

Selwyn District Council
Subdivision RC215485 and Land Use RC215538 Consent Conditions
Faringdon South West

Operative District Plan

1. Any reference to the "Operative District Plan" in these consent conditions means the Selwyn District Plan that is operative at the date of decision of this consent.

Subdivision RC215485 conditions – Faringdon South West

General

2. The following conditions of consent shall be met prior to the issue of the section 224(c) completion certificate, at the expense of the Consent Holder.
3. The subdivision shall proceed in general accordance with the approved subdivision plans (SDC Attachment A to these conditions), the details included with the application and the further information and response to comments provided, including the creation of any additional utility lots, except where varied by the following conditions of consent.
4. The subdivision may be undertaken in stages. If the subdivision is undertaken in stages, the stages may occur in any order but generally in accordance with the following:
 - Stage 0 – Lots 2000 – 2010, 226
 - Stage 1 – Lots 1 – 45, 800 – 802
 - Stage 2 – Lots 46 – 220, 701, 803 – 806
 - Stage 3 – Lots 221 – 231
 - Stage 4 – Lots 232 – 337, 700, 807 – 808
 - Stage 5 – Lots 338 – 412, 809 – 810
 - Stage 6 – Lots 413 – 483, 703, 811 – 812
 - Stage 7 – Lots 484 – 524, 704, 813
 - Stage 8 – Lots 525 – 650, 705 – 707, 814 – 815
 - Stage 9 – Lots 651 – 682, 708, 816
5. All required easements shall be duly created and granted or reserved.

Consent Notices

6. A Consent Notice pursuant to section 221 of the Resource Management Act 1991 shall be registered on the relevant Record of Title for Lots 1-6, 65-71,79, 80-92, 94-97, 100-144, 154-162, 165-169, 192-198, 200-208, 210-215, 234-239, 241-249, 252-254, 256-257, 260-264, 275-279, 282-285, 288-291, 294-298, 303-313, 318-325, 334-338, 341-342,345-368, 373-384, 387-388, 391-393, 395, 432-446, 454-461, 477-483, 505-510, 515-516, 518-524, 561-570, 572-587,

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589-608, 633-634, 636-637, 643-650, 652-666, 668-672 to record the following conditions are complied with on a continuing basis:

- a. These lots are small-lot medium density lots. The Living Z rules in the Operative District Plan for small-lot medium density development shall apply to any future development on these lots.
7. A Consent Notice pursuant to section 221 of the Resource Management Act 1991 shall be registered on the relevant Record of Title for Lots 7-64, 72-78, 145-153, 163-164, 170-191, 199, 216-220, 232-233, 240, 250-251, 255, 258-259, 265-274, 280, 281, 286-287, 292-293, 299-302, 326-333, 314-317, 339-340, 343-344, 369-372, 385-386, 389-390, 394, 396-422, 427-431, 447-451, 453, 462-476, 484-504, 511-514, 517, 525-560, 571, 588, 609-632, 635, 638-642, 651, 667, 673-682 to record the following conditions are complied with on a continuing basis:
- a. These lots are low density lots. The Living Z rules in the Operative District Plan for low density development shall apply to any future development on these lots.
8. A Consent Notice pursuant to section 221 of the Resource Management Act 1991 shall be registered on the relevant Record of Title for Lots 224-225 to record the following conditions are complied with on a continuing basis:
- a. Lots 224 and 225 are Comprehensive Medium Density Development lots. The Living Z rules in the Operative District Plan for comprehensive medium density development shall apply to any future development on these lots (including but not limited to Rule 4.12 which will require additional resource consent, and Table C12.1 of the Township Volume).
9. A Consent Notice pursuant to section 221 of the Resource Management Act 1991 shall be registered on the relevant Record of Title for Lot 226 to record the following conditions are complied with on a continuing basis:
- a. Lot 226 is a business (neighbourhood centre) lot and any future development is to be in accordance with RC215538.
10. A Consent Notice shall be registered against the Record of Title for each utility lot created, to the effect that it shall be used as a utility lot only. Ongoing compliance with this condition shall be ensured by way of a consent notice registered against the Record of Title. The Consent Notice shall be prepared and registered by Council's solicitor at the request and expense of the Consent Holder.
11. A Consent Notice pursuant to section 221 of the Resource Management Act 1991 shall be registered on the relevant Record of Title for Lots 24, 25, 297 and 298 to record the following conditions are complied with on a continuing basis:
- a. These lots are to be utility lots until such time as Council have confirmed whether these are required to accommodate a permanent sewer pump station. In the event Council do not require these lots the Consent Notice will be cancelled and the Consent Notice in condition 7 will apply.
12. A Consent Notice pursuant to section 221 of the Resource Management Act 1991 shall be registered on the relevant Record of Title for Lot 56 to record the following conditions are complied with on a continuing basis:
- a. Lot 56 may be used as a future road connection to Lot 1 DP 326339 and no Development Contributions will be payable for this lot. In the event this lot is not

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required for this purpose then the Living Z low density rules apply and Development Contributions will be payable.

13. A Consent Notice pursuant to section 221 of the Resource Management Act 1991 shall be registered on the relevant Record of Title for Lot 682 to record the following conditions are complied with on a continuing basis:

a. Lot 682 shall not take **vehicle** access from Goulds Road.

Commented [BR1]: Pedestrian access to Lot 682 is acceptable.

14. Any lot which shares a boundary with a reserve or walkway shall be limited to a single fence erected within 5m of any Council reserve that is at least 50% visually transparent where it exceeds 1.2m in height (which shall be applied to the whole fence in its entirety). On-going compliance with this condition shall be ensured by way of a consent notice registered against the Record of Title to issue for each lot (other than roads and reserves) that borders a reserve or walkway.

15. In lieu of the provision of street trees on Selwyn Road, the Consent Holder shall plant a specimen tree of a type compatible with the street trees provided in this subdivision within the frontage of all lots fronting Selwyn Road that can accommodate a tree to the satisfaction of Selwyn District Council. The details, including the species, spacing and exact location of trees and whether tree pit root barriers are required shall be in accordance with relevant Council policy and to the satisfaction of Selwyn District Council. A Consent Notice pursuant to section 221 of the Resource Management Act 1991 shall be registered on the relevant Records of Title for the lots that will accommodate these trees to ensure ongoing maintenance and retention, and replacement with same should they become damaged, diseased or dead.

Covenants

16. 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.

a. This shall be ensured by way of a fencing covenant registered against the Record of Title to issue for each adjoining lot. The covenant is to be prepared by Council's solicitor at the expense of the Consent Holder

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.

17. The Consent Holder shall ensure that the adjoining property owners, Lot 1 DP 326339 and Lot 1 DP 355996, with a shared boundary to Lots 45, 403 -413, 429 - 430, 46- 61, 615 - 616, 621 - 622, 624 - 627, 633 - 635, 639 - 641 and 666 are indemnified from liability to contribute to the cost of the erection or maintenance of any non-rural boundary fences between their property and the above lots. The Consent Holder shall submit to Council a written undertaking from their solicitor that such a fencing covenant will be registered on the Record of Title of Lots 45, 403 -413, 429 - 430, 46- 61, 615 - 616, 621 - 622, 624 - 627, 633 - 635, 639 - 641 and 666.

Engineering Approval

18. The engineering design plans and specifications for all works shall be submitted to the Development Engineering Manager for approval including, but not limited to:

- Water supply
- Water race
- Sewerage
- Stormwater
- Roading, including street lighting and entrance structures
- Shared accessways
- Landscaping and irrigation.

No work shall commence until Engineering Approval has been confirmed in writing. Any subsequent amendments to plans and specifications shall be submitted to the Development Engineering Manager for approval.

19. All work shall comply with the conditions set out in the Engineering Approval and be constructed in accordance with the approved engineering plans.
20. All work shall comply with the Engineering Code of Practice, except as agreed in the Engineering Approval.
21. The Consent Holder shall include with the engineering plans and specifications submitted for Engineering Approval, copies of any other consents required and granted in respect of this subdivision, including any certificate of compliance or consent required by Canterbury Regional Council.
22. Unless specific provision is made otherwise through the Engineering Approval the services to all lots shall extend from the road boundary to a point one metre inside the net area of the lot. Please note that the net area is the area excluding any right of way or accessway.
23. The Consent Holder shall provide accurate 'as built' plans of all services to the satisfaction of the Development Engineering Manager. All assets being vested in Council shall be provided in an appropriate electronic format for integration into Council's systems. Any costs involved in provision and transfer of this data to Council's system shall be borne by the Consent Holder.
24. The Consent Holder shall provide a comprehensive schedule of any assets to be vested in the Council to the satisfaction of the Development Manager. The schedule shall include but not be limited to installed material unit costs, type, diameter, class, quantity and include summary details.
25. The design of any intersection designs serving the development shall be informed by the 2033 Paramics model.

Intersection upgrades – Developer Agreement

26. A ~~cost share~~ developers agreement agreement shall be entered into between Selwyn District Council and the Consent Holder for the upgrade of the Shillingford Boulevard – Goulds Road – East Maddisons Road intersection. The agreed costs should be proportionate to the volumes originating from Faringdon South West and other developments within the area to ensure a fair and equitable contribution. The agreement shall also reflect Council's Development Contribution Policy for CRETS, which includes this roundabout, and shall establish all the agreed

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parameters to have the intersection upgrade construction completed by the end of Stage 6 (meaning the further subdivision of Lot 2005).

Advice note: *The Developer Agreement can be negotiated on the understanding that the completion of the intersection upgrade can be deferred beyond Stage 6 if revised timeframes would be preferred by the Consent Holder and Council.*

Utilities

27. 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.
28. Where sewer, 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.

Water Supply

29. The net area of each lot shall be provided with an individual potable high pressure connection to the Rolleston water supply in accordance with the approved Engineering Plans.
30. Water meters shall be installed in the road reserve only. Multi meter boxes may be utilised.
31. Connection to Council's reticulated water supply shall either be carried out or supervised by Council's contractor SICON Ferguson Limited at the cost of the Consent Holder.
32. Water mains are to be installed as per Council's water masterplan.
33. Water connections are to be provided to adjoining properties where required by Council.

Sewer

34. Any existing on-site effluent treatment and disposal systems shall be decommissioned and removed from the site or backfilled.
35. Each lot shall be provided with a sewer lateral laid to the boundary of the net area of that lot in accordance with the approved Engineering Plans.
36. All laterals shall be installed ensuring grade and capacity are provided for and in accordance with Council's engineering standards, giving regard to maximum upstream development density.
37. All sewer reticulation to be vested shall meet Council CCTV standards.
38. Connection to the Council sewer shall be arranged by the Consent Holder and the work shall be done by a registered drainlayer.
39. Should Council not be able to secure land for a permanent pump station, the Consent Holder shall provide Lots 24, 25, 297 and 298 to accommodate this pump station. A Consent Notice will be placed on these lots requiring them to be Utility Lots until such time as Council have confirmed whether these lots are required for this purpose. The Consent Notices will be cancelled following confirmation from Council that these lots are not required. In the event that they are required, they are to be vested in Council as part of the first stage of the development.
40. A temporary sewer pump station shall be installed at a sufficient depth and size to cater for the sewer catchment upstream of the Faringdon South West subdivision, agreed with Council. The

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gravity sewer pipe network is to be constructed to allow for ease of future connection to the permanent Council pump station.

41. The temporary sewer pump station will be provided by the developer, and at the cost of the developer, to service all lots which will be completed prior to the commissioning of the permanent Council pump station.
42. An ~~Developers Agreement Infrastructure Provision Agreement~~ will be entered into between Council and the Consent Holder in relation to the construction of sewer infrastructure which will service areas outside of the Faringdon South West subdivision. The terms of this agreement will provide a basis for reimbursement of construction costs to the developer from Council following the commissioning of the sewer infrastructure.
43. Trunk wastewater pipes within this development shall be oversized to cater for the greater catchment area and will be determined through the Engineering Approval stage.
44. Wastewater connections are to be provided to adjoining properties where required by Council.

Stormwater

45. The Consent Holder shall install stormwater reticulation treatment and disposal to service the subdivision in accordance with the approved engineering plans and the requirements of Canterbury Regional Council.
46. The Consent Holder shall prepare and submit a Stormwater Design Report and Management Plan in accordance with the requirements of Selwyn District Council and Canterbury Regional Council. This plan shall be provided for Selwyn District Council's approval and sign-off at the Consent Holders Cost. The plan shall be provided to the Canterbury Regional Council at the same time. It shall include but not be limited to:
 - a. 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.
 - b. Existing and proposed drainage plan with sub catchments and flow arrows to show how the drainage will be affected.
 - c. Calculations to demonstrate compliance with the Engineering Code of Practice and any relevant Environment Canterbury consent conditions.
 - d. A description of the stormwater network, including the components used to convey, treat and discharge stormwater.
 - e. A description of the receiving environment, including whether there are any active downgradient/downstream domestic or community supply points.
 - f. A description of the inspection and maintenance schedule and any reporting requirements.
 - g. A description of the actions that will be taken to address any issues discovered during inspections and maintenance.
 - h. A description of any monitoring and responses to monitoring to ensure that adequate treatment is being provided to enable the LWRP water quality outcomes to be met.

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- i. A description of the management of the discharge of stormwater from sites involving the use, storage or disposal of hazardous substances (if such sites are present in the subdivision).
47. The proposed development shall not discharge run off onto adjacent properties unless via a controlled outlet approved as part of the Engineering Design Approval.
48. In the event that an adjacent neighbour's historical stormwater drainage was onto the site, the proposed development must maintain or mitigate the historical discharge.
49. 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 those consents or conditions are relevant to the obligations to be transferred to Selwyn District Council). The Consent Holder will hold, operate and maintain the stormwater consent for a minimum of two years after the Section 224(c) Completion Certificate has been issued. Council must be satisfied at the end of this period that all aspects of the system, including but not limited to compliance with consent conditions, operations and maintenance costs are acceptable to Council.
50. The Consent Holder shall provide a Stormwater Operations and Maintenance Manual prior to the approval of the Section 224(c) Completion Certificate.
51. Where stormwater mains in private property are to be vested in Selwyn District Council, a written request shall be submitted to the Development Engineering Manager. Easements in gross in favour of Council shall be provided.

Power and Telephone

52. 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.

53. 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.

~~52. Electricity supply and telecommunications shall be supplied to the net area of each lot of the subdivision by way of underground reticulation in accordance with the standards of the relevant network utility operator.~~

~~53-54.~~ The Consent Holder shall provide evidence in writing from the relevant authorities that electrical and telephone service connections have been installed to each lot.

Commented [BR2]: This is just an updated condition due to issues with putting the wires on for rear lots

Existing and New Roads

~~54-55.~~ The full length of existing road frontages to the application site shall be upgraded to township/urban standards, including but not limited to seal widening, kerbing, footpaths/shared paths and street lighting.

~~55-56.~~ All roads shall be constructed in accordance with the approved engineering plans.

~~56-57.~~ All roads shall be vested in the Selwyn District Council as road.

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57-58. The 2.5 metre wide shared pedestrian/cycling paths shown on the Movement Network plan (Applicant Response to Minute 3 – Appendix E) are to be clearly identified as being for the shared use of pedestrians and cyclists, via path markings, small signs or other treatment at appropriate spacings. The method is to be to the satisfaction of Selwyn District Council.

58-59. Once Road Lot 816 in Stage 9 is constructed and vested in Council, a temporary turning area at the northern end of East Maddisons Road is to be constructed by the Consent Holder generally in accordance with the plan attached as Attachment G to the Applicant's Response to Comments, with the detailed design to be to the satisfaction of Selwyn District Council.

Corner Splays and Frontage Widths

59-60. The corner lots at the road intersections shall be splayed with a rounded minimum radius of 3 metres.

60-61. Lots 589-595 are to have a minimum front boundary width of 15 metres.

Accessways and Vehicle Crossings

61-62. Vehicle crossings ~~which service more than one allotment to service the lots shown on the approved subdivision plans~~ shall be formed in accordance with Appendix 13 of the Operative District Plan. 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.

62-63. Vehicle accessways servicing the rear lots shown on the approved subdivision plans shall be formed in accordance with Appendix 13 of the Operative District Plan.

63-64. Lot 682 shall not take vehicle access from Goulds Road.

64-65. All ROW required to service the lots shown on the approved subdivision plans shall be formed in accordance with Appendix 13 of the Operative District Plan.

Commented [RF3]: We usually only require vehicle crossings to be formed where they serve more than 1 lot as the developer does not know where the house is going to be built and so where to put the crossing and we have a vehicle crossing application which is done as part of the BC

Commented [BR4]: Same as above comment.

Commented [BR5]: As mentioned in a comment above pedestrian access is acceptable.

Street Lighting

65-66. Street lighting shall be provided to service all lots of the subdivision, in accordance with the approved engineering plans and specifications.

Landscaping and Irrigation

66-67. The Consent Holder shall landscape the roads and reserves in general accordance with the landscape concept plans by Kamo Marsh, dated April 2021 and provided as Appendix F of the application (except where amended by any other of these conditions). A detailed landscaping design 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.

67-68. Entrance structures shall not be placed on Council road reserve, unless otherwise shown on the approved plans or otherwise agreed at engineering approval stage.

68-69. In lieu of the provision of street trees on Selwyn Road, the Consent Holder shall plant a specimen tree of a type compatible with the street trees provided in this subdivision within the frontage of all lots fronting Selwyn Road that can accommodate a tree to the satisfaction of Selwyn District Council. The details, including the species, spacing and exact location of trees

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and whether tree pit root barriers are required shall be in accordance with relevant Council policy and to the satisfaction of Selwyn District Council. A consent notice shall be registered on the relevant Records of Title for the lots that will accommodate these trees to ensure ongoing maintenance and retention and replacement with same should they become damaged, diseased or dead.

~~69-70.~~ Unless advised otherwise by the Council, the Consent Holder shall install an irrigation system; this shall comply with the approved engineering plans. A full design showing all engineering details shall be submitted to the Council for approval at the time of submission of the engineering plans and specifications.

~~70-71.~~ Any irrigation system shall be maintained by the Consent Holder to the completion of the defects liability period. The Consent Holder shall demonstrate that this system performs as designed and installed by them, making good all defects to the Asset Manager's requirements.

~~71-72.~~ 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~~

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

Commented [BR6]: As per covering comments

Earthworks

~~72-73.~~ All site works are to be undertaken in accordance with the conditions of resource consent RC215538.

~~73-74.~~ The Consent Holder shall ensure on a continuing basis (until Records of Title are available for each allotment created by the subdivision) 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. This applies to exposed areas of earth, stockpiles and unsealed roads.

~~74-75.~~ The Consent Holder shall ensure on a continuing basis that dust created by the disturbance or transportation of materials is confined within the boundaries of the application site.

~~75-76.~~ Dust generating activities shall cease during times of high winds where dust suppression methods are insufficient to stop fugitive dust leaving the site.

~~76-77.~~ The total area of disturbed land at any one time shall not exceed 4ha.

~~77-78.~~ The maximum depth for all excavations shall not exceed 4.2 metres below natural ground level.

~~78-79.~~ A Dust Management Plan which includes measures to ensure compliance with conditions 73-75 above is to be prepared by a suitably qualified and experienced practitioner and provided to Selwyn District Council for approval at least 15 working days before work under this consent begins on site.

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Advice Note: This Dust Management Plan is also to be submitted to Environment Canterbury under the relevant ECan consent.

~~79-80.~~ Any filling on the site is to take into account the current land stormwater and drainage pattern and is not to divert stormwater onto adjoining properties.

~~80-81.~~ At the completion of all earthworks 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.

~~81-82.~~ 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.

Soil Contamination – 523 East Maddisons Road

~~82-83.~~ Prior to issue of the first s224 Certificate Burn pile area 3 on 523 East Maddisons Road needs to be investigated and addressed within a Detailed Site Investigation by a Suitably Qualified and Experienced Practitioner with respect to contaminated land. If required this would need to be remediated and validated prior to the issue of ~~s224 titles.~~

Commented [BR7]: This should be prior to the issue of S224 as once that has issued Council has no way of tracking if this has been done

Accidental Discovery Protocol

~~83-84.~~ In the event of any discovery of material suspected to be evidence of pre-1900 human activity, taonga/treasured artefacts or human remains/kōiwi in a 'place', the following applies:

- a. Work shall cease immediately at and within 20m of the place. This 20m perimeter shall become the 'affected area'.
- b. The contractor shall shut down all machinery within the affected area, secure the affected area, and immediately advise the Site Manager.
- c. The Site Manager shall secure the affected area and immediately notify the Heritage New Zealand Pouhere Taonga ("HNZPT") Archaeologist, Selwyn District Council and Environment Canterbury. HNZPT will advise if further assessment by a suitably qualified archaeologist and/or an archaeological authority application is required from the Consent Holder.

~~84-85.~~ If the material is of Maori origin, in addition to the requirements in the condition above, the Site Manager shall immediately notify Te Ngāi Tūāhuriri Rūnanga and Te Taumutu Rūnanga and ensure site access to enable appropriate cultural procedures and tikanga to be undertaken, subject to meeting statutory requirements (Heritage New Zealand Pouhere Taonga Act 2014, Protected Objects Act 1975). In this instance, Te Ngāi Tūāhuriri Rūnanga, Te Taumutu Rūnanga and the HNZPT Archaeologist will jointly advise if further assessment by a suitably qualified archaeologist and/or an archaeological authority is required from the Consent Holder.

~~85-86.~~ If human remains (kōiwi) are uncovered, in addition to the conditions above, the Site Manager shall immediately advise the NZ Police. The affected area must be treated with the utmost discretion and respect. Remains are not to be moved until such time as Te Ngāi Tūāhuriri Rūnanga, Te Taumutu Rūnanga, HNZPT and NZ Police have responded and agreed that they can be moved.

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86-87. Any works within an affected area shall not resume until Tūāhuriri Rūnanga, Te Taumutu Rūnanga and HNZPT (and NZ Police in the case of human remains (kōiwi)) authorise work to continue.

87-88. Prior to commencing work, the Consent Holder shall ensure that all persons involved in, or supervising, works on-site are familiar with the Accidental Discovery Protocol.

88-89. The Accidental Discovery Protocol shall be clearly displayed and accessible on site at all times during work under this consent.

Advice Notes:

- *These conditions may be in addition to any agreements that are in place between the consent holder and the Papatipu Runanga (Cultural Site Accidental Discovery Protocol).*
- *Under the Heritage New Zealand Pouhere Taonga Act 2014 an archaeological site is defined as any place associated with pre-1900 human activity, where there is material evidence relating to the history of New Zealand. For sites solely of Maori origin, this evidence may be in the form of accumulations of shell, bone, charcoal, burnt stones, stone tools, etc. In later sites, artefacts such as bottles or broken glass, ceramics, metals, etc. may be found or evidence of old foundations, wells, drains, tailings, races or other structures. Human remains/kōiwi may date to any historic period.*
- *It is unlawful for any person to destroy, damage, or modify the whole or any part of an archaeological site without the prior authority of Heritage New Zealand Pouhere Taonga. This is the case regardless of the legal status of the land on which the site is located, whether the activity is permitted under the District or Regional Plan or whether a resource or building consent has been granted. The Heritage New Zealand Pouhere Taonga Act 2014 provides for substantial penalties for unauthorised damage or destruction.*

Reserves

89-90. Pursuant to the relevant legislation the Consent Holder shall vest the following lots in the Council as Reserve:

- a. Lot 700, 703, 706 shall be vested as Recreation Reserve.
- b. Lots 701, 704, 705, 707, 708 shall be vested as Local Purpose (Access) Reserve.

90-91. The Consent Holder shall supply to Council copies of all Records of Title for land, other than roads, that is vested in Council.

Fencing

91-92. Any lot which shares a boundary with a reserve or walkway shall be limited to a single fence erected within 5m of any Council reserve that is at least 50% visually transparent where it exceeds 1.2m in height (which shall be applied to the whole fence in its entirety). On-going compliance shall be ensured by way of a consent notice registered against the Record of Title to issue for each lot (other than roads and reserves) that borders a reserve or walkway.

92-93. Any fencing or freestanding wall shall comply with the requirements of the Operative District Plan unless a resource consent has otherwise been granted. For further information please refer to the relevant rule in the Operative District Plan or contact the duty planner at

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Selwyn District Council. On-going compliance shall be ensured by way of a consent notice registered against the Record of Title to issue for each lot

93-94. The Consent Holder shall erect close-boarded timber fences of 1.8m in height along the boundaries between the development and adjoining properties Lot 1 DP 326339 and Lot 1 DP 355996, unless different boundary treatment is privately agreed between the parties.

Commented [RF8]: Fences are often put in after the S224 is issued and the front fence (which is the one which usually causes the issue) is nearly always constructed once the dwelling is erected so this needs to be a consent notice

Development Contributions (Subdivision Consents)

Development contributions are not conditions of this resource consent and there is no right of objection or appeal under the Resource Management Act 1991. Objections and applications for reconsideration can be made under the Local Government Act 2002.

The consent holder is advised that pursuant to the Local Government Act 2002 and the Council's Development Contribution Policy the following contributions are to be paid in respect of this subdivision before the Council will issue its certificate pursuant to section 224(c) of the Resource Management Act 1991.

Activity	Demand Post Development (HUE)	Credits for Existing Demand (HUE)	Additional Demand (HUE)	Development Contribution per HUE (\$)	Development Contribution (\$ Excl. GST)	GST (\$)	Development Contribution (\$ Incl. GST)
Water Supply	681.00	0.00	681.00	2,009.00	1,368,129.00	205,219.35	1,573,348.35
Wastewater	681.00	0.00	681.00	5,244.00	3,571,164.00	535,674.60	4,106,838.60
Stormwater	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Reserves	681.00	10.00	671.00	11,366.00	7,626,586.00	1,143,987.90	8,770,573.90
Roading	681.00	10.00	671.00	1,769.00	1,186,999.00	178,049.85	1,365,048.85
Lowes Road ODP	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Contribution					13,752,878.00	2,062,931.70	15,815,809.70

Note: The amounts set out in the table below are applicable at the time of the granting of this consent. If the time between the date the resource consent is granted and the time which the Council would normally invoice for the development contributions (usually the time an application is made for the issue of Council's section 224(c) certificate for the subdivision) is more than 24 months, the development contributions will be reassessed in accordance with the development contributions policy in force at the time the consent was submitted. To avoid delays, the consent holder should seek the reassessed amounts prior to the application for the section 224(c) Resource Management Act 1991 certificate. Please contact our Development Contributions Assessor on 03 347 2800 or at development.contributions@selwyn.govt.nz

Commented [BR9]: As per covering comments

Land Use RC215538 conditions – Faringdon South West

Earthworks

1. The development and activity shall proceed in accordance with the information submitted with the application RC215538 and the further information and response to comments provided.
2. Any uncontrolled fill encountered during subdivision works shall be removed and replaced with controlled compacted clean fill in accordance with NZS4431:1989.
3. Hours of earthworks operations shall be limited from 7am to 7pm Monday to Saturday. These hours shall exclude public holidays and Sunday, unless otherwise agreed by Selwyn District Council.
4. All construction noise on the site shall be planned and undertaken to ensure that construction noise emitted from the site does not exceed the noise limited outlined in Table 2 of NZS6803:1999 Acoustics – Construction Noise. Sound levels associated with construction activities shall be measured and assessed in accordance with the NZS6803:1999 Acoustics – Construction Noise.
5. The Consent Holder shall implement the best practicable option to avoid or mitigate the dispersal and deposition of dust from construction and earthworks activities beyond the boundary of the property.
6. The total area of disturbed land at any one time shall not exceed 4ha.
7. The maximum depth for all excavations shall not exceed 4.2 metres below natural ground level.
8. A Dust Management Plan which includes measures to ensure compliance with condition 5 above is to be prepared by a suitably qualified and experienced practitioner and provided to Selwyn District Council for approval at least 15 working days before work under this consent begins on site.
Advice Note: *This DMP Plan is also to be submitted to Environment Canterbury under the relevant ECan consent.*
9. The Consent Holder shall implement the best practicable option to avoid or mitigate the discharge of sediment laden runoff beyond the boundary of the property.
10. On the completion of works:
 - a. All disturbed areas shall be returned to their original state as near as is practicable and stabilised and/or revegetated; and
 - b. All spoil and other waste material from the works shall be removed.

Contaminated Soils / unexpected contamination

11. The area identified at 870 Selwyn Road as being contaminated shall be remediated in accordance with the recommendations in the ENGEO Report titled “Combined Preliminary and Detailed Site Investigation: 870 Selwyn Road” dated 22.01.2021.
12. No earthworks are to occur in the area identified in the ENGEO Report titled “Combined Preliminary and Detailed Site Investigation: 870 Selwyn Road” dated 22.01.2021 until the area has been investigated by a Suitably Qualified and Experienced Practitioner with respect to contaminated land, and an updated report, and remedial action plan and site validation report (if necessary) supplied to Council.

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13. Where contaminated material (exceeding residential guidelines) is removed from the site, the consent holder shall submit to the Team Leader Compliance waste manifests from the contractor and cartage company that clearly identify the stockpile reference number against the laboratory sample number at the end of the remediation process.
14. Any contaminated material (exceeding residential guidelines) that is excavated and stored on the site shall be stockpiled on an already contaminated part of the site or on a surface that will prevent the stockpile from contaminating a new part of the site.
15. Any replacement soils shall be certified as clean fill in accordance with the definition of Ministry for the Environment's Guide to Management of Cleanfills (2002) or tested by a Suitably Qualified and Experienced Practitioner with respect to contaminated land to confirm that they are suitable for residential land use under the National Environmental Standard (NES) for Assessing and Managing Contaminants in Soil to Protect Human Health.

The soil trace element concentrations that define "cleanfill" (per the MfE 2002 cleanfill guidelines, Section 4.3.2) for the South East site are those of "Regional Recent" soils, while the trace element concentrations for the South West site are those of "Regional Yellow Brown Stony" soils. These contaminant concentrations are available on the "Soil Trace Elements Level 2" layer on Canterbury Maps. For convenience, those values have been tabulated below:

Contaminant	Regional Recent background levels (mg/kg)	Regional Yellow Brown Stony background levels (mg/kg)
Manganese	1268.5	721.4
Arsenic	12.58	6.35
Cadmium	0.19	0.14
Chromium	22.7	19.89
Copper	20.3	11.68
Mercury	0.11	0.07
Nickel	20.7	13.91
Lead	40.96	19.75
Zinc	93.94	69.58
Total DDT	0.431	0.431
Polycyclic aromatic hydrocarbons, benzo(a)pyrene toxicity equivalent (BaP TE)	0.922	0.922

16. Where evidence of a contaminated site/materials not identified in the application is found at any stage of the site development works, then work shall cease at that site until the risk has been assessed by a Suitably Qualified and Experienced Practitioner with respect to contaminated land in accordance with current Ministry for the Environment Guidelines and, if

required, a resource consent obtained under the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health 2011 (or most recent subsequent amendment). Once the risk has been assessed and any required resource consent obtained, the consent holder shall undertake all necessary work to remediate the contaminated area to applicable land use NESCS and in accordance with the resource consent (as appropriate). All works shall be undertaken at the Consent Holder's expense.

17. The Consent Holder shall submit to the Team Leader Compliance for their approval a Site Validation Report prepared by a Suitably Qualified and Experienced Practitioner with respect to contaminated land and in accordance with the Ministry for the Environment Contaminated Land Management Guidelines No.1 – Reporting on Contaminated Sites in New Zealand (Revised 2011) at the end of the remediation process.
18. After the demolition of buildings built prior to 1 January 2000 and prior to earthworks, an asbestos clearance certificate shall be provided to Selwyn District Council.

Advice note: *Prior to the demolition of buildings that were constructed or installed prior to 1 January 2000, a full asbestos survey is highly recommended.*

Accidental Discovery Protocol

19. In the event of any discovery of material suspected to be evidence of pre-1900 human activity, taonga/treasured artefacts or human remains/kōiwi in a 'place', the following applies:
 - a. Work shall cease immediately at and within 20m of the place. This 20m perimeter shall become the 'affected area'.
 - b. The contractor shall shut down all machinery within the affected area, secure the affected area, and immediately advise the Site Manager.
 - c. The Site Manager shall secure the affected area and immediately notify the Heritage New Zealand Pouhere Taonga ("HNZPT") Archaeologist, Selwyn District Council and Environment Canterbury. HNZPT will advise if further assessment by a suitably qualified archaeologist and/or an archaeological authority application is required from the Consent Holder.
20. If the material is of Maori origin, in addition to the requirements in the condition above, the Site Manager shall immediately notify Te Ngāi Tūāhuriri Rūnanga and Te Taumutu Rūnanga and ensure site access to enable appropriate cultural procedures and tikanga to be undertaken, subject to meeting statutory requirements (Heritage New Zealand Pouhere Taonga Act 2014, Protected Objects Act 1975). In this instance, Te Ngāi Tūāhuriri Rūnanga, Te Taumutu Rūnanga and the HNZPT Archaeologist will jointly advise if further assessment by a suitably qualified archaeologist and/or an archaeological authority is required from the Consent Holder.
21. If human remains (kōiwi) are uncovered, in addition to the conditions above, the Site Manager shall immediately advise the NZ Police. The affected area must be treated with the utmost discretion and respect. Remains are not to be moved until such time as Te Ngāi Tūāhuriri Rūnanga, Te Taumutu Rūnanga, HNZPT and NZ Police have responded and agreed that they can be moved.

22. Any works within an affected area shall not resume until Tūāhuriri Rūnanga, Te Taumutu Rūnanga and HNZPT (and NZ Police in the case of human remains (kōiwi)) authorise work to continue.
23. Prior to commencing work, the Consent Holder shall ensure that all persons involved in, or supervising, works on-site are familiar with the Accidental Discovery Protocol.
24. The Accidental Discovery Protocol shall be clearly displayed and accessible on site at all times during work under this consent.

Advice Notes:

- *These conditions may be in addition to any agreements that are in place between the consent holder and the Papatipu Runanga (Cultural Site Accidental Discovery Protocol).*
- *Under the Heritage New Zealand Pouhere Taonga Act 2014 an archaeological site is defined as any place associated with pre-1900 human activity, where there is material evidence relating to the history of New Zealand. For sites solely of Maori origin, this evidence may be in the form of accumulations of shell, bone, charcoal, burnt stones, stone tools, etc. In later sites, artefacts such as bottles or broken glass, ceramics, metals, etc. may be found or evidence of old foundations, wells, drains, tailings, races or other structures. Human remains/kōiwi may date to any historic period.*
- *It is unlawful for any person to destroy, damage, or modify the whole or any part of an archaeological site without the prior authority of Heritage New Zealand Pouhere Taonga. This is the case regardless of the legal status of the land on which the site is located, whether the activity is permitted under the District or Regional Plan or whether a resource or building consent has been granted. The Heritage New Zealand Pouhere Taonga Act 2014 provides for substantial penalties for unauthorised damage or destruction.*

Fencing and Landscaping

25. All fencing and landscaping shall be undertaken in general accordance with the approved plans provided as Appendix F of the application, prepared by Kamo Marsh, dated April 2021, except where amended by any other condition of consent.

Advice note: *In circumstances where fencing and landscaping is not shown on these plans the relevant Living Z zone rules apply, except where amended by any other condition of consent.*

Business – Neighbourhood Centre (Lot 226)

26. The rules and standards for the Business 1 Zone in the Operative District Plan (including in relation to vehicle access) shall apply to Lot 226 (the Neighbourhood Centre created by subdivision consent RC215485), except where modified by the following additional conditions.

- a. All Commercial Service and Retail Activity shall be restricted to a maximum total combined GFA of 870m².
- b. Any individual Commercial Service or Retail Activity tenancy area shall be restricted to a maximum GFA of 350m².

c. The maximum number of storeys that any building may have is 2. The maximum height of any building shall be 8.0m.

Advice notes:

- The rules and standards applicable to the Business 1 Zone may require that additional resource consents be applied for in relation to any specific development proposed for the Neighbourhood Centre.
- Commercial Service and Retail Activity are defined in the Operative District Plan. Retail Activity includes Food and Beverage.

Issuing Building Consent prior to s224 Certificate

27. The lots shall remain in the ownership of Hughes Developments Limited until the s224(c) certificate is issued for the subject allotment.
28. Where any building is erected prior to the issue of the 224(c) Certificate, the Council's Resource Monitoring Officer shall be supplied with a Building Location Certificate from a Registered Professional Surveyor prior to the pouring of foundations. The Building Location Certificate shall confirm that the building is contained wholly within the lot to which it relates and meets the Operative District Plan requirements for bulk and location.

~~No residential dwelling shall be occupied in whole or in part prior to the issue of the s224(c) Certificate for the subject lot.~~

Commented [BR10]: Condition number has fallen off and can't get it back on.

~~29. Any services associated with buildings on an allotment shall not be installed until such time that the subdivision services are installed and backfilled for that allotment and have been signed off by Council's Development Engineer.~~

Commented [BR11]: There is some concern from the SDC Engineers that buildings will proceed well ahead of services being provided. SDC Engineers sought a condition that no building works could proceed until subdivision services were installed, backfilled and signed off. However this would have defeated the purpose of the land use request in that it would significantly delay any on site building works if they had to wait for the services to be completed and signed off. The recommended condition provides for some scope for a building consent to be approved and constructed to at least the servicing stage (eg drainage inspection) without the subdivision services being available. If the subdivision services have not arrived to the site or not been signed off then the building construction will have to cease as further inspections will not be progress. This can be made clear and controlled by a s37 certificate being placed on the relevant Building Consent.

~~30. That the vehicle crossings to service any residential lot have consent to be located between 1m and 7m of neighbouring vehicle crossings located on the same side of the road. These vehicle crossings shall be formed in accordance with all other standards in Appendix 13.2 Vehicle Accessway and Crossing Standards of the Operative District Plan (Townships Volume), with the exception of the crossing siting, which shall be in accordance with the attached approved plans.~~

Commented [BR12]: Approval is being given on many developments now to breach a rules every second vehicle crossing breaches and which SDC just automatically grants. This rule is being removed in the PDP

~~29. Prior to the lodgement of any building consent, a written agreement between the Consent Holder and Selwyn District Council shall be entered into stating that Council shall not be liable should the issuing of the s224 Certificate be delayed for any reason.~~

Commented [BR13]: SDC have removed this condition from other consents seeking to build prior to S224 as SDC legal advice was to avoid this condition

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SDC has recommended a front fencing consent notice in paras 18/19 of the SDC comments, but does not appear to have provided the condition wording – to be provided/commented on.

Commented [BR14]: Covered by amendment to Condition 93 of RC215485

Selwyn District Council

Subdivision RC215439215539 and Land Use RC215440215540 Consent
Conditions

Faringdon South East

Operative District Plan

1. Any reference to the “Operative District Plan” in these consent conditions means the Selwyn District Plan that is operative at the date of decision of this consent.

Subdivision RC215439215539 conditions – Faringdon South East

General

2. The following conditions of consent shall be met prior to the issue of the section 224(c) completion certificate, at the expense of the Consent Holder.
3. The subdivision shall proceed in general accordance with the attached approved subdivision plan (SDC Attachment B to these conditions) and the details included with the application and the further information and response to comments provided, including the creation of any additional utility lots, except where varied by the following conditions of consent.
4. The subdivision may be undertaken in stages. If the subdivision is undertaken in stages, the stages may occur in any order but generally in accordance with the following:
 - Stage 1 – Lots 1, 222-230, 267-274
 - Stage 2 – Lots 2-9, 118-119, 137-140, 175-188, 196-221, 231, 242, 259-260, 351, 400, 405
 - Stage 3 – Lots 10-36, 107, 120-136, 141-174, 189-195, 300-301, 353, 356, 401
 - Stage 4 – Lots 44-57, 59-90, 275-286, 302, 354, 358, 402, 403
 - Stage 5 – Lots 37-43, 91-106, 108-117, 232-241, 243-258, 261-266, 352, 357, 404, 40620
 - Stage 6 – Release of the Amalgamation of Lots 14-16
 - Stage 7 – Release the Amalgamation on Lots 277-286
5. All required easements shall be duly created and granted or reserved.

Consent Notices

6. A Consent Notice pursuant to section 221 of the Resource Management Act 1991 shall be registered on the relevant Record of Title for Lots 24-26, 29-30, 61-64, 72-81, 83-89, 91-100, 107, 118-128, 139-203, 210, 231-241, 242-251 265-266 to record the following conditions are complied with on a continuing basis:

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- a. These lots are small-lot medium density lots. The Living Z rules in the Operative District Plan for small-lot medium density development shall apply to any future development on these lots.
7. A Consent Notice pursuant to section 221 of the Resource Management Act 1991 shall be registered on the relevant Record of Title for Lots 1-23, 27-28, 31-57, 59-60, 65-71, 80, 101-106, 108-117, 129-138, 204-209, 211-230, 252-264, 267-274 to record the following conditions are complied with on a continuing basis:
 - a. These lots are low density lots. The Living Z rules in the Operative District Plan for low density development shall apply to any future development on these lots.
8. A Consent Notice pursuant to section 221 of the Resource Management Act 1991 shall be registered on the relevant Record of Title for Lots 277-286 to record the following conditions are complied with on a continuing basis:
 - a. Lots 277-286 are Comprehensive Medium Density Development lots, and any future development is to be in accordance with RC~~215440~~215540.
9. A Consent Notice pursuant to Section 221 of the Resource Management Act 1991 shall be registered on the relevant Record of Title for Lots 275 and 276 to record the following conditions are complied with on a continuing basis:
 - a. Lots 275 and 276 are business (local centre) lots and any future development is to be in accordance with RC~~215440~~215540.
10. A Consent Notice shall be registered against the Record of Title for each utility lot created, to the effect that it shall be used as a utility lot only. Ongoing compliance with this condition shall be ensured by way of a consent notice registered against the Record of Title to issue for Lots 351-354 hereon and any other utility lot created. The consent notice shall be prepared and registered by Council's solicitor at the request and expense of the Consent Holder.
11. Any lot which shares a boundary with a reserve or walkway shall be limited to a single fence erected within 5m of any Council reserve that is at least 50% visually transparent where it exceeds 1.2m in height (which shall be applied to the whole fence in its entirety). On-going compliance with this condition shall be ensured by way of a consent notice registered against the Record of Title to issue for each lot (other than roads and reserves) that borders a reserve or walkway.
12. In lieu of the provision of street trees on Selwyn Road, the Consent Holder shall plant a specimen tree of a type compatible with the street trees provided in this subdivision within the frontage of all lots fronting Selwyn Road that can accommodate a tree to the satisfaction of Selwyn District Council. The details, including the species, spacing and exact location of trees and whether tree pit root barriers are required shall be in accordance with relevant Council policy and to the satisfaction of Selwyn District Council. A Consent Notice pursuant to section 221 of the Resource Management Act 1991 shall be registered on the relevant Records of Title for the lots that will accommodate these trees to ensure ongoing maintenance and retention, and replacement with same should they become damaged, diseased or dead.

Amalgamation Covenants

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13. Lots 14-16 created in Stage 3 shall be held together by amalgamation covenant pursuant to Section 220(2)(a) of the Resource Management Act. At the time of Stage 6 the amalgamation covenant will be released.
14. Lots 277-286 created in Stage 4 shall be held together by amalgamation covenant pursuant to Section 220(2)(a) of the Resource Management Act. At the time the future dwellings on Lots 277-286 have passed the pre-line inspection and when the relevant development contributions have been paid the amalgamation covenant will be released (Stage 7). Each lot can be individually released from the amalgamation covenants once the pre-line inspection for that lot has been passed.

Covenants

15. 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.
 - a. This shall be ensured by way of a fencing covenant registered against the Record of Title to issue for each adjoining lot. The covenant is to be prepared by Council's solicitor at the expense of the Consent Holder
 - 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.
16. The Consent Holder shall ensure that the adjoining property owners, Lots 1 and 2 DP 82966 and Lot 1000 DP 557037, with a shared boundary to Lots 19 – 20, 23, 27 – 28, 31 – 53, 55 – 56, 303, 275 – 276 and 283 – 286 are indemnified from liability to contribute to the cost of the erection or maintenance of any non-rural boundary fences between their property and the above lots. The Consent Holder shall submit to Council a written undertaking from their solicitor that such a fencing covenant will be registered on the Record of Title of Lots 19 – 20, 23, 27 – 28, 31 – 53, 55 – 56, 303, 275 – 276 and 283 – 286.

Engineering Approval

17. The engineering design plans and specifications for all works shall be submitted to the Development Engineering Manager for approval including, but not limited to:
 - Water supply
 - Water race
 - Sewerage
 - Stormwater
 - Roading, including street lighting and entrance structures
 - Shared accessways
 - Landscaping and irrigation.

No work shall commence until Engineering Approval has been confirmed in writing. Any subsequent amendments to plans and specifications shall be submitted to the Development Engineering Manager for approval.

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18. All work shall comply with the conditions set out in the Engineering Approval and be constructed in accordance with the approved engineering plans.
19. All work shall comply with the Engineering Code of Practice, except as agreed in the Engineering Approval.
20. The Consent Holder shall include with the engineering plans and specifications submitted for Engineering Approval, copies of any other consents required and granted in respect of this subdivision, including any certificate of compliance or consent required by Canterbury Regional Council.
21. Unless specific provision is made otherwise through the Engineering Approval the services to all lots shall extend from the road boundary to a point one metre inside the net area of the lot. Please note that the net area is the area excluding any right of way or accessway.
22. The Consent Holder shall provide accurate 'as built' plans of all services to the satisfaction of the Development Engineering Manager. All assets being vested in Council shall be provided in an appropriate electronic format for integration into Council's systems. Any costs involved in provision and transfer of this data to Councils system shall be borne by the Consent Holder.
23. The Consent Holder shall provide a comprehensive schedule of any assets to be vested in the Council to the satisfaction of the Development Manager. The schedule shall include but not be limited to installed material unit costs, type, diameter, class, quantity and include summary details.
24. The design of any intersection designs serving the development shall be informed by the 2033 Paramics model.

Intersection upgrades – Developer Agreement

25. A ~~Developers Agreement cost share agreement~~ shall be entered into between Selwyn District Council and the consent holder for the Springston Rolleston Road and Selwyn Road intersection roundabout. The agreed costs should be proportionate to the volumes originating from Faringdon South East and other developments within the area to ensure a fair and equitable contribution.

Utilities

26. 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.
27. Where sewer, 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.

Water Supply

28. The net area of each lot shall be provided with an individual potable high pressure connection to the Rolleston water supply in accordance with the approved Engineering Plans.
29. Water meters shall be installed in the road reserve only. Multi meter boxes may be utilised.
30. Connection to Council's reticulated water supply shall either be carried out or supervised by Council's contractor SICON Ferguson Limited at the cost of the Consent Holder.

31. Water connections are to be provided to adjoining properties where required by Council.

Sewer

32. Existing on-site effluent treatment and disposal systems shall be decommissioned and removed from the site or backfilled.
33. Each lot shall be provided with a sewer lateral laid to the boundary of the net area of that lot in accordance with the approved Engineering Plans.
34. All laterals shall be installed ensuring grade and capacity are provided for and in accordance with Council's engineering standards, giving regard to maximum upstream development density.
35. All sewer reticulation to be vested shall meet Council CCTV standards.
36. Connection to the Council sewer shall be arranged by the Consent Holder and the work shall be done by a registered drainlayer.
37. There shall be no direct connection of individual property laterals to the 525 diameter sewer main.
38. Wastewater connections are to be provided to adjoining properties where required by Council.

Stormwater

39. The Consent Holder shall install stormwater reticulation treatment and disposal to service the subdivision in accordance with the approved engineering plans and the requirements of Canterbury Regional Council.
40. The Consent Holder shall prepare and submit a Stormwater Design Report and Management Plan in accordance with the requirements of Selwyn District Council and Canterbury Regional Council. This plan shall be provided for Selwyn District Council's approval and sign-off at the Consent Holders Cost. The plan shall be provided to the Canterbury Regional Council at the same time. It shall include but not be limited to:
 - a. 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.
 - b. Existing and proposed drainage plan with sub catchments and flow arrows to show how the drainage will be affected.
 - c. Calculations to demonstrate compliance with the Engineering Code of Practice and any relevant Environment Canterbury consent conditions.
 - d. A description of the stormwater network, including the components used to convey, treat and discharge stormwater.
 - e. A description of the receiving environment, including whether there are any active downgradient/downstream domestic or community supply points.

- f. A description of the inspection and maintenance schedule and any reporting requirements.
 - g. A description of the actions that will be taken to address any issues discovered during inspections and maintenance.
 - h. A description of any monitoring and responses to monitoring to ensure that adequate treatment is being provided to enable the LWRP water quality outcomes to be met.
 - i. A description of the management of the discharge of stormwater from sites involving the use, storage or disposal of hazardous substances (if such sites are present in the subdivision).
41. The proposed development shall not discharge run off onto adjacent properties unless via a controlled outlet approved as part of the Engineering Design Approval.
42. In the event that an adjacent neighbour's historical stormwater drainage was onto the site, the proposed development must maintain or mitigate the historical discharge.
43. 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 those consents or conditions are relevant to the obligations to be transferred to Selwyn District Council). The Consent Holder will hold, operate and maintain the stormwater consent for a minimum of two years after the Section 224(c) Completion Certificate has been issued. Council must be satisfied at the end of this period that all aspects of the system, including but not limited to compliance with consent conditions, operations and maintenance costs are acceptable to Council.
44. The Consent Holder shall provide a Stormwater Operations and Maintenance Manual prior to the approval of the Section 224(c) Completion Certificate.
45. Where stormwater mains in private property are to be vested in Selwyn District Council, a written request shall be submitted to the Development Engineering Manager. Easements in gross in favour of Council shall be provided.

Power and Telephone

46. 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.
47. 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.
- ~~46. Electricity supply and telecommunications shall be supplied to the net area of each lot of the subdivision by way of underground reticulation in accordance with the standards of the relevant network utility operator.~~
- ~~47-48.~~ The Consent Holder shall provide evidence in writing from the relevant authorities that electrical and telephone service connections have been installed to each lot.

Commented [RF15]: This is just an updated condition due to issues with putting the wires on for rear lots

Existing and New Roads

48-49. The full length of existing road frontages to the application site shall be upgraded to township/urban standards, including but not limited to seal widening, kerbing, footpaths/shared paths and street lighting.

49-50. All roads shall be constructed in accordance with the approved engineering plans.

50-51. All roads shall be vested in the Selwyn District Council as road.

51-52. The 2.5 metre wide shared pedestrian/cycling paths shown on the Movement Network plan (Applicant Response to Minute 3 – Appendix E) are to be clearly identified as being for the shared use of pedestrians and cyclists, via path markings, small signs or other treatment at appropriate spacings. The method is to be to the satisfaction of Selwyn District Council.

Corner Splays

52-53. The corner lots at the road intersections shall be splayed with a rounded minimum radius of 3 metres.

Point strip

53-54. A Point Strip shall be created for Lots 356-358 on the subdivision adjacent to Lots 1 and 2 DP 82966.

54-55. A Point Strip agreement (to be prepared by Council's solicitors) shall be entered into between the Consent Holder and the Council before issue of the section 224(c) Certificate for the relevant stage of the development.

55-56. A Consent Notice shall be registered against the title to the land which comprises the Point Strip which provides that:

- a. The title of the land comprising the Point Strip shall be transferred to the Council when the plan of subdivision is deposited.
- b. The Council will not grant the owner of Lots 1 and 2 DP 82966. (the "Adjoining Land") access to the land comprising the Point Strip except in accordance with the terms of the Point Strip Agreement between the Consent Holder and the Council dated on or about the date of this notice.
- c. The agreement shall ensure the benefiting owner (i.e. the owner of the Adjoining Land) pays a fair share of the cost of providing the full road construction for roads adjoining Lots 356-358.
- d. The agreement shall set the amount to be paid which will be updated from the date of the agreement by the movement in the Consumers Price Index. The right for the Consent Holder to be paid the amount set out in the agreement shall expire 20 years after the date of the agreement.
- e. The Consent Holder shall provide a valuation of the amount to be paid to the Council. This valuation will be checked by an Independent Infrastructural Valuer appointed by the Council, with the costs of checking being met by the Consent Holder.

- f. The Consent Holder will meet the cost of the Council's Solicitor preparing the agreement and Consent Notice.

Accessways and Vehicle Crossings

- ~~56-57.~~ Vehicle crossings to service ~~the lots shown on the approved subdivision plan~~ more than one allotment shall be formed in accordance with Appendix 13 of the Operative District Plan. 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.
- ~~57-58.~~ Vehicle accessways servicing the rear lots shown on the approved subdivision plan shall be formed in accordance with Appendix 13 of the Operative District Plan.
- ~~58-59.~~ All ROW required to service the lots shown on the approved subdivision plan shall be formed in accordance with Appendix 13 of the Operative District Plan.

Street Lighting

- ~~59-60.~~ Street lighting shall be provided to service all lots of the subdivision, in accordance with the approved engineering plans and specifications.

Landscaping and Irrigation

- ~~60-61.~~ The Consent Holder shall landscape the roads and reserves in general accordance with the landscape concept plans by Kamo Marsh, dated April 2021 and provided as Appendix F of the application (except where amended by any other of these conditions). A detailed landscaping design 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.
- ~~61-62.~~ Entrance structures shall not be placed on Council road reserve, unless otherwise shown on the approved plans or otherwise agreed at engineering approval stage.
- ~~62-63.~~ In lieu of the provision of street trees on Selwyn Road, the Consent Holder shall plant a specimen tree of a type compatible with the street trees provided in this subdivision within the frontage of all lots fronting Selwyn Road that can accommodate a tree to the satisfaction of Selwyn District Council. The details, including the species, spacing and exact location of trees and whether tree pit root barriers are required shall be in accordance with relevant Council policy and to the satisfaction of Selwyn District Council. A consent notice shall be registered on the relevant Records of Title for the lots that will accommodate these trees to ensure ongoing maintenance and retention and replacement with same should they become damaged, diseased or dead.
- ~~63-64.~~ Unless advised otherwise by the Council, the Consent Holder shall install an irrigation system; this shall comply with the approved engineering plans. A full design showing all engineering details shall be submitted to the Council for approval at the time of submission of the engineering plans and specifications.

~~64-65.~~ Any irrigation system shall be maintained by the Consent Holder to the completion of the defects liability period. The Consent Holder shall demonstrate that this system performs as designed and installed by them, making good all defects to the Asset Manager's requirements.

~~65-66.~~ 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:

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

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

Commented [BR16]: As per covering comments

Earthworks

~~66-67.~~ All site works are to be undertaken in accordance with the conditions of resource consent RC215440215540.

~~67-68.~~ The Consent Holder shall ensure on a continuing basis (until Records of Title are available for each allotment created by the subdivision) 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. This applies to exposed areas of earth, stockpiles and unsealed roads.

~~68-69.~~ The Consent Holder shall ensure on a continuing basis that dust created by the disturbance or transportation of materials is confined within the boundaries of the application site.

~~69-70.~~ Dust generating activities shall cease during times of high winds where dust suppression methods are insufficient to stop fugitive dust leaving the site.

~~70-71.~~ The total area of disturbed land at any one time shall not exceed 4ha.

~~71-72.~~ The maximum depth for all excavations shall not exceed 4.2 metres below natural ground level.

~~72-73.~~ A Dust Management Plan which includes measures to ensure compliance with conditions 67-69 above is to be prepared by a suitably qualified and experienced practitioner and provided to Selwyn District Council for approval at least 15 working days before work under this consent begins on site.

Advice Note: *This Dust Management Plan is also to be submitted to Environment Canterbury under the relevant ECan consent.*

~~73-74.~~ Any filling on the site is to take into account the current land stormwater and drainage pattern and is not to divert stormwater onto adjoining properties.

~~74-75.~~ At the completion of all earthworks 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.

~~75-76.~~ 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.

Accidental Discovery Protocol

~~76-77.~~ In the event of any discovery of material suspected to be evidence of pre-1900 human activity, taonga/treasured artefacts or human remains/kōiwi in a 'place', the following applies:

- a. Work shall cease immediately at and within 20m of the place. This 20m perimeter shall become the 'affected area'.
- b. The contractor shall shut down all machinery within the affected area, secure the affected area, and immediately advise the Site Manager.
- c. The Site Manager shall secure the affected area and immediately notify the Heritage New Zealand Pouhere Taonga ("HNZPT") Archaeologist, Selwyn District Council and Environment Canterbury. HNZPT will advise if further assessment by a suitably qualified archaeologist and/or an archaeological authority application is required from the Consent Holder.

~~77-78.~~ If the material is of Maori origin, in addition to the requirements in the condition above, the Site Manager shall immediately notify Te Ngāi Tūāhuriri Rūnanga and Te Taumutu Rūnanga and ensure site access to enable appropriate cultural procedures and tikanga to be undertaken, subject to meeting statutory requirements (Heritage New Zealand Pouhere Taonga Act 2014, Protected Objects Act 1975). In this instance, Te Ngāi Tūāhuriri Rūnanga, Te Taumutu Rūnanga and the HNZPT Archaeologist will jointly advise if further assessment by a suitably qualified archaeologist and/or an archaeological authority is required from the Consent Holder.

~~78-79.~~ If human remains (kōiwi) are uncovered, in addition to the conditions above, the Site Manager shall immediately advise the NZ Police. The affected area must be treated with the utmost discretion and respect. Remains are not to be moved until such time as Te Ngāi Tūāhuriri Rūnanga, Te Taumutu Rūnanga, HNZPT and NZ Police have responded and agreed that they can be moved.

~~79-80.~~ Any works within an affected area shall not resume until Tūāhuriri Rūnanga, Te Taumutu Rūnanga and HNZPT (and NZ Police in the case of human remains (kōiwi)) authorise work to continue.

~~80-81.~~ Prior to commencing work, the Consent Holder shall ensure that all persons involved in, or supervising, works on-site are familiar with the Accidental Discovery Protocol.

~~81-82.~~ The Accidental Discovery Protocol shall be clearly displayed and accessible on site at all times during work under this consent.

Advice Notes:

- *These conditions may be in addition to any agreements that are in place between the consent holder and the Papatipu Runanga (Cultural Site Accidental Discovery Protocol).*
- *Under the Heritage New Zealand Pouhere Taonga Act 2014 an archaeological site is defined as any place associated with pre-1900 human activity, where there is material evidence relating to the history of New Zealand. For sites solely of Maori origin, this*

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evidence may be in the form of accumulations of shell, bone, charcoal, burnt stones, stone tools, etc. In later sites, artefacts such as bottles or broken glass, ceramics, metals, etc. may be found or evidence of old foundations, wells, drains, tailings, races or other structures. Human remains/kōiwi may date to any historic period.

- It is unlawful for any person to destroy, damage, or modify the whole or any part of an archaeological site without the prior authority of Heritage New Zealand Pouhere Taonga. This is the case regardless of the legal status of the land on which the site is located, whether the activity is permitted under the District or Regional Plan or whether a resource or building consent has been granted. The Heritage New Zealand Pouhere Taonga Act 2014 provides for substantial penalties for unauthorised damage or destruction.

Reserves

82-83. Pursuant to the relevant legislation the Consent Holder shall vest the following lots in the Council as Reserve:

- a. Lot 301 shall be vested as Recreation Reserve.
- b. Lots 300 and 303 shall be vested as Local Purpose (Access) Reserve.
- c. Lot 302 shall be vested as Local Purpose Landscape Reserve.

83-84. The Consent Holder shall supply to Council copies of all Records of Title for land, other than roads, that is vested in Council.

Fencing

84-85. Any lot which shares a boundary with a reserve or walkway shall be limited to a single fence erected within 5m of any Council reserve that is at least 50% visually transparent where it exceeds 1.2m in height (which shall be applied to the whole fence in its entirety). On-going compliance shall be ensured by way of a consent notice registered against the Record of Title to issue for each lot (other than roads and reserves) that borders a reserve or walkway.

85-86. Any fencing or freestanding wall shall comply with the requirements of the Operative District Plan unless a resource consent has otherwise been granted. For further information please refer to the relevant rule in the Operative District Plan or contact the duty planner at Selwyn District Council. [On-going compliance shall be ensured by way of a consent notice registered against the Record of Title to issue for each lot](#)

86-87. The Consent Holder shall erect close-boarded timber fences of 1.8m in height along the boundary between the development and adjoining Lots 1 and 2 DP 82966, unless different boundary treatment is agreed between the parties.

Development Contributions (Subdivision Consents)

Development contributions are not conditions of this resource consent and there is no right of objection or appeal under the Resource Management Act 1991. Objections and applications for reconsideration can be made under the Local Government Act 2002.

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The consent holder is advised that pursuant to the Local Government Act 2002 and the Council's Development Contribution Policy the following contributions are to be paid in respect of this subdivision before the Council will issue its certificate pursuant to section 224(c) of the Resource Management Act 1991.

Activity	Demand Post Development (HUE)	Credits for Existing Demand (HUE)	Additional Demand (HUE)	Development Contribution per HUE (\$)	Development Contribution (\$ Excl. GST)	GST (\$)	Development Contribution (\$ Incl. GST)
Water Supply	289.00	0.00	289.00	2,009.00	580,601.00	87,090.15	667,691.15
Wastewater	289.00	0.00	289.00	5,244.00	1,515,516.00	227,327.40	1,742,843.40
Stormwater	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Reserves	289.00	6.00	283.00	11,366.00	3,216,578.00	482,486.70	3,699,064.70
Roading	289.00	6.00	283.00	1,769.00	500,627.00	75,094.05	575,721.05
Lowes Road ODP	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Contribution					5,813,322.00	871,998.30	6,685,320.30

Note: The amounts set out in the table below are applicable at the time of the granting of this consent. If the time between the date the resource consent is granted and the time which the Council would normally invoice for the development contributions (usually the time an application is made for the issue of Council's section 224(c) certificate for the subdivision) is more than 24 months, the development contributions will be reassessed in accordance with the development contributions policy in force at the time the consent was submitted. To avoid delays, the consent holder should seek the reassessed amounts prior to the application for the section 224(c) Resource Management Act 1991 certificate. Please contact our Development Contributions Assessor on 03 347 2800 or at development.contributions@selwyn.govt.nz

Commented [BR17]: As per covering comments

Land Use RC215440215540 conditions – Faringdon South East

Earthworks / unexpected contamination

1. The development and activity shall proceed in accordance with the information submitted with the application RC215440215540 and the further information and response to comments provided.
2. Any uncontrolled fill encountered during subdivision works shall be removed and replaced with controlled compacted clean fill in accordance with NZS4431:1989.
3. Hours of earthworks operations shall be limited from 7am to 7pm Monday to Saturday. These hours shall exclude public holidays and Sunday, unless otherwise agreed by Selwyn District Council.
4. All construction noise on the site shall be planned and undertaken to ensure that construction noise emitted from the site does not exceed the noise limited outlined in Table 2 of NZS6803:1999 Acoustics – Construction Noise. Sound levels associated with construction activities shall be measured and assessed in accordance with the NZS6803:1999 Acoustics – Construction Noise.
5. The Consent Holder shall implement the best practicable option to avoid or mitigate the dispersal and deposition of dust from construction and earthworks activities beyond the boundary of the property.
6. The total area of disturbed land at any one time shall not exceed 4ha.
7. The maximum depth for all excavations shall not exceed 4.2 metres below natural ground level.
8. A Dust Management Plan which includes measures to ensure compliance with condition 5 above is to be prepared by a suitably qualified and experienced practitioner and provided to Selwyn District Council for approval at least 15 working days before work under this consent begins on site.
Advice Note: *This Plan is also to be submitted to Environment Canterbury under the relevant ECan consent.*
9. The Consent Holder shall implement the best practicable option to avoid or mitigate the discharge of sediment laden runoff beyond the boundary of the property.
10. On the completion of works:
 - a. All disturbed areas shall be returned to their original state as near as is practicable and stabilised and/or revegetated; and
 - b. All spoil and other waste material from the works shall be removed.
11. Where evidence of a contaminated site/materials not identified in the application is found at any stage of the site development works, then work shall cease at that site until the risk has been assessed by a Suitably Qualified and Experienced Practitioner with respect to contaminated land in accordance with current Ministry for the Environment Guidelines and, if required, a resource consent obtained under the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health 2011 (or most recent subsequent amendment). Once the risk has been assessed and any required resource consent obtained, the Consent Holder shall undertake all necessary work to remediate the

contaminated area to applicable land use NESCS and in accordance with the resource consent (as appropriate). All works shall be undertaken at the Consent Holders' expense.

12. The Consent Holder shall submit to the Team Leader Compliance for their approval a Site Validation Report prepared by a Suitably Qualified and Experienced Practitioner with respect to contaminated land and in accordance with the Ministry for the Environment Contaminated Land Management Guidelines No.1 – Reporting on Contaminated Sites in New Zealand (Revised 2011) at the end of the remediation process.
13. After the demolition of buildings built prior to 1 January 2000 and prior to earthworks, an asbestos clearance certificate shall be provided to Selwyn District Council.

Advice note: *Prior to the demolition of buildings that were constructed or installed prior to 1 January 2000, a full asbestos survey is highly recommended.*

Accidental Discovery Protocol

14. In the event of any discovery of material suspected to be evidence of pre-1900 human activity, taonga/treasured artefacts or human remains/kōiwi in a 'place', the following applies:
 - a. Work shall cease immediately at and within 20m of the place. This 20m perimeter shall become the 'affected area'.
 - b. The contractor shall shut down all machinery within the affected area, secure the affected area, and immediately advise the Site Manager.
 - c. The Site Manager shall secure the affected area and immediately notify the Heritage New Zealand Pouhere Taonga ("HNZPT") Archaeologist, Selwyn District Council and Environment Canterbury. HNZPT will advise if further assessment by a suitably qualified archaeologist and/or an archaeological authority application is required from the Consent Holder.
15. If the material is of Maori origin, in addition to the requirements in the condition above, the Site Manager shall immediately notify Te Ngāi Tūāhuriri Rūnanga and Te Taumutu Rūnanga and ensure site access to enable appropriate cultural procedures and tikanga to be undertaken, subject to meeting statutory requirements (Heritage New Zealand Pouhere Taonga Act 2014, Protected Objects Act 1975). In this instance, Te Ngāi Tūāhuriri Rūnanga, Te Taumutu Rūnanga and the HNZPT Archaeologist will jointly advise if further assessment by a suitably qualified archaeologist and/or an archaeological authority is required from the Consent Holder.
16. If human remains (kōiwi) are uncovered, in addition to the conditions above, the Site Manager shall immediately advise the NZ Police. The affected area must be treated with the utmost discretion and respect. Remains are not to be moved until such time as Te Ngāi Tūāhuriri Rūnanga, Te Taumutu Rūnanga, HNZPT and NZ Police have responded and agreed that they can be moved.
17. Any works within an affected area shall not resume until Tūāhuriri Rūnanga, Te Taumutu Rūnanga and HNZPT (and NZ Police in the case of human remains (kōiwi)) authorise work to continue.
18. Prior to commencing work, the Consent Holder shall ensure that all persons involved in, or supervising, works on-site are familiar with the Accidental Discovery Protocol.

19. The Accidental Discovery Protocol shall be clearly displayed and accessible on site at all times during work under this consent.

Advice Notes:

- *These conditions may be in addition to any agreements that are in place between the consent holder and the Papatipu Runanga (Cultural Site Accidental Discovery Protocol).*
- *Under the Heritage New Zealand Pouhere Taonga Act 2014 an archaeological site is defined as any place associated with pre-1900 human activity, where there is material evidence relating to the history of New Zealand. For sites solely of Maori origin, this evidence may be in the form of accumulations of shell, bone, charcoal, burnt stones, stone tools, etc. In later sites, artefacts such as bottles or broken glass, ceramics, metals, etc. may be found or evidence of old foundations, wells, drains, tailings, races or other structures. Human remains/kōiwi may date to any historic period.*
- *It is unlawful for any person to destroy, damage, or modify the whole or any part of an archaeological site without the prior authority of Heritage New Zealand Pouhere Taonga. This is the case regardless of the legal status of the land on which the site is located, whether the activity is permitted under the District or Regional Plan or whether a resource or building consent has been granted. The Heritage New Zealand Pouhere Taonga Act 2014 provides for substantial penalties for unauthorised damage or destruction.*

Fencing and Landscaping

20. All fencing and landscaping shall be undertaken in general accordance with the approved plans provided as Appendix F of the application, prepared by Kamo Marsh, dated April 2021, except where amended by any other condition of consent .

Advice note: *In circumstances where fencing and landscaping is not shown on these plans the relevant Living Z zone rules apply, except where amended by any other condition of consent.*

21. Comprehensive Lots 277 – 286 shall be developed in general accordance with the approved plans provided as Appendix L of the application, comprising:

- a. Landscape and Fencing Plans prepared by Kamo Marsh, dated May 2021.
- b. Architecture Plans prepared by Common Architecture, dated April 2021.

Business – Local Centre (Lots 275 and 276)

22. The rules and standards for the Business 1 Zone in the Operative District Plan (including in relation to vehicle access) shall apply to Lots 275 and 276 (the Local Centre created by subdivision consent RC~~215439~~215539), except where modified by the following additional conditions.

- a. Lot 275 shall only be used for Preschool activity.
- b. Lot 276 shall only be used for Health Care Services and Retail Activity, with any such Retail Activity restricted to a pharmacy tenancy only with a maximum floor area of 125m².

- c. The maximum number of storeys that any building may have is 2. The maximum height of any building shall be 8.0m.
 - d. The boundary interface between the local centre (Lot 275) and the reserve area (Lot 303) shall be maintained as a physically permeable area with provision for safe and convenient public pedestrian access and visual connectivity between the two sites, including between commercial buildings and the reserve.
23. Prior to the lodgement of any building consent for a development on Lot 275, the building design and landscape plans shall be submitted to Council for certification that condition 22d above is met.

Advice notes:

- The rules and standards applicable to the Business 1 Zone may require that additional resource consents be applied for in relation to any specific development proposed for the Local Centre.
- Preschool and Health Care Services and Retail Activity are defined in the Operative District Plan.

Issuing Building Consent prior to s224 Certificate

24. The lots shall remain in the ownership of Hughes Developments Limited until the s224(c) certificate is issued for the subject allotment.
25. Where any building is erected prior to the issue of the 224(c) Certificate, the Council's Resource Monitoring Officer shall be supplied with a Building Location Certificate from a Registered Professional Surveyor prior to the pouring of foundations. The Building Location Certificate shall confirm that the building is contained wholly within the lot to which it relates and meets the Operative District Plan requirements for bulk and location.
26. No residential dwelling shall be occupied in whole or in part prior to the issue of the s224(c) Certificate for the subject lot.

27. Any services associated with buildings on an allotment shall not be installed until such time that the subdivision services are installed and backfilled for that allotment and have been signed off by Council's Development Engineer.

28. That the vehicle crossings to service any residential lot have consent to be located between 1m and 7m of neighbouring vehicle crossings located on the same side of the road. These vehicle crossings shall be formed in accordance with all other standards in Appendix 13.2 Vehicle Accessway and Crossing Standards of the Operative District Plan (Townships Volume), with the exception of the crossing siting, which shall be in accordance with the attached approved plans.

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Commented [BR18]: There is some concern from the SDC Engineers that buildings will proceed well ahead of services being provided. SDC Engineers sought a condition that no building works could proceed until subdivision services were installed, backfilled and signed off. However this would have defeated the purpose of the land use request in that it would significantly delay any on site building works if they had to wait for the services to be completed and signed off. The recommended condition provides for some scope for a building consent to be approved and constructed to at least the servicing stage (eg drainage inspection) without the subdivision services being available. If the subdivision services have not arrived to the site or not been signed off then the building construction will have to cease as further inspections will not be progress. This can be made clear and controlled by a s37 certificate being placed on the relevant Building Consent.

Commented [RF19]: Approval is being given on many developments now to breach a rules every second vehicle crossing breaches and which SDC just automatically grants. This rule is being removed in the PDP

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~~26. Prior to the lodgement of any building consent, a written agreement between the Consent Holder and Selwyn District Council shall be entered into stating that Council shall not be liable should the issuing of the s224 Certificate be delayed for any reason.~~

SDC has recommended a front fencing consent notice in paras 18/19 of the SDC comments, but does not appear to have provided the condition wording – to be provided/commented on.

Commented [BR20]: Covered by amendment to Condition 86 of RC215539

Environment Canterbury Conditions Faringdon South West

Land Use Consent (Section 9) to use land for earthworks

LIMITS	
1	The activity authorised by this resource consent shall be limited to the excavation of land to establish a residential development associated with the sites, legally described as Lot 1 DP 69688, Lot 4 DP 355996, Lot 2 DP 326339, Lot 3 DP 326339, Lot 4 DP 326339, Lot 2 DP 434803, Lot 1 DP 74660, Lot 1 DP 343803, Lot 3 DP 355996, Lot 2 DP 75821 and Lot 2 DP 355996 as shown on Plan CRCXXXXA (ECan Attachment A to these conditions), which forms part of this resource consent.
2	<p>a. The maximum depth for all excavations shall not exceed 4.2 metres below natural ground level.</p> <p>b. No excavation works shall occur within groundwater.</p> <p>c. No excavation works shall be carried out within the exposed water table during times when groundwater levels are higher than the deepest part of the excavations.</p> <p>Advice notes:</p> <ul style="list-style-type: none"> For the avoidance of doubt, this resource consent does not authorise the excavation for the wastewater pump stations shown on the attached Plan CRCXXXXB (ECan Attachment B to these conditions) and any ancillary pipework below 4.2 metres below the natural ground level. A separate resource consent will be required for these works. This resource consent does not authorise the take of groundwater for dewatering of excavations and/or any associated discharges. If dewatering is required, the activities will either need to be permitted under the relevant regional plan or be authorised under a resource consent.
PRIOR TO COMMENCEMENT	
3	<p>Prior to the works described in Condition (1), all personnel working on the site shall be made aware of, and have access to, the following:</p> <p>a. This resource consent document; and</p> <p>b. Resource consent CRCXXXXX and CRCXXXXX stormwater consent numbers and all associated documents including:</p> <p>i. The Erosion and Sediment Control Plan and Methodology required under condition 13 of this resource consent.</p>
4	<p>A pre-construction meeting shall be held between the Canterbury Regional Council and all relevant parties, including the primary contractor, prior to the commencement of any works. At a minimum, the following shall be covered in the meeting:</p> <p>a. Scheduling and staging of the works;</p>

	<ul style="list-style-type: none"> b. Responsibilities of all relevant parties, including confirmation that the person or persons implementing the ESCP on the site is/are suitably trained and/or experienced ; c. Contact details for all relevant parties; d. Expectations regarding communication between all relevant parties; e. Procedures for implementing any amendments; f. Site inspection; and g. Confirmation that all relevant parties have copies of the contents of this consent document and all associated erosion and sediment control plans and methodology.
5	<p>The consent holder shall inform the Canterbury Regional Council, Attention: Regional Leader - Compliance Monitoring, (ecinfo@ecan.govt.nz) of the commencement of works:</p> <ul style="list-style-type: none"> a. At least 10 working days prior to the commencement of the works, and b. At least 10 working days prior to the commencement of any subsequent stages of the works, if requested by the Canterbury Regional Council as part of the pre-construction meeting under Condition (4).
DURING WORKS	
6	<p>During works the consent holder shall adopt the best practicable options to:</p> <ul style="list-style-type: none"> a. Minimise soil disturbance and prevent soil erosion; and b. Avoiding placing cut or cleared vegetation, debris, or excavated material in a position such that it may enter the water races shown on Plan CRCXXXXC (ECan Attachment C to these conditions).
7	The total area of disturbed land at any one time shall not exceed 4ha.
8	<p>Refuelling of machinery and vehicles shall not occur within 20 metres of:</p> <ul style="list-style-type: none"> a. Open excavations; b. Exposed groundwater; and c. Surface water bodies including drains, and any stormwater systems, including sumps or other devices, unless: <ul style="list-style-type: none"> i. Refuelling is undertaken within an impervious, sealed, bunded area that will contain a volume of at least 110 percent of the largest tank to be filled.
Accidental Discovery Protocol	
9	<ol style="list-style-type: none"> 1. In the event of any discovery of material suspected to be evidence of pre-1900 human activity, taonga/treasured artefacts or human remains/kōiwi in a 'place', the following applies: <ul style="list-style-type: none"> a. Work shall cease immediately at and within 20m of the place. This 20m perimeter shall become the 'affected area'. b. The contractor shall shut down all machinery within the affected area, secure the affected area, and immediately advise the Site Manager. c. The Site Manager shall secure the affected area and immediately notify the Heritage New Zealand Pouhere Taonga ("HNZPT") Archaeologist, Selwyn District Council and Environment Canterbury. HNZPT will advise if further assessment by a suitably qualified archaeologist and/or an archaeological authority application is required from the Consent Holder.

	<p>2. If the material is of Maori origin, in addition to the requirements in the condition above, the Site Manager shall immediately notify Te Ngāi Tūāhuriri Rūnanga and Te Taumutu Rūnanga and ensure site access to enable appropriate cultural procedures and tikanga to be undertaken, subject to meeting statutory requirements (Heritage New Zealand Pouhere Taonga Act 2014, Protected Objects Act 1975). In this instance, Te Ngāi Tūāhuriri Rūnanga, Te Taumutu Rūnanga and the HNZPT Archaeologist will jointly advise if further assessment by a suitably qualified archaeologist and/or an archaeological authority is required from the Consent Holder.</p> <p>3. If human remains (kōiwi) are uncovered, in addition to the conditions above, the Site Manager shall immediately advise the NZ Police. The affected area must be treated with the utmost discretion and respect. Remains are not to be moved until such time as Te Ngāi Tūāhuriri Rūnanga, Te Taumutu Rūnanga, HNZPT and NZ Police have responded and agreed that they can be moved.</p> <p>4. Any works within an affected area shall not resume until Tūāhuriri Rūnanga, Te Taumutu Rūnanga and HNZPT (and NZ Police in the case of human remains (kōiwi)) authorise work to continue.</p> <p>5. Prior to commencing work, the Consent Holder shall ensure that all persons involved in, or supervising, works on-site are familiar with the Accidental Discovery Protocol.</p> <p>6. The Accidental Discovery Protocol shall be clearly displayed and accessible on site at all times during work under this consent.</p> <p>Advice Notes:</p> <ul style="list-style-type: none"> • <i>These conditions may be in addition to any agreements that are in place between the consent holder and the Papatipu Runanga (Cultural Site Accidental Discovery Protocol).</i> • <i>Under the Heritage New Zealand Pouhere Taonga Act 2014 an archaeological site is defined as any place associated with pre-1900 human activity, where there is material evidence relating to the history of New Zealand. For sites solely of Maori origin, this evidence may be in the form of accumulations of shell, bone, charcoal, burnt stones, stone tools, etc. In later sites, artefacts such as bottles or broken glass, ceramics, metals, etc. may be found or evidence of old foundations, wells, drains, tailings, races or other structures. Human remains/kōiwi may date to any historic period.</i> • <i>It is unlawful for any person to destroy, damage, or modify the whole or any part of an archaeological site without the prior authority of Heritage New Zealand Pouhere Taonga. This is the case regardless of the legal status of the land on which the site is located, whether the activity is permitted under the District or Regional Plan or whether a resource or building consent has been granted. The Heritage New Zealand Pouhere Taonga Act 2014 provides for substantial penalties for unauthorised damage or destruction.</i>
	Accidental Discovery of Contaminated Material

10	<p>The consent holder shall adopt an accidental discovery protocol for soils containing unexpected contaminants, which shall include the following steps as a minimum:</p> <ol style="list-style-type: none"> a. Earthworks within ten metres of the unexpected contaminants shall cease immediately; and b. Immediate steps shall be taken to minimise exposure of the contaminated material, including covering the contaminants with an impervious cover where practicable; and c. Notification of the Canterbury Regional Council, Attention: Team Leader – Contaminated Land (contaminated.land@ecan.govt.nz), within 24 hours of the discovery; d. Earthworks within ten metres of unexpected contaminants shall not recommence until a suitably qualified experienced practitioner (SQEP) confirms to Canterbury Regional Council, Attention: Team Leader – Contaminated Land that doing so will not have significant adverse environmental effects. e. All practicable steps shall be taken to prevent the contaminated material becoming entrained in stormwater or dewatering water. f. All records and documentation associated with the discovery shall be kept and copies shall be provided to the Canterbury Regional Council upon request.
Stockpiling, Handling and Disposal of Contaminated Material	
11	<p>Stockpiling of contaminated material shall be avoided where practicable. In the event that temporary stockpiling of suspected potential or contaminated material is required, then the stockpiles shall be managed as below:</p> <ol style="list-style-type: none"> a. Stockpiled material shall be placed on polythene sheeting or similar impervious material to prevent contamination of underlying material; and b. Controls shall be installed to prevent runoff leaving the area and stormwater from other areas entering the stockpile area; and c. Stockpiled material shall be covered or dampened during dry and windy conditions; and d. If significant rainfall is forecast, the stockpiled material shall be covered by a suitable material to prevent contaminated stormwater discharge or wind-blown dust generation.
12	<p>Any soils removed from the site that have been identified as contaminated or potentially contaminated shall be disposed of at an appropriately licensed facility.</p>
EROSION AND SEDIMENT CONTROL	
13	<p>The discharges during the construction-phase of the development shall occur in accordance with the Erosion and Sediment Control Plan (ESCP). The ESCP shall:</p> <ol style="list-style-type: none"> a. Detail best practicable erosion and sediment control measures that will be taken to ensure compliance with this resource consent; b. Be prepared in accordance with: <ol style="list-style-type: none"> i. Environment Canterbury’s “Erosion and Sediment Control Toolbox for the Canterbury Region” (ESCT), which can be accessed under http://escanterbury.co.nz/; or

	<p>ii. An equivalent industry guideline. If an alternative guideline is used, the ESCP shall provide details of the relevant alternative methods used and an explanation of why they are more appropriate than the ESCT.</p>
<p>14</p>	<p>The ESCP shall include:</p> <ul style="list-style-type: none"> a. A map showing the location of all works; b. Detailed plans showing the location of erosion and sediment control measures, on-site catchment boundaries, and sources of runoff; c. Drawings and specifications of designated sediment control measures, including but not limited to: d. A programme of works, including a proposed timeframe for each stage of the works and earthworks methodology; e. The management of stockpiled soils during excavation works; f. Inspection and maintenance of the erosion and sediment control measures; g. Sampling procedures and protocols for assessing the quality of the discharge; h. Defined discharge points where stormwater and dewatering water infiltrates into land and/or is discharged to surface water; i. The description of best practicable options to be applied to mitigate sediment discharge beyond the site boundary; j. The method(s) for stabilising the site if works are abandoned; and k. The method(s) for stabilising the site and decommissioning erosion and sediment control measures after works have been completed. <p>A comprehensive Dust Management Plan shall be provided within the ESCP and this must include the following measures:</p> <ul style="list-style-type: none"> a. Disturbed areas are to be stabilised with permanent vegetation or temporary stabilization methods as soon as practicable after the completion of bulk earthworks, land contouring, etc., but no later than 10 days after earthworks are completed. In this context, stabilised means covered with a layer of washed gravel, 80% coverage with grass striking, an effective cover of soil stabilizing co-polymer, mulch, or other method in accordance with the ESCT. b. The consent holder must carry out a risk assessment of all activities taking into consideration local weather forecasts, particularly forecasts of winds from the north-west or sustained conditions of north-easterly winds during extended dry periods. c. Dust control methods must be employed taking into consideration forecast weather conditions. d. Stockpiles must be limited to no more than 5 metres in height and stockpiles are located as far as practicable from downwind from off-site receptors. Stockpile surfaces should be compacted and stabilised as soon as practicable (see methods above). e. Signs are to be established at the boundary of the site and at key junctions showing the speed limit within the site.

	<p>f. Vehicle movements should be limited to established haul roads.</p> <p>g. A dust management community liaison group should be established as a forum to receive feedback regarding dust discharges and control, which is to meet at least 3 times from 1 September until 1 April, during the construction of the development. The consent holder should invite the local community and representatives of the district council and regional council to attend. The consent holder must keep and provide copies of records of the meetings, particularly regarding nuisance effects and actions to control or prevent dust nuisance.</p> <p>h. The consent holder must keep and maintain records of complaints received and provide copies to ECan on request. Records must include time and date of the complaint, weather conditions immediately preceding, likely source and cause of the nuisance effects and remedial action to be taken to address it and prevent further nuisance.</p>
15	<p>The ESCP shall be submitted to the Canterbury Regional Council, Attention: Regional Leader - Compliance Monitoring (ecinfo@ecan.govt.nz), at least ten working days prior to earthworks commencing, for certification that it complies with the conditions of this consent.</p> <p>a. The discharge shall not commence until the consent holder has received the certification from the Canterbury Regional Council that it is consistent with the conditions of this consent.</p> <p>b. Notwithstanding Condition (15)(a), if the consent holder has not received the certification within ten working days of the Regional Leader - Monitoring and Compliance receiving the ESCP, the discharge may commence.</p> <p>Advice note: <i>The Dust Management Plan must also be provided to Selwyn District Council in accordance with its consents.</i></p>
16	<p>The ESCP may be amended at any time. Any amendments shall be:</p> <p>a. For the purpose of improving the efficacy of the erosion and sediment control measures, and shall not result in reduced discharge quality;</p> <p>b. Consistent with the conditions of this resource consent; and</p> <p>c. Submitted in writing to the Canterbury Regional Council, Attention: Regional Leader - Compliance Monitoring (ecinfo@ecan.govt.nz), prior to any amendment being implemented.</p>
17	<p>Erosion and sediment control measures shall be inspected at least once per day when earthworks are being undertaken, as well as following any rainfall event that results in more than five millimetres of rainfall at the site. Any accumulated sediment shall be removed, and repairs made, as necessary, to ensure effective functioning of devices. Records of any inspections shall be kept and provided to the Canterbury Regional Council on request.</p>
18	<p>If the consent holder abandons work on-site, adequate preventative and remedial measures shall be taken to control sediment discharged from exposed or unconsolidated surfaces. These measures shall be maintained for so long as necessary to prevent sediment discharges from the earth worked areas.</p>

19	<p>The erosion and sediment control measures shall not be decommissioned until the site is stabilised and the stormwater system for the developed site is functioning or a suitably approved method of stormwater disposal is in place. Decommissioning measures shall be undertaken in the following order:</p> <ul style="list-style-type: none"> a. All disturbed areas shall be stabilised and/or re-vegetated as soon as practicable following completion of the works; b. Any visible debris, litter, sediment and hydrocarbons shall be removed from all sediment control measures; and c. Erosion and sediment control measures shall be removed.
AFTER WORKS	
20	<p>On completion of works:</p> <ul style="list-style-type: none"> a. All exposed surfaces shall be stabilised once works are completed or if they are not to be worked on for a period of 14 days or more; and b. All spoil and other waste material from the works shall be removed from the site.
ADMINISTRATION	
21	<p>The Canterbury Regional Council may annually, on any of the last five days of May or November, serve notice of its intention to review the conditions of this consent with the purposes of:</p> <ul style="list-style-type: none"> a. Dealing with any adverse effect on the environment which may arise from the exercise of this consent; or b. Requiring the consent holder to carry out monitoring and reporting instead of, or in addition to, that required by the consent.

Discharge Permit (Section 15) to discharge construction phase stormwater

LIMITS	
1	The activity authorised by this resource consent shall be only the discharge of sediment-laden phase stormwater to ground via temporary soakholes servicing the residential development associated with the sites legally described as Lot 1 DP 69688, Lot 4 DP 355996, Lot 2 DP 326339, Lot 3 DP 326339, Lot 4 DP 326339, Lot 2 DP 434803, Lot 1 DP 74660, Lot 1 DP 343803, Lot 3 DP 355996, Lot 2 DP 75821 and Lot 2 DP 355996, as shown on Plan CRCXXXXA (ECan Attachment A to these conditions) which forms part of this resource consent.
2	Sediment-laden stormwater shall be discharged: <ul style="list-style-type: none"> a. In accordance with the erosion and sediment control plan required by Condition (13) of CRCXXXX earthworks consent number; b. To land via temporary soakholes within the boundaries of the site as shown on Plan CRCXXXXA (ECan Attachment A to these conditions).
3	The discharge of sediment-laden stormwater under this consent shall not: <ul style="list-style-type: none"> a. Enter neighbouring properties; b. Result in sediment or any other contaminant contained in the discharge being discharged beyond the boundary of the site; c. Enter the water races shown on Plan CRCXXXXB (ECan Attachment D to these conditions); and d. Be discharged directly to groundwater.
PRIOR TO COMMENCEMENT OF WORKS	
4	Prior to the commencement of the activities described in Condition (1), all personnel working on site shall be made aware of, and have access to the contents of: <ul style="list-style-type: none"> a. This resource consent document; and b. Resource consents CRCXXXX, CRCXXXX earthworks and operational stormwater numbers and all associated documents.
5	A pre-construction meeting shall be held between the Canterbury Regional Council and all relevant parties, including the primary contractor, prior to the commencement of any works. At a minimum, the following shall be covered in the meeting: <ul style="list-style-type: none"> a. Scheduling and staging of the works; b. Responsibilities of all relevant parties, including confirmation that the person or persons implementing the ESCP on the site is/are suitably trained and/or experienced ; c. Contact details for all relevant parties; d. Expectations regarding communication between all relevant parties; e. Procedures for implementing any amendments; f. Site inspection; and g. Confirmation that all relevant parties have copies of the contents of this consent document and all associated erosion and sediment control plans and methodology.

6	At least ten working days prior to commencement of the works described in Condition (1), the Validation Report for the site at 870 Selwyn Road shall be submitted to the Canterbury Regional Council, Attention: Team Leader – Contaminated Land (contaminated.land@ecan.govt.nz), to ensure that the existing soil contamination identified in the ENGEO Report Titled ‘Combined Preliminary and Detailed Site Investigation: 870 Selwyn Road’ dated 22.01.2021 has been adequately remediated.
7	The consent holder shall inform the Canterbury Regional Council, Attention: Regional Leader - Compliance Monitoring (ecinfo@ecan.govt.nz) of the commencement of works: <ul style="list-style-type: none"> a. At least 10 working days prior to the commencement of the works, and b. At least 10 working days prior to the commencement of any subsequent stages of the works, if requested by the Canterbury Regional Council as part of the pre-construction meeting under Condition (5).
8	All erosion and sediment control measures detailed in the ESCP required by Condition (9) of this resource consent shall be installed prior to the commencement of any earthworks or stripping of vegetation and topsoil occurring on the site.
EROSION AND SEDIMENT CONTROL	
9	The discharges during the construction-phase of the development shall occur in accordance with the ESCP. The ESCP shall: <ul style="list-style-type: none"> a. Detail best practicable sediment control measures that will be taken to ensure compliance with this resource consent. b. Be prepared by a suitably qualified person with experience in erosion and sediment control in accordance with: <ul style="list-style-type: none"> i. Canterbury Regional Council’s “Erosion and Sediment Control Toolbox for the Canterbury Region” (ESCT), which can be accessed under http://esc Canterbury.co.nz/; or ii. An equivalent industry guideline. If an alternative guideline is used, the ESCP shall provide details of the relevant alternative methods used and an explanation of why they are more appropriate than the ESCT. c. Be signed by an engineer with experience in erosion and sediment control, confirming that the erosion and sediment control measures for the site are appropriately sized and located in accordance with the ESCT.
10	The ESCP shall: <ul style="list-style-type: none"> a. Include a map showing the location of all works; b. Detailed plans showing the location of sediment control measures, on-site catchment boundaries, and sources of runoff; c. Detail how best practicable measures are taken to minimise discharges of construction-phase stormwater run-off beyond the boundaries of the site; d. Include drawings and specifications of designated sediment control measures, if these are not designed and installed in accordance with the ESCT; e. Include a confirmation that the erosion and sediment control devices have been sized appropriately in accordance with the ESCT;

	<ul style="list-style-type: none"> f. Include a programme of works, including a proposed timeframe for each stage of the works and the earthworks methodology; g. Detail the management of any stockpiled material; h. Detail inspection and maintenance of the sediment control measures; i. Detail sampling procedures and protocols; j. Define the discharge points where stormwater is discharged onto land / infiltrates into land; k. Detail the methodology for stabilising the site if works are abandoned; and l. Detail the methodology for stabilising the site and appropriate decommissioning of all erosion and sediment control measures after works have been completed.
11	<p>The ESCP shall be submitted to the Canterbury Regional Council, Attention: Regional Leader – Compliance Monitoring (ecinfo@ecan.govt.nz), at least ten working days prior to works commencing, for certification that it complies with the ESCT and the conditions of this consent.</p> <ul style="list-style-type: none"> a. The discharge shall not commence until certification has been received from the Canterbury Regional Council that the ESCP is consistent with the ESCT or equivalent industry guideline as per the requirements under Condition 9(b)(ii), and the conditions of this resource consent. b. Notwithstanding Condition (11)(a), if the ESCP has not been reviewed and/or certified within ten working days of the Regional Leader – Compliance Monitoring receiving the ESCP, the discharge may commence.
12	<p>The ESCP may be amended at any time. Any amendments shall be:</p> <ul style="list-style-type: none"> a. Only for the purpose of improving the efficacy of the erosion and sediment control measures and shall not result in reduced discharge quality; and b. For the purpose of applying best practicable measures to mitigate dust and sediment transport off-site; c. Consistent with the conditions of this resource consent; and d. Submitted in writing to the Canterbury Regional Council, Attention: Regional Leader Compliance Monitoring (ecinfo@ecan.govt.nz), prior to any amendment being implemented.
13	<p>Erosion and sediment control measures shall be inspected at least once per day, as well as following any rainfall event that results in more than five millimetres of rainfall at the site. Any accumulated sediment shall be removed, and repairs made, as necessary, to ensure effective functioning of devices. Records of any inspections shall be kept and provided to the Canterbury Regional Council on request.</p>
14	<p>If the consent holder abandons work on-site, adequate preventative and remedial measures shall be taken to control sediment discharged from exposed or unconsolidated surfaces. These measures shall be maintained for so long as necessary to prevent sediment discharges from the earth worked areas</p>
	<p>SPILLS</p>
15	<p>All practicable measures shall be taken to avoid spills of fuel or any other hazardous substances within the site.</p>

	<p>a. Refuelling of machinery and vehicles shall not occur within 10 metres of:</p> <ul style="list-style-type: none"> i. Open excavations; ii. Exposed groundwater; and iii. The water races shown on Plan CRCXXXX or any stormwater system, including swales, sumps or other devices, unless: <ul style="list-style-type: none"> A. Refuelling is undertaken within an impervious, sealed, bunded area that will contain a volume of at least 110 percent of the largest tank to be filled. <p>b. A spill kit shall be kept on site that is capable of absorbing the quantity of oil and petroleum products that may be spilt on site at any one time, remains on site at all times.</p> <p>c. In the event of a spill of fuel or any other hazardous substance, the spill shall be cleaned up as soon as practicable, the stormwater system shall be inspected and, cleaned and measures taken to prevent a recurrence;</p> <p>d. The Canterbury Regional Council, Attention: Regional Leader – Monitoring and Compliance, shall be informed within 24 hours of a spill event and the following information provided:</p> <ul style="list-style-type: none"> i. The date, time, location and estimated volume of the spill; ii. The cause of the spill; iii. The type of hazardous substance(s) spilled; iv. Clean up procedures undertaken; v. Details of the steps taken to control and remediate the effects of the spill on the receiving environment; vi. An assessment of any potential effects of the spill; and vii. Measures to be undertaken to prevent a recurrence.
UPON COMPLETION OF WORKS	
16	<p>Erosion and sediment control measures shall not be decommissioned until the site is stabilised and the stormwater system for the developed site is functioning. Decommissioning the measures shall be undertaken in the following order:</p> <ul style="list-style-type: none"> a. All disturbed areas shall be stabilised and/or re-vegetated as soon as practicable following completion of the works; b. Any visible debris, litter, sediment and hydrocarbons shall be removed from all sediment control measures and disposed at a suitable facility; and c. Erosion and sediment control measures shall be removed.
17	<p>Upon completion of works and the removal of erosion and sediment control measures, any visible sediment accumulated on impervious surfaces within or immediately adjacent to the works site shall be removed to minimise the risk of sediment becoming entrained in stormwater. All sediment removed shall be disposed of at a suitable facility.</p>
AFTER WORKS	
18	<p>On completion of works:</p> <ul style="list-style-type: none"> a. All exposed surfaces shall be stabilized once works are completed or if they are not to be worked on for a period of 14 days or more; and

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	b. All spoil and other waste material from the works shall be removed from the site.
	ADMINISTRATION
19	The Canterbury Regional Council may annually, on the last working day of May or November, serve notice of its intention to review the conditions of this consent for the purposes of: a. Dealing with adverse effect on the environment which may arise from the exercise of this consent and which is not appropriate to deal with at a later stage; or b. Requiring the adoption of the best practicable option to remove or reduce any adverse effect on the environment.
20	The duration of this consent shall be 5 years from the date of decision.

Discharge permit (Section 15) to discharge operational phase stormwater

LIMITS	
1	<p>The discharge shall be only stormwater generated from:</p> <ul style="list-style-type: none"> a. Building roofs; b. Roads; c. Road berms; and d. Lot frontages; <p>associated with the sites, legally described as Lot 1 DP 69688, Lot 4 DP 355996, Lot 2 DP 326339, Lot 3 DP 326339, Lot 4 DP 326339, Lot 2 DP 434803, Lot 1 DP 74660, Lot 1 DP 343803, Lot 3 DP 355996, Lot 2 DP 75821 and Lot 2 DP 355996, as shown on Plan CRCXXXXA (ECan Attachment A to these conditions) which forms part of this resource consent.</p>
2	<p>Stormwater shall only be discharged onto and into land within the area shown on the attached Plan CRCXXXXA (ECan Attachment A to these conditions), which forms part of this resource consent, and via the stormwater system described under Conditions (3) to (7) of this resource consent.</p>
STORMWATER SYSTEM	
3	<p>Stormwater shall be discharged to land via the following stormwater system, as shown on the attached Plan CRCXXXXA (ECan Attachment A to these conditions):</p> <ul style="list-style-type: none"> 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.
4	<p>All sumps shall be fitted with submerged or trapped outlets each capable of trapping at least 60 litres of hydrocarbons.</p>
5	<p>The rapid soakage chambers/trenches shall:</p> <ul style="list-style-type: none"> a. Store and dispose of stormwater arising from all rainfall events up to and including the 2% AEP 24-hour duration rainfall event from the contributing catchment; b. Have a base that extends into free draining soil strata; and c. Have a maximum depth to the base of 3.0 metres below the natural ground level. <p>Advice Note: For the purpose of installing the base of the soakage trenches into free draining soil strata under (b) and to confirm the soakage trenches can dispose of stormwater from the design rainfall event, including a factor of safety of 3 to allow for blinding of the soakage</p>

	<i>trenches, infiltration testing may be required to confirm infiltration rates at the location of each soakage trench.</i>
6	Stormwater shall not pond in or around the stormwater system for longer than 48 hours after the cessation of any storm event.
	DESIGN PLANS AND CERTIFICATION
7	At least 10 working days prior to the installation of the stormwater system, the consent holder shall submit to the Canterbury Regional Council, Attention: Regional Leader – Compliance Monitoring (ecinfo@ecan.govt.nz): <ul style="list-style-type: none"> a. Final detailed design plans for the stormwater system. b. A certificate signed by an engineer with suitable experience in stormwater system design and construction confirming that: <ul style="list-style-type: none"> i. The stormwater system has been designed in accordance with the Conditions of this resource consent; and c. A statement signed by the engineer with suitable experience in stormwater system design and construction confirming that they are competent to certify the engineering work.
8	Within 20 working days of the installation of the stormwater system, the consent holder shall submit to the Canterbury Regional Council, Attention: Regional Leader – Compliance Monitoring (ecinfo@ecan.govt.nz): <ul style="list-style-type: none"> a. All as built design plans of the stormwater system installed; b. A certificate signed an engineer with suitable experience in stormwater system design and construction confirming that the installed stormwater system complies with the conditions of this resource consent; and c. A statement signed by the engineer with suitable experience in stormwater system design and construction confirming that they are competent to certify the engineering work.
9	Within two years of the date of decision of this consent and at the same time it is submitted to Selwyn District Council for its approval pursuant to the subdivision consent, a Stormwater Design Report and Management Plan shall be submitted to the Canterbury Regional Council, Attention: Regional Leader – Compliance Monitoring – ecinfo@ecan.govt.nz for approval. The Plan shall take the conditions of this consent into account and include but not be limited to: <ul style="list-style-type: none"> a. 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. b. Existing and proposed drainage plan with sub catchments and flow arrows to show how the drainage will be affected. c. Calculations to demonstrate compliance with the Engineering Code of Practice and any relevant Environment Canterbury consent conditions. d. A description of the stormwater network, including the components used to convey, treat and discharge stormwater;

	<ul style="list-style-type: none"> e. A description of the receiving environment, including whether there are any active downgradient/downstream domestic or community supply points; f. A description of the inspection and maintenance schedule and any reporting requirements; g. A description of the actions that will be taken to address any issues discovered during inspections and maintenance; h. A description of any monitoring and responses to monitoring to ensure that adequate treatment is being provided to enable the LWRP water quality outcomes and standards and limits set out in Table 1, Schedules 5 and 8 and Sections 6 to 15 (whichever applies) are being met, or will be met; and i. A description of the management of the discharge of stormwater from sites involving the use, storage or disposal of hazardous substances (if such sites are present in the subdivision).
INSPECTIONS AND MAINTENANCE	
10	The stormwater system shall be maintained in accordance with the Selwyn District Council's Stormwater Maintenance Schedule, Table CRCXXX , included below at the end of these conditions and forming part of this consent.
11	<p>The stormwater system shall be maintained in the following manner:</p> <ul style="list-style-type: none"> a. The stormwater system is to be inspected at least once every six months; b. Any visible hydrocarbons, debris or litter within any of the stormwater system's components shall be removed within five working days of the inspection. c. Any accumulated sediment in the sumps shall be removed when the sediment occupies more than one quarter of the depth below the invert of the outlet pipe. d. Any scour or erosion in the infiltration basins shall be repaired within five working days of the inspection.
12	Any material removed in accordance with Condition (11) shall be disposed of at a facility authorised to receive such material.
13	<p>The consent holder shall keep records of all inspections and maintenance undertaken in accordance with Conditions (11) to (12) and make them available to the Canterbury Regional Council on request. The records shall include:</p> <ul style="list-style-type: none"> a. Date and details of inspections of the stormwater system; and b. Date and details of any maintenance work, repairs and upgrades to the stormwater system, including removal of material and its disposal.
ADMINISTRATION	
14	<p>The Canterbury Regional Council may, once per year, on any of the last five working days of any month, serve notice of its intention to review the conditions of this consent for the purposes of:</p> <ul style="list-style-type: none"> a. Dealing with any adverse effect on the environment which may arise from the exercise of the consent; or b. Requiring the adoption of the best practicable option to remove or reduce any adverse effects on the environment.
15	The duration of this consent shall be 12 years from the date of decision.

Table CRCXXXX

**Selwyn District Council
STANDARD STORMWATER MAINTENANCE SCHEDULE**

Task	Minimum frequency of maintenance visit					
	Sumps			Swales		Infiltration and dry basins
	Key sumps	Non-key sumps	To soakage chambers	Urban	Rural-residential	
Removal of debris, and litter likely to adversely affect the operation of the system, within 10 working days of the maintenance visit	Yearly	Two Yearly	Yearly	6 monthly	Yearly	6 monthly
Removal of sediment likely to adversely affect the operation of the system, within 10 working days of the maintenance visit	Yearly	Two Yearly	Yearly	N/A	N/A	N/A
Removal of hydrocarbons that are visible over a total area of greater than 0.5 square metres (swales and basins) or a layer greater than 5 millimetres thick (sumps), within 10 working days of the maintenance visit	N/A	N/A	6 monthly	6 monthly	Yearly	6 monthly
Repair or stabilisation of erosion and scour, within 20 working days of the maintenance visit	N/A	N/A	N/A	6 monthly	Yearly	6 monthly
Replanting, where bare or patchy soil cover or sediment build up is greater than 10 square metres, or a total of five percent of the area of the device, whichever is the lesser, within 10 working days of the maintenance visit	N/A	N/A	N/A	6 monthly	Yearly	6 monthly
Weed control	N/A	N/A	N/A	6 monthly	Yearly	6 monthly

Environment Canterbury Conditions Faringdon South East

Land Use Consent (Section 9) to use land for earthworks

LIMITS	
1	The activity authorised by this resource consent shall be limited to the excavation of land to establish a residential development associated with the sites at Springston Rolleston Road, legally described as Lot 1001 DP 557037, and Selwyn Road, legally described as Lot 1002 DP 557037, as shown on Plan CRCXXXXA (ECan Attachment F to these conditions), which forms part of this resource consent.
2	<ul style="list-style-type: none"> a. The maximum depth for all excavations shall not exceed 4.2 metres below natural ground level. b. No excavation works shall occur within groundwater. c. No excavation works shall be carried out within the exposed water table during times when groundwater levels are higher than the deepest part of the excavations. <p>Advice notes: <i>This resource consent does not authorise the take of groundwater for dewatering of excavations and/or any associated discharges. If dewatering is required, the activities will either need to be permitted under the relevant regional plan or be authorised under a resource consent.</i></p>
PRIOR TO COMMENCEMENT	
3	<p>Prior to the works described in Condition (1), all personnel working on the site shall be made aware of, and have access to, the following:</p> <ul style="list-style-type: none"> a. This resource consent document; and b. Resource consent CRCXXXX and CRCXXXX stormwater consent numbers and all associated documents including: <ul style="list-style-type: none"> i. The Erosion and Sediment Control Plan and Methodology required under condition 13 of this resource consent.
4	<p>A pre-construction meeting shall be held between the Canterbury Regional Council and all relevant parties, including the primary contractor, prior to the commencement of any works. At a minimum, the following shall be covered in the meeting:</p> <ul style="list-style-type: none"> a. Scheduling and staging of the works; b. Responsibilities of all relevant parties, including confirmation that the person or persons implementing the ESCP on the site is/are suitably trained and/or experienced ; c. Contact details for all relevant parties; d. Expectations regarding communication between all relevant parties; e. Procedures for implementing any amendments; f. Site inspection; and g. Confirmation that all relevant parties have copies of the contents of this consent document and all associated erosion and sediment control plans and methodology.

5	<p>The consent holder shall inform the Canterbury Regional Council, Attention: Regional Leader – Compliance Monitoring (ecinfo@ecan.govt.nz) of the commencement of works:</p> <ol style="list-style-type: none"> a. At least 10 working days prior to the commencement of the works, and b. At least 10 working days prior to the commencement of any subsequent stages of the works, if requested by the Canterbury Regional Council as part of the pre-construction meeting under Condition (4).
<p>DURING WORKS</p>	
6	<p>During works the consent holder shall adopt the best practicable options to:</p> <ol style="list-style-type: none"> a. Minimise soil disturbance and prevent soil erosion; and b. Avoiding placing cut or cleared vegetation, debris, or excavated material in a position such that it may enter the water races shown on Plan CRCXXXX (ECan Attachment G to these conditions).
7	<p>The total area of disturbed land at any one time shall not exceed 4ha.</p>
8	<p>Refuelling of machinery and vehicles shall not occur within 20 metres of:</p> <ol style="list-style-type: none"> a. Open excavations; b. Exposed groundwater; and c. Surface water bodies including drains, and any stormwater systems, including sumps or other devices, unless: <ol style="list-style-type: none"> i. Refuelling is undertaken within an impervious, sealed, bunded area that will contain a volume of at least 110 percent of the largest tank to be filled.
<p>Accidental Discovery Protocol</p>	
9	<ol style="list-style-type: none"> 1. In the event of any discovery of material suspected to be evidence of pre-1900 human activity, taonga/treasured artefacts or human remains/kōiwi in a ‘place’, the following applies: <ol style="list-style-type: none"> a. Work shall cease immediately at and within 20m of the place. This 20m perimeter shall become the ‘affected area’. b. The contractor shall shut down all machinery within the affected area, secure the affected area, and immediately advise the Site Manager. c. The Site Manager shall secure the affected area and immediately notify the Heritage New Zealand Pouhere Taonga (“HNZPT”) Archaeologist, Selwyn District Council and Environment Canterbury. HNZPT will advise if further assessment by a suitably qualified archaeologist and/or an archaeological authority application is required from the Consent Holder. 2. If the material is of Maori origin, in addition to the requirements in the condition above, the Site Manager shall immediately notify Te Ngāi Tūāhuriri Rūnanga and Te Taumutu Rūnanga and ensure site access to enable appropriate cultural procedures and tikanga to be undertaken, subject to meeting statutory requirements (Heritage New Zealand Pouhere Taonga Act 2014, Protected Objects Act 1975). In this instance, Te Ngāi Tūāhuriri Rūnanga, Te Taumutu Rūnanga and the HNZPT Archaeologist will jointly advise if further assessment by a suitably qualified archaeologist and/or an archaeological authority is required from the Consent Holder.

	<p>3. If human remains (kōiwi) are uncovered, in addition to the conditions above, the Site Manager shall immediately advise the NZ Police. The affected area must be treated with the utmost discretion and respect. Remains are not to be moved until such time as Te Ngāi Tūāhuriri Rūnanga, Te Taumutu Rūnanga, HNZPT and NZ Police have responded and agreed that they can be moved.</p> <p>4. Any works within an affected area shall not resume until Tūāhuriri Rūnanga, Te Taumutu Rūnanga and HNZPT (and NZ Police in the case of human remains (kōiwi)) authorise work to continue.</p> <p>5. Prior to commencing work, the Consent Holder shall ensure that all persons involved in, or supervising, works on-site are familiar with the Accidental Discovery Protocol.</p> <p>6. The Accidental Discovery Protocol shall be clearly displayed and accessible on site at all times during work under this consent.</p> <p>Advice Notes:</p> <ul style="list-style-type: none"> • <i>These conditions may be in addition to any agreements that are in place between the consent holder and the Papatipu Runanga (Cultural Site Accidental Discovery Protocol).</i> • <i>Under the Heritage New Zealand Pouhere Taonga Act 2014 an archaeological site is defined as any place associated with pre-1900 human activity, where there is material evidence relating to the history of New Zealand. For sites solely of Maori origin, this evidence may be in the form of accumulations of shell, bone, charcoal, burnt stones, stone tools, etc. In later sites, artefacts such as bottles or broken glass, ceramics, metals, etc. may be found or evidence of old foundations, wells, drains, tailings, races or other structures. Human remains/kōiwi may date to any historic period.</i> • <i>It is unlawful for any person to destroy, damage, or modify the whole or any part of an archaeological site without the prior authority of Heritage New Zealand Pouhere Taonga. This is the case regardless of the legal status of the land on which the site is located, whether the activity is permitted under the District or Regional Plan or whether a resource or building consent has been granted. The Heritage New Zealand Pouhere Taonga Act 2014 provides for substantial penalties for unauthorised damage or destruction.</i>
	<p>Accidental Discovery of Contaminated Material</p>
<p>10</p>	<p>The consent holder shall adopt an accidental discovery protocol for soils containing unexpected contaminants, which shall include the following steps as a minimum:</p> <ol style="list-style-type: none"> a. Earthworks within ten metres of the unexpected contaminants shall cease immediately; and b. Immediate steps shall be taken to minimise exposure of the contaminated material, including covering the contaminants with an impervious cover where practicable; and

	<ul style="list-style-type: none"> c. Notification of the Canterbury Regional Council, Attention: Team Leader – Contaminated Land (contaminated.land@ecan.govt.nz), within 24 hours of the discovery; d. Earthworks within ten metres of unexpected contaminants shall not recommence until a suitably qualified experienced practitioner (SQEP) confirms to Canterbury Regional Council, Attention: Team Leader – Contaminated Land that doing so will not have significant adverse environmental effects. e. All practicable steps shall be taken to prevent the contaminated material becoming entrained in stormwater or dewatering water. f. All records and documentation associated with the discovery shall be kept and copies shall be provided to the Canterbury Regional Council upon request.
	Stockpiling, Handling and Disposal of Contaminated Material
11	<p>Stockpiling of contaminated material shall be avoided where practicable. In the event that temporary stockpiling of suspected potential or contaminated material is required, then the stockpiles shall be managed as below:</p> <ul style="list-style-type: none"> a. Stockpiled material shall be placed on polythene sheeting or similar impervious material to prevent contamination of underlying material; and b. Controls shall be installed to prevent runoff leaving the area and stormwater from other areas entering the stockpile area; and c. Stockpiled material shall be covered or dampened during dry and windy conditions; and d. If significant rainfall is forecast, the stockpiled material shall be covered by a suitable material to prevent contaminated stormwater discharge or wind-blown dust generation.
12	Any soils removed from the site that have been identified as contaminated or potentially contaminated shall be disposed of at an appropriately licensed facility.
	EROSION AND SEDIMENT CONTROL
13	<p>The discharges during the construction-phase of the development shall occur in accordance with the Erosion and Sediment Control Plan (ESCP). The ESCP shall:</p> <ul style="list-style-type: none"> a. Detail best practicable erosion and sediment control measures that will be taken to ensure compliance with this resource consent; b. Be prepared in accordance with: <ul style="list-style-type: none"> i. Environment Canterbury’s “Erosion and Sediment Control Toolbox for the Canterbury Region” (ESCT), which can be accessed under http://escanterbury.co.nz/; or ii. An equivalent industry guideline. If an alternative guideline is used, the ESCP shall provide details of the relevant alternative methods used and an explanation of why they are more appropriate than the ESCT.
14	<p>The ESCP shall include:</p> <ul style="list-style-type: none"> a. A map showing the location of all works; b. Detailed plans showing the location of erosion and sediment control measures, on-site catchment boundaries, and sources of runoff;

- c. Drawings and specifications of designated sediment control measures, including but not limited to:
- d. A programme of works, including a proposed timeframe for each stage of the works and earthworks methodology;
- e. The management of stockpiled soils during excavation works;
- f. Inspection and maintenance of the erosion and sediment control measures;
- g. Sampling procedures and protocols for assessing the quality of the discharge;
- h. Defined discharge points where stormwater and dewatering water infiltrates into land and/or is discharged to surface water;
- i. The description of best practicable options to be applied to mitigate sediment discharge beyond the site boundary;
- j. The method(s) for stabilising the site if works are abandoned; and
- k. The method(s) for stabilising the site and decommissioning erosion and sediment control measures after works have been completed.

A comprehensive Dust Management Plan shall be provided within the ESCP and this must include the following measures:

- a. Disturbed areas are to be stabilised with permanent vegetation or temporary stabilization methods as soon as practicable after the completion of bulk earthworks, land contouring, etc., but no later than 10 days after earthworks are completed. In this context, stabilised means covered with a layer of washed gravel, 80% coverage with grass striking, an effective cover of soil stabilizing co-polymer, mulch, or other method in accordance with the ESCT.
- b. The consent holder must carry out a risk assessment of all activities taking into consideration local weather forecasts, particularly forecasts of winds from the north-west or sustained conditions of north-easterly winds during extended dry periods.
- c. Dust control methods must be employed taking into consideration forecast weather conditions.
- d. Stockpiles must be limited to no more than 5 metres in height and stockpiles are located as far as practicable from downwind from off-site receptors. Stockpiles surfaces should be compacted and stabilised as soon as practicable (see methods above).
- e. Signs are to be established at the boundary of the site and at key junctions showing the speed limit within the site.
- f. Vehicle movements should be limited to established haul roads.
- g. A dust management community liaison group should be established as a forum to receive feedback regarding dust discharges and control, which is to meet at least 3 times from 1 September until 1 April, during the construction of the development. The consent holder should invite the local community and representatives of the district council and regional council to attend. The consent holder must keep and

	<p>provide copies of records of the meetings, particularly regarding nuisance effects and actions to control or prevent dust nuisance.</p> <p>The consent holder must keep and maintain records of complaints received and provide copies to ECan on request. Records must include time and date of the complaint, weather conditions immediately preceding, likely source and cause of the nuisance effects and remedial action to be taken to address it and prevent further nuisance.</p>
15	<p>The ESCP shall be submitted to the Canterbury Regional Council, Attention: Regional Leader - Compliance Monitoring (ecinfo@ecan.govt.nz) at least ten working days prior to earthworks commencing, for certification that it complies with the conditions of this consent.</p> <p>a. The discharge shall not commence until the consent holder has received the certification from the Canterbury Regional Council that it is consistent with the conditions of this consent.</p> <p>b. Notwithstanding Condition (15)(a), if the consent holder has not received the certification within ten working days of the Regional Leader - Monitoring and Compliance receiving the ESCP, the discharge may commence.</p> <p>Advice note: <i>The Dust Management Plan must also be provided to Selwyn District Council in accordance with its consents.</i></p>
16	<p>The ESCP may be amended at any time. Any amendments shall be:</p> <p>a. For the purpose of improving the efficacy of the erosion and sediment control measures, and shall not result in reduced discharge quality;</p> <p>b. Consistent with the conditions of this resource consent; and</p> <p>c. Submitted in writing to the Canterbury Regional Council, Attention: Regional Leader - Compliance Monitoring (ecinfo@ecan.govt.nz), prior to any amendment being implemented.</p>
17	<p>Erosion and sediment control measures shall be inspected at least once per day when earthworks are being undertaken, as well as following any rainfall event that results in more than five millimetres of rainfall at the site. Any accumulated sediment shall be removed, and repairs made, as necessary, to ensure effective functioning of devices. Records of any inspections shall be kept and provided to the Canterbury Regional Council on request.</p>
18	<p>If the consent holder abandons work on-site, adequate preventative and remedial measures shall be taken to control sediment discharged from exposed or unconsolidated surfaces. These measures shall be maintained for so long as necessary to prevent sediment discharges from the earth worked areas.</p>
19	<p>The erosion and sediment control measures shall not be decommissioned until the site is stabilised and the stormwater system for the developed site is functioning or a suitably approved method of stormwater disposal is in place. Decommissioning measures shall be undertaken in the following order:</p> <p>a. All disturbed areas shall be stabilised and/or re-vegetated as soon as practicable following completion of the works;</p> <p>b. Any visible debris, litter, sediment and hydrocarbons shall be removed from all sediment control measures; and</p>

	c. Erosion and sediment control measures shall be removed.
	AFTER WORKS
20	On completion of works: <ul style="list-style-type: none"> a. All exposed surfaces shall be stabilised once works are completed or if they are not to be worked on for a period of 14 days or more; and b. All spoil and other waste material from the works shall be removed from the site.
	ADMINISTRATION
21	The Canterbury Regional Council may annually, on any of the last five days of May or November, serve notice of its intention to review the conditions of this consent with the purposes of: <ul style="list-style-type: none"> a. Dealing with any adverse effect on the environment which may arise from the exercise of this consent; or b. Requiring the consent holder to carry out monitoring and reporting instead of, or in addition to, that required by the consent.

Discharge Permit (Section 15) to discharge construction phase stormwater

LIMITS	
1	The activity authorised by this resource consent shall be only the discharge of sediment-laden phase stormwater to ground via temporary soakholes servicing the residential development associated with the sites at Springston Rolleston Road, legally described as Lot 1001 DP 557037, and Selwyn Road legally described as Lot 1002 DP 557037, as shown on Plan CRCXXXXA (ECan Attachment F to these conditions) which forms part of this resource consent.
2	Sediment-laden stormwater shall be discharged: <ul style="list-style-type: none"> a. In accordance with the erosion and sediment control plan required by Condition (13) of CRCXXXX earthworks consent number; b. To land via temporary soakholes within the boundaries of the site as shown on Plan CRCXXXXA (ECan Attachment F to these conditions).
3	The discharge of sediment-laden stormwater under this consent shall not: <ul style="list-style-type: none"> a. Enter neighbouring properties; b. Result in sediment or any other contaminant contained in the discharge being discharged beyond the boundary of the site; c. Enter the water races shown on Plan CRCXXXXB (ECan Attachment G to these conditions); and d. Be discharged directly to groundwater.
PRIOR TO COMMENCEMENT OF WORKS	
4	Prior to the commencement of the activities described in Condition (1), all personnel working on site shall be made aware of, and have access to the contents of: <ul style="list-style-type: none"> a. This resource consent document; and b. Resource consents CRCXXXX, CRCXXXX earthworks and operational stormwater numbers and all associated documents.
5	A pre-construction meeting shall be held between the Canterbury Regional Council and all relevant parties, including the primary contractor, prior to the commencement of any works. At a minimum, the following shall be covered in the meeting: <ul style="list-style-type: none"> a. Scheduling and staging of the works; b. Responsibilities of all relevant parties, including confirmation that the person or persons implementing the ESCP on the site is/are suitably trained and/or experienced ; c. Contact details for all relevant parties; d. Expectations regarding communication between all relevant parties; e. Procedures for implementing any amendments; f. Site inspection; and g. Confirmation that all relevant parties have copies of the contents of this consent document and all associated erosion and sediment control plans and methodology.
6	The consent holder shall inform the Canterbury Regional Council, Attention: Regional Leader - Compliance Monitoring (ecinfo@ecan.govt.nz) of the commencement of works:

	<ul style="list-style-type: none"> a. At least 10 working days prior to the commencement of the works, and b. At least 10 working days prior to the commencement of any subsequent stages of the works, if requested by the Canterbury Regional Council as part of the pre-construction meeting under Condition (5).
7	All erosion and sediment control measures detailed in the ESCP required by Condition (8) of this resource consent shall be installed prior to the commencement of any earthworks or stripping of vegetation and topsoil occurring on the site.
	EROSION AND SEDIMENT CONTROL
8	<p>The discharges during the construction-phase of the development shall occur in accordance with the ESCP. The ESCP shall:</p> <ul style="list-style-type: none"> a. Detail best practicable sediment control measures that will be taken to ensure compliance with this resource consent. b. Be prepared by a suitably qualified person with experience in erosion and sediment control in accordance with: <ul style="list-style-type: none"> i. Canterbury Regional Council’s “Erosion and Sediment Control Toolbox for the Canterbury Region” (ESCT), which can be accessed under http://esccanterbury.co.nz/; or ii. An equivalent industry guideline. If an alternative guideline is used, the ESCP shall provide details of the relevant alternative methods used and an explanation of why they are more appropriate than the ESCT. c. Be signed by an engineer with experience in erosion and sediment control, confirming that the erosion and sediment control measures for the site are appropriately sized and located in accordance with the ESCT.
9	<p>The ESCP shall:</p> <ul style="list-style-type: none"> a. Include a map showing the location of all works; b. Detailed plans showing the location of sediment control measures, on-site catchment boundaries, and sources of runoff; c. Detail how best practicable measures are taken to minimise discharges of construction-phase stormwater run-off beyond the boundaries of the site; d. Include drawings and specifications of designated sediment control measures, if these are not designed and installed in accordance with the ESCT; e. Include a confirmation that the erosion and sediment control devices have been sized appropriately in accordance with the ESCT; f. Include a programme of works, including a proposed timeframe for each stage of the works and the earthworks methodology; g. Detail the management of any stockpiled material; h. Detail inspection and maintenance of the sediment control measures; i. Detail sampling procedures and protocols; j. Define the discharge points where stormwater is discharged onto land / infiltrates into land; k. Detail the methodology for stabilising the site if works are abandoned; and

	<p>I. Detail the methodology for stabilising the site and appropriate decommissioning of all erosion and sediment control measures after works have been completed.</p>
10	<p>The ESCP shall be submitted to the Canterbury Regional Council, Attention: Regional Leader – Compliance Monitoring (ecinfo@ecan.govt.nz), at least ten working days prior to works commencing, for certification that it complies with the ESCT and the conditions of this consent.</p> <p>a. The discharge shall not commence until certification has been received from the Canterbury Regional Council that the ESCP is consistent with the ESCT or equivalent industry guideline as per the requirements under Condition 8(b)(ii), and the conditions of this resource consent.</p> <p>b. Notwithstanding Condition (10)(a), if the ESCP has not been reviewed and/or certified within ten working days of the Regional Leader – Compliance Monitoring receiving the ESCP, the discharge may commence.</p>
11	<p>The ESCP may be amended at any time. Any amendments shall be:</p> <p>a. Only for the purpose of improving the efficacy of the erosion and sediment control measures and shall not result in reduced discharge quality; and</p> <p>b. For the purpose of applying best practicable measures to mitigate dust and sediment transport off-site;</p> <p>c. Consistent with the conditions of this resource consent; and</p> <p>d. Submitted in writing to the Canterbury Regional Council, Attention: Regional Leader Compliance Monitoring (ecinfo@ecan.govt.nz), prior to any amendment being implemented.</p>
12	<p>Erosion and sediment control measures shall be inspected at least once per day, as well as following any rainfall event that results in more than five millimetres of rainfall at the site. Any accumulated sediment shall be removed, and repairs made, as necessary, to ensure effective functioning of devices. Records of any inspections shall be kept and provided to the Canterbury Regional Council on request.</p>
13	<p>If the consent holder abandons work on-site, adequate preventative and remedial measures shall be taken to control sediment discharged from exposed or unconsolidated surfaces. These measures shall be maintained for so long as necessary to prevent sediment discharges from the earth worked areas</p>
	<p>SPILLS</p>
14	<p>All practicable measures shall be taken to avoid spills of fuel or any other hazardous substances within the site.</p> <p>a. Refuelling of machinery and vehicles shall not occur within 10 metres of:</p> <p>i. Open excavations;</p> <p>ii. Exposed groundwater; and</p> <p>iii. The water races shown on Plan CRCXXXXB (ECan Attachment G to these conditions) or any stormwater system, including swales, sumps or other devices, unless:</p>

	<p>A. Refuelling is undertaken within an impervious, sealed, bunded area that will contain a volume of at least 110 percent of the largest tank to be filled.</p> <p>b. A spill kit shall be kept on site that is capable of absorbing the quantity of oil and petroleum products that may be spilled on site at any one time, remains on site at all times.</p> <p>c. In the event of a spill of fuel or any other hazardous substance, the spill shall be cleaned up as soon as practicable, the stormwater system shall be inspected and, cleaned and measures taken to prevent a recurrence;</p> <p>d. The Canterbury Regional Council, Attention: Regional Leader – Monitoring and Compliance, shall be informed within 24 hours of a spill event and the following information provided:</p> <ul style="list-style-type: none"> i. The date, time, location and estimated volume of the spill; ii. The cause of the spill; iii. The type of hazardous substance(s) spilled; iv. Clean up procedures undertaken; v. Details of the steps taken to control and remediate the effects of the spill on the receiving environment; vi. An assessment of any potential effects of the spill; and vii. Measures to be undertaken to prevent a recurrence.
	UPON COMPLETION OF WORKS
15	<p>Erosion and sediment control measures shall not be decommissioned until the site is stabilised and the stormwater system for the developed site is functioning. Decommissioning the measures shall be undertaken in the following order:</p> <ul style="list-style-type: none"> a. All disturbed areas shall be stabilised and/or re-vegetated as soon as practicable following completion of the works; b. Any visible debris, litter, sediment and hydrocarbons shall be removed from all sediment control measures and disposed at a suitable facility; and c. Erosion and sediment control measures shall be removed.
16	<p>Upon completion of works and the removal of erosion and sediment control measures, any visible sediment accumulated on impervious surfaces within or immediately adjacent to the works site shall be removed to minimise the risk of sediment becoming entrained in stormwater. All sediment removed shall be disposed of at a suitable facility.</p>
	AFTER WORKS
17	<p>On completion of works:</p> <ul style="list-style-type: none"> a. All exposed surfaces shall be stabilized once works are completed or if they are not to be worked on for a period of 14 days or more; and b. All spoil and other waste material from the works shall be removed from the site.
	ADMINISTRATION
18	<p>The Canterbury Regional Council may annually, on the last working day of May or November, serve notice of its intention to review the conditions of this consent for the purposes of:</p>

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	<ul style="list-style-type: none">a. Dealing with adverse effect on the environment which may arise from the exercise of this consent and which is not appropriate to deal with at a later stage; orb. Requiring the adoption of the best practicable option to remove or reduce any adverse effect on the environment.
19	The duration of this consent shall be 5 years from the date of decision.

Discharge permit (Section 15) to discharge operational phase stormwater

LIMITS	
1	<p>The discharge shall be only stormwater generated from:</p> <ul style="list-style-type: none"> a. Building roofs; b. Roads; c. Road berms; and d. Lot frontages; <p>associated with the sites at Springston Rolleston Road, legally described as Lot 1001 DP 557037, and Selwyn Road legally described as Lot 1002 DP 557037, as shown on Plan CRCXXXXA (ECan Attachment F to these conditions) which forms part of this resource consent.</p>
2	<p>Stormwater shall only be discharged onto and into land within the area shown on the attached Plan CRCXXXXA (ECan Attachment F to these conditions), which forms part of this resource consent, and via the stormwater system described under Conditions (3) to (7) of this resource consent.</p>
STORMWATER SYSTEM	
3	<p>Stormwater shall be discharged to land via the following stormwater system, as shown on the attached Plan CRCXXXXA (ECan Attachment F to these conditions):</p> <ul style="list-style-type: none"> 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 H 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.
4	<p>All sumps shall be fitted with submerged or trapped outlets each capable of trapping at least 60 litres of hydrocarbons.</p>
5	<p>The rapid soakage chambers/trenches shall:</p> <ul style="list-style-type: none"> a. Store and dispose of stormwater arising from all rainfall events up to and including the 2% AEP 24-hour duration rainfall event from the contributing catchment; b. Have a base that extends into free draining soil strata; and c. Have a maximum depth to the base of 3.0 metres below the natural ground level. <p>Advice Note: For the purpose of installing the base of the soakage trenches into free draining soil strata under (b) and to confirm the soakage trenches can dispose of stormwater from the design rainfall event, including a factor of safety of 3 to allow for blinding of the soakage</p>

	<i>trenches, infiltration testing may be required to confirm infiltration rates at the location of each soakage trench.</i>
6	Stormwater shall not pond in or around the stormwater system for longer than 48 hours after the cessation of any storm event.
	DESIGN PLANS AND CERTIFICATION
7	At least 10 working days prior to the installation of the stormwater system, the consent holder shall submit to the Canterbury Regional Council, Attention: Regional Leader – Compliance Monitoring: <ul style="list-style-type: none"> a. Final detailed design plans for the stormwater system. b. A certificate signed by an engineer with suitable experience in stormwater system design and construction confirming that: <ul style="list-style-type: none"> i. The stormwater system has been designed in accordance with the Conditions of this resource consent; and c. A statement signed by the engineer with suitable experience in stormwater system design and construction confirming that they are competent to certify the engineering work.
8	Within 20 working days of the installation of the stormwater system, the consent holder shall submit to the Canterbury Regional Council, Attention: Regional Leader – Compliance Monitoring: <ul style="list-style-type: none"> a. All as built design plans of the stormwater system installed; b. A certificate signed an engineer with suitable experience in stormwater system design and construction confirming that the installed stormwater system complies with the conditions of this resource consent; and c. A statement signed by the engineer with suitable experience in stormwater system design and construction confirming that they are competent to certify the engineering work.
9	Within two years of the date of decision of this consent and at the same time it is submitted to Selwyn District Council for its approval pursuant to the subdivision consent, a Stormwater Design Report and Management Plan shall be submitted to the Canterbury Regional Council, Attention: Regional Leader – Compliance Monitoring – ecinfo@ecan.govt.nz for approval. The Plan shall take the conditions of this consent into account and include but not be limited to: <ul style="list-style-type: none"> a. 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. b. Existing and proposed drainage plan with sub catchments and flow arrows to show how the drainage will be affected. c. Calculations to demonstrate compliance with the Engineering Code of Practice and any relevant Environment Canterbury consent conditions. d. A description of the stormwater network, including the components used to convey, treat and discharge stormwater;

	<ul style="list-style-type: none"> e. A description of the receiving environment, including whether there are any active downgradient/downstream domestic or community supply points; f. A description of the inspection and maintenance schedule and any reporting requirements; g. A description of the actions that will be taken to address any issues discovered during inspections and maintenance; h. A description of any monitoring and responses to monitoring to ensure that adequate treatment is being provided to enable the LWRP water quality outcomes and standards and limits set out in Table 1, Schedules 5 and 8 and Sections 6 to 15 (whichever applies) are being met, or will be met; and i. A description of the management of the discharge of stormwater from sites involving the use, storage or disposal of hazardous substances (if such sites are present in the subdivision).
INSPECTIONS AND MAINTENANCE	
10	The stormwater system shall be maintained in accordance with the Selwyn District Council's Stormwater Maintenance Schedule, Table CRCXXX , included below at the end of these conditions and forming part of this consent.
11	<p>The stormwater system shall be maintained in the following manner:</p> <ul style="list-style-type: none"> a. The stormwater system is to be inspected at least once every six months; b. Any visible hydrocarbons, debris or litter within any of the stormwater system's components shall be removed within five working days of the inspection. c. Any accumulated sediment in the sumps shall be removed when the sediment occupies more than one quarter of the depth below the invert of the outlet pipe. d. Any scour or erosion in the infiltration basins shall be repaired within five working days of the inspection.
12	Any material removed in accordance with Condition (11) shall be disposed of at a facility authorised to receive such material.
13	<p>The consent holder shall keep records of all inspections and maintenance undertaken in accordance with Conditions (11) to (12) and make them available to the Canterbury Regional Council on request. The records shall include:</p> <ul style="list-style-type: none"> a. Date and details of inspections of the stormwater system; and b. Date and details of any maintenance work, repairs and upgrades to the stormwater system, including removal of material and its disposal.
ADMINISTRATION	
14	<p>The Canterbury Regional Council may, once per year, on any of the last five working days of any month, serve notice of its intention to review the conditions of this consent for the purposes of:</p> <ul style="list-style-type: none"> a. Dealing with any adverse effect on the environment which may arise from the exercise of the consent; or b. Requiring the adoption of the best practicable option to remove or reduce any adverse effects on the environment.
15	The duration of this consent shall be 12 years from the date of decision

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Table CRCXXXX

**Selwyn District Council
STANDARD STORMWATER MAINTENANCE SCHEDULE**

Task	Minimum frequency of maintenance visit					
	Sumps			Swales		Infiltration and dry basins
	Key sumps	Non-key sumps	To soakage chambers	Urban	Rural-residential	
Removal of debris, and litter likely to adversely affect the operation of the system, within 10 working days of the maintenance visit	Yearly	Two Yearly	Yearly	6 monthly	Yearly	6 monthly
Removal of sediment likely to adversely affect the operation of the system, within 10 working days of the maintenance visit	Yearly	Two Yearly	Yearly	N/A	N/A	N/A
Removal of hydrocarbons that are visible over a total area of greater than 0.5 square metres (swales and basins) or a layer greater than 5 millimetres thick (sumps), within 10 working days of the maintenance visit	N/A	N/A	6 monthly	6 monthly	Yearly	6 monthly
Repair or stabilisation of erosion and scour, within 20 working days of the maintenance visit	N/A	N/A	N/A	6 monthly	Yearly	6 monthly
Replanting, where bare or patchy soil cover or sediment build up is greater than 10 square metres, or a total of five percent of the area of the device, whichever is the lesser, within 10 working days of the maintenance visit	N/A	N/A	N/A	6 monthly	Yearly	6 monthly
Weed control	N/A	N/A	N/A	6 monthly	Yearly	6 monthly