

Resource Consent Decision

RC215689 and 215690



APPLICANT:	FTOTF Limited
PROPOSAL:	215689 Subdivision - To undertake a subdivision to create 163 lots. 215690 Landuse - To carry out earthworks, and under the NESCS associated with subdivision RC215689.
LOCATION:	Leeston Dunsandel Road, Leeston
LEGAL DESCRIPTION:	Pt Lot 3 DP 33419 being 20.867ha in area more or less, as contained in Record of Title CB16F/1078.
ZONING:	Operative Selwyn District Plan (2016) The property is zoned Living XA under the provisions of the Operative District Plan (Townships) Volume.
STATUS:	Operative Selwyn District Plan (2016) This application has been assessed as a subdivision consent for a Restricted Discretionary activity and a land use consent for a Discretionary activity under the Operative District Plan.
This application was formally received by the Selwyn District Council on 3 September 2021. Assessment and approval took place on 25 January 2022 under a delegation given by the Council.	

Decision

Subdivision

- A. Resource consent 215689 be processed on a **non-notified** basis in accordance with sections 95A-F of the Resource Management Act 1991; and
- B. Resource consent 215689 be **granted** pursuant to sections 104 and 104B of the Resource Management Act 1991 subject to the following conditions imposed under section 108 of the Act:
 1. The following conditions of consent shall be met prior to the issue of a section 224(c) Completion Certificate at the expense of the consent holder.
 2. The subdivision shall proceed in general accordance with the information submitted with the application and the attached approved subdivision plan entitled 'Proposed Subdivision of Pt Lot 3 DP33419', Drawing No. E20427, Sheet 1, Dated December 2020, Revision 4 (now marked RC215689 and 215690), including any utility lots required, except where another condition of this consent must be complied with.

Staged Subdivisions

3. The subdivision shall be staged as follows:

Stage 1 = Lot 105, 118 – 136, 151, 166, 178 – 180. (25 lots)

Stage 2 = Lot 106 – 117 (12 lots)

Stage 4 = Lot 1 – 23, 65 (24 lots)

Stage 5 = Lot 181 – 191 (11 lots)

Stage 6 = Lot 159 – 165, 169 – 177 (16 lots)

Stage 6a = Lot 149, 150, 167, 168 (4 lots)

Stage 7 = Lot 137 – 148, 152 – 158 (19 lots)

Stage 8 = Lot 24 35, 57 – 64 (20 lots)

Stage 10 = Lot 66 – 79, 95 – 99 – 103 (20 lots)

Stage 11 = Lot 80 – 83, 91 0 94, 96-98, 104 (12 lots)

4. The subdivision stages may occur in any order and may be undertaken concurrently.
5. That a consent notice be placed on the balance lots, being lot 500 and 501, stating that they are not serviced, as required. The consent notice will state as follows:
That this Lot, is not serviced by sewer, water, electricity or telephone, and should a dwelling be established on this lot, it must be serviced, including connection to reticulated water and sewer services and appropriate development contributions paid.
6. That all required easements shall be duly created and granted or reserved.

Utility Lots

7. That a Consent notice be registered against the Record of Title for each utility lot created, to the effect that it shall be used as a utility lot only. The consent notice shall be prepared and registered by Council's solicitor at the request and expense of the consent holder.

Engineering approval

8. The engineering design plans and specifications for all works shall be submitted to the Development Engineering Manager for approval including, but not limited to:
 - Water supply
 - Sewerage
 - Stormwater
 - Roading, including streetlighting and entrance structures
 - Upgrade of existing road frontages
 - Shared accessways
 - Landscaping and irrigation.

No work shall commence until Engineering Approval has been confirmed in writing. Any subsequent amendments to the plans and specifications shall be submitted to the Development Engineering Manager for approval.

9. All work shall comply with the conditions set out in the Engineering Approval and be constructed in accordance with the approved engineering plans.
10. All work shall comply with the Engineering Code of Practice, except as agreed in the Engineering Approval.
11. The consent holder shall include with the engineering plans and specifications submitted for Engineering Approval, copies of any other consents required and granted in respect of this

subdivision, including any certificate of compliance or consent required by Canterbury Regional Council.

12. Unless specific provision is made otherwise through the Engineering Approval the services to all lots shall extend from the road boundary to a point one metre inside the net area of the lot. Please note that the net area is the area excluding any right of way or accessway.
13. The consent holder shall provide accurate 'as built' plans of all services to the satisfaction of the Development Engineering Manager. All assets being vested in Council shall be provided in an appropriate electronic format for integration into Council's systems. Any costs involved in provision and transfer of this data to Councils systems shall be borne by the consent holder.
14. The consent holder shall provide a comprehensive electronic schedule of any assets to be vested in the Council to the satisfaction of the Development Engineering Manager. The schedule shall include but not be limited to installed material unit costs, type, diameter, class, quantity and include summary details.
15. The consent holder or consent holder's agent shall contact the Development Support Engineer (ph: 3472813) prior to any work taking place to discuss infrastructure requirements. This includes but is not limited to location and configuration of water and sewer connections.

Maintenance Bonds (In accordance with the Council's Bonding Policy of Subdivision Works and Large Projects from 01 January 2021)

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

New roads

17. All roads shall be constructed in accordance with the approved engineering plans. All roads shall be vested in the Selwyn District Council as road.

Corner Splays

18. The corner of any Lot, at any road intersection shall be splayed with a rounded minimum radius of 3 metres.

Street lighting

19. Street lighting shall be provided on all new roads and existing roads in accordance with the Engineering Approval.

Urban vehicle crossings

20. A vehicle crossing to service the rights of way shall be formed in accordance with Appendix 13 of the District Plan (Townships Volume). The vehicle crossing shall be sealed/metalled to match the existing road surface for the full width of the crossing between the site boundary and sealed carriageway.

Urban shared accessways

21. All rights of way shall be formed in accordance with Appendix 13 of the District Plan (Townships Volume).

Water Supply, Stormwater and Sewer - General Conditions

22. Each lot within the subdivision shall be separately serviced with water, sewer and stormwater systems. This condition does not apply to stormwater where ground soakage is available.
23. Where sewer and water mains and stormwater systems in private property are to be vested, a written request shall be submitted for Council approval. Easements in gross in favour of Council shall be provided.

Water Supply

24. The net area of each lot shall be provided with an individual potable high pressure connection to the Leeston water supply in accordance with the approved Engineering Plans.
25. Water meters shall be installed in the road reserve only (please note that multi meter boxes may be utilised).
26. Connection into Council's reticulated water supply shall either be carried out or supervised by Council's contractor CORDE at the cost of the consent holder.

Sewer

27. That each lot shall be provided with a sewer lateral laid to the boundary of the net area of that lot in accordance with the approved Engineering Plans.
28. All sewer reticulation to be vested shall meet Council CCTV standards.
29. Connection to the Council sewer shall be arranged by the consent holder and the work shall be done by a registered drainlayer.

Stormwater

30. The consent holder shall install stormwater reticulation treatment and disposal systems to service the subdivision in accordance with the approved engineering plans and the requirements of Canterbury Regional Council.

Global stormwater consent

31. The consent holder shall install stormwater reticulation, treatment and disposal systems to service the subdivision in accordance with the approved engineering plans and in compliance with Selwyn District Council's global stormwater consent (Environment Canterbury Consent CRC186175 (or subsequent variations)). Prior to the approval of a section 224(c) completion certificate the consent holder shall provide a Producer Statement demonstrating that the stormwater system has been designed and constructed in accordance with CRC186175. Notwithstanding the above, the consent holder will require for their own stormwater discharge and earthworks consents from Environment Canterbury to cover construction and the first two years of operation.
32. 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 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.
 - Existing and proposed drainage plan with sub catchments and flow arrows to show how the drainage will be affected.
 - Calculations to demonstrate compliance with the Engineering Code of Practice and any relevant Environment Canterbury consent conditions.
 - Ongoing operation and maintenance requirements.
33. The proposed development shall not discharge run off onto adjacent properties unless via a controlled outlet approved as part of the Engineering Design Approval.
34. The proposed development shall not discharge run off onto adjacent properties unless via a controlled outlet approved as part of the Engineering Design Approval.
35. In the event that an adjacent neighbour's historical stormwater drainage was onto the site, the proposed development must maintain or mitigate the historical discharge.
36. Where a specific discharge consent is issued by Canterbury Regional Council (Environment Canterbury), any consent or associated conditions will be subject to Selwyn District 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.
37. The consent holder shall provide a Stormwater Operations and Maintenance Manual prior to the approval of the section 224(c) Completion Certificate.
38. Where stormwater mains in private property are to be vested in Selwyn District Council, a written request shall be submitted to the Development Engineering Manager. Easements in gross in favour of Council shall be provided.

Flooding

39. That a report be provided by a suitably qualified and experienced person confirming that either:
- a) the engineering design of the subdivision is sufficient to mitigate flooding on every site, based on a 200-year Annual Exceedance Probability flood event; or
 - b) where the engineering design is insufficient to satisfy Condition (a) above, the required minimum building finished floor height above ground level for dwellings or other principal buildings, in order to achieve a 300mm freeboard above a 200-year Annual Exceedance Probability flood event.
- This condition shall not apply to any reserve, road or utility site.
- On-going compliance with condition 38(b) above shall be ensured through the registration of a consent notice to this effect on every affected site.

Power and Telephone Services

40. The consent holder shall provide electricity and telecommunications to the net area of each lot of the subdivision with direct frontage to a road by way of underground reticulation in accordance with the standards of the relevant network utility operator.

41. The consent holder shall provide infrastructure to the net area of each rear lot of the subdivision to enable electricity and telecommunications connections by way of underground reticulation in accordance with the standards of the relevant network utility operator. The consent holder shall provide evidence in writing from the relevant authorities that electrical and telephone service connections have been installed to each lot.

Land Drainage and Other Waterways

42. Easements in gross favour of Council shall be established over classified land drains as per SDC ECoP. Access to all parts of the drain shall be made available at any time to Council.
43. The access crossings shall have precast concrete headwalls with RCRRJ Z piping, and be constructed in accordance with the approved Engineering Plans. The pipe diameter shall be approved by Council.

Landscaping

44. The consent holder shall landscape the street frontages. The minimum standard (unless otherwise agreed through Engineering Design 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.
45. Entrance structures shall not be placed on Council road reserve.

Fencing Covenants

46. The consent holder shall ensure that Council is indemnified from liability to contribute to the cost of erection or maintenance of boundary fences between reserves and adjoining lots.
- a) This shall be ensured by way of a fencing covenant registered against the 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.

Fencing – lots that share boundaries with reserves

47. Unless a resource consent has been granted otherwise or otherwise permitted by the District Plan:
- (a) Any lot which shares a boundary with a reserve or walkway shall be limited to a single fence erected within 5m of any Council reserve that is at least 50% visually transparent where it exceeds 1.2m in height (which shall be applied to the whole fence in its entirety).

On-going compliance with this condition shall be ensured by way of a consent notice registered against the Record of Title to issue for each lot (other than roads and reserves) that borders a reserve or walkway.

Cultural Matters

48. An Accidental Discovery Protocol shall be implemented which is consistent with Appendix 3 of the Mahaanui Iwi Management Plan for all works carried out, and all contractors made familiar with it, in order to protect unknown taonga that could be discovered during works.

Contamination

49. Prior to the issue of section 224 certificate following completion of earth works, a Site Validation Report (SVR) shall be provided to the satisfaction of the Team Leader Compliance and Monitoring, Selwyn District Council. The report shall include but not be limited to:
- Volume of soil excavated, details of soils removed from site to a suitably approved and consented location
 - Evidence of landfill disposal
 - Test results of remaining soil
 - Condition of the final site ground surface
 - Ongoing Site Management Plan (OSMP)
 - Reports on additional investigations of the UST and ACM areas

Review

50. That pursuant to section 128 of the Resource Management Act 1991, the Council may review all conditions by serving notice on the consent holder within 1 month of any 12 month period following the date of this decision, in order to deal with any adverse effects on the environment that may arise from the exercise of this consent.

Attachments

1. Approved Plan - 'Proposed Subdivision of Pt Lot 3 DP33419', Drawing No. E20427, Sheet 1, Dated December 2020, Revision 4 (now marked RC215689 and 215690).

Development Contributions (Subdivision Consents)

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 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. If the time between the date the resource consent is granted and the time which the Council would normally invoice for the development contributions (usually the time an application is made for the issue of Council's section 224(c) certificate for the subdivision) is more than 24 months, the development contributions will be reassessed in accordance with the development contributions policy in force at the time the consent was submitted. 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. Please contact our Development Contributions Assessor on 03 347 2800 or at development.contributions@selwyn.govt.nz.

SDC Development Contributions Assessment Tool Outputs							
Consent Identifier:	215689						
Policy Year:	2021/22						
						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	213.00	0.00	213.00	4,670.00	994,710.00	149,206.50	1,143,916.50
Wastewater	213.00	0.00	213.00	4,809.00	1,024,317.00	153,647.55	1,177,964.55
Stormwater	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Reserves	213.00	1.00	212.00	6,886.00	1,459,832.00	218,974.80	1,678,806.80
Roading	213.00	1.00	212.00	570.00	120,840.00	18,126.00	138,966.00
Roading ODP	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Contribution					3,599,699.00	539,954.85	4,139,653.85

Notes to the Consent Holder

Lapse Period

- a) Under section 125 of the RMA, this subdivision consent lapses five years after the date it is granted unless:
 - (i) A survey plan is submitted to Council for approval under section 223 of the RMA before the consent lapses, and that plan is deposited within three years of the approval date in accordance with section 224 of the RMA; or
 - (ii) An application under section 125 of the RMA is made to the council before the consent lapses (five years) to extend the period after which the consent lapses and the council grants an extension.

Monitoring

- b) In accordance with section 36 of the Resource Management Act 1991, the Council's specialised monitoring fee has been charged.
- c) If the conditions of this consent require any reports or information to be submitted to the Council, additional monitoring fees for the review and certification of reports or information will be charged on a time and cost basis. This may include consultant fees if the Council does not employ staff with the expertise to review the reports or information.
- d) Where the conditions of this consent require any reports or information to be submitted to the Council, please forward to the Council's Compliance and Monitoring Team, compliance@selwyn.govt.nz
- e) Any resource consent that requires additional monitoring due to non-compliance with the conditions of the resource consent will be charged additional monitoring fees on a time and cost basis.

Regional Consents

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

Impact on Council Assets

- g) Any damage to fixtures or features within the Council road reserve that is caused as a result of construction or demolition on the site shall be repaired or reinstated and the expense of the consent holder.

Engineering Approval

- h) 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/

The application shall include:

1. Design specifications
2. Design drawings
3. Design calculations
4. Relevant Resource Consents or Certificates of Compliance.

All correspondence regarding engineering approvals is to be directed to:
Development.Engineer@selwyn.govt.nz

Maintenance Bonds (In accordance with the Council's Bonding Policy of Subdivision Works and Large Projects from 01 January 2021)

- i) Maintenance bonds shall be valued at 5% of the total value of works (plus GST).

1. The resource consent holder shall provide costings and estimates for the total value of works from an independent quantity surveyor, acceptable to Council, at the resource consent holder's expense.
2. The Council may re-evaluate the value and duration of the maintenance bond for the following reasons:
 - (a) Inflation;
 - (b) Delays in works being completed; or
 - (c) Repairs, rectification and or replacement is required
 - (d) Price escalations.

Street names, numbering and signage

- 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. This may be done at Engineering Approval.

Council will arrange for the installation of the street name signs and poles at each intersection to the Council's standard.

Vehicle Crossings

- k) Any new or upgraded vehicle crossing requires a vehicle crossing application from Council's Assets Department prior to installation. For any questions regarding this process please contact transportation@selwyn.govt.nz. You can use the following link for a vehicle crossing information pack and to apply online: <https://www.selwyn.govt.nz/services/roads-And-transport/application-to-form-a-vehicle-crossing-entranceway>

Water Supply

- l) For supervision purposes a minimum of 2 working days' notice is required. Please note a connection fee being the actual cost quoted by CORDE will apply.

Stormwater

m) 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 developer 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 ie notification procedure at least two months prior to requesting handover.
- n) 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.
 - o) Early consultation with council's stormwater engineer is recommended to ensure the latest stormwater standards including design rainfall are incorporated into the detailed design.

- p) Council has the right to have designs peer reviewed at the consent holder's cost.
- q) All stormwater reticulation to be vested shall meet council CCTV standards
- r) The discharge of roof stormwater must not arise from unpainted galvanised sheet materials or copper building materials. The use of these materials is prohibited in accordance with the conditions of Selwyn District Council's global stormwater consent.
- s) Please note that the stormwater system for the application site cannot function or be constructed without Council's flood bypass channel consented and in place.

Land Use

- A. Resource consent 215499 be processed on a **non-notified** basis in accordance with sections 95A-F of the Resource Management Act 1991; and
- B. Resource consent 215499 be **granted** pursuant to sections 104, 104B and 104D of the Resource Management Act 1991 subject to the following conditions imposed under section 108 of the Act:
 - 1. The development shall proceed in general accordance with the information submitted with the application and the attached approved subdivision plan entitled "Proposed Subdivision of Pt Lot 3 DP33419", Drawing No. E20427, Sheet 1, Dated December 2020, Revision 4 (now marked RC215689 and 215690).
 - 2. That before earthworks commence for each stage of subdivision 215689, the Consent Holder shall provide Council's Resource Monitoring Officer with the contact details (including cellphone number) of the person overseeing the earthworks.

Construction standards

- 3. That all earthworks shall be conducted in accordance with the approved engineering plans for subdivision consent 215689, the Selwyn District Council Engineering Code of Practice and NZS4404:2010 – Land Development and Subdivision Engineering.
- 4. That topsoil and vegetation shall be stripped in all earthworks areas (ie where roads or structures are to be constructed and cut or fill areas). The material shall be stockpiled for later use.
- 5. That all cuts steeper than 2H:1V shall be inspected by a geotechnical engineer or engineering geologist as work proceeds to confirm the acceptability of the actual slopes.
- 6. That filling shall be carried out in accordance with NZS4431:1989 – Code of Practice for Earth Fill for Residential Development.
- 7. That all fill material shall be compacted to at least 95% of standard compaction in accordance with NZS4402:1986 – Methods of Testing Soils for Civil Engineering Purposes, Test 4.1.1.

Residential amenity

- 8. That the noise limits set out in the Construction Noise Guidelines NZS6803:1999 be complied with at all times.
- 9. Hours of operation (other than dust mitigation control) shall be limited to the hours of 7am to 7pm. Work will generally be restricted to Monday to Saturday although occasional work may be permitted on Sundays and Public Holidays subject to prior notice being given to Council's Monitoring Officer no later than noon of the last working day before the scheduled work.
- 10. No construction machinery shall be warmed up within 50 metres of any occupied property in a Living zone, or of any occupied dwelling in a Rural zone.
- 11. That all contractor site facilities be located at least 50 metres from any occupied property in a Living zone, or any occupied dwelling in a Rural zone.

Sediment control

- 12. That any earth stockpile (unless covered by condition 14) be located at least 50 metres from any occupied property in a Living zone, or any occupied dwelling in a Rural zone.

13. That any long-term stockpiles (ie earth stockpiles not to be utilized within the particular stage of the subdivision being constructed at that time) shall be located at least 100 metres from any occupied property in a Living zone, or of any occupied dwelling in a Rural zone.
14. That any long-term stockpiles shall be vegetated as soon as they are at their finalised size.
15. That material stockpiles be shaped, wetted or stabilized to reduce dust generation.
16. That all areas subject to earthworks shall be recontoured and rehabilitated by way of vegetation (landscaping or grass cover) or sealed surfaces as soon as practicable.
17. That the consent holder shall ensure on a continuing basis that dust created by the disturbance or transportation of materials is confined to within the boundaries of the application site.
18. That dust generating activities shall cease during times of high winds where dust suppression methods are insufficient to stop fugitive dust leaving the site.
19. Any filling on the site is to take into account the current land stormwater and drainage pattern and is not to divert stormwater onto adjoining properties.
20. That sediment control shall be undertaken in accordance with Environment Canterbury Erosion and Sediment Control Guidelines.

Cultural Matters

21. An Accidental Discovery Protocol shall be implemented which is consistent with Appendix 3 of the Mahaanui Iwi Management Plan for all works carried out, and all contractors made familiar with it, in order to protect unknown taonga that could be discovered during works.

Contamination

22. The Team Leader Compliance and Monitoring, of Selwyn District Council shall be informed in writing at least ten working days prior to the start date of the works authorised by this consent.
23. At least 20 days prior to construction commencing on site a Remediation Action Plan (RAP) shall be provided to Selwyn District Council for confirmation that it complies with the conditions of this consent and the Ministry for the Environment's Contaminated Land Management Guidelines Number 5 (2011). The remediation action plan shall include, at a minimum:
 - Details of validation sampling to be undertaken, including the sampling rationale, and analyses to be undertaken.
 - Details of how remediation will be undertaken if soils do not comply with the NES standards for the relevant land-use.
 - Details of where soil will be disposed of if disposal off-site is required.
 - Reports on additional investigations of the UST and ACM areas.
24. All contaminated material that is removed from the site shall be taken to an authorised facility for disposal.
25. Where contaminated material is removed from the site, the consent holder shall submit to the Team Leader Compliance waste manifests from the contractor and cartage company that clearly identify the stockpile reference number against the laboratory sample number at the end of the remediation process.
26. The Consent holder shall ensure that the proposed works are in accordance with the Remediation Action Plan (RAP) (as amended by the identified emails) as submitted to Selwyn District Council. Prior approval shall be sought from the Team Leader Compliance and Monitoring, of Selwyn District Council, if changes to the RAP are necessary during the works.
27. Prior to the commencement of earthworks, the applicant shall submit and have approved in writing by the Team Leader Compliance and Monitoring, of Selwyn District Council a soil monitoring protocol to sufficiently characterise soils being retained on site. Details of this process and results obtained shall be included in the Site Validation Report (SVR).
28. A suitably qualified and experienced contaminated land specialist (SQEP) shall be engaged to monitor the excavation and earthworks. All sampling and analysis of excavated soils shall be carried out by the SQEP.

29. Erosion and sediment controls shall be put in place to ensure that the generation of potentially contaminated sediment and storm water is minimised and managed, according to the site-specific erosion and sediment control plan.
30. Any imported fill materials shall be certified cleanfill or be tested in compliance with clean fill criteria as outlined in the Ministry for the Environment Guide for Managing Clean fills (2002), and evidence thereof provided to the Team Leader Compliance and Monitoring, of Selwyn District Council.
31. The consent holder shall, at all times control any dust in accordance with the Good Practice Guide for Assessing and Managing the Environmental Effects of Dust Emissions, Ministry for the Environment (2001).
32. A clearance certificate to be issued by a SQEP on asbestos shall be provided to Council for all buildings that will be demolished on the application site.
33. Upon the completion of all earth works, a Site Validation Report (SVR) shall be provided to the satisfaction of the Team Leader Compliance and Monitoring, Selwyn District Council. The report shall include but not be limited to:
 - Volume of soil excavated, details of soils removed from site to a suitably approved and consented location
 - Evidence of landfill disposal
 - Test results of remaining soil
 - Condition of the final site ground surface
 - Ongoing Site Management Plan (OSMP)
 - Reports on additional investigations of the UST and ACM areas.

Review

34. That pursuant to section 128 of the Resource Management Act 1991, the Council may review all conditions by serving notice on the consent holder within 1 month of any 12 month period following the date of this decision, in order to deal with any adverse effects on the environment that may arise from the exercise of this consent.

Attachments

1. Approved Plan - 'Proposed Subdivision of Pt Lot 3 DP33419', Drawing No. E20427, Sheet 1, Dated December 2020, Revision 4 (now marked RC215689 and 215690).

Notes to the Consent Holder

Lapse Period

- 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.

Monitoring

- b) In accordance with section 36 of the Resource Management Act 1991, the Council's standard monitoring fee has been charged.
- c) If the conditions of this consent require any reports or information to be submitted to the Council, additional monitoring fees for the review and certification of reports or information will be charged on a time and cost basis. This may include consultant fees if the Council does not employ staff with the expertise to review the reports or information.
- d) Where the conditions of this consent require any reports or information to be submitted to the Council, please forward to the Council's Compliance and Monitoring Team, compliance@selwyn.govt.nz
- e) Any resource consent that requires additional monitoring due to non-compliance with the conditions of the resource consent will be charged additional monitoring fees on a time and cost basis.

Vehicle Crossings

- f) Any new or upgraded vehicle crossing requires a vehicle crossing application from Council's Assets Department prior to installation. For any questions regarding this process please contact transportation@selwyn.govt.nz. You can use the following link for a vehicle crossing information pack and to apply online: <http://www.selwyn.govt.nz/services/roading/application-to-form-a-vehicle-crossing-entranceway>.

Building Act

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

Regional Consents

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

Impact on Council Assets

- i) Any damage to fixtures or features within the Council road reserve that is caused as a result of construction or demolition on the site shall be repaired or reinstated and the expense of the consent holder.

Yours faithfully

Selwyn District Council



Kate Bonifacio

Resource Management Planner

AS APPROVED BY
SELWYN DISTRICT COUNCIL
Planning Department

RESOURCE CONSENT
RC215689 and 215690

25/01/2022 bonifk

- NOTES:
1. Areas and dimensions are approximate only and are subject to final survey and deposit of plans.
 2. Service easements to be created as required.
 3. This plan has been prepared for subdivision consent. No liability is accepted if the plan is used for any other purposes.

AMENDMENTS:		
AMENDMENT	DATE	DESCRIPTION
R1	20.08.21	LAYOUT UPDATED
R2	21.09.21	LAYOUT UPDATED
R3	16.11.21	LAYOUT UPDATED
R4	09.12.21	STAGE 6A AND LOTS 312 & 313 ADDED

Proposed Memorandum of Easements

Nature	Servient Tenement (Burdened Land)		Dominant Tenement (Benefited Land)
	Lot No	Shown	
Right of way, rights to drain water & sewage & rights to convey gas, water, electricity & telecommunications.	Lot 8	A	Lot 9
	Lot 9	B	Lot 8
	Lot 13	C	Lot 14
	Lot 14	D	Lot 13
	Lot 27	E	Lot 28
	Lot 28	F	Lot 27
	Lot 31	G	Lot 32
	Lot 32	H	Lot 31
	Lot 91	O	Lots 92 - 94, 104
	Lot 92	P	Lots 91, 93, 94, 104
	Lot 93	Q	Lots 91, 92, 93, 104
	Lot 94	R	Lots 91, 92, 93, 94
	Lot 104	S	Lots 113
Right to drain sewage	Lot 127	AN	Lot 126
	Lot 128	AM	Lots 127 & 129
Right to drain water in gross.	Lot 107	AO	<u>Grantee</u>
			Selwyn District Council
Right to drain sewage in gross.	Lot 107	AP	Selwyn District Council
	Lot 108	AK	
	Lot 112	T, AL	

SCHEDULE OF AREAS

Description	Area
Residential Lots - (Lots 1-35, 57-83 & 91-191)	10.6936ha
Recreation Reserves to vest in SDC (Lot 420)	1467m ²
Local Purpose (Utility) Reserve to vest in SDC (Lots 401-407, 409 & 411)	2.2792ha
Road to vest in SDC (Lots 301, 302, 304, 306-308 & 310-313)	2.9592ha
Balance Lot (Lots 500 & 501)	4.7838ha

Total area: 21.0161ha

Comprised in: RT CB16F/1078



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JOB TITLE:
Leeston

SHEET TITLE:
**FTOTF Ltd
Proposed Subdivision of
Pt Lot 3 DP33419**

DRAWING STATUS:
Subdivision Consent

SCALE: 1:1250@A1
1:2500@A3
DATE: December 2021

CAD FILE: J:\20427\SUBCON\20427 Subcon R4.dwg
DRAWING No: **E20427**
SHEET No: 1 OF 1
REVISION: **R4**