

From
Agas

Chris Kazer

Engineering Services Report

Application for Resource Consent:

Subdivision

Landuse

	Initial	Date
Open Space	GB	26/01
Wastewater	LD	24/01
Stormwater	MRE	26/1
Water	LD	24/01
Water races	VR	20/1/11
Roading	GB	20/01

Application: 115008

Valuation: 2419022100

To Assets: 20/1/11

Return to Planning by: 27/1/11

Planner: ROSIE

Applicant: SOUTHERN SCREENWORKS LIMITED

COUNCIL ENG REPORT

Location: BEALEY ROAD, AYLESBURY

Legal Description: LOT 1 DP 354364

Application Description: TO ESTABLISH, MAINTAIN & OPERATE A QUARRY AT BEALEY ROAD

Recommendation: Approved / Not approved

Comments:

Signed:

Engineering Charges

Standard fee	\$200
Landscape plan approval	\$
Engineering plan approval	\$
Access/vehicle crossing inspections	\$
Water race inspections	\$
TOTAL	\$

1. Roads

1.1 Condition of existing adjoining roads

Road name: Bealey Road

Road Type		Road Standard	
<input type="checkbox"/>	Strategic Road	<input checked="" type="checkbox"/>	Sealed
<input checked="" type="checkbox"/>	Arterial Road	<input type="checkbox"/>	Unsealed
<input type="checkbox"/>	Collector Road	<input type="checkbox"/>	Unformed
<input type="checkbox"/>	Public Road	<input checked="" type="checkbox"/>	Maintained
<input type="checkbox"/>	Limited Access Road	<input type="checkbox"/>	Unmaintained

Road name: Aylesbury Road

Road Type		Road Standard	
<input type="checkbox"/>	Strategic Road	<input checked="" type="checkbox"/>	Sealed
<input checked="" type="checkbox"/>	Arterial Road	<input type="checkbox"/>	Unsealed
<input type="checkbox"/>	Collector Road	<input type="checkbox"/>	Unformed
<input type="checkbox"/>	Public Road	<input checked="" type="checkbox"/>	Maintained
<input type="checkbox"/>	Limited Access Road	<input type="checkbox"/>	Unmaintained

Road name: _____

Road Type		Road Standard	
<input type="checkbox"/>	Strategic Road	<input type="checkbox"/>	Sealed
<input type="checkbox"/>	Arterial Road	<input type="checkbox"/>	Unsealed
<input type="checkbox"/>	Collector Road	<input type="checkbox"/>	Unformed
<input type="checkbox"/>	Public Road	<input type="checkbox"/>	Maintained
<input type="checkbox"/>	Limited Access Road	<input type="checkbox"/>	Unmaintained

1.2 Proposed roads

Design of proposed roads

<input type="checkbox"/>	Satisfactory	<input type="checkbox"/>	Conditional
<input type="checkbox"/>	Unsatisfactory	<input type="checkbox"/>	Not applicable

1.3 Conditions

- ☐ That all roads be constructed in accordance with the approved engineering plans.
- ☐ That all roads be vested in the Selwyn District Council as road
- ☐ That a ____ metre ____ metre corner splay at the intersection of _____ and _____ shall vest in the Selwyn District Council as Road
- ☐ That a contribution of \$ _____ (including GST) be paid to the Selwyn District Council towards the upgrading of _____
_____. This contribution shall be _____ percent of the total cost.
- ☐ 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. Please note that for Rolleston, proposed street names must comply with the street naming criteria of literary figures or artists.
- ☐ 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.

CONTRIBUTIONS – Pursuant to the Selwyn Community Plan (LTCCP) A roading contribution is payable on the creation of ____ new allotment(s)

- (1) _____ (GST incl) the upgrading of the Rolleston Drive/S.H.1 intersection
- (2) _____ (GST incl) for Christchurch, Rolleston and environs (CRETS) roading upgrades, UDS area
- (3) _____ (GST incl) for new school road Rolleston
- (4) _____ (GST incl) for Christchurch, Rolleston and environs (CRETS) roading upgrades Outside UDS area
- (5) _____ (GST incl) for Lincoln roading projects within Lincoln MUL area

These development contributions are required to be paid before the issue of a Section 224 Certificate for this subdivision

ADVICE NOTE – Pursuant to the Selwyn Community Plan (LTCCP), a \$ _____ roading contribution is payable on the creation of _____ new allotments for the upgrading of the Rolleston Drive/State Highway 1 intersection. This development contribution is required to be paid before the issue of a Section 224 certificate for this subdivision. (ROLLESTON)

- ☐ ADVICE NOTE – Please note that you will also require approval from New Zealand Transport Agency to work on the road pursuant to Section 51 of the Government Roding Powers Act 1989. Please contact the New Zealand Transport Agencies State highway network consultants, Opus International Consultants, at least 3 weeks prior to undertaking work on the road..
- ☐ ADVICE NOTE – *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 applicant shall supply Council with a finalised lot Deposited Plan to enable numbers to be generated for issue and adoption.

Comment
s

2. Accessways/Rights of Way

2.1 Condition of existing accessways

Design of existing accessways

Satisfactory

Unsatisfactory

--

Conditional

2.2 Proposed accessways

x

New access siting

Satisfactory

Unsatisfactory

Conditional

New access standard

x

Satisfactory

Unsatisfactory

Conditional

2.3 Conditions

- ☐ **Rural Entranceways:** That a vehicle crossing to service the site shall be formed in accordance with Appendix 10, Diagram E10.D of the Partially Operative District Plan (Rural Volume) (attached, which forms part of this consent) and located not less than 180 metres from any intersection. The vehicle crossing shall be sealed to match the existing road surface for the full width of the crossing and for the first ten metres (as measured from the edge of the existing formed carriageway towards the property) or to the property boundary, whichever is the lesser.

- **Urban Entranceways:** That a vehicle crossing to service each lot shall be formed in accordance with Appendix 13 of the Partially Operative District Plan (Townships Volume). The vehicle crossing shall be sealed/metalled to match the existing road surface for the full width of the crossing and for the first 5.5 metres, as measured from the edge of the existing formed carriageway towards and into the property.
- Restrictions on vehicles crossing parking laybys shall be made by the inclusion of a covenant on the land title.
- That the vehicle accessway be formed in accordance with Appendix 10 of the Partially Operative District Plan (Rural Volume).
- That the vehicle accessway be formed in accordance with Appendix 13 of the Partially Operative District Plan (Townships Volume)
- **ADVICE NOTE** – The consent holder shall contact the Transportation Dept to coordinate an inspection of the entranceway formation in accordance with Condition ____ above. At least two day's notice shall be given before work commences.
- **ADVICE NOTE** – Please note that you will also require approval from New Zealand Transport Agency to work on the road pursuant to Section 51 of the Government Roading Powers Act 1989. Please contact the New Zealand Transport Agencies State highway network consultants, Opus International Consultants, at least 3 weeks prior to undertaking work on the road.
- **ADVICE NOTE** – *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 applicant shall supply a minimum of 3 names listed in preference for Council consideration. Council will consider those names that are deemed appropriate and approve a name that does not already exist or is not similar to any other name in Selwyn District. Please note that for Rolleston, proposed right of ways names must comply with the street naming criteria of literary figures or artists.
- **ADVICE NOTE** – *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 applicant shall supply Council with a finalised lot Deposited Plan to enable numbers to be generated for issue and adoption.

Comments: Minor impact on roading network. Sited on arterial road access to another arterial road and state highway so increased traffic volumes will not be significant in .

3. Street lighting

3.1 Condition of existing lighting

Existing street lighting

☐
☐

Adequate

Inadequate

Proposed street lighting

☐
☐

Adequate

Inadequate

3.2 Conditions

- That street lighting be provided to service all lots of the subdivision, in accordance with the approved engineering plans and specifications
- That an intersection flag light be provided at the intersection of _____ and _____ in accordance with Council Policy _____

Comments:

4. Water races

4.1 General

Water races present

<input type="checkbox"/>
<input type="checkbox"/>
<input type="checkbox"/>

Main race

Lateral

Local

X

Not applicable

4.2 Conditions

- ☐ The consent holder shall confirm the presence and location of all stock water races within or adjacent to the subdivision.
- ☐ All water races located within or adjacent to the subdivision shall be piped in accordance with Council's engineering standards.
- ☐ The access crossings to Lot(s) _____ shall be a bridge structure, constructed in accordance with the approved Engineering Plans.
- ☐ The access crossings to Lot(s) _____ shall have precast concrete headwalls with RCRRJ Z piping, and be constructed in accordance with the approved Engineering Plans. The minimum diameter of the pipe shall be _____
- ☐ Easements in gross in favour of Council to a minimum width of _____ metres shall be established over the water race. Access to all parts of the water race shall be made available at any time to Council.
- ☐ If the water race is to be fenced off from the property, then a 'cyclone' type gate shall be installed to provide unrestricted access for Selwyn District Council personnel and agents.
- ☐ ADVICE NOTE – Selwyn District Council is responsible for cleaning this water race. The landowner is responsible for spraying and maintenance as per Council bylaws and policies
- ☐ ADVICE NOTE – Selwyn District Council is responsible for the spraying of this water race.
- ☐ ADVICE NOTE – The landowner is responsible for cleaning and spraying the water race as per Council bylaws and policies
- ☐ ADVICE NOTE – An irrigation right exists on Lot(s) _____. This water race irrigation right is for a total of _____ litres/second.
- ☐ ADVICE NOTE – Lot(s) _____ will be rated for stock water.
- ☐

Comments:

5. Land drainage and other waterways

Not applicable

5.1 General

☐

Comments:

6. Water, Stormwater and sewer

6.1 General

- ☐ Each lot within the subdivision shall be separately serviced with water, sewer and stormwater systems.
- ☐ 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
- ☐ Any future dwellings must be provided with an adequate, potable and wholesome drinking water supply. This shall be in accordance with Council minimum water quality standards and as identified in the Long Term Community Plan (Drinking-Water Standards for NZ 2005 levels)(revised 2008)
- ☐ ADVICE NOTE – Darfield Water Supply. Council is currently progressing options for augmentation of the community drinking water supply. Until this process is completed, no further connections other than those already committed will be made available. This measure is taken to ensure that the existing customers levels of service are maintained.

ADVICE NOTE – Onsite wastewater and stormwater treatment and disposal system(s) must comply with requirements of SDC, CRC General Authorisations, Proposed Natural Resource Regional Plan and other relevant documents. Where compliance via a Certificate of Compliance cannot be provided, then a resource consent must be obtained.

ADVICE NOTE --The consent holder is reminded of the need to transfer all water take, use and discharge permits to new owners.

Comments:

6.2 Water

NOT APPLICABLE

- ☐ That any existing water connections crossing the proposed boundary between Lot ____ and Lot ____ shall be disconnected to the satisfaction of Council's Asset Manager. Approval for the reestablishment of individual connections shall be requested separately from this consent.
- ☐ That each lot of the subdivision be provided with an individual potable high pressure water supply in accordance with New Zealand Fire Service Code of Practice, SNZPAS 4509:2003 and subsequent amendments, and Council Policy W211.
- ☐ That the lateral lines are to be laid within the net area of each lot. Each lateral shall be fitted with a water manifold, and water meter in accordance with Council Policy _____, the approved Engineering Plans and subsequent amendments to both documents. Water meters shall be installed in the road reserve only
- ☐ That the lateral lines are to be laid within the net area of each lot. Each lateral shall be fitted with an appropriately sized restrictor and in accordance with the approved engineering plans and subsequent amendments to each document.
- ☐ ADVICE NOTE – Please note that multi meter boxes may be utilised.
- ☐ That each lot be provided with an individual connection to the _____ water supply in accordance with the approved Engineering Plans.

- ☐ The consent holder shall prepare and submit a Public Health Risk Management Plan (PHRMP) to Council's requirements and as per the Local Government Act 2002 Part 7. This plan shall be prepared and maintained annually at the applicants cost and provided to Council on that basis for ultimate sign-off.
- ☐ That a calculated contribution be paid to Council for reticulated water supply. The contribution is for the creation of _____ additional connections to the reticulated system, being \$_____ (GST inclusive). (\$_____ per allotment).
- ☐ That a calculated connection fee be paid to Council for reticulated water supply. The fee is for the creation of _____ additional connections to the reticulated system, being \$_____ (GST inclusive). (\$_____ per allotment).
- ☐ That Policy W213 is complied with
 - a) That all High Risk properties have testable RPZ type backflow prevention devices installed at the point of supply. These devices are manufactured in compliance with AS/NZS 2845 and installed in compliance with AS/NZS 3500:1 at the point of supply. Likely to be the property boundary. (Note: High Risk is to be interpreted as those properties with activities that have the potential to cause death)
 - b) That this work will be undertaken by council, or council's approved agent, on behalf of, and at the cost of, the owner of the property to which the backflow prevention device is installed.
 - c) That Council, or council's approved agent, undertake annual backflow testing on point of supply backflow prevention devices on behalf of, and at the cost of, the owner of the property to which the backflow prevention device is installed and keep appropriate records of this.

Comments:

6.3 Sewer

NOT APPLICABLE

- ☐ 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. All sewer reticulation to be vested shall meet council CCTV standards. 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.
- ☐ That a calculated contribution be paid to the Council for reticulated sewage disposal. The contribution is for the creation of _____ additional connections to the reticulated system, being \$_____ (GST inclusive). (\$_____ per allotment).
- ☐ That a calculated connection fee be paid to the Council for reticulated sewage disposal. The fee is for the creation of _____ additional connections to the reticulated system, being \$_____ (GST inclusive). (\$_____ per allotment).
- ☐ That connection to council sewer be arranged by applicant, work to be done by a registered drainlayer.
- ☐ That the sewage tank effluent disposal system on _____ (CT _____) shall be checked by a suitably qualified person and a report provided to Council that the system was installed in accordance with the standards applicable at the time of construction and that the system is currently operating in accordance with Regional Plan and District requirements ie without creating a nuisance or unsanitary conditions

- ☐ That should the plume of influence of the sewage treatment and disposal system on Lot ____ of the subdivision extend over Lots ____ or ____ of the subdivision, then this area be shown on the survey plan and be prevented from the location of any water extraction system in this area. This condition shall be secured through the registering of a consent notice on the Certificate of Title for Lot ____.

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Comments:

7. Stormwater

7.1 General

<u>Stormwater disposal to</u>	SDC stormwater network	
Kerb/channel	Open drain	Not applicable
Ground	Soak pit	

7.2 Conditions

- ☐ 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.
- ☐ The consent holder shall prepare and submit a Stormwater Management Plan in accordance with the requirements of S.D.C. and Canterbury Regional Council. This plan shall be provided for Selwyn District Council's approval and sign-off at the applicant's cost
- ☐ **ADVICE NOTE** – Where a specific discharge consent is issued by Canterbury Regional Council (Environment Canterbury), any consent or associate 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 S224 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.

This property may be located within an area covered by an 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.

- ☐ **ADVICE NOTE** – The Stormwater Management Plan 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 of system for baseline records. This would include the extent of the stormwater catchments and any baseline data ie 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 construction and 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.

□ **ADVICE NOTE**

- 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 property, shall be determined by a suitably qualified person/engineer
 - Where the collection and discharge of roof/surface water is to a watercourse or drain, the discharge shall be managed in terms of both water quality and quantity. The system shall be designed by a suitably qualified person/engineer who confirms that the downstream system has capacity to accept the additional flow without causing nuisance. The applicant should consult with Environment Canterbury regarding the discharge.
 - Early consultation with council's stormwater engineer is recommended to ensure the latest stormwater standards including design rainfall are incorporated into the detailed design.
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8. Landscaping and irrigation

8.1 Conditions

- 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.
- 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.
- 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 Managers requirements.
- 'As Built' plans of the system shall be supplied to Council's Asset Manager in accordance with the 'As Built' requirements contained elsewhere in this approval.

□

Comments:

9. Utilities

9.1 General

- That electricity supply and telecommunications be supplied to the net area of each lot of the subdivision by way of underground reticulation in accordance with the standards of the relevant network utility operator. (*Residential and rural residential*)
- The consent holder shall provide evidence in writing from the relevant authorities that electrical and telephone service connections have been installed to each lot. (*Residential and rural residential*)

- ☐ The consent holder shall provide evidence in writing from the relevant Authorities that existing electrical and telephone reticulation has the capacity to provide a service connection to all the lots. (*Rural*)
- ☐ ADVICE NOTE – The Council does not require physical connections to power and telephone services in the rural area and all prospective purchasers should investigate likely costs. (*Rural*)
- ☐

Comments:

10. General Engineering Conditions

- ☐ Two copies of the plans and specifications of all works, including water, waterraces, 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. All sewer reticulation services shall be as per council CCTV specifications. Any subsequent amendments to the plans and specifications shall be submitted to Council for approval.
- ☐ 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.
- ☐ 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.
- ☐ That accurate 'as built' plans of all services be provided to the satisfaction of the Asset Manager. Council operates a GIS (MapInfo) and PAM (Hansen) system. All assets being vested in Council shall be provided in an appropriate electronic format for integration into these systems. Actual costs involved in provision and transfer of this data to Councils systems shall be borne by the consent holder.
- ☐ 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.
- ☐ 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.

11. Site stability and site works

11.1 General

Stability of site

<input type="checkbox"/>	Satisfactory
<input type="checkbox"/>	Unsatisfactory
<input type="checkbox"/>	Satisfactory – Conditional

Property at risk from:

<input type="checkbox"/>	Erosion	<input type="checkbox"/>	Weak ground
<input type="checkbox"/>	Flooding	<input type="checkbox"/>	Springs
<input type="checkbox"/>	Rockfall		
<input type="checkbox"/>	Contamination		
<input type="checkbox"/>	Landfill		

11.2 Conditions

- ☐ That the consent holder ensure on a continuing basis (until Certificates of Title are available for each allotment) 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.

- ☐ A site ground investigation shall be carried out by a suitably qualified person and a report provided to council.
- ☐ 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.
- ☐ 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.
- ☐ That an independent environmental assessment for contamination of the site be undertaken by a suitably qualified person to identify any soil contamination as a result of the past use of the site for _____, and a comprehensive report provided to Council
- ☐ 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 subdivisional 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.
- ☐ **ADVICE NOTE** – Should the environmental assessment for contamination of the ground find evidence of such contamination, then an additional landuse consent will be required for the remediation of the site and the erection of dwellings. Dwellings, educational facilities, outdoor recreation activities and growing or rearing food crops are not permitted activities on contaminated land.

Comment

s:

12. Fencing covenants

12.1 Conditions

- ☐ The consent holder will ensure that Council is indemnified from liability to contribute to the cost of erection or maintenance of boundary fences between reserves and adjoining lots. Prior to the sale or development of the adjoining allotments the consent holder shall submit to the Council:
 - a) A fencing covenant, in the form approved by the Council, duly executed by the consent holder (or other adjoining lot owner) for execution by the Council.
 - b) A written undertaking from the consent holder's solicitor that the fencing covenant will be registered prior to the sale or development of any of the adjoining lots.
- ☐ N/A

Comments:

13. Reserves

13.1 Conditions

- ☐ Pursuant to the relevant legislation the consent holder shall vest Lot _____ in the Council as _____ Reserve.
- ☐ The consent holder shall supply to Council copies of all Certificates of Title for land, other than roads, that is vested in the Council
- ☐ Reserve Fund Contribution \$ _____

Comments: No existing landscape features on quarry site. 30 year period of operation proposed. native

screen planting to 4 m height on boundary, open woodland planting. Wetland areas with seasonal water or clay lined depressions for water retention, shelter belts at the end will be removed to create open woodland. Long term remediation landscape plan Ok

14. Tree planting & removing heritage trees

14.1 Conditions

- ☐ The consent holder shall remove or trim plantings of trees that cause shading (icing) of the road to comply with the rules in the District Plan

UPDATED 4/5/10.