

# Engineering Assessment Report

**RC245337**

<b>Applicant</b>	Deg Tegh Fateh Sikh Society Incorporated
<b>Application Description</b>	517 Hamptons Road
<b>Application Type</b>	« Appln Type Land use Appln Type »
<b>Valuation No.</b>	2352203207
<b>Date Sent To Engineers</b>	31 May 2024
<b>Return to Planning by</b>	10 June 2024
<b>Planner</b>	Tim Hegarty
<b>Transport Only?</b>	<input type="checkbox"/>

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

No Highlighting - Commentary and questions for processing planner

Blue highlighting = Changes to standard Consent Conditions/Advice Notes

Green highlighting = LIM Notes

RFI questions

Review comments:

See sections below. Ticked draft conditions. Specific consent conditions to be confirmed if the applicant makes changes.

### **Vehicle Crossing**

See issues below.

### **Signage**

On Page 4 of the AEE applicant states: No signage is proposed, although a flagpole and flag will be used to mark the entrance, raised when the Temple is open. No significant concerns if flagpole and flag is located on applicant's property and not obscuring access sight lines.

### **Wastewater**

Is an ECan issue – applicant has noted that they will fall under the permitted rule requirements. Confirmation from the applicant required at Engineering Approval (Certificate of Compliance).

### **Water**

Water supply via bore water will fall under ECan processes. Council would request confirmation of potable at building consent. It is noted that there are specific legislation process changes in relation to water supply that the community hall may fall under. Meeting requirements would be the responsibility of the consent holder.

References:

- [Drinking water | Environment Canterbury](#)
- [Am I a water supplier? | Taumata Arowai](#)

### **Firefighting supply**

FENZ have identified their requirements in relation to firefighting supply. Draft consent condition below.

### **Stormwater**

ECan consent required – onsite discharge to land expected appropriate treatment of accessway and carpark runoff required.

Initial report completion date: 25 September 2024

1/10/24 updated Vehicle Crossings and Accessways section with consideration of the ITA report.

11/12/24 updated report with consideration of RFI responses (13 November 2024) and Abley's review (19 November 2024).

Completed by: Helen Pullar, Consultant Development Engineer

Date: 11 December 2024

**CR(12/12/2024)**

Reviewed – completed pending updates received.

Tim – please confirm if there will be an earthworks consent. If there is can, we please include the standard suite of earthworks conditions from the current SDC conditions template.

An FAC will be required. I note that this is a land use consent – I believe that an FAC will be required to be obtained prior to granting the consent.

## Engineering Fees

<input checked="" 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 checked="" type="checkbox"/>	<p><i>General requirement</i></p> <p>All works on existing infrastructure and/or any Council vested assets must comply with the Engineering Code of Practice, comply with all conditions set out in the Acceptance letter, and be completed in accordance with the detailed design plans accepted by Council.</p>
<input checked="" type="checkbox"/>	<p><i>Commencement of physical works</i></p> <ol style="list-style-type: none"> <li>1. Works on Council infrastructure or vested assets must not commence until Engineering Acceptance has been confirmed in writing. Any subsequent amendments to the plans and specifications must be submitted to the Development Engineering Manager for acceptance.</li> <li>2. Plans and specifications are to be submitted to <a href="mailto:Development.Engineer@selwyn.govt.nz">Development.Engineer@selwyn.govt.nz</a> at least 20 working days prior to the granting of engineering acceptance and once accepted, will thereafter form part of the Approved Consent Document. NOTE: The Development Engineering Manager (or their nominee) will either accept, or refuse to accept, the documentation within 20 working days of receipt. Should the Development Engineering Manager (or their nominee) refuse to accept the documentation, they will provide a letter outlining why acceptance is refused.</li> <li>3. Should the Development Engineering Manager (or their nominee) refuse to accept the documentation, the consent holder must submit a revised documents for acceptance. The acceptance process must follow the same procedure and requirements as outlined in conditions +.</li> <li>4. On-site construction must commence within 12 months of the issue of Engineering Acceptance. If construction on site does not commence within 12 months of the issue of Engineering Acceptance letters, the applicant must re-submit plans for Engineering Acceptance prior to works commencing.</li> </ol>

✓	<p><i>Commencement of physical works</i></p> <p>The consent holder or consent holder's agent must provide written notification to Council of intention to commence physical works at least 10 working days prior to commencement of works.</p> <p>Advice Note</p> <p>Notification should be provided to the Development Engineering Team, attention Development Engineer via email (development.engineer@selwyn.govt.nz).</p> <p>The consent holder or consent holder's agent may need to discuss the following with Council's Development Engineer:</p> <ul style="list-style-type: none"> <li>• Suitable time for pre-start meeting to meet with contractor on site and discuss Council construction requirements.</li> <li>• Any infrastructure requirements associated with the development.</li> <li>• Council approvals necessary for future connections.</li> </ul>
☐	<p><i>Council vested assets in private land</i></p> <p>The easement in gross for Council vested assets in private land must be duly granted (or reserved) in accordance with the stamped plans that form part of this consent.</p>
☐	<p><i>Council vested assets in private land</i></p> <p>As-built plans for the services covered by the easement(s) must be provided to the Council at Section 223 Certification Stage.</p>
☐	<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 must 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> <p>12 months for the following assets:</p> <ul style="list-style-type: none"> <li>•</li> </ul> <p>Advice Note:</p> <p>Maintenance bonds will be valued at 5% of the total value of works (plus GST).</p> <p>The consent holder must 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.</p> <p>The Council may re-evaluate the value and duration of the maintenance bond for the following reasons:</p> <ul 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> </ul>

	(d) Price escalations.
<input type="checkbox"/>	<p><i>Peer Review – PS2 required</i></p> <ul style="list-style-type: none"> <li>• A peer review will be required for: <ul style="list-style-type: none"> <li>• Asset Type Choose an item.)</li> <li>• Asset Type Choose an item.)</li> <li>• Asset Type Choose an item.)</li> <li>• Asset Type Choose an item.)</li> <li>• Asset Type Choose an item.)</li> <li>• Asset Type Choose an item.)</li> <li>• Asset Type Choose an item.)</li> <li>• Asset Type Choose an item.)</li> <li>• Asset Type Choose an item.)</li> <li>• Asset Type Choose an item.)</li> <li>• Asset Type Choose an item.)</li> <li>• Asset Type Choose an item.)</li> <li>• Asset Type Choose an item.)</li> <li>• Asset Type Choose an item.)</li> </ul> </li> </ul> <p>and is to be undertaken at the consent holder's expense. The review must be undertaken by an independent chartered engineering professional with relevant experience who is to submit a Design Review and PS2 certifying compliance with Council's specifications as part of the Engineering Acceptance. The Design Review and PS2 will be accepted by The Development Engineering Manager, or their nominee as meeting the requirements of Selwyn District Council's Engineering Code of Practice and once accepted, will thereafter form part of the Approved Consent Document.</p> <p>NOTE: The Engineering Manager (or their nominee) will either accept, or refuse to accept, the documents within <b>x</b> working days of receipt. Should the Engineering Manager (or their nominee) refuse to accept the document then they will provide a letter outlining why acceptance is refused based on the parameters contained in this condition.</p> <ul style="list-style-type: none"> <li>• Should the Engineering Manager (or their nominee) refuse to accept the Design Review, the consent holder must submit a revision to the Development Engineering Manager for acceptance. The acceptance process must follow the same procedure and requirements as outlined in conditions <b>+</b>.</li> </ul>
<input type="checkbox"/>	<p><i>Peer Review – PS2 certificate not required</i></p> <p>1. A peer review will be required for:</p> <ul style="list-style-type: none"> <li>• Asset Type Choose an item.)</li> <li>• Asset Type Choose an item.)</li> <li>• Asset Type Choose an item.)</li> <li>• Asset Type Choose an item.)</li> <li>• Asset Type Choose an item.)</li> <li>• Asset Type Choose an item.)</li> </ul>

	<ul style="list-style-type: none"> <li>• Asset Type Choose an item.)</li> <li>• Asset Type Choose an item.)</li> <li>• Asset Type Choose an item.)</li> <li>• Asset Type Choose an item.)</li> <li>• Asset Type Choose an item.)</li> <li>• Asset Type Choose an item.)</li> <li>• Asset Type Choose an item.)</li> </ul> <p>and is to be undertaken at the consent holder's expense. The review must be undertaken by an independent chartered engineering professional with relevant experience who is to submit a Design Review Memo as part of the Engineering Acceptance. The Design Review will be accepted by the Development Engineering Manager, or their nominee as meeting the requirements of Selwyn District Council's Engineering Code of Practice and once accepted, will thereafter form part of the Approved Consent Document.</p> <p>NOTE: The Development Engineering Manager (or their nominee) will either accept, or refuse to accept, the documents within x working days of receipt. Should the Engineering Manager (or their nominee) refuse to accept the document then they will provide a letter outlining why acceptance is refused based on the parameters contained in this condition.</p> <p>2. Should the Development Engineering Manager (or their nominee) refuse to accept the Design Review, the consent holder must submit a revision to the Development Engineering Manager for acceptance. The acceptance process must follow the same procedure and requirements as outlined in conditions +.</p>
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## Advice Notes

<input type="checkbox"/>	<p><i>Peer review</i></p> <p>Council may have designs that show vested assets peer reviewed at the consent holder's cost. Applicants will be informed whether this is required upon review of designs submitted for Engineering Acceptance.</p>
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Completed by: Helen Pullar, Consultant Development Engineer

Date: 11 December 2024

## Engineering Acceptance – collapse heading if not required.

☐ Not applicable

## Conditions

✓	<p><i>Engineering Acceptance – additional information</i></p> <p>Copies of any consents required and granted in respect of this subdivision (ECan Consents and Waka Kotahi approval) must be supplied to the Development Engineer via <a href="mailto:development.engineer@selwyn.govt.nz">development.engineer@selwyn.govt.nz</a>.</p> <p><i>Advice Note:</i></p>
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	<p>Plans and supporting information accompanied in the design report required for Engineering Acceptance must include but not be limited to the following:</p> <ol style="list-style-type: none"> <li>1. Water Reticulation</li> <li>2. Wastewater Reticulation</li> <li>3. Roding Network – new and alterations to existing and streetlighting.</li> <li>4. Stormwater, water races, and land drainage</li> <li>5. Walking and cycling infrastructure provision and connection.</li> <li>6. Future Public Transport provision accessibility (in consultation with Environment Canterbury Regional Council)</li> </ol> <p>Please note that pedestrian linkages through proposed reserves are considered to be part of the roading infrastructure and will require engineering acceptance prior to construction.</p>
✓	<p><i>Suitably qualified designer</i></p> <p>An Engineer's Design Certificate for all civil designs from the principal civil designer who is a chartered engineering professional with suitable experience must be submitted to Council (development.engineer@selwyn.govt.nz) as part of Engineering acceptance.</p>
✓	<p><i>Contractor Produced Statements</i></p> <p>A Contractors Completion Certificate from the principal civil contractor must be supplied to Council (development.engineer@selwyn.govt.nz) certifying that all vested assets have been installed in accordance with the approved engineering plans and specifications prior to the issuing of S224(c) certificate.</p> <p><i>Advice Note:</i></p> <p>If multiple civil contractors are used, instead of a principal contractor, to install vested assets each contractor will be required to supply producer statements for their contribution to the physical works.</p>
<input type="checkbox"/>	<p><i>Designer Producer Statements</i></p> <p>An Engineer's Completion Certificate from the principal civil designer who is a chartered engineering professional must be supplied to Council (development.engineer@selwyn.govt.nz) certifying that all vested assets have been installed in accordance with the approved engineering plans and specifications prior to the issuing of S224(c) certificate.</p>

## Advice Notes

<input type="checkbox"/>	<p><i>Engineering Acceptance</i></p> <p>Plans and supporting information accompanied in the design report required for Engineering Acceptance must include but not be limited to the following:</p> <ol style="list-style-type: none"> <li>7. Water Reticulation</li> <li>8. Wastewater Reticulation</li> <li>9. Roding Network – new and alterations to existing and streetlighting.</li> <li>10. Stormwater, water races, and land drainage</li> <li>11. Walking and cycling infrastructure provision and connection.</li> <li>12. Future Public Transport provision accessibility (in consultation with Environment Canterbury Regional Council)</li> </ol> <p>Please note that pedestrian linkages through proposed reserves are considered to be part of the roading infrastructure and will require engineering acceptance prior to construction.</p>
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Completed by: Helen Pullar, Consultant Development Engineer

Date: 11 December 2024



## Roading

### Existing roads:

Road Name	Road Hierarchy Level	Road Standard	Maintenance
Hamptons Road	Arterial Road	Sealed	Maintained
Waterholes Road	Collector Road	Sealed	Maintained
	Choose an item.	Choose an item.	Choose an item.

### Road Frontage Upgrades for Existing Roads

None.

### Proposed roads:

✓ Not applicable

The design of the proposed roads is not applicable.

The street lighting design is not applicable.

### 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"/> <input type="button" value="Click here to enter text."/> 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=""/> <input type="button" value="Click here to enter text."/> 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"/> <input type="button" value="Click here to enter text."/> of the subdivision adjacent to <input type="text" value="Legal description adjoining lot"/> <input type="button" value="Click here to enter text."/>.</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 <a href="#">Legal description adjoining lot</a> <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 <a href="#">Lot number</a> <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 <a href="#">Road name</a> <a href="#">Click here to enter text.</a> and <a href="#">Road name</a> <a href="#">Click here to enter text.</a>.</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>
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	Council will arrange for the installation of the street name signs and poles at each intersection to the Council's standard.
<input type="checkbox"/>	<p><i>NZTA approval</i></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><i>Road Frontage Upgrades</i></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><i>Property numbering</i></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><i>Vesting of roads and reserves subject to land covenants</i></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><i>Point strip valuation process</i></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>

	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><i>Subdivisions adjoining a point strip</i></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> <ul style="list-style-type: none"> <li>(a) 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>(b) 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> </ul> <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 - Roding

Completed by: Will Kirk, Development Engineer (Consultant)

Date: 18 July 2024

Strategic Roding 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 conditional.

The design and siting of proposed vehicle crossings/accessways is conditional.

## Conditions

✓	A vehicle crossing to service the community facility shall be formed in accordance with plans to be confirmed at Engineering Acceptance. 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 within the property boundary.
✓	A Safe System Audit of the access to confirm vehicle crossing formation requirements must be supplied at time of Engineering Acceptance. An audit must be undertaken by an independent assessor at the consent holder's expense, with the report provided to Council prior to Engineering Acceptance.
✓	The permanent car park area is to be formed and sealed.
✓	<p><b>Testing standards</b></p> <p>All vehicle crossings, car parking areas and formed accessways must meet Council's testing standards as prescribed by the Engineering Code of Practice. Supporting documentation must be supplied to Council.</p>
<input type="checkbox"/>	<p><b>Urban vehicle crossings</b></p> <p>A vehicle crossing to service Lot <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). 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><b>Parking laybys</b></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>
✓	<p><b>Non-complying vehicle crossings</b></p> <p>The unsealed vehicle crossings on Hamptons Road must be upgraded or removed to meet the requirements of the Partially Operative District Plan and the Engineering Code of Practice.</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 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>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 checked="" type="checkbox"/>	<p><b>Vehicle Crossings</b></p> <p>Any new or upgraded vehicle crossing requires approval from Council's Infrastructure and Property Department prior to installation. Applications to install a new vehicle crossing or upgrade an existing one can be made online via the SDC website (Selwyn District Council - Application to Form a Vehicle Crossing (Entranceway)). For any questions regarding the process please contact the Roding Team via email at <a href="mailto:transportation@selwyn.govt.nz">transportation@selwyn.govt.nz</a>.</p>

## Comments – Vehicle Crossings and Accessways

### General site access issues

There are 3 existing vehicle crossings that service the site. Two from Hamptons Road, one being unsealed and deemed unsatisfactory for any use associated with this application – see photo below:



If there is ongoing use of the vehicle crossing this should be upgraded.

The third crossing is from Waterholes Road, which is noted as being the primary access to the proposed building (temple). This vehicle crossing is proposed to serve a 6m wide gated accessway that will provide access to the proposed community facility / temple – GIS and photo below:





The NZTA Widening Designation intersects the site, proposed vehicle crossing lies within it. The vehicle crossing was constructed as part of the Christchurch Southern Motorway works. This appears to be to a standard suitable for a private access in this rural zone.

#### **Proposed activity access issues:**

##### **Sight Distance**

TRAN-TABLE5 - Vehicle crossing sight distances requirement = 203m in 80km/hr areas. Applicant indicates that the sight distance to the north towards the intersection of Waterholes Road and Hamptons Road is 145 m until visibility is obscured by vegetation along the boundary of the subject site.

[The following statement in the ITA is not sufficient to address concerns.](#)

43. The proposed access to the recently realigned section of Waterholes Road utilises an existing sealed vehicle crossing. Noting the 80km/h speed limit, the PODP would require 203m visibility in each direction (for a new vehicle crossing). This vehicle crossing is located on the inside bend in the road and has unrestricted visibility to the south. To the north, 145m visibility is provided after which it is partially obscured by vegetation planted along the road boundary of the site however full visibility returns beyond the planting (around 195m from the vehicle crossing) where the road rises towards the intersection with Hamptons Road. This vegetation is newly planted trees which it is assumed will be maintained as a hedge / shelter belt. As long as it is maintained to a low height (<2m) the alignment of the road is such that visibility is not entirely obscured this will not impact on the ability of people to safely select a gap in traffic to exit the site.

A partially obscured sight line could be a significant safety concern when considering the change in the proposed site activity and the increase in traffic movements. A possible option is that the applicant removes the vegetation and replants further back with a provision in the consent that they protect and maintain the sight line across their own property. **Additional Consent condition may be required if this is the confirmed outcome.**

It is noted that the Abley report indicated that they do not think that any provision to protect the sight lines via vegetation control would be sufficient to address their concerns for this proposal – Abley have recommended an alternate location opposite the intersection just to the north. The visibility at this location may be better overall – still not ideal, but impacts may be assessed as no more than minor (would expect the applicant to confirm what is actually achieved in a final review.)

If the outcome of the process is that the vehicle crossing is to be relocated: **Consent Condition: The existing vehicle crossing must be removed with the berms and drainage swale reinstated.**

### **Separation between accessways/intersections**

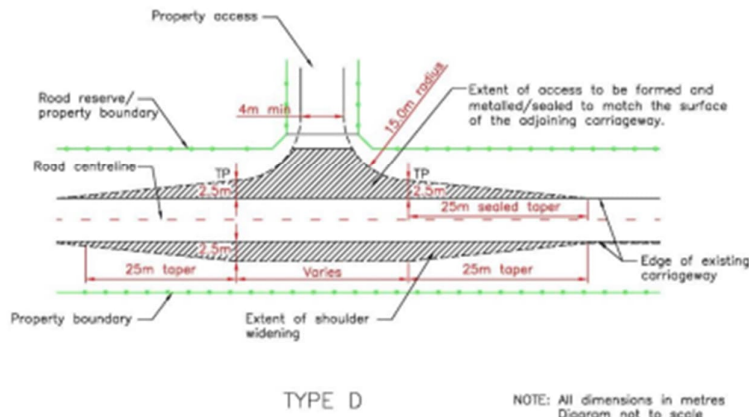
There is a non-conformance with the separation between accessways TRAN-TABLE6A - Accessway separation from other accessways. There would be also be a potential non conformance issue with the separation to the intersection if it moves to a position opposite the intersection as suggested by Abley. No significant concerns where the access design is appropriate. This may require minor widening of the shoulder depending on the outcome of any safety review of the final location. This could be addressed as part of safety reviews in an Engineering Acceptance process.

### **Access formation**

A commercial vehicle crossing standard is recommended as shown below. Specific design requirements to be confirmed at Engineering Acceptance.



### COMMERCIAL AND HEAVY VEHICLE ENTRANCEWAY STANDARD FOR ALL ROADS



The following information from the ITA indicates that the above diagram is not met – a safe systems assessment is requested at Engineering Acceptance in relation to any finalised location to address the question of what specific formation improvements should be incorporated into the finalised layout. This should address any specific safety issues such as the culvert and associated headwalls.

46. The layout of Waterholes Road adjacent to the vehicle crossing includes a sealed width of 10 11m as the road narrows towards the south and widens towards the north on the approach to the intersection with Hamptons Road. At the vehicle crossing this includes approximately 3.4m wide traffic lanes and with approximately 2m wide sealed shoulders. This will allow a vehicle slowing to turn left into the site to pull to the left and allow following traffic to pass. It will also enable sufficient space for any north bound vehicles to slow and pass around a vehicle slowing / stopped to turn right into the site. This reduces any delay or potential for rear end collisions associated with vehicles slowing to enter the site.

### Parking areas

Updated plans with detail of the detail of the parking area proposed (Appendix 1) and attached memo from Novo Group regarding this matter (Appendix 2) included in the RFI response dated 13/11/24.

Layout generally complies – the width of the mobility spaces is shown as 3.4m rather than 3.5m, but there is additional space adjacent to these parks, so no significant concerns.

Recommend that the parking area is sealed and formally marked out. Abley report indicates that this is the case – the applicant's intent may need to be clarified.

Proposed surface of the access and carpark is proposed to be to an all-weather standard (shingle, with hardstand for the accessible parking spaces). This may be typical for rural areas – dust control is a potential consideration when use increases. ITA report identifies access will be formed to an all-weather standard. Notes that at least the first 10m will be sealed from the road boundary to reduce the risk of mud/debris tracking onto the road.

### Potential Consent Condition

Applicant shall maintain the access and parking areas to a good standard that avoids tracking of loose material onto the road and minimises any dust issues. The first 10m of the accessway into the property from the road boundary is to be sealed. The main parking area is to be sealed with carparks marked out.

Completed by: Will Kirk, Development Engineer (Consultant)

Date: 18 July 2024

Updates by Helen Pullar, Consultant Development Engineer

Date: 25 September 2024 – Updated 11/12/24

## 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"/>	<p><b>Water Supply</b></p> <p>The net area of each lot shall be provided with an individual potable <span style="border: 1px solid black; border-radius: 5px; padding: 2px;">water supply type</span> <span style="border: 1px solid black; border-radius: 5px; padding: 2px;">Choose an item.</span> connection to the <span style="border: 1px solid black; border-radius: 5px; padding: 2px;">township</span> <span style="border: 1px solid black; border-radius: 5px; padding: 2px;">Click here to enter text.</span> water supply in accordance with <span style="border: 1px solid black; border-radius: 5px; padding: 2px;">ECOP/Engineering design</span> <span style="border: 1px solid black; border-radius: 5px; padding: 2px;">Choose an item.</span>.</p>
<input type="checkbox"/>	<p><b>Rural water supply</b></p> <p>Water supply to the building must be a suitable potable drinking water supply in accordance with Council minimum water quality standards.</p>
<input checked="" type="checkbox"/>	<p><b>Design requirement – Firefighting rural</b></p> <p>At the time construction commences, firefighting storage is to be provided. A minimum of 90,000 litres shall be maintained at all times as a static firefighting reserve within 3 x 30,000-litre tanks. Alternatively, an 45,000-litre firefighting reserve is to be provided for the hall in association with a sprinkler system installed to an approved standard. A firefighting connection in accordance with Appendix B - SNZ PAS 4509:2008 is to be located within 90 metres of the building. Where pressure at the connection point/coupling is less than 100kPa (a suction source - see Appendix B, SNZ PAS 4509:2008 section B2), a 100mm Suction Coupling (Female) complying with NZS 4505, is to be provided. Where pressure at the connection point/coupling is greater than 100kPa (a flooded source - see Appendix B, SNZ PAS 4509:2008 section B3), a 70mm Instantaneous Coupling (Female) complying with NZS 4505, is to be provided. Flooded and suction sources must be capable of providing a flow rate of 25 litres/sec at the connection point/coupling.</p> <p>The Fire Service connection point/coupling must be located so that it is not compromised in the event of a fire. The connection point/coupling must have a hardstand area adjacent to it that is suitable for parking a fire service appliance. The hardstand area must be located in the centre of a clear working space with a minimum width of 4.5 metres. The access must be trafficable in all weathers and be capable of withstanding a laden weight of up to 25 tonnes with an axle load of 8.2 tonnes or have a load bearing capacity of no less than the public roadway serving the property, whichever is the lower. Access must be maintained at all times to the hardstand area.</p> <p>Underground tanks or tanks that are partially buried (provided the top of the tank is no more than 1 metre above ground) may be accessed by an opening in the top of the tank whereby couplings are not required. A hardstand area adjacent to the tank is required in order to allow a fire service appliance to park on it and access to the hardstand area must be provided as above.</p> <p>Firefighting water supply may be provided by means other than the above if the New Zealand Fire Service has endorsed the alternative method.</p>
<input type="checkbox"/>	<p><b>Firefighting rural</b></p> <p>A firefighting water supply including appropriate access is required in association with the proposed building. This firefighting water supply is to comply with SNZ 4509:2008 New Zealand Fire Service Firefighting Water Supplies Code of Practice.</p>
<input type="checkbox"/>	<p>Water meters shall be installed in the road reserve only (please note that multi meter boxes may be utilised).</p>

<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" value="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"/> <input type="text" value="Click here to enter text."/> and Lot <input type="text" value="Lot number"/> <input type="text" value="Click here to enter text."/> 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"/>	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

#### Drinking Water

Application states "CRC241508 to take and use water for irrigation for the site has also been approved", but also says "Water is available via the bore. A water permit to take and use water will be required from Environment Canterbury as the current water permit is for irrigation only." In the RFI response the applicant has stated the following: The existing water supply bore for the existing dwelling is a permitted activity pursuant to Rule 5.8 of the Canterbury Land and Water Regional Plan. Likewise, the proposed community facility could meet the requirements to be considered a permitted activity provided the groundwater take does not exceed a rate of 5 L/s and a total of 10 m3 a day.

It is noted that there are specific legislation process changes in relation to water supply that the community hall looks to be falling under and the applicant will need to meet those requirements.

#### References:

- [Drinking water | Environment Canterbury](#)
- [Am I a water supplier? | Taumata Arowai](#)

Requirements for water supply compliance are via separate legislation and associated acceptable solutions. While drinking water supplies may be assessed as part of the building consent processes, council would not take on the ongoing compliance monitoring responsibility for this supply.

### Firefighting

FENZ requirements included with RFI response 13/11/24:

What we will require is 90,000L of water (usually done by 3 x 30,000L tanks) and at least two fire service approved couplings This water needs to be within 5m of a hardstanding location, ideally the driveway close to the carpark

The other, and preferred option is to sprinkler protect the building. This will drop the water supply requirement to 45,000L and save the building if a fire was to occur

Updated the standard condition above to align with the quantities requested.

Completed by: Helen Pullar, Development Engineer (Consultant)

Date: 11/12/24

### Conditions – Sewer

☐ Not applicable

<input checked="" type="checkbox"/>	<p><b>Rural wastewater</b></p> <p>Onsite wastewater treatment and disposal system(s) must comply with the requirements of the discharge consent issued by Environment Canterbury Regional Council or confirmation of permitted status must be provided. Where compliance via a Certificate of Compliance cannot be provided, a Resource Consent must be obtained.</p>
<input type="checkbox"/>	<p>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 <span>ECOP/Engineering Design</span> <span>(Choose an item.)</span>.</p>
<input type="checkbox"/>	<p><b>EITHER</b></p> <p>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></p>
<input type="checkbox"/>	<p><b>OR</b></p> <p>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></p>
<input type="checkbox"/>	<p>Boundary boxes shall be installed in the road reserve only. <i>(low pressure sewer only)</i></p>
<input type="checkbox"/>	<p>All sewer reticulation to be vested shall meet Council CCTV standards.</p>

<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

<p>Appendix 2: CRC223819 only covers standard domestic discharges for the dwelling. The Applicant acknowledges that a discharge consent for the community facility will be required from Environment Canterbury, as the current one pertains only to the existing dwelling.</p> <p>RFI question: On-site wastewater management must be approved by Environment Canterbury. Given the scale of their proposal recommend that they obtain consent from Environmental Canterbury prior to issuing the land use consent.</p> <p>RFI response from applicant: “As the site is larger than 4ha, under the Land and Water Regional Plan, a new on-site wastewater treatment system would be permitted, subject to the discharge not exceeding 2 m3 per day. It is proposed any such system installed would meet this requirement and therefore consent would not be required.”</p> <p>Confirmation of this being a compliant activity is recommended – updated wording to condition above.</p>
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Completed by: Helen Pullar, Development Engineer (Consultant)

Date: 11/12/24

## Conditions

<input type="checkbox"/>	<p><b><i>Design Review and Acceptance – Stormwater reticulation and management areas</i></b></p> <p>Engineering plans and supporting design information for all works associated with <input type="text" value="Reticulation/Stormwater Treatment"/> <a href="#">Choose an item.</a> must be submitted to Council via the <a href="mailto:development.engineer@selwyn.govt.nz">development.engineer@selwyn.govt.nz</a> for acceptance at least  working prior to the</p>
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	<p>Acceptance Period <a href="#">Choose an item.</a> and once accepted will thereafter form part of the Approved Consent Document.</p> <p>NOTE: The Development Engineering Manager (or their nominee) will either accept, or refuse to accept, the documentation within <b>X</b> working days of receipt. Should the Development Engineering Manager (or their nominee) refuse to accept the documentation, they will provide a letter outlining why acceptance is refused.</p> <p>Should the Development Engineering Manager (or their nominee) refuse to accept the documentation, the consent holder must submit a revised documents for acceptance. The acceptance process must follow the same procedure and requirements as outlined in conditions <b>+</b>.</p> <p><i>Advice Note</i></p> <p>Where designs require the installation of stormwater management areas landscaping plans will also be required prior to Engineering Acceptance being granted for that asset to allow Council to review the function of the asset holistically.</p>
<input type="checkbox"/>	<p><i>Vested infrastructure</i></p> <p>The consent holder must install stormwater reticulation treatment and disposal systems to service the subdivision in accordance with the accepted engineering plans and the requirements of the associated discharge consent.</p>
<input type="checkbox"/>	<p><i>Provision of individual points of supply – reticulated stormwater only</i></p> <p>Lot(s) <a href="#">Lot number</a> <a href="#">Click here to enter text.</a> must be provided with an individual stormwater lateral connection from Council reticulation to the designated point of supply.</p>
<input type="checkbox"/>	<p><i>Design Requirement – Discharge to ground</i></p> <p>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, must be determined by a suitably qualified person/engineer and evidence of results must be provided at engineering acceptance.</p>
<input type="checkbox"/>	<p><i>Design Requirement – Discharge to watercourse/drain</i></p> <p>Where the collection and discharge of roof/surface water is to a watercourse or drain, the discharge must be managed in terms of both water quality and quantity. The system must 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 acceptance. The applicant should consult with Environment Canterbury regarding the discharge.</p>
<input checked="" type="checkbox"/>	<p><b><i>Design Requirement – Hydraulic Neutrality</i></b></p> <p>Post development stormwater discharges will not exceed pre-development stormwater discharges for all critical duration design storm events up to and including the 1% AEP storm. Designs and supporting information will be submitted to Council via <a href="mailto:development.engineer@selwyn.govt.nz">development.engineer@selwyn.govt.nz</a> for review and acceptance.</p>
<input type="checkbox"/>	<p><i>Design Requirement – Stormwater Treatment</i></p> <p>All vested stormwater infrastructure is required to include low maintenance stormwater treatment installed to meet the stormwater treatment outcomes prescribed by the Land Water Regional Plan.</p>




<input type="checkbox"/>	<p><b><i>Discharge Consent Requirement – Permitted Activity under the LWRP (3 – 5 lots)</i></b></p> <p>Where stormwater discharges are to be undertaken as a permitted activity, confirmation in writing of permitted status must be submitted to Council from Canterbury Regional Council in the form of a certificate of compliance prior to the granting of section 224(c).</p> <p>Where the consent holder cannot demonstrate the stormwater infrastructure to be installed within the development site is a permitted activity, a resource consent from the Canterbury Regional Council will be obtained by the consent holder.</p> <p>Where a specific discharge consent is issued by Canterbury Regional Council, any consent or associated conditions will be subject to Selwyn District Council acceptance, where these obligations will be transferred to Selwyn District Council.</p> <p>Draft CRC consent conditions must be submitted to Council for acceptance via <a href="mailto:development.engineer@selwyn.govt.nz">development.engineer@selwyn.govt.nz</a> prior to section 224(c) Completion Certificate being granted, once accepted, will thereafter form part of the Approved Consent Document.</p> <p>NOTE: The Development Engineering Manager (or their nominee) will either accept, or refuse to accept, the documentation within <b>x</b> working days of receipt. Should the Development Engineering Manager (or their nominee) refuse to accept the documentation, they will provide a letter outlining why acceptance is refused.</p> <p>Should the Development Engineering Manager (or their nominee) refuse to accept the documentation, the consent holder must submit a revised documents for acceptance. The acceptance process must follow the same procedure and requirements as outlined in conditions <b>+</b>.</p>
<input type="checkbox"/>	<p><b><i>Discharge Consent Requirement – Network Discharge Consent area and CRC consent required (more than 5 lots)</i></b></p> <p>The discharge consent obtained from the Canterbury Regional Council should be compliant with any applicable Selwyn District Council network discharge consent ( <a href="#">Consent number</a> <a href="#">Click here to enter text.</a> ) (or subsequent variations)).</p> <p>Draft Canterbury Regional Council consent conditions must be submitted to Council for acceptance via <a href="mailto:development.engineer@selwyn.govt.nz">development.engineer@selwyn.govt.nz</a> prior to Engineering Acceptance being granted, once accepted, will thereafter form part of the Approved Consent Document.</p> <p>NOTE: The Development Engineering Manager (or their nominee) will either accept, or refuse to accept, the documentation within <b>x</b> working days of receipt. Should the Development Engineering Manager (or their nominee) refuse to accept the documentation, they will provide a letter outlining why acceptance is refused.</p> <p>Should the Development Engineering Manager (or their nominee) refuse to accept the documentation, the consent holder must submit a revised documents for acceptance. The acceptance process must follow the same procedure and requirements as outlined in conditions <b>+</b>.</p>
<input type="checkbox"/>	<p><b><i>Discharge Consent Requirement – outside a Network Discharge Consent area and CRC consent required (more than 5 lots)</i></b></p> <p>Where a specific discharge consent is issued by Canterbury Regional Council, any consent or associated conditions will be subject to Selwyn District Council acceptance, where these obligations will be transferred to Selwyn District Council.</p>



	<p>Draft CRC consent conditions must be submitted to Council for acceptance via <a href="mailto:development.engineer@selwyn.govt.nz">development.engineer@selwyn.govt.nz</a> prior to Engineering Acceptance being granted, once accepted, will thereafter form part of the Approved Consent Document.</p> <p>NOTE: The Development Engineering Manager (or their nominee) will either accept, or refuse to accept, the documentation within <b>x</b> working days of receipt. Should the Development Engineering Manager (or their nominee) refuse to accept the documentation, they will provide a letter outlining why acceptance is refused.</p> <p>Should the Development Engineering Manager (or their nominee) refuse to accept the documentation, the consent holder must submit a revised documents for acceptance. The acceptance process must follow the same procedure and requirements as outlined in conditions <b>+</b>.</p>
<input type="checkbox"/>	<p><b>Discharge Consent Requirement</b></p> <p>Where stormwater discharges are to be undertaken as a permitted activity, a certificate produced by a chartered engineering professional that certifies compliance with the Land Water Regional Plan must be submitted to Council via <a href="mailto:development.engineer@selwyn.govt.nz">development.engineer@selwyn.govt.nz</a> prior to the granting of section 224(c).</p>
<input type="checkbox"/>	<p><b>Developer requirements</b></p> <p>The consent holder will hold, operate, and maintain the Canterbury Regional Council operational discharge consent held in their name for a minimum of two years after the section 224(c) Completion Certificate for the final stage of this consent has been issued.</p> <p>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 prior to the transfer of the CRC consent to Council.</p>
<input type="checkbox"/>	<p><b>Vested infrastructure – s224 requirement</b></p> <p>The consent holder must demonstrate that the operational discharge stormwater is compliant with the Canterbury Regional Council consent that is held in the consent holder's name.</p> <p>A fully compliant Compliance Monitoring Report issued by the Canterbury Regional Council must be submitted to Council certifying compliance with the relevant CRC consent via <a href="mailto:development.engineer@selwyn.govt.nz">development.engineer@selwyn.govt.nz</a> prior to the granting of section 224(c).</p>
<input type="checkbox"/>	<p><b>Construction works stormwater infrastructure</b></p> <p>Any works undertaken on stormwater infrastructure located within the development site must be completed in accordance with the Engineering Code of Practice and accepted engineering plans.</p>
<input type="checkbox"/>	<p><b>Stormwater Management Plan</b></p> <ul style="list-style-type: none"> <li>The consent holder shall prepare and submit a Stormwater Design Report and Management Plan in accordance with the requirements of Selwyn District Council and Environment Canterbury Regional Council. This plan shall be provided for Selwyn District Council's for approval and sign-off prior to granting section 224(c) at the consent holder's cost.</li> </ul> <p><b>Advice Note:</b></p> <p>The Stormwater Management Plan 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> </ul>

	<ul style="list-style-type: none"> <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> </ul>
<input type="checkbox"/>	<p><i>Inspection standards</i></p> <p>All vested stormwater reticulation must meet Council's pressure testing and CCTV inspection standards as prescribed by the Engineering Code of Practice. Supporting documentation must be supplied to Council prior to the issuing of s224(c) certificate.</p>
<input type="checkbox"/>	<p><i>Stormwater Operations and Maintenance Manual</i></p> <p>The consent holder must provide a Stormwater Operations and Maintenance Manual prior to the approval of the section 224(c) certificate.</p> <p><i>Advice Note:</i></p> <p>The Stormwater Operations and Maintenance Manual must 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 must 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 i.e. notification procedure at least two months prior to requesting handover.</li> </ul>
<input type="checkbox"/>	<p><i>Producer statement</i></p> <p>Prior to the approval of a section 224(c) completion certificate the consent holder must provide a Producer Statement demonstrating that the stormwater system has been designed and constructed in accordance with <span style="border: 1px solid black; padding: 2px;">Consent number</span> <span style="color: #0070C0;">(Click here to enter text.)</span>. The producer statement is to be submitted to <a href="mailto:development.engineer@selwyn.govt.nz">development.engineer@selwyn.govt.nz</a>.</p>
<input type="checkbox"/>	<p><i>S224 document requirement</i></p> <p>Prior to the issuing of s224(c) certificate the consent holder must provide accurate 'as built' plans of all stormwater infrastructure installed as part of this consent that meet the requirements set out in the</p>

	<p>Engineering Code of Practice. Any costs involved in provision and transfer of this data to Council's systems must be borne by the consent holder.</p> <p><i>Advice Note:</i></p> <p>The asbuilts submitted for stormwater management areas will also include any specific planting constructed as part of works required for the completion of this consent.</p>
<input type="checkbox"/>	<p><i>S224 document requirement</i></p> <p>Prior to the issuing of s224(c) certificate the consent holder must provide accurate AMIS schedule of all stormwater infrastructure installed as part of this consent that meet the requirements set out in the Engineering Code of Practice and the Engineering Acceptance letter. Any costs involved in provision and transfer of this data to Council's systems must be borne by the consent holder.</p> <p><i>Advice Note:</i></p> <p>The AMIS schedule submitted for works occurring within a vested stormwater management area will also include any specific planting constructed as part of works required for the completion of this consent.</p>
<input type="checkbox"/>	<p><i>S224 document requirement</i></p> <p>Prior to the issuing of s224(c) certificate the consent holder must provide a comprehensive electronic schedule of any stormwater infrastructure assets to be vested in the Council that meets the requirements set out in the Engineering Code of Practice and the Engineering Acceptance letter.</p> <p><i>Advice Note</i></p> <p>The vested assets schedule must cover all vested asset types and include but not be limited to installed material unit costs, type, diameter, class, quantity and include summary details.</p>
<input type="checkbox"/>	<p><i>Developers Agreements</i></p> <p>A Developers Agreement must be entered into with Council for the construction of  <a href="#">Click here to enter text.</a>. The Developers agreement must be agreed to by Council in writing and Engineering Acceptance will be issued prior to construction commencing on site.</p>

## Advice notes

✓	<p><i>Discharge within global consent areas</i></p> <p>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.</p>
✓	<p><i>Provision of stormwater – rural lots</i></p> <p>Onsite stormwater treatment and disposal system(s) must comply with the requirements of the discharge consent issued by Environment Canterbury Regional Council. Where compliance via a Certificate of Compliance cannot be provided, a Resource Consent must be obtained.</p>

<input type="checkbox"/>	<p><b>Discharge Consents – developer’s responsibility</b></p> <p>The consent holder must obtain Resource Consent from Canterbury Regional Council for earthworks, construction activities and operational stormwater discharges.</p>
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## Comments – Stormwater

<p>The Applicant states: “<i>stormwater disposal will be to ground via appropriately designed soak pits.</i>” This is appropriate in this area.</p> <p>Review comment –will need to meet building consent requirements in relation to soak pits.</p> <p>Applicant confirmed in RFI response: “On-site stormwater disposal is likewise provided for as a permitted activity for residential, educational or rural activities. The Land and Water Regional Plan does not define these activities; however, it seems unlikely the proposed use would fit in within these. So, consent would be required for the disposal of stormwater for the proposed use, however the applicant would like to seek this in conjunction with Building Consent at the time this is sought, subject to land use consent being approved.”</p> <p>Would want confirmation at Engineering Approval.</p>
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Completed by: Helen Pullar, Development Engineer (Consultant)

Date: 11/12/24

## Power and Telecommunications Services

☐ Not applicable

### Conditions

<input type="checkbox"/>	<p><b>Front lots</b></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><b>Rear lots</b></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"/>	<p>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></p>
<input type="checkbox"/>	<p>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></p>

## 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.
<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> )

## Comments – Power and Telecommunications Services

The Applicant states: “Electricity and telecommunications reticulation will be extended as required in accordance with the requirements of the relevant utility operator.”
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Completed by: Will Kirk, Development Engineer (Consultant)

Date: 18 July 2024

## Water Races

☐ Not applicable

### Conditions

<input type="checkbox"/>	The access crossings to Lot(s) <input type="text" value="Lot number"/> <a href="#">Click here to enter text.</a> 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"/> <a href="#">Click here to enter text.</a> 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" value=""/> <a href="#">Click here to enter text.</a> mm.
<input type="checkbox"/>	Easements in gross in favour of Council to a minimum width of <input type="text" value=""/> <a href="#">Click here to enter text.</a> 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

✓	<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> <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"/> ✓	<p><b>Maintenance</b></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><input type="checkbox"/> Selwyn District Council is responsible for the maintenance of this water race;</p> <p>OR</p> <p><input type="checkbox"/> The landowner is responsible for cleaning and maintaining the water race as per Council bylaws and policies.</p>
<input type="checkbox"/>	<p><b>Water race irrigation rights</b></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><b>Stock water rating</b></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

<p>The Paparua Water Race runs under each northern vehicle crossing on Hamptons Road, and alongside the eastern boundary of the site:</p>
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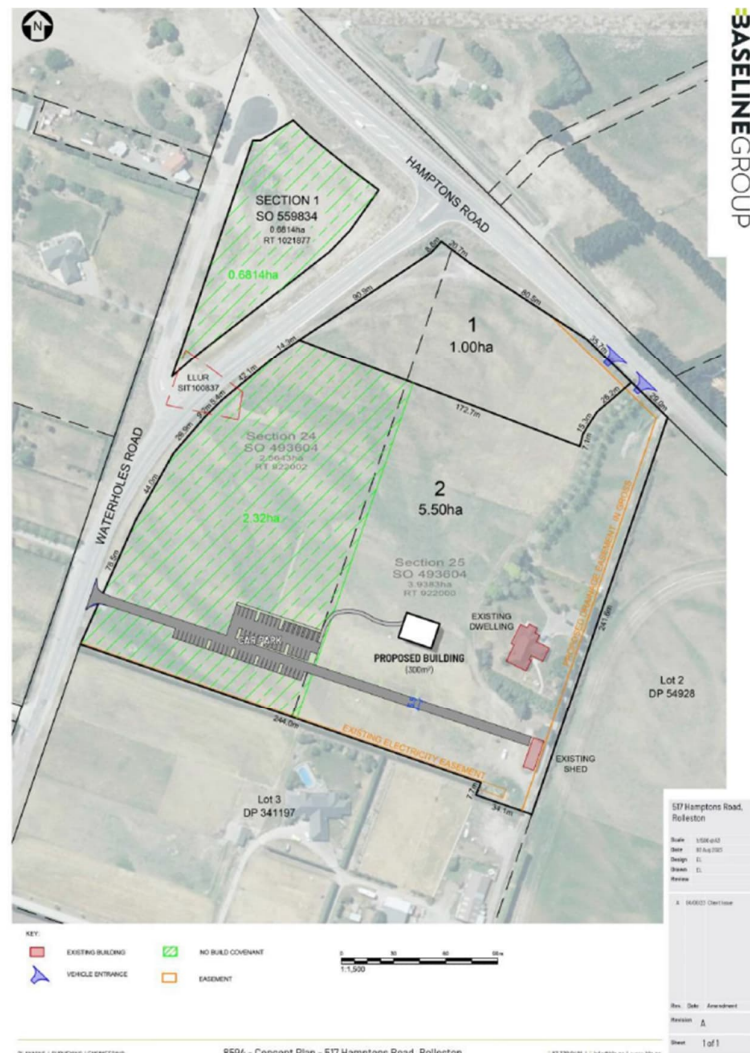




Both crossings pass over the Water Race with a pipe culvert.

Added Advice Notes above. The proposed works are separated from water race.

There looks to be an easement in gross in place already.



Completed by: Helen Pullar, Consultant Development Engineer

Date: 25 September 2024

## Land Drainage and Other Waterways

✓ Not applicable

### Conditions

<input type="checkbox"/>	Easements in gross favour of Council to a minimum width of <a href="#">Click here to enter text.</a> 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 <a href="#">Click here to enter text.</a> 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

Not applicable.
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Completed by: Will Kirk, Development Engineer (Consultant)

Date: 18 July 2024

## 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"/>	
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## Comments

Not applicable.
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Completed by: Will Kirk, Development Engineer (Consultant)

Date: 18 July 2024

## 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> )
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### 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

Not applicable.
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Completed by: Will Kirk, Development Engineer (Consultant)

Date: 18 July 2024

## 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

Not applicable.
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Completed by: Will Kirk, Development Engineer (Consultant)

Date: 18 July 2024

## Reserves

✓ Not applicable

## Conditions

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

## Comments

Not applicable.
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Completed by: Will Kirk, Development Engineer (Consultant)

Date: 18 July 2024

## Development Contributions

- ☐ Not applicable
- ☐ Applicable – see attached spreadsheet

## Comments

<input type="text" value="Click here to enter text."/>
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Completed by:  Choose an item.)

Date: