

Environmental Protection Agency
c/o Faringdon Expert Consenting Panel

Attention: John Hardie

20 August 2021

Dear Mr Hardie,

Please find below the applicant's response to the Draft Conditions issued on Friday 13th August 2021.

Some minor amendments to the draft conditions have been proposed. These are attached (as tracked changes) in Appendix 1. The comments below address the applicant's reasoning for suggesting these proposed amendments:

SELWYN DISTRICT COUNCIL

Subdivision RC215485 conditions – Faringdon South West

Condition 3

Specific approved plan references have been included for ease of future interpretation as to what has been approved.

Condition 4

The amendments to condition 4 reflect the requirement for the lots set aside for the pump station to be included in Stage 1.

Condition 14

Reference to the approved landscaping plans has been included in this condition as these plans include treatment of some reserve boundaries.

Condition 15

This condition has been deleted as the applicant and Council have agreed there is enough width to plant street trees along the Selwyn Road frontage. Please refer to the attached correspondence contained in **Attachment A**. A new condition requiring street trees to be planted within Selwyn Road is included as Condition 65.

Condition 18 (new numbering)

A new amalgamation condition is required for Lots 297 and 298 in relation to the pump station. Including these lots in Stage 1 results in them having no road frontage, hence the required amalgamation with lots 24 and 25.

Condition 27 (new numbering)

The term Developers Agreement has been included to provide consistent terminology for the agreement between the applicant and Council. The term reflects that which has been used in past agreements with Council.

Condition 40 (new numbering)

The wording of this condition has been altered to reflect the fact that Council is no longer seeking alternative locations for the pump station.

Condition 40 and 41

A temporary pump station solution no longer forms part of the infrastructure design for the development, therefore this condition can be deleted.

Condition 42 (new numbering)

Updates the terminology to Developer Agreement (refer condition 27 explanation).

Condition 51

No stormwater infrastructure is proposed to traverse private property. This condition can therefore be deleted.

Condition 60

The subdivision plans have all been updated to reflect a minimum frontage width for Lots 589-595.

Condition 58 (new numbering)

The identified lots have been excluded from this condition in terms of requiring compliance with Appendix 13. Land use consent for vehicle crossings for these lots formed part of the original application. Land use consent was necessary due to their proximity to shared accessways or intersections and an inability to satisfy separation requirements.

Condition 68

Deleted as per condition 15 above.

Condition 75 (new numbering)

The working days have been amended to ensure consistency with ECan conditions. Condition numbering updated.

Condition 83

This condition has been deleted as the contamination assessment assessed this burn pit as part of a Detailed Site Investigation and determined no remediation is required. For confirmation please refer to the correspondence in **Attachment B**.

Condition 87 & 88 (new numbering)

Reference to the approved landscaping plans has been included as these plans include reserve areas and freestanding walls.

Land Use RC215538 conditions – Faringdon South West

Condition 8

The working days have been amended to ensure consistency with ECan conditions.

Condition 15

Removal of reference to Faringdon South East.

Subdivision RC215439 conditions – Faringdon South East

Condition 3

Specific approved plan references have been included for ease of future interpretation as to what has been approved.

Condition 25

This condition has been updated to reflect consistent terminology.

Condition 45

No stormwater infrastructure is proposed to traverse private property. This condition can therefore be deleted.

Condition 55 (new numbering)

The identified lots have been excluded from this condition in terms of requiring compliance with Appendix 13. Land use consent for vehicle crossings for these lots formed part of the original application. Land use consent was necessary due to their proximity to shared accessways or intersections and an inability to satisfy separation requirements.

Condition 60 (new numbering)

The landscape plans have been referenced as they include some entrance structures within road reserve.

Condition 71 (new numbering)

The working days have been amended to ensure consistency with ECan conditions.

Condition 83 & 84 (new numbering)

Reference to the approved landscaping plans has been included as these plans include reserve areas and freestanding walls.

Land Use RC215440 conditions – Faringdon South East

Condition 8

The working days have been amended to ensure consistency with ECan conditions.

ENVIRONMENT CANTERBURY CONDITIONS

Faringdon South West and East - Land Use Consent (Section 9) to use land for earthworks

Condition 1

Legal description corrected due to transposed numbers.

Condition 13(g)

Whilst we have not applied for an air discharge permit we are happy for the inclusion of a Dust Management Plan (DMP) condition. However, the requirement for a community liaison group has not been required for other subdivisions within Canterbury. In discussions with ECan they agreed this condition was not necessary. Any complaints received will be addressed through the DMP in accordance with condition (h).

Faringdon South West and East - Discharge Permit (Section 15) to discharge construction phase stormwater

Condition 1

Legal description corrected due to transposed numbers.

Condition 3

Has been amended;

- to require the soakpits on individual lots are designed in accordance with the Building Act;
- to require the soakpits within the road reserve to have a maximum depth of 3m;
- to ensure the soakpits on individual lots do not need to be designed to meet the 2% AEP.

Condition 5

Has been amended to remove the term 'chambers' and to require manholes to be designed for retrofitting should it be required in the future.

Faringdon South West and East - Discharge permit (Section 15) to discharge operational phase stormwater

Condition 1

Legal description corrected due to transposed numbers.

Condition 3

Has been amended;

- to require the soakpits on individual lots are designed in accordance with the Building Act;
- to require the soakpits within the road reserve to have a maximum depth of 3m;
- to ensure the soakpits on individual lots do not need to be designed to meet the 2% AEP.

Condition 5

Has been amended to remove the term 'chambers' and to require manholes to be designed for retrofitting should it be required in the future.

If you have any questions regarding the contents of this letter, please do not hesitate to contact me.

Kind Regards,
DAVIE LOVELL-SMITH LTD



Mark Brown
Planner/ Director

Attachments

- A – Selwyn Road Street Tree Correspondence
- B – ENGEO – Burn Pit Correspondence (523 East Maddisons Road)