

# Engineering Assessment Report

**RC245566**

<b>Applicant</b>	Winstone Aggregates
<b>Application Description</b>	To establish and operate a quarry
<b>Application Type</b>	«  Appln Type   Land use   Appln Type »
<b>Valuation No.</b>	2352200600
<b>Date Sent To Engineers</b>	10 July 2024
<b>Return to Planning by</b>	17 July 2024
<b>Planner</b>	TBA
<b>Transport Only?</b>	✓

The purpose of this report is for the Development Engineering staff to provide input into the resource consent process to ensure that:

- The proposal complies with District Plan or non-compliances are identified and assessed
- The proposal complies with the Engineering Code of Practice or non-compliances are identified and assessed
- Any further information points are identified
- Assets to be vested in the Council are of the appropriate standard
- The correct process for gaining section 224(c) Completion Certificate approval (or other Council approvals) is communicated to the applicant
- Development contributions are calculated and a notice is included on the consent decision

## Summary

Walter Smith assessed the information regarding the existing and proposed road and transport matters against the District Plan and have found no matters of concern.

Details of the assessment are included in the Resource Consent Engineering Assessment Report - RC245566

Helen Pullar reviewed and agrees with the assessment.

This assessment was limited to the roading issues. No additional requirements or issues identified. The form below has not been completed.

Completion date: 25 October 2024

## Engineering Fees

<input type="checkbox"/>	\$500 (1-10 lots urban, 1-5 lots rural or land use)
<input type="checkbox"/>	\$1000 (11 – 20 lots urban, 6 plus lots rural)
<input type="checkbox"/>	\$2000 (21 plus lots urban)
<input type="checkbox"/>	Other:

## General Engineering Requirements

☐ Not applicable

### Conditions

<input type="checkbox"/>	<p><b>Engineering approval</b></p> <p>The engineering design plans and specifications for all works shall be submitted to the Development Engineering Manager for approval including, but not limited to:</p> <ul style="list-style-type: none"><li>• Water supply</li><li>• Sewerage</li><li>• Stormwater</li><li>• Roading, including streetlighting and entrance structures</li><li>• Upgrade of existing road frontages</li><li>• Shared accessways</li><li>• Landscaping and irrigation.</li></ul> <p>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.</p>
<input type="checkbox"/>	All work shall comply with the conditions set out in the Engineering Approval and be constructed in accordance with the approved engineering plans.
<input type="checkbox"/>	All work shall comply with the Engineering Code of Practice, except as agreed in the Engineering Approval.
<input type="checkbox"/>	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.

<input type="checkbox"/>	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.
<input type="checkbox"/>	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.
<input type="checkbox"/>	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.
<input type="checkbox"/>	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.
<input type="checkbox"/>	<p><i>Maintenance Bonds (In accordance with the <a href="#">Council's Bonding Policy of Subdivision Works and Large Projects</a> as at the date of issue of this consent)</i></p> <p>The Consent Holder shall enter into a bond and be responsible for the maintenance of all subdivision and associated works vested in the Council in relation to the Consent at the issuance of the section 224(c) certificate and continue until the Council tests and accepts the quality of the bonded infrastructure and the agreed or stipulated maintenance period taking into account any needed repairs, replacement or rectification required for a period of:</p> <ul style="list-style-type: none"> <li>(a) 12 months for roading, water, sewer and stormwater reticulation; and</li> <li>(b) 24 months for landscaping, reserve assets, stormwater treatment and discharge systems and sewer pump stations.</li> </ul>

## Advice Notes

<input type="checkbox"/>	<p>Engineering Approval – All applications for Engineering Approval shall be uploaded electronically to the Selwyn District Council Website at the following address:  <a href="http://www.selwyn.govt.nz/services/subdivisions/engineering-approval/">www.selwyn.govt.nz/services/subdivisions/engineering-approval/</a></p> <p>The application shall include:</p> <ol style="list-style-type: none"> <li>1. Design specifications</li> <li>2. Design drawings</li> <li>3. Design calculations</li> <li>4. Relevant Resource Consents or Certificates of Compliance.</li> </ol> <p>All correspondence regarding engineering approvals is to be directed to:  <a href="mailto:Development.Engineer@selwyn.govt.nz">Development.Engineer@selwyn.govt.nz</a></p>
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	<p><b>Maintenance Bonds</b> (In accordance with the <a href="#">Council's Bonding Policy of Subdivision Works and Large Projects</a> as at the date of issue of this consent)</p> <p>Maintenance bonds shall be valued at 5% of the total value of works (plus GST).</p> <ol style="list-style-type: none"> <li>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.</li> <li>2. The Council may re-evaluate the value and duration of the maintenance bond for the following reasons:             <ol style="list-style-type: none"> <li>(a) Inflation;</li> <li>(b) Delays in works being completed; or</li> <li>(c) Repairs, rectification and or replacement is required</li> <li>(d) Price escalations.</li> </ol> </li> </ol>
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Completed by: Engineer Choose an item.

Date: [Click here to enter a date.](#)

## Roading

### Existing roads:

Road Name	Road Hierarchy Level	Road Standard	Maintenance
	<span style="border: 1px solid #00AEEF; padding: 2px;">Choose an item.</span>	<span style="border: 1px solid #00AEEF; padding: 2px;">Choose an item.</span>	<span style="border: 1px solid #00AEEF; padding: 2px;">Choose an item.</span>
	<span style="border: 1px solid #00AEEF; padding: 2px;">Choose an item.</span>	<span style="border: 1px solid #00AEEF; padding: 2px;">Choose an item.</span>	<span style="border: 1px solid #00AEEF; padding: 2px;">Choose an item.</span>
	<span style="border: 1px solid #00AEEF; padding: 2px;">Choose an item.</span>	<span style="border: 1px solid #00AEEF; padding: 2px;">Choose an item.</span>	<span style="border: 1px solid #00AEEF; padding: 2px;">Choose an item.</span>

### Road Frontage Upgrades for Existing Roads

### Proposed roads:

☐ Not applicable

The design of the proposed roads is Choose an item..

The street lighting design is Choose an item..

## Conditions:

<input type="checkbox"/>	<p><b>New roads</b></p> <p>All roads shall be constructed in accordance with the approved engineering plans.</p> <p>All roads shall be vested in the Selwyn District Council as road.</p>
<input type="checkbox"/>	<p><b>Corner Splays</b></p> <p>The corner of Lot <input type="text" value="Lot number"/> <a href="#">Click here to enter text.</a> at the road intersection shall be splayed with a rounded minimum radius of 3 metres. <i>(urban roads only)</i></p>
<input type="checkbox"/>	<p>The corner of Lot <input type="text" value=""/> <a href="#">Click here to enter text.</a> shall be splayed with a diagonal line reducing each boundary by a minimum of Choose an item.. <i>(rural roads only – applies to local, collector and State Highways respectively)</i></p>
<input type="checkbox"/>	<p><b>Point Strips</b></p> <p>A point strip may be created along proposed road Lot <input type="text" value="Lot number"/> <a href="#">Click here to enter text.</a> of the subdivision adjacent to <input type="text" value="Legal description adjoining lot"/> <a href="#">Click here to enter text.</a>.</p> <p>A point strip agreement (prepared by the Council's solicitors at the consent holder's cost) shall be entered into by the consent holder and the Selwyn District Council, prior to the approval of a section 224(c) Completion Certificate for the relevant stage of the development. The agreement shall provide for payment by the adjoining land owner of a specified sum (the Agreed Sum) being a fair share (as assessed in accordance with the <a href="#">Council's Point Strip Policy</a> (as at the date of issue of this consent)) of the cost of providing eligible infrastructure provided by the Consent Holder that will vest in Council to the benefit of the adjoining land owner at the time of development.</p> <p>Further to an estimate provided at the time of Engineering Approval, the Consent Holder shall provide a valuation of the sum proposed. This valuation will be checked by an independent infrastructural valuer appointed by the Council if considered necessary, with the costs of checking being met by the consent holder. The right for the Council to be paid the Agreed Sum set out in the agreement shall lapse 10 years following the issue of the section 224(c) completion certificate or 20 years at the discretion of Council. No annual or price adjustment factor will apply.</p> <p>The title of the land comprising the point strip shall be transferred to the Council on deposit of the survey plan.</p> <p>The Council will not grant the adjoining land owner of <input type="text" value="Legal description adjoining lot"/> <a href="#">Click here to enter text.</a> access to the land comprising any Point Strip created under this consent except in accordance with the terms of the Point Strip Agreement between the consent holder and the Council.</p> <p>On-going compliance with this condition shall be met by way of a consent notice registered over <input type="text" value="Lot number"/> <a href="#">Click here to enter text.</a>. The consent notice shall be prepared by Council's solicitor at the expense of the Consent Holder.</p>

<input type="checkbox"/>	<p><b>Street lighting</b></p> <p>Street lighting shall be provided on all new roads and existing roads in accordance with the Engineering Approval.</p>
<input type="checkbox"/>	<p><b>Intersection flag light</b></p> <p>An intersection flag light be provided at the intersection of <span style="border: 1px solid black; padding: 0 5px;">Road name</span> <span style="color: grey;">(Click here to enter text.)</span> and <span style="border: 1px solid black; padding: 0 5px;">Road name</span> <span style="color: grey;">(Click here to enter text.)</span>.</p>
<input type="checkbox"/>	<p><b>Tree-shading</b></p> <p>The consent holder shall remove or trim plantings of trees that cause shading (icing) of the road. <i>(if you use this condition you should be more specific as to which trees)</i></p>

### Advice notes:

<input type="checkbox"/>	<p><b>Street names, numbering and signage</b></p> <p>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.</p> <p>Council will arrange for the installation of the street name signs and poles at each intersection to the Council's standard.</p>
<input type="checkbox"/>	<p><b>NZTA approval</b></p> <p>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.</p>
<input type="checkbox"/>	<p><b>Road Frontage Upgrades</b></p> <p>Where existing road frontages are to be upgraded, this work is required to be approved and undertaken through the Engineering Approval.</p>
<input type="checkbox"/>	<p><b>Property numbering</b></p> <p>All new residential lots adjoining legal roads and/or private roads/rights of way created by this subdivision will be issued property numbers by Council in accordance with Council Policy. The consent holder shall supply Council with a finalised Deposited Plan to enable numbers to be generated for issue and adoption.</p>
<input type="checkbox"/>	<p><b>Vesting of roads and reserves subject to land covenants</b></p> <p>The Council accepts new roads or reserves subject to land covenants in limited circumstances as outlined in the <i>Policy for the Vesting of Road and Reserves Subject to Land Covenants</i> which is attached to this decision. <i>(remember to attach policy to decision)</i></p>

<input type="checkbox"/>	<p><b><i>Point strip valuation process</i></b></p> <p>The valuation will cover the actual cost of eligible infrastructure that will vest in Council that the Consent Holder has incurred to service the adjoining land in accordance with <a href="#">Council's Point Strip Policy</a> (as at the date of issue of this consent). No increases in land value is to be included or any other associated land related benefits.</p> <p>The Consent Holder's valuation will include a schedule of quantities and prices in relation to the items listed below to be vested in the Council relating to a road, and that valuation will be certified by a suitably qualified engineer or quantity surveyor for any;</p> <ul style="list-style-type: none"> <li>• Roading costs</li> <li>• Sewer costs</li> <li>• Water costs</li> <li>• Stormwater costs</li> </ul> <p>The valuation will submitted to Council for its approval to enable it to be checked and a Point Strip Agreement finalised prior to s224 certificate approval. As part of Council's approval, Council may require the valuation to be checked by an Independent Infrastructural Valuer appointed by the Council. The Council will then advise the Consent Holder as to the amount (the Agreed Sum) that will be included in the Point Strip Agreement.</p> <p>All Council costs in relation to the point strip including without limitation legal fees will be payable by the Consent Holder. This will include any independent assessment/ certification required to confirm an agreed value.”</p>
	<p><b><i>Subdivisions adjoining a point strip</i></b></p> <p>Access to all allotments in this subdivision rely upon legal access being provided over the proposed Point Strip which is being created by RC .....</p> <p>The Point Strip will be owned by the Council.</p> <p>Access over the Point Strip will be subject to a proposed Point Strip agreement.</p> <p>The agreement will include:</p> <ol style="list-style-type: none"> <li>An agreed sum to be paid by the consent holder to recover original infrastructure costs incurred by the adjoining owner from which the consent holder will benefit. The agreed sum will be Consumer Price Index adjusted from the time it was agreed to when it is paid.</li> <li>That on payment of the agreed sum the Council will transfer by vesting or dedication the Point Strip held under its title to legal road.</li> </ol> <p>N.B. A Section 224(c) certificate will not be issued until such time as the Point Strip has been vested as road.”</p> <p>Note: The terms “Point Strip” and “Link Strip” are sometimes used interchangeably and refer to the same instrument.</p>

## Comments - Roading

Completed by: Engineer (Choose an item.)

Date:  (Click here to enter a date.)

Strategic Roading Completed By: Engineer (Choose an item.)

Date:  (Click here to enter a date.)

## Vehicle Crossings and Accessways

### Existing vehicle crossings/accessways

The design and siting of existing vehicle crossings/accessways is  (Choose an item.).

The design and siting of proposed vehicle crossings/accessways is  (Choose an item.).

### Conditions

<input type="checkbox"/>	<p><i>Rural vehicle crossings</i></p> <p>A vehicle crossing to service Lot <span>Lot number</span> <span>(Click here to enter text.)</span> shall be formed in accordance with Appendix 10, Diagram <span>Diagram</span> <span>(Click here to enter text.)</span> of the District Plan (Rural Volume) (attached, which forms part of this consent) and located not less than <span></span> <span>(Click here to enter text.)</span> metres from any intersection. The vehicle crossing shall be sealed/metalled 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. <i>(only use where vehicle crossing serves more than one allotment)</i></p>
<input type="checkbox"/>	<p><i>Urban vehicle crossings</i></p> <p>A vehicle crossing to service Lot <span>Lot number</span> <span>(Click here to enter text.)</span> 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. <i>(only use where vehicle crossing serves more than one allotment)</i></p>
<input type="checkbox"/>	<p><i>Parking laybys</i></p> <p>Vehicle crossings may not be constructed across areas specifically formed as parking laybys without prior council approval.</p> <p>Pursuant to section 221 of the Resource Management Act 1991 a consent notice shall be registered on the Certificate of Title for any residential lot adjoining a specifically created parking layby (to be determined at engineering plan approval stage) to ensure ongoing compliance with this condition.</p>

<input type="checkbox"/>	<p><b>Urban shared accessways</b></p> <p>The vehicle accessway serving <input type="text" value="Lot number"/> <a href="#">Click here to enter text.</a> shall be formed in accordance with Appendix 13 of the District Plan (Townships Volume). <i>(only use where there is a vehicle access leg or right of way serving more than one allotment)</i></p>
<input type="checkbox"/>	<p><b>Rural shared accessways</b></p> <p>The vehicle accessway serving <input type="text" value="Lot number"/> <a href="#">Click here to enter text.</a> shall be formed in accordance with Appendix 10 of the District Plan (Townships Volume). <i>(only use where there is a vehicle access leg or right of way serving more than one allotment)</i></p>

## Advice notes

<input type="checkbox"/>	<p><b>Work within State Highway Road Reserve</b></p> <p>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 Rounding 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.</p>
<input type="checkbox"/>	<p><b>Private Road/Right of Way Naming</b></p> <p>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.</p> <p>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.</p>
<input type="checkbox"/>	<p><b>Vehicle Crossings</b></p> <p>Any new or upgraded vehicle crossing requires a vehicle crossing application from Council's <b>Assets Department</b> prior to installation. For any questions regarding this process please contact <a href="mailto:transportation@selwyn.govt.nz">transportation@selwyn.govt.nz</a>. You can use the following link for a vehicle crossing information pack and to apply online: <a href="https://www.selwyn.govt.nz/services/roads-And-transport/application-to-form-a-vehicle-crossing-entranceway">https://www.selwyn.govt.nz/services/roads-And-transport/application-to-form-a-vehicle-crossing-entranceway</a></p>

## Comments – Vehicle Crossings and Accessways

Completed by:  [Choose an item.](#)

Date:  [Click here to enter a date.](#)

Strategic Rounding Completed By:  [Choose an item.](#)

Date:  (Click here to enter a date.)

## Water Supply, Stormwater and Sewer

☐ Not applicable

### General Conditions (Water Supply, Stormwater and Sewer)

<input type="checkbox"/>	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. <i>(townships only)</i>
<input type="checkbox"/>	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.

### Advice Notes (Water Supply, Stormwater and Sewer)

<input type="checkbox"/>	Onsite wastewater and stormwater treatment and disposal system(s) must comply with the requirements the Canterbury Regional Council. Where compliance via a Certificate of Compliance cannot be provided, then a resource consent must be obtained.
<input type="checkbox"/>	The consent holder is reminded of the need to transfer all water take, use and discharge permits to new owners.

### Conditions – Water Supply

☐ Not applicable

<input type="checkbox"/>	<b>Water Supply</b> The net area of each lot shall be provided with an individual potable <input type="text" value="water supply type"/> (Choose an item.) connection to the <input type="text" value="township"/> (Click here to enter text.) water supply in accordance with <input type="text" value="ECOP/Engineering design"/> (Choose an item.).
<input type="checkbox"/>	Water meters shall be installed in the road reserve only (please note that multi meter boxes may be utilised).
<input type="checkbox"/>	Water restrictors shall be installed in the road reserve only.
<input type="checkbox"/>	Each lot shall be restricted to <input type="text"/> (Click here to enter text.) litres of water per day. Individual water tanks will be required for each lot with a minimum tank size of 3 days' supply. Pursuant to section 221 Resource Management Act 1991 a consent notice shall be registered on the Certificate of Title for each lot to ensure ongoing compliance with this condition.

<input type="checkbox"/>	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.
<input type="checkbox"/>	Any existing water connections crossing the proposed boundary between Lot <input type="text" value="Lot number"/> <a href="#">Click here to enter text.</a> and Lot <input type="text" value="Lot number"/> <a href="#">Click here to enter text.</a> shall be disconnected to the satisfaction of Council's Development Engineering Manager. Approval for the reestablishment of individual connections shall be requested separately from this consent.

### Advice Notes – Water Supply

<input type="checkbox"/>	Backflow prevention shall be supplied in accordance with Council's backflow policy W213. This shall be installed as part of the building consent.
<input type="checkbox"/>	Any future dwellings must be provided with an adequate, potable and wholesome drinking water supply in accordance with Council minimum water quality standards. Drinking water supplies are assessed as part of the building consent process. <i>(rural only)</i>
<input type="checkbox"/>	For supervision purposes a minimum of 5 working days' notice is required. Please note a connection fee being the actual cost quoted by Council's 5Waters Maintenance Provider will apply.

### Comments – Water supply

Completed by:  [Choose an item.](#)

Date:  [Click here to enter a date.](#)

### Conditions – Sewer

☐ Not applicable

<input type="checkbox"/>	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 <input type="text" value="ECOP/Engineering Design"/> <a href="#">Choose an item.</a>
<input type="checkbox"/>	<b>EITHER</b> 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. <i>(Gravity sewer)</i>
<input type="checkbox"/>	<b>OR</b>

	Individual sewage pumping units shall be installed within private property. Any maintenance or costs associated with the individual pumping units shall be the responsibility of the landowner. Pursuant to section 221 of the Resource Management Act 1991 a consent notice shall be registered on the Certificate of Title for each lot to ensure ongoing compliance with this condition. <i>(low pressure sewer only)</i>
<input type="checkbox"/>	Boundary boxes shall be installed in the road reserve only. <i>(low pressure sewer only)</i>
<input type="checkbox"/>	All sewer reticulation to be vested shall meet Council CCTV standards.
<input type="checkbox"/>	Connection to the Council sewer shall be arranged by the consent holder and the work shall be done by a registered drainlayer.
<input type="checkbox"/>	The existing on-site effluent treatment and disposal system on lot(s) <input type="text" value="Lot number"/> <a href="#">Click here to enter text.</a> shall be decommissioned and removed from the site or backfilled. A building consent will be required for this work. <i>(septic tank decommissioning)</i>
<input type="checkbox"/>	<p>Should the plume of influence of the sewage treatment and disposal system on extend over Lots <input type="text" value="Lot number"/> <a href="#">Click here to enter text.</a> or <input type="text" value="Lot number"/> <a href="#">Click here to enter text.</a> of the subdivision, then this area shall be shown on the survey plan.</p> <p>No water abstraction system shall be located within the plume of influence of the sewage treatment and disposal system located on Lot <input type="text" value="Lot number"/> <a href="#">Click here to enter text.</a> as shown on the survey plan. Pursuant to section 221 of the Resource Management Act 1991 a consent notice shall be registered on the Certificate of Title for Lot <input type="text" value="Lot number"/> <a href="#">Click here to enter text.</a> to ensure ongoing compliance with this condition. <i>(Septic tank retained)</i></p>

## Comments – Sewer

Completed by:  [Choose an item.](#)

Date:

## Conditions - Stormwater

☐ Not applicable

<input type="checkbox"/>	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.
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<input type="checkbox"/>	<p><b>Global stormwater consent</b></p> <p>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 <a href="#">Consent number</a> <a href="#">Click here to enter text.</a>) (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 <a href="#">Consent number</a> <a href="#">Click here to enter text.</a>. 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.</p>
<input type="checkbox"/>	<p>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:</p> <ul style="list-style-type: none"> <li>• 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.</li> <li>• Existing and proposed drainage plan with sub catchments and flow arrows to show how the drainage will be affected.</li> <li>• Calculations to demonstrate compliance with the Engineering Code of Practice and any relevant Environment Canterbury consent conditions.</li> <li>• Ongoing operation and maintenance requirements.</li> <li>• Proposed cut/fill plan and supporting volume calculations that confirm the displacement/diversion of flood waters resulting from earthworks will result in a net zero change of the existing drainage flow patterns.</li> </ul>
<input type="checkbox"/>	<p>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.</p>
<input type="checkbox"/>	<p>The proposed development shall not discharge run off onto adjacent properties unless via a controlled outlet approved as part of the Engineering Design Approval.</p>
<input type="checkbox"/>	<p>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.</p>
<input type="checkbox"/>	<p>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.</p>
<input type="checkbox"/>	<p>The consent holder shall provide a Stormwater Operations and Maintenance Manual prior to the approval of the section 224(c) Completion Certificate.</p>

<input type="checkbox"/>	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.
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## Advice notes - Stormwater

<input type="checkbox"/>	<p>The Stormwater Operations and Maintenance Manual shall include but not be limited to:</p> <ul style="list-style-type: none"> <li>• 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.</li> <li>• Contact details for maintenance personnel engaged by the developer over the maintenance period</li> <li>• 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.</li> <li>• 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).</li> <li>• What actions will be undertaken when non-compliance is detected and recorded.</li> <li>• Where all cleanings from sumps are proposed to be disposed of – in accordance with Regional and local landfill requirements.</li> <li>• Summary of costs to maintain the system including details of the number of inspections and cleaning of sumps/disposal of sump material.</li> <li>• What actions will be undertaken before handover to Selwyn District Council is proposed ie notification procedure at least two months prior to requesting handover.</li> </ul>
<input type="checkbox"/>	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.
<input type="checkbox"/>	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. Evidence of results is to be provided at the time of engineering approval. The applicant should consult with Environment Canterbury regarding the discharge.
<input type="checkbox"/>	Early consultation with council's stormwater engineer is recommended to ensure the latest stormwater standards including design rainfall are incorporated into the detailed design.
<input type="checkbox"/>	Council has the right to have designs peer reviewed at the consent holder's cost.
<input type="checkbox"/>	All stormwater reticulation to be vested shall meet council CCTV standards

<input type="checkbox"/>	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.
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## Comments – Stormwater

« Click here to enter text. »»

Completed by: Engineer Choose an item.

Date: Click here to enter a date.

## Power and Telecommunications Services

☐ Not applicable

### Conditions

<input type="checkbox"/>	<p><i>Front lots</i></p> <p>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. <i>(Residential and rural residential)</i></p>
<input type="checkbox"/>	<p><i>Rear lots</i></p> <p>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. <i>(Residential and rural residential)</i></p>
<input type="checkbox"/>	The consent holder shall provide evidence in writing from the relevant authorities that electrical and telecommunications service connections have been installed to each lot. <i>(Residential and rural residential)</i>
<input type="checkbox"/>	The consent holder shall provide evidence in writing from the relevant Authorities that existing electrical and telecommunications reticulation has the capacity to provide a service connection to all the lots. <i>(Rural)</i>

### Advice Notes

<input type="checkbox"/>	In the case of rear allotments accessed and serviced via private accessways, the condition requires that the infrastructure is in place to make a connection to services ie that a conduit is in place to enable cables to be installed in the accessway without disturbing it. The cables themselves are not required to be installed.
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<input type="checkbox"/>	The Council does not require physical connections to power and telecommunications services in the rural area and all prospective purchasers should investigate likely costs. ( <i>Rural</i> )
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## Comments – Power and Telecommunications Services

Completed by:  (Choose an item.)

Date:  (Click here to enter a date.)

## Water Races

☐ Not applicable

### Conditions

<input type="checkbox"/>	The access crossings to Lot(s) <input type="text" value="Lot number"/> (Click here to enter text.) shall be a bridge structure, constructed in accordance with the approved Engineering Plans.
<input type="checkbox"/>	The access crossings to Lot(s) <input type="text" value="Lot number"/> (Click here to enter text.) 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 <input type="text"/> (Click here to enter text.) mm.
<input type="checkbox"/>	Easements in gross in favour of Council to a minimum width of <input type="text"/> (Click here to enter text.) 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.

### Advice notes

<input type="checkbox"/>	<p><b>Water race general information</b></p> <p>The Council Water Race Bylaw and the Council Policy Manual set out the rights and responsibilities of both the Council and landowners in relation to water races. More information can be found at <a href="https://www.selwyn.govt.nz/services/water/water-race">https://www.selwyn.govt.nz/services/water/water-race</a></p> <p>In particular, the following requirements may apply:</p> <ul style="list-style-type: none"> <li>• A strip of 6 metres wide must be left unplanted adjacent to one side of the water race to provide access for maintenance</li> <li>• Buildings must be set back at least 5 metres from the top of the bank of the water race</li> <li>• Structures over, in or under a water race must have approval of council prior to being constructed.</li> </ul>
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	<ul style="list-style-type: none"> <li>If the water race is to be fenced off from the property, a 'cyclone' type gate shall be installed to provide unrestricted access for Selwyn District Council personnel and agents.</li> </ul>
<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<p><i>Maintenance</i></p> <p>Selwyn District Council is responsible for cleaning this water race.</p> <p>The landowner is responsible for maintenance as per Council bylaws and policies;</p> <p>OR</p> <p>Selwyn District Council is responsible for the maintenance of this water race;</p> <p>OR</p> <p>The landowner is responsible for cleaning and maintaining the water race as per Council bylaws and policies.</p>
<input type="checkbox"/>	<p><i>Water race irrigation rights</i></p> <p>An irrigation right exists on Lot(s) <input type="text" value="Lot number"/> <input type="button" value="Click here to enter text."/> . This water race irrigation right is for a total of <input type="text" value="Click here to enter text."/> litres/second.</p>
<input type="checkbox"/>	<p><i>Stock water rating</i></p> <p>Lot(s) <input type="text" value="Lot number"/> <input type="button" value="Click here to enter text."/> will be rated for stock water.</p>

### Comments – Water Races

Completed by:

Date:

## Land Drainage and Other Waterways

☐ Not applicable

### Conditions

<input type="checkbox"/>	Easements in gross favour of Council to a minimum width of <input type="text" value="Click here to enter text."/> metres shall be established over classified land drains. Access to all parts of the drain shall be made available at any time to Council.
<input type="checkbox"/>	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.

## Advice notes

<input type="checkbox"/>	Building setbacks of a minimum of <input type="text" value="Click here to enter text."/> m apply to Council drains to allow for maintenance in accordance with Council.
<input type="checkbox"/>	Structures over, in or under a Council drain must have approval of council prior to being constructed.
<input type="checkbox"/>	A strip of 6 metres wide, must be left unplanted adjacent to one side of the classified land drain. Any drain planting shall be undertaken in accordance with Council's approved planting guide.
<input type="checkbox"/>	If the drain 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.

## Comments – Land Drainage and Other Waterways

Completed by:  (Choose an item.)

Date:

## Site Stability and Site Works

☐ Not applicable

### Conditions

<input type="checkbox"/>	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.
<input type="checkbox"/>	A site ground investigation shall be carried out by a suitably qualified person and a report provided to council.
<input type="checkbox"/>	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.
<input type="checkbox"/>	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.

## Advice Notes

<input type="checkbox"/>	<div>« Click here to enter text. »</div>
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## Comments

<div>« Click here to enter text. »</div>
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Completed by: Engineer

Choose an item.

Date: 

Click here to enter a date.

## Landscaping

☐ Not applicable

## Conditions

<input type="checkbox"/>	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.
<input type="checkbox"/>	Entrance structures placed in the road reserve shall be installed in accordance with the Engineering Approval. <i>(subdivisions larger than 200 lots)</i>
<input type="checkbox"/>	Entrance structures shall not be placed on Council road reserve <i>(subdivisions smaller than 200 lots)</i>

## Advice Notes

<input type="checkbox"/>	The Council does not encourage permanent irrigation systems in reserves to be vested in Council. The need for an irrigation system will be assessed on a case by case basis and approval given through the Engineering Approval process.
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## Comments

<div>« Click here to enter text. »</div>
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Completed by: Engineer

Choose an item.

Date: 

Click here to enter a date.

## Fencing Covenants

☐ Not applicable

### Conditions

<input type="checkbox"/>	<p>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.</p> <p>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.</p> <p>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.</p>
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### Comments

« Click here to enter text. »

Completed by: Engineer Choose an item.

Date: Click here to enter a date.

## Reserves

☐ Not applicable

### Conditions

<input type="checkbox"/>	<p>Pursuant to the relevant legislation the consent holder shall vest Lot <span>Click here to enter text.</span> in the Council as <span>Click here to enter text.</span> Reserve.</p>
<input type="checkbox"/>	<p>The consent holder shall supply to Council copies of all Certificates of Title for land, other than roads, that is vested in the Council.</p>

### Comments

« Click here to enter text. »

Completed by: Engineer Choose an item.

Date:  (Click here to enter a date.)

## Development Contributions

- ☐ Not applicable
- ☐ Applicable – see attached spreadsheet

### Comments

(Click here to enter text.)

Completed by:  (Choose an item.)

Date:  (Click here to enter a date.)