

Condition(s) of Consent

RC246049 Land Use Consent Conditions

1. The proposal shall proceed in general accordance with the information formally received with the application on 16 December 2025, the further information provided on 4 April 2025, and the attached stamped Approved Plans (*applicant to update drawings*) and dated (*applicant to update*), except where another condition of this consent must be complied with.

Building

2. The consent holder must ensure that the building is finished in a recessive (grey/black/dark green) colour, and that this is maintained for the life of the building.
3. The consent holder must ensure that the existing vegetation along the Englishs Road boundary is maintained at a height of at least 5m and retained as such for the life of the development.

Advice Note: Photos of the existing vegetation are held on the council file RC240649

4. Any dead, diseased, or damaged landscaping required by condition 3 above, must be replaced by the consent holder within the following planting season (extending from 1 April to 30 September) with trees/shrubs of similar species to the existing landscaping and capable of achieving a minimum height of 10m

Contamination

5. A Detailed Site Investigation (DSI) to be prepared in accordance with Contaminated Land Management Guidelines (CLMG) by a Suitably Qualified and Experienced Practitioner (SQEP) in contaminated land, and provided to Selwyn District Council (SDC) for approval. Approval or request for additional investigations shall be supplied within 10 business days after receipt of the report.
6. If the DSI concluded that there are contaminant concentrations exceeding the NES:CS for rural residential land use, a Remedial Action Plan (RAP) shall be developed by the SQEP in contaminated land and provided to SDC for approval not later than ten (10) working days prior to works commencing.
7. No soil disturbance associated with the development of the residential building and curtilage, including landscaping, driveways and other development works must occur until any contamination has been appropriately remediated and/or managed in accordance with the RAP required by condition 6
8. All soils removed from the site might not be suitable to be disposed of at a cleanfill facility and must be disposed of at an authorised and licensed disposal facility whose waste acceptance criteria can be met.
9. In the event of contamination discovery e.g., visible staining, odours, and/or other conditions that indicate soil contamination, then work must cease until a SQEP in contaminated land has assessed the matter and advised of the appropriate remediation/management and/or disposal options for these soils. Any remedial, management and/or disposal measures must be approved by SDC.
10. Within three (3) months of the completion of the works, a site validation report shall be prepared by the SQEP in contaminated land, outlining the works undertaken, and be submitted to the SDC for approval. The site validation report shall include at least the following:
 - a. Full chronological, illustrated description (i.e. inclusion of photographs and site maps) of the remedial works including the collection of validation samples after removal of all the materials and prior to backfilling/reinstatement;
 - b. Records of any contaminated land related incidents related to the release of soil contaminants, if any;
 - c. Records and details of any discovered contamination;
 - d. Statement of the volumes of soil...

- i. Disturbed by the works; and
 - ii. Disposed offsite and confirmation of disposal facility location (evidence of disposal documentation and weighbridge receipts); and
 - iii. Disposed onsite, and confirmation of disposal location and any encapsulation applied; and
 - iv. Cleanfill materials imported to site, including source of this material including any supporting analytical data where appropriate; and
- e. Soil validation test results confirming all remaining soil meets the NES:CS for rural residential land use, including sampling locations and depth.
11. If contaminated material (exceeding the guideline values for the proposed land use) is to remain on the site, an Ongoing Site Management Plan (OSMP) should be prepared by the project's SQEP in contaminated land in accordance with CLMG and be submitted to SDC for approval within 3 months of completion of soil disturbance/ earthworks.