

Selwyn District Council Comment on the Draft Conditions for Faringdon South West and South East Development

1. Contact Details

Please ensure that you have authority to comment on the application on behalf of those named on this form.

Organisation name (if relevant)	Selwyn District Council		
*First name	Tim		
*Last name	Harris		
Postal address	PO Box 90, Rolleston		
*Home phone / Mobile phone		*Work phone	
*Email (a valid email address enables us to communicate efficiently with you)	tim.harris@selwyn.govt.nz		

2. *We will email you draft conditions of consent for your comment about this application

<input checked="" type="checkbox"/>	I can receive emails and my email address is correct	<input type="checkbox"/>	I cannot receive emails and my postal address is correct
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3. Please provide your comments on this application

1. The Selwyn District Council (SDC) thanks the Expert Consenting Panel (the Panel) for the opportunity to provide comment on the draft conditions for Faringdon South West and South East Development.
2. SDC is supportive of the overall conditions subject to consideration of the comments below and those in **Attachment A**. To help the Panel SDC has attached tack changes to reflect the comments below.

General

1. There are a number of track changes to the SDC conditions in **Attachment A**. These are relatively minor in nature or are in response to recent refinement of conditions on other recent consents and have been changed for consistency purposes. Comments have been included with these track changes in **Attachment A**.
2. The consent numbers for the South East development have also be referenced incorrectly. The subdivision consent is RC215539 and the landuse consent is RC215540. These have been changed in **Attachment A**.

Fencing

3. The Panel commented SDC recommended a front fencing consent notice in paragraphs 18/19 of the SDC comments but did not provide wording. Additional wording has been added to Condition 93 Subdivision RC215485 and Condition 86 Subdivision RC215539. Note the condition numbering is as per **Attachment A** to these comments.

Development Contributions

4. SDC have a number of Development Contributions that will apply to this development. SDC practice is to add these as advice notes to the subdivision consents. These are payable regardless of whether they are on the consent decision or not but for clarity and awareness. Recommended wording has been provided in **Attachment A**.

Reserves

5. The consent holder is required to maintain the landscape works for a period of two years anyway under the ECOP and compliance with this is a condition in the consents. However these conditions suggest a longer (but unspecified) timeframe for the maintenance period for the areas specified. SDC are mindful that the applicant has continued to undertake landscape maintenance works on previous subdivisions well beyond the formal maintenance period. SDC generally agree with this approach in principle, given the larger than required road berms, but feel the condition needs to be clearer around the expected time frame for the transfer of responsibility (as it is unlikely to remain in perpetuity). Council will need some time to plan and ensure appropriate budgets are in place to undertake this work. It is suggested that for awareness of this issue the second advice note underlined below is included.

RC 215485 (condition 72 in Attachment A)

The Consent Holder shall maintain all landscaping/planting within the areas shown in 'green and white stripes' on the approved subdivision plans attached to these conditions, unless alternative mutually agreed arrangement is made with Selwyn District Council. These are the road frontage landscape strips adjacent to Lots 126-127, 145-163 and 510-514.

Advice note:

- i. Maintenance includes replacing any damaged, diseased or dead planting in these areas.
- ii. Council requires a 12 month lead in time before the responsibility and maintenance all landscaping/planting is transferred to Council

RC 215439 (Condition 66 in Attachment A)

The Consent Holder shall maintain all landscaping/planting within the areas shown in 'green and white stripes' on the approved subdivision plan attached to these conditions, unless alternative mutually agreed arrangement is made with Selwyn District Council. These are the road frontage landscape strips adjacent to Lots 59-71, 91-95, 107-108, 128-129, 277-282 and 302.

Advice note:

- i. Maintenance includes replacing any damaged, diseased or dead planting in these areas.

- ii. Council requires a 12 month lead in time before the responsibility and maintenance all landscaping/planting is transferred to Council

Stormwater

6. SDC have a concern with the wording of Condition 3 of both the Discharge permit (Section 15) to discharge operational phase stormwater conditions. The strikethrough section below is new to SDC and in SDC's view is not required. It would very difficult to enforce under the Building Code for dwellings and it is recommended it is removed as per below.

Stormwater shall be discharged to land via the following stormwater system, as shown on the attached Plan CRCXXXXA (ECan Attachment A to these conditions):

- a. *Stormwater generated from the roofs of individual dwellings must be discharged to ground via soakpits within individual lots. The soakpits must have a maximum depth to the base of 3.0 metres below natural ground level. ~~and the manholes must be of a type that can be retrofitted with treatment devices if required in future;~~*
 - b. *Stormwater generated from roads, road berms and lot frontages must be collected by sumps fitted with submerged or trapped outlets and conveyed via pipes to boulder backfilled rapid soakage trenches shown on Plan CRCXXXXB (ECan Attachment E to these conditions);*
 - c. *The capacity of the stormwater system must be up to the two percent annual exceedance probability (2% AEP) 24-hour rainfall event; and*
 - d. *Any flow above a 2% AEP event must be directed to a secondary flow path via the road reserves to direct flows away from buildings.*
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