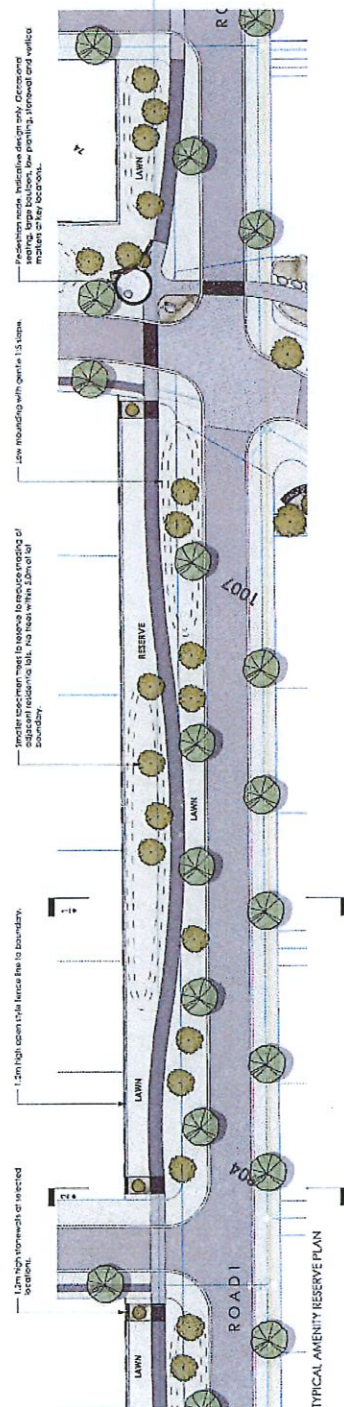
CHECKED BY: R10

PROPOSED MEMORANDUM OF EASEMENTS			
Nature	Section/Instrument	Shown	Dominatee
Right of way, rights to drain water & sewage & rights to convey water, gas, electricity, telecommunications & computer media	1202	A	Lot 2 DP 367123 (CFR 272314), Lot 3 DP 310547 (CFR 782528), Lot 4 DP 310547 (CFR 782528)
1201	AE		

PROPOSED MEMORANDUM OF EASEMENTS IN GROSS			
Nature	Section/Instrument	Shown	Dominatee
Right to drain sewage in gross	1201	V	Selwyn District Council
1201	AE		

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

REVISION	DATE	DESCRIPTION
R1	16.6.17	Layout amended and restrictive covenant added.
R2	22.6.17	Layout and staging amended.
R3	23.6.17	Staging lots added, existing easements added.
R4	3.7.17	Lot 35 & 121 added, new easement added.
R5	16.7.17	Reserves 1014-1016 added.
R6	20.7.17	Boundaries Amended.
R7	24.7.17	Staging, Road Purpose & Lots Amended, Lots renumbered.
R8	29.7.17	Easements added & Staging Amended.
R9	10.8.17	Revision of areas for Lot 23, 190, 903, 1001 & Lot 1014.
R10	18.8.17	Proposed memorandum of easements in gross added.



Resource Consent Decision

RC185566



APPLICANT:	Hughes Developments Limited
PROPOSAL:	To change conditions 2 and 12 of resource consent RC175461
LOCATION:	550 Springston Rolleston Road
LEGAL DESCRIPTION:	<p>Lot 1 DP 60199 being 5.5020ha in area, more or less, as contained in Computer Freehold Register CB35B/1062</p> <p>Lot 1 DP 64812 being 4.0000ha in area, more or less, as contained in Computer Freehold Register CB38A/672</p> <p>Lot 20 DP 65499 being 4.0050ha in area more or less, as contained in Computer Freehold Register CB38B/1017</p> <p>Lot 1 DP 367123 being 4.4224ha in area, more or less, as contained in Computer Freehold Register 272313</p>
ZONING:	The property is zoned Living Z under the provisions of the Operative District Plan (Townships) Volume
STATUS:	This application has been assessed as a change of conditions pursuant to section 127 of the Resource Management Act 1991 in respect of subdivision resource consent RC175461 granted on 24 October 2018 to subdivide to create 178 residential lots. As such the relevant provisions of the District Plan (Townships) Volume and the Resource Management Act 1991 have been taken into account.
This application was formally received by the Selwyn District Council on 24 October 2018. Assessment and approval took place on 12 November 2018 under a delegation given by the Council.	

Decision

That the application to change conditions 2 and 12 of Resource Consent RC175461 granted on 24 October 2017 be granted pursuant to section 127 of the Resource Management Act 1991.

Conditions 2 and 12 shall now read:

2. The subdivision shall proceed in general accordance with the attached approved subdivision plan (Davie Lovell Smith Drawing No H19150.Subcon R13), and the information submitted with the application, except where varied by the following conditions of consent.

12. A Consent Notice shall be registered against balance Lot 202 providing that Lot 901 and Lot 909 are to be formed to Council Standards as part of Stage 3.

Attachments

1. Attached stamped approved plan

Notes to the Consent Holder

All other conditions of Resource Consent 175461 remain unchanged and in effect.

RC175461 (AS AMENDED BY RC 185566)

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 attached approved subdivision plan (Davie Lovell Smith Drawing No H19150.Subcon R13), and the information submitted with the application, except where varied by the following conditions of consent.
3. The consent may be staged as per the subdivision plan.
4. All required easements shall be duly created and granted or reserved.
5. The Consent Holder shall supply the Council with copies of all computer freehold registers for land, other than roads, that is vested in the Council.
6. A Consent Notice pursuant to section 221 of the Resource Management Act 1991 shall be registered on the relevant Computer Register for lots 31-41, 43-50, 55, 56, 58, 59, 61, 63-74, 97-99, 105-113, 118-122 and 134-146 to record the following conditions are complied with on a continuing basis:
 - a. These lots are small-lot medium density lots. The Living Z rules for medium density development shall apply to any future development on these lots.

Roads

7. The full length of the site's Springston Rolleston Road frontage shall be upgraded to township/urban standards in accordance with the approved engineering plans. This shall include carriageway widening, kerb and channel, streetlights and shared path.
8. That all roads on the approved subdivision plan be vested in the Selwyn District Council as road.
9. That a Point Strip shall be created along of Lot 903 of the subdivision adjacent to Lot 2 DP 367123.
10. A Point Strip agreement (to be prepared by Council's solicitors) shall be entered into between the Consent Holder and the Council before issue of the section 224c Certificate for the relevant stage of the development.
11. A Consent Notice shall be registered against the title to the land which comprises the Point Strip which provides that:
 - a. The title of the land comprising the Point Strip shall be transferred to the Council when the plan of subdivision is deposited.
 - b. The Council will not grant the owner of Lot 2 DP 367123 (the "Adjoining Land") access to the land comprising the Point Strip except in accordance with the terms of the Point Strip Agreement between the Consent Holder and the Council dated on or about the date of this notice.

- c. The agreement shall ensure the benefiting owner (i.e. the owner of the Adjoining Land) pays a fair share of the cost of providing the full road construction in Lot 903.
 - d. The agreement shall set the amount to be paid which will be updated from the date of the agreement by the movement in the Consumers Price Index. The right for the Consent Holder to be paid the amount set out in the agreement shall expire 20 years after the date of the agreement.
 - e. The Consent Holder shall provide a valuation of the amount to be paid to the Council. This valuation will be checked by an Independent Infrastructural Valuer appointed by the Council, with the costs of checking being met by the consent holder.
 - f. The Consent Holder will meet the cost of the Council's Solicitor preparing the agreement and Consent Notice.
12. A Consent Notice shall be registered against balance Lot 202 providing that Lot 901 and Lot 909 are to be formed to Council Standards as part of Stage 3.

Accessways and Rights of way

13. Urban Entranceways: That a vehicle crossing to service Lots 2-5, 11-12, 19-26, 35-39, 57, 60, 80-81, 84-85, 88-89, 92-93, 107, 110, 129, 148 & 158 shall be formed in accordance with Appendix 13 of the District Plan (Townships Volume). The vehicle crossing shall be sealed to match the existing road surface for the full width of the crossing between the site boundary and sealed carriageway.
14. That a vehicle accessway be formed to service Lots 2-5, 11-12, 19-26, 35-39, 57, 60, 80-81, 84-85, 88-89, 92-93, 107, 110, 129, 148 & 158 in accordance with Appendix 13 of the District Plan (Townships Volume).

Street Lighting

15. That street lighting be provided to service all lots of the subdivision, in accordance with the approved engineering plans and specifications

Water Races

16. All vehicle access crossings over a water race shall have precast concrete headwalls or an alternative agreed as part of the engineering approval process with RCRRJ Class 4 piping and be constructed in accordance with the approved engineering plans. The diameter of the pipe shall be agreed as part of the engineering approval process.
17. A Consent Notice pursuant to section 221 of the Resource Management Act 1991 shall be registered on the relevant Computer Register for Lots 4, 5, 10-13, 19-24, 75, 80, 81, 84, 85, 88, 89, 92, 93, 95 and 167-178 to record the following conditions are complied with on a continuing basis:
- a) All buildings shall be setback a minimum of 5m from the adjacent water race.
 - b) If the water race is removed or relocated following any future bylaw approval, the above condition shall expire in so far as it relates to that individual lot and this consent notice can be cancelled or amended accordingly.

Note: The above consent notice matches the consent notice placed on RC165454 for the lots fronting the water race in the Geddes block.

Water

18. That the net area of each residential lot shall be provided with an individual potable high pressure connection to the Rolleston water supply in accordance with the approved Engineering Plans.

19. Water meters shall be installed in the road reserve only (please note that multi meter boxes may be utilised).
20. That each residential lot within the subdivision shall be provided with water reticulation in accordance with the New Zealand Fire Service Code of Practice, SNZPAS 4509:2003 and subsequent amendments and Policy W211.
21. Connection into Council's reticulated water supply must either be carried out or supervised by Council's contractor SICON Ferguson Ltd
22. Where water mains 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.
23. A 300mm water main shall be provided down Springston Rolleston Road. Any over and above costs incurred for upsizing the main will be paid by the Selwyn District Council upon approval from the Asset Manager Water Services. A quote shall be supplied to and approved by the Asset Manager Water Services prior to installation of the main.

Sewer

24. That each residential 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. All sewer reticulation to be vested shall meet Council CCTV standards.
25. All laterals shall be installed ensuring grade and capacity are provided for and in accordance with Council engineering standards, giving regard to maximum upstream development density.
26. That connections to the Council sewer be arranged by the Consent Holder, with the work to be done by a registered drainlayer.
27. Where minimum sewer grades do not comply with the Engineering Code of Practice a flush tank(s) with telemetry shall be installed to Council Specification and as per approved engineering drawings. The flush tank(s) shall be installed before issue of the section 224c Certificate for the relevant stage of the development. Where the flush tanks are temporary, they will only need to be manually operated.

Stormwater

28. 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 Holder's cost. 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. Ongoing operation and maintenance requirements.
29. The proposed development shall not discharge run off onto adjacent properties unless via a controlled outlet with Council's approval. Also, if an adjacent neighbour's historical stormwater drainage was onto the proposed development, the proposed development must maintain or mitigate the historical discharge.

30. Where a specific discharge consent is issued by Canterbury Regional Council (Environment Canterbury), any consent or associated conditions imposed by them will be subject to Council acceptance where these obligations will 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.
31. Where stormwater discharges are to be undertaken as a permitted activity, confirmation in writing of permitted status shall be provided from Canterbury Regional Council in the form of a Certificate of Compliance.
32. That a Consent Notice pursuant to section 221 of the Resource Management Act 1991 be registered against all residential allotments stating the following:
 - a. The discharge of roof stormwater must not arise from unpainted galvanised sheet materials or copper building materials. These materials shall not be used.

Landscaping and Irrigation

33. The Consent Holder shall landscape the street frontages. The minimum standard (unless otherwise agreed through Engineering Plan approval) will include grass berms and street trees. A landscaping proposal 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.
34. Unless otherwise agreed at the engineering approval stage, entrance structures shall not be placed on Council road reserve.
35. Unless advised otherwise, 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.
36. 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.

Utilities

37. That electricity supply and telecommunications be supplied to the net area of each residential lot of the subdivision by way of underground reticulation in accordance with the standards of the relevant network utility operator.
38. The Consent Holder shall provide evidence in writing from the relevant authorities that electrical and telephone service connections have been installed to each residential lot.

Engineering Approval

39. All work shall adhere to the conditions set in the engineering approval letter as agreed between the Consent Holder and Selwyn District Council at the time of approval and be constructed to the approved engineering plans.
40. All work shall comply with the Council's Engineering Code of Practice, except as otherwise agreed with Council.
41. That the plans and specifications of all works, including water, irrigation, sewer, roading, stormwater and landscaping, shall be submitted to the Council for approval. Engineering approval of complying documents shall be given in writing and work shall not commence until this has been received from the Council. Any subsequent amendments to the plans and specifications shall be submitted to Council for approval.

42. The Consent Holder shall forward with the engineering plans and specifications, 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.
43. Unless specific provision is made otherwise 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.
44. That accurate 'as built' plans of all services be provided to the satisfaction of the Asset Manager. All assets being vested in Council shall be provided in an appropriate electronic format for integration into Council's systems. Actual costs involved in provision and transfer of this data to Council's systems shall be borne by the Consent Holder.
45. That where the subdivision results in any assets being vested in Council, then a comprehensive electronic schedule of these shall be provided to Council's Asset Manager. The schedule will include but not be limited to installed material unit costs, type, diameter, class, quantity etc. and include summary details.
46. That where the subdivision results in any Council assets being decommissioned, then a comprehensive electronic schedule of these shall be provided to Council's Asset Manager. The schedule will include but not be limited to material type, diameter, class, length and position (x, y, z co-ordinates), and shall be identified against the asset ID already provided in Council's Asset Register.

Earthworks

47. That the Consent Holder ensure on a continuing basis (until computer freehold registers 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.
48. 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.
49. 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.
50. The Consent Holder shall identify and report all hazardous waste sites within the subdivision prior to any engineering works commencing. Where a hazardous site is found at any stage of the subdivision development works then the Consent Holder shall undertake all necessary work to rehabilitate the site. This may include treatment and off-site disposal. All works shall be undertaken at the consent holders' expense.

Contaminated soils

51. That the investigation and remediation of areas identified in the Detailed Site Investigation submitted with the application shall be undertaken and reported on in accordance with the conditions of land use consent 175462.

Fencing Covenants

52. 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. The Consent Holder shall submit to the Council:
 - a. A fencing covenant, in the form certified by Council, registered against the computer freehold register 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.
53. That a Consent Notice pursuant to section 221 of the Resource Management Act 1991 be registered against all residential allotments adjoining a reserve stating the following:
- a. That only one fence shall be erected within 5.0 metres of a reserve and shall be parallel or generally parallel to that boundary. This fence shall not exceed 1.2 metres in height except that where a fence or other screening structure is over 1.2 metres in height, then the whole of that structure shall be at least 50% visually transparent. No fence or screening structure shall exceed a height of 1.8 metres. Note that for the purposes of this condition a fence or other screening structure is not the exterior wall of a building or accessory building.

Reserves

54. Pursuant to the relevant legislation the Consent Holder shall vest the following lots in the Council as Reserve:
- a. Lots 1000, 1003 and 1010 shall be vested as Recreation Reserve.
- b. Lots 1014, 1015 and 1016 shall be vested as Local Purpose (Accessway) Reserve.
- c. Lots 1004, 1005, 1006, 1007, 1009 and 1011 shall be vested as Local Purpose (Landscape) Reserve.
- d. Lots 1001, 1002, 1008, 1012 and 1013 shall be vested as Local Purpose (Utility) Reserve.

DEVELOPMENT CONTRIBUTIONS

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

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

Note: The amounts set out in the attached table are applicable at the time of the granting of this consent. The actual amounts to be paid will be reassessed at the time an application is made for the issue of Council's section 224(c) certificate for the subdivision. To avoid delays, the consent holder should seek the reassessed amounts prior to the application for the section 224(c) Resource Management Act 1991 certificate.

SDC Development Contributions Assessment Tool Outputs

Consent Identifier: 175461
Policy Year: 2017/18



Inputs	OK
Outputs	OK

Activity	Demand Post Development (HUE)	Credits for Existing Demand (HUE)	Additional Demand (HUE)	Development Contribution per HUE (\$)	Development Contribution (\$ Excl. GST)	GST (\$)	Development Contribution (\$ Incl. GST)
Water Supply	178.00	1.00	177.00	3,430.00	607,110.00	91,066.50	698,176.50
Wastewater	178.00	0.00	178.00	8,056.00	1,433,968.00	215,095.20	1,649,063.20
Stormwater	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Reserves	178.00	4.00	174.00	13,055.00	2,271,570.00	340,735.50	2,612,305.50
Roading	178.00	4.00	174.00	2,168.00	377,232.00	56,584.80	433,816.80
Lowes Road ODP	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Contribution					4,689,880.00	703,482.00	5,393,362.00

NOTES TO THE CONSENT HOLDER

Administration

- a. Pursuant to section 125 of the Resource Management Act 1991, if not given effect to, this resource consent shall lapse five years after the date of this decision unless a longer period is specified by the Council upon application under section 125 of the Act.
- b. In accordance with section 36 of the Resource Management Act 1991, the Council's basic monitoring fee has been charged.
- c. Any resource consent that requires additional monitoring due to non-compliance with the conditions of the resource consent will be charged additional monitoring fees on a time and cost basis.

Development Contributions

- d. Only one property (being 550 East Maddisons Road) is connected to water supply, so one credit for water given and none for sewer.
- e. No reserve contribution credit to be given for Lots: 1001, 1002, 1004, 1005, 1006, 1007, 1008, 1009, 1011, 1012, 1013, 1014, 1015, 1016.
- f. There are four underlying titles, all of which are over 4ha. It has been agreed that the Council will give each underlying title a full credit for reserves instead of a half HUE as the Council policy is not currently clear on that point.

Engineering Approval

- g. All applications for Engineering Approval shall be uploaded electronically to the Selwyn District Council Website at the following address:
www.selwyn.govt.nz/services/subdivisions/engineering-approval/
All applications should include:
 - i) Design specifications.
 - ii) Design drawings.
 - iii) Design calculations.
 - iv) Relevant Resource Consents or Certificates of Compliance.
- h. All correspondence regarding engineering approvals is to be directed to:
Development.Engineer@selwyn.govt.nz.
- i. Sewerage pipe sizing to be confirmed as part of the engineering approval process upon receipt of information requested from OPUS by SDC.

Roading

- j. Road and street names and individual property address numbers shall be adopted only upon Council approval. The applicant shall supply to Council for consideration a minimum of 3 names, listed in preference, for those roads or streets that are to be vested in Council.
- k. Council 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.
- l. Private Road/Right of Way Naming: A private road/right of way that serves a minimum of 5 (five) properties can be named if requested. The Consent Holder 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.
- m. Property Numbering: All new property numbers identifying new dwelling lots as a result of subdivision adjoining legal roads and/or private roads/rights of way will be issued property

numbers by Council in accordance with Council Policy. The Consent Holder shall supply Council with a finalised lot Deposited Plan to enable numbers to be generated for issue and adoption.

Point Strip Valuation Process

- n. The valuation will cover the cost of any additional infrastructure that the Consent Holder has incurred to service the adjoining Land. No land value is to be included or any other associated benefits.
- o. The Consent Holder's valuation will include a schedule of quantities and prices in relation to the items listed below and that valuation will be certified by a suitably qualified engineer.
 - Roading Costs
 - Sewer costs
 - Water costs
 - Stormwater costs
 - Miscellaneous
- p. The valuation will be submitted to Council for its approval. As part of Council's approval, the valuation will be checked by an Independent Infrastructural Valuer appointed by the Council. The Council will then advise the Consent Holder as to the amount that will be included in the point strip agreement.
- q. All Council costs to establish the point strip including legal fees will be payable by the Consent Holder. This will include the independent assessment/ certification required to confirm an agreed value.

Note: The terms "Point Strip" and Link Strip are sometimes used interchangeably and refer to the same instrument.

Water Race

- r. The Consent Holder may apply for Council approval for any relocation of a water race. Water race relocation forms can be found on the Council website.

Water

- s. Supervision of water supply connections requires a minimum of 2 working days' notice. Please note a connection fee being the actual cost quoted by SICON Ferguson Ltd will apply.

Stormwater

- t. The Stormwater Operations and Maintenance Manual shall include but not be limited to:
 - As built documents/images of system for baseline records. This would include the extent of the stormwater catchments, surveyed long-sections and x-sections of pipelines and stormwater management devices e.g. basins wetlands and swales, and where available, any baseline data i.e. water quality, quantity or soil monitoring results.
 - Contact details for maintenance personnel engaged by the Consent Holder over the maintenance period
 - As built documents/images of system for baseline records. This would include the extent of the stormwater catchments and any baseline data i.e. heavy metal level in receiving environment.
 - Maintenance procedures and how compliance with the consent conditions shall be achieved and recorded. This will also cover stormwater system maintenance during the maintenance period(s).

- What actions will be undertaken when non-compliance is detected and recorded.
 - Where all cleanings from sumps are proposed to be disposed of – in accordance with Regional and local landfill requirements.
 - Summary of costs to maintain the system including details of the number of inspections and cleaning of sumps/disposal of sump material.
 - What actions will be undertaken before handover to Selwyn District Council is proposed i.e. notification procedure at least two months prior to requesting handover.
- u. Where the collection and disposal of roof/surface water is to ground, the suitability of the natural ground to receive and dispose of the water without causing damage or nuisance to neighbouring properties, shall be determined by a suitably qualified person/engineer and evidence of results is to be provided at engineering approval.
- v. Council has the right to have designs peer reviewed at the consent holder's cost.
- w. All stormwater reticulation to be vested shall meet council CCTV standards.

Yours faithfully

Selwyn District Council



Amy Pankhurst
Resource Management Planner



INSPECTION NOTICE

Inspections are to be booked by the owner or builder. A Code Compliance Certificate can only be issued following a satisfactory final inspection.

Name: ANDERSON & VAN DER VALK Consent No: 010108

Site Address/Rapid No: SPRINGSTON / ROLL RD Officer: _____

Name: W GRIGGS

Type of building work: ADDITION

On 12 / 4 / 08 at 11:30 am / pm this site was inspected pursuant to the Building Act 1991 [Section 77(1)] and the local government Act 1974. [Section 710]. The purpose of the inspection was:-

a		Siting	h		Bond Beam	o		Other	
b		Foundation	i		Blockfill	p		Resource Consent	
c		Slab	j		Heating unit	q		Complaint/investigation	
d	✓	Preline/Bracing	k		Sanitary drainage	r		Compliance Schedule	
e		Plumbing	l		Stormwater drainage	s		WOF/ c/s audit	
f		Post line bracing	m		Pile/pole holes	t		CCC full	<input type="checkbox"/> Yes
g		Half height veneer	n		Swimming pool/fencing	u		CCC partial	<input type="checkbox"/> No

BUILDING WORK MAY PROCEED ☒ MAY NOT PROCEED ☐ REINSPECTION YES ☐ NO ☒

INSPECTION NOTES:

Trusses 2 nailed.

Batts fitted walls & Ceiling

Insulation to under floor

Top Plate to stud - lintels & bot plate
fixings to complete

OK to GIB & STOP.

Do Final Inspection for SFH
at Final for 010108.

Owner/Builder/Contractor confirms floor height is as recommended by Environment Canterbury ☐

INSTRUCTIONS

All work inspected is in accordance with the Building Consent ☐

Satisfactory: Work may proceed when minor items above have been attended to ☒

Some work is not satisfactory or is incomplete, as detailed above, and rectification is required. ☐

A formal notice to rectify will be issued ☐

Notice to: Contractor ☐ Owner ☐ Agent ☐ Occupier ☐ Signed: _____

By: Telephone ☐ Fax ☐ Posting ☐ Left on Site ☐ _____

FENCE DESIGNS THAT WORK

Open style fencing

Open fences often consist of pool fencing along reserves or parks. This type of fencing works well when being alternated with close-board fencing or plantings to increase privacy.

Benefits are:

- Less potential for graffiti
- Sturdy
- Clearly defines boundary, while providing openness
- Allows for informal passive surveillance
- Can be used to keep the pets/kids in

Best practice design

Use dark colours for fence to merge into landscape.

Support and soften open fence with complementary plantings.



FENCE DESIGNS THAT WORK

Low fencing



This type of fence consists of small or low level fencing that is supported by plantings. Hedges and gardens offer many of the same benefits as taller fences and are cost effective in comparison to enclosed tall fences. They also offer the following advantages:

- Less potential for graffiti
- Perceived extension of property
- Softer appearance to edges that adds to attractive neighbourhoods
- Complementary to the Selwyn context: leafy, green, open
- Can be individually designed to change with the seasons

Best practice design

Continue planting themes from reserves onto your property.

Frame views from your property out across the park to visually increase the size of your property.



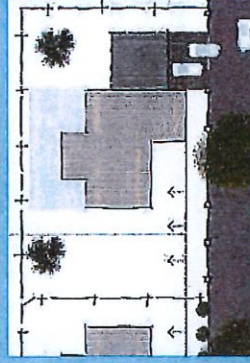
URBAN FENCING



in the Selwyn District

A best practice guide to residential fencing

WHO DOES THIS FENCING GUIDE APPLY TO?



Fencing within a Living Z area or within the Lowes Road Outline Development Plan area.



PUTTING UP A NEW FENCE ?

Fences are more than just physical barriers marking your private property. In whatever shape, form, style or construction, fences play an important role and can:

- Provide security and privacy
- Add to attractive neighbourhood street scenes
- Support creating safe spaces for children
- Assist in keeping pets safe
- Reduce the impact from traffic noise
- Provide wind shelter
- Complement the built form of house & garage

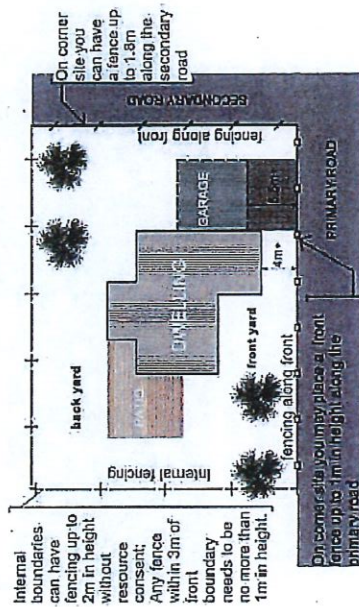
The style one uses for their fencing largely depends on its location and the intended purpose. By choosing a fence style that complies with the CPTED (Crime Prevention through Environmental Design) guidelines and the District Plan rules, one can contribute to a safer, more attractive neighbourhood.

Contrary to common belief, a higher fence doesn't make your property safer. High close-board fences tempt taggers, help burglars to hide their activities from passing foot traffic or neighbours and can cause traffic issues, if positioned on corners. Informal passive surveillance achieved by open views between the street or the reserve and your house promotes safer environments that are ultimately more enjoyable to explore.

Selwyn Council wants to encourage fencing options along the street and reserves that are practical, are attractive and help to reduce crime by increasing surveillance between public and private spaces.

GOOD PRACTICE IN FENCE DESIGN

Rule 4.13 Fencing along the road boundary



Rule 4.13

- ✓ All fencing between the front building façade and the street shall be a max. of 1m in height
- ✓ All fencing between the front building façade and a private right of way shall be a max. of 1m in height
- ✓ All fencing between the front building façade and a shared access over which the allotment has legal access shall be a max. of 1m in height

For further examples & information, please contact the Duty Planner on:

Selwyn District Council

Policy and Strategy Team, Environmental Services

Phone: 03 347 2800

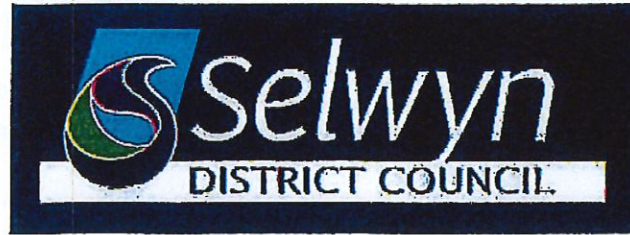
GOOD PRACTICE IN FENCE DESIGN

Rule 4.17 Fencing along reserve boundary



Rule 4.17

- ✓ All fencing of any allotment that shares a boundary with a public reserve or a walkway shall be limited to a single fence to be erected within 5m of that boundary and
- ✓ All fencing of any allotment that shares a boundary with a public reserve or a walkway shall be a max. of 1.2m in height and
- ✓ All fencing of any allotment that shares a boundary with a public reserve or a walkway shall be at least 50% transparent where it exceeds 1.2m in height



IMPORTANT INFORMATION TO ALL NEW HOME/LAND OWNERS

STREET TREES AND IRRIGATION

The Selwyn District Council would like to make all new home/land owners and their contractors aware of the process of gaining approval to relocate/remove street trees, or alter Council irrigations systems.

In some areas of the Selwyn District, various types of linked dripper irrigation systems are installed to water establishing street trees. In some cases, the system has not been installed very deep in the ground. It is particularly important that any contractors who are going to be excavating within road berms are aware of this and excavate carefully to locate irrigation lines or drippers, or seek assistance from Council as to their presence/location before excavating. Similarly, care should be taken when excavating near street trees to avoid damage to tree roots.

The developer has put a lot of effort into enhancing the streetscape and providing an attractive environment within your subdivision. It is accepted that in some cases when a new home is built, a planted street tree and associated irrigation system may need to be shifted or removed to facilitate vehicle access to the site. Upon formal request, Council will consider giving approval for such changes to the initial planting plan or irrigation system on a case by case basis, after exploring all alternative options available.

Where it has been qualified that trees can be removed or relocated and/or an irrigation system needs to be shifted, then these works are to be organised by Council and/or the Developer and carried out by one of their approved contractors. All costs associated with these works are to be borne by the requesting land owner.

Please be aware, that in some situations, street trees can be removed and landscaping in a subdivision might still be under the management of the developer. In such cases, Council should still be contacted in the first instance, who will forward the request onto the developer for a response.

The following procedure is to be followed by a land owner who is wanting to request removal or relocation of a street tree and/or associated irrigation systems, in order to facilitate vehicle access to their property.

Requests for the removal or shifting of a tree must be made in writing to the Council Reserves Department stating:

- Street address of the property and the lot number;
- Name of the contact person;
- Contact details;
- Reason for the tree to be removed

On receipt of this formal request, Council staff will assess the following:

- Quality of the tree and whether or not the tree can successfully be moved;
- Whether an irrigation system is present and also needs shifting or decommissioning;
- Any conditions of sale by the developer;
- Any Resource Consent conditions;
- Streetscape theme and amenity value contribution of the tree.

If a tree is not able to be shifted and has to be removed, the landowner may also be required to pay for the cost to plant another tree of the same species and of similar size within the road berm as a replacement.

If an agent of the land owner makes the request to Council, then the agent is deemed to the person responsible for the payment of all expenses relating to this procedure.

CARE FOR ESTABLISHING STREET TREES

Although the Developer and/or Council endeavours to water in newly planted street trees during their initial establishment years, the public is encouraged to assist with watering trees on your road berm. Establishing a tree in an urban environment faces many challenges so give your tree the best chance of reaching its full potential and value.

Follow the simple directions below to help your tree survive.

When should I water?

During the dry summer periods of November – March and if your trees shows signs of drought stress like wilting and upward curling or rolling, browning of leaves, twig and branch dieback.

If you can, avoid watering during the hottest part of the day.

Any method below can be followed once a fortnight while during dry periods

- If your tree has been planted with a piped watering system. Lift the cap pour down 15-20 litres of water and replace the cap to allow the water to then slowly soak into the root zone of the tree.
- If you have in-ground irrigation on your berm lawn, let it run an extra 30 minutes in the zone where you have trees. This will allow the water to penetrate through the turf and thatch and allow more water to soak down to the roots of the tree.
- You can also use a garden hose turned on to a very slow trickle placed 40-90cm from the trunk. Turn the water on to deliver a very slow trickle and let the water soak into the ground for about 2 hours around the tree pit.

Council implements an annual programme of street tree inspections and maintenance throughout the district. Street tree maintenance is the responsibility of the Council, who employs a contractor to provide arboricultural services. It is critical that any other tree maintenance required is undertaken by our appointed contractor to ensure consistency in both quality and tree form.

Please contact us by lodging a Service request if your tree requires any tree maintenance.

Thank you for your assistance and co-operation

Reserves Maintenance Staff
Selwyn District Council

Be water wise



Reducing water use is important as Selwyn households tend to be high users of water. Residential properties connected to a Council supply used an average of 1,470 litres of water per day in 2012/13 and 1,386 litres per day in 2011/12. As a comparison, typical household use in New Zealand is around 675 litres per day.

Part of the reason why Selwyn households have higher water consumption is because properties tend to have large sections and over dry summers water use can increase

significantly. Additional bores can be added to increase the capacity of Council water supplies, but this is costly and unsustainable.

Over summer, demand for water is much higher than in winter, as people use more water to maintain their lawns. When demand for water is very high during dry summers, water restrictions can be introduced if necessary.

Demand is especially high at the peak times of 6–9am in the morning and 4–9pm in the evening, when people

use water for cooking, washing and dishwashers, and often water their lawns at the same time.

We are asking everyone to be careful about how they use water, especially in summer when there is more demand for water. Some areas like Rolleston and Darfield also pay for their water based on metered use so reducing your water consumption will mean you spend less on water bills.

How much water do you use?

This chart shows the amount of water typically used for different household activities. Once you know where your water is going, you can think about how you could reduce your water use. If your water is metered and billed this will help reduce how much you spend on water.

Kitchen—Activity	Water used	Buckets
Dishwashing by Hand	12 to 15 litres per wash	1–1½
Dishwasher	20 to 60 litres per wash	2–6
Drinking, Cooking, Cleaning	8 litres per person	¾–1
Bathroom—Activity	Water used	Buckets
Toilet	4.5 to 11 litres per flush	½–1
Bath	50 to 120 litres (half full)	5–12
Shower (8 minutes)	70 to 160 litres per 8 minutes	7–16
Handbasin	5 litres	½
Tap Running (Cleaning teeth, washing hands)	5 litres	½
Leaking Tap	200 litres	20
Laundry—Activity	Water used	Buckets
Washing Machine (Front loading)	23 litres per kg of dry clothing	4–5
Washing Machine (Top Loading)	31 litres per kg of dry clothing	5–6
Outside—Activity	Water used	Buckets
Hand Watering by Hose	600 to 900 litres per hour	60–90
Garden Sprinkler	Up to 1500 litres per hour	150
Car Wash with Hose	100 to 300 litres	10–30
Filling Swimming Pool	20,000 to 50,000 litres	2,000–5,000
Leaking Pipe (1.5mm hole)	300 litres per day	30



Tips for managing your water use

You can help manage your water consumption wisely by following these tips:

Your garden and lawn

- Water your garden and lawn every few days rather than every day. Wetting the soil surface every day encourages roots to develop at the surface, making them more vulnerable to hot dry spells.
- Water your garden and lawn outside of peak water usage hours (avoid 6am–9am, and 4pm–9pm). Watering in the early morning (before 6am) or late evening (after 9pm) will minimise evaporation loss. Also avoid watering in a Nor' West wind as the water will quickly evaporate.
- Using a watering can or hand watering plants by hose often uses far less water than a sprinkler.
- Use a timer to avoid overwatering as it makes plants more susceptible to fungus diseases and will leach out soil nutrients.
- Use mulch or cover the soil with a layer of organic matter to keep the soil moist. Mulches help protect plant roots from drying effects of sun and wind and also reduce weed growth.

- Check if the soil needs watering by digging down with a trowel and having a look. This is a more accurate way to see if watering is needed than looking at the surface.
- Check you have the right head for your sprinkler. Sprinklers should apply water gently so that it seeps into the soil. Some sprinklers apply water faster than the soil can absorb.
- When planting choose drought resistant plants that don't require a lot of water.



Outdoors

- Wash your car with a bucket of water rather than a hose.
- Use a broom rather than hosing down paths and driveways.
- Inspect hoses and taps both indoors and outdoors to check for leaks which waste water.
- Collect rainwater for use watering gardens and lawns.
- If you have a swimming pool, keep it covered to stop the water evaporating.

Indoors

- Reduce your water consumption at the peak times of 6-9am and 4-9pm. Easy ways to do this include using your washing machine after 9pm at night, and putting your dishwasher on just before you go to bed.
- Take a short shower instead of a bath.
- Don't switch on the dishwasher or washing machine until you have a full load.
- Use a half flush when using the toilet.