

## Consolidated Conditions of Consent

### **RC245394 Subdivision Consent and Cancellation of Consent Notice Conditions (as amended by RC255195)**

1. The subdivision shall proceed in general accordance with the information submitted with the application on 29 May 2024, the further information provided on 18 July, 5, 7, 14 and 16 August 2024 and the s127 application dated February 2024 and formally received on 20 March 2025 and further information provided on 1 and 3 April 2025 and the attached stamped Approved Plans entitled, EARLSBROOK RESIDENTIAL LIMITED dated 08.04.2025 except where another condition of this consent must be complied with.

#### **Staging**

2. The subdivision may be undertaken in stages in accordance with 15721-S1-AP-102 (Rev O)
  - Stage 1A must follow Stage 1B.
  - Stage 1B and 1C can occur in any order.
3. Balance Lots (5000, and 5001) may be subject to any of the consent notices required to be registered on the residential lots as deemed appropriate by Council. In addition, any unserviced balance lot shall be subject to a consent notice noting any restrictions on its use and/or lack of servicing and development contribution credits.

#### **Section 223**

4. Pursuant to section 220(1)(b)(ii) of the Resource Management Act 1991, That Lot 5000 be amalgamated with Lot 1 & 2 DP 5095, RS 38994 and RS 40021 and that one Reference of Title be created herewith. (See Land Information New Zealand CSN: 1946464).
5. Pursuant to section 220(1)(b)(iii) of the Resource Management Act 1991, That Lot 702 hereon (legal access) be held as to twelve undivided one forty-second shares by the owner of Lot 200 hereon and fifteen undivided one forty-second shares by the owners of Lots 202 & 203 hereon as tenants in common in the said shares and that individual records of titles be issued in accordance therewith. (See Land Information New Zealand CSN: 1946464).
- 5a. Pursuant to section 220(1)(b)(iii) of the Resource Management Act 1991, That Lot 703 hereon (legal access) be held as to three undivided one-third shares by the owners of Lots 51-53 hereon as tenants in common in the said shares and that individual records of titles be issued in accordance therewith. (See Land Information New Zealand CSN: 1946464).
- 5b. Any infrastructure site must be used as an infrastructure site only and shall not be used for calculating future boundary adjustments or subdivision.

Pursuant to section 221 of the Resource Management Act 1991, a consent notice must be registered against the Record of Title for the infrastructure site(s) to ensure on-going compliance with this condition. The consent notice shall be prepared and registered by Council's solicitor at the request and expense of the consent holder.

6. All necessary easements, easements in gross for utility services, access, drainage and overland flow paths, must be shown on the cadastral dataset in a Memorandum of Easements. The costs for the preparation and registration must be met by the consent holder.
7. All of the proposed roads shown on the approved subdivision scheme plan(s) must vest in the Council as public roads. The consent holder must meet all costs associated with the vesting of the roads.
8. Proposed Lot 3000 & Lot 3001 must vest in the Council as Local Purpose Access Reserve. The consent holder must meet all costs associated with the vesting of the reserve(s).

9. Proposed Lot 3002 & Lot 3003 must vest in the Council as Local Purpose Landscape Reserve. The consent holder must meet all costs associated with the vesting of the reserve(s).
10. The consent holder shall supply to Council copies of all Certificates of Title for land, other than roads, that is vested in the Council.

#### **Council vested assets in private land (s223)**

11. The easement in gross for Council vested assets in private land must be duly granted (or reserved) in accordance with the stamped plans that form part of this consent.
12. As-built plans for the services covered by the easement(s) must be provided to the Council at Section 223 Certification Stage to confirm the easements.

#### **Section 224**

13. The following conditions of consent shall be met prior to the issue of a section 224(c) Completion Certificate at the expense of the consent holder.

#### **Flooding Assessment**

14. A report and certificate from a Suitably Qualified Expert shall be included in the Engineering Approval application that demonstrates the finished ground level for each residential site created will achieve a finished floor level that has a minimum of 300mm freeboard above the 200 year Average Recurrence Interval (ARI) level for a foundation that is constructed in accordance with the Building Act Acceptable Solutions guidelines.
15. Prior to the issue of a certificate pursuant to section 224(c) of the Resource Management Act 1991, the consent holder shall apply for and be issued with a Global Flood Assessment Certificate from Selwyn District Council for the subdivision or subdivision stage, except where a Flood Assessment Certificate has already been obtained for any allotments that are subject to an approved building consent or land use consent.

#### **General Engineering Requirements**

16. All works on existing infrastructure and/or any Council vested assets must comply with the Engineering Code of Practice, or comply with all conditions set out in the Engineering Acceptance letter, and be completed in accordance with the detailed design plans accepted by Council.

#### **Commencement of physical works**

17. Works on Council infrastructure or vested assets must not commence until Engineering Acceptance has been confirmed in writing. Any subsequent amendments to the plans and specifications must be submitted to the Development Engineering Manager for acceptance.

Plans and specifications are to be submitted to [Development.Engineer@selwyn.govt.nz](mailto:Development.Engineer@selwyn.govt.nz) at least 30 working days prior to the granting of Engineering Acceptance and once accepted, will thereafter form part of the Approved Consent Document.

*Advice Note: The Development Engineering Manager (or their nominee) will either accept, or refuse to accept, the documentation within 30 working days of receipt. Should the Development Engineering Manager (or their nominee) refuse to accept the documentation, they will provide a letter outlining why acceptance is refused.*

Should the Development Engineering Manager (or their nominee) refuse to accept the documentation, the consent holder must submit a revised documents for acceptance. The acceptance process must follow the same procedure and requirements as outlined above.

18. On-site construction must commence within 12 months of the issue of Engineering Acceptance. If construction on site does not commence within 12 months of the issue of Engineering Acceptance letters, the applicant must re-submit plans for Engineering Acceptance prior to works commencing.

19. The consent holder or consent holder's agent must provide written notification to Council of intention to commence physical works at least 10 working days prior to commencement of works.

*Advice Note: Notification should be provided to the Development Engineering Team, attention Development Engineer via email (development.engineer@selwyn.govt.nz).*

- *The consent holder or consent holder's agent may need to discuss the following with Council's Development Engineer:*
- *Suitable time for pre-start meeting to meet with contractor on site and discuss Council construction requirements.*
- *Any infrastructure requirements associated with the development.*
- *Council approvals necessary for future connections.*

#### **Design Requirement – Future development**

20. Development of Lots 1-175 is restricted to the establishment of a single residential unit and any accessory buildings or associated use. No further subdivision of these lots may occur.

Pursuant to section 221 Resource Management Act 1991 a consent notice must be registered on the Record of Title for these Lot(s) to ensure ongoing compliance with this condition.

*Advice note: All infrastructure to be vested as part of the consented works is expected to meet the requirements of the Engineering code of practice and must consider the zoning requirements except where a more restrictive consent notice limiting development potential exists.*

#### **Maintenance Bonds**

21. The Consent Holder must enter into a bond and be responsible for the maintenance of all subdivision and associated works vested in the Council in relation to the Consent at the issuance of the section 224(c) certificate and continue until the Council tests and accepts the quality of the bonded infrastructure and the agreed or stipulated maintenance period taking into account any needed repairs, replacement or rectification required for a period of:

12 months for the following assets:

- Roading Infrastructure
- Water Reticulation
- Stormwater Reticulation
- Wastewater Reticulation
- Drain Piping

24 months for the following assets:

- Landscaping
- Reserves Assets
- Stormwater Treatment and Management Areas
- Wastewater Pumpstation

*Advice Note: (In accordance with the [Council's Bonding Policy of Subdivision Works and Large Projects](#) as at the date of issue of this consent) Maintenance bonds will be valued at 5% of the total value of works (plus GST).*

*The consent holder must provide costings and estimates for the total value of works, acceptable to Council, at the resource consent holder's expense. If dispute arises council may require an independent*

quantity surveyor to provide costings. The Council may re-evaluate the value and duration of the maintenance bond for the following reasons:

- a. Inflation;
- b. Delays in works being completed; or
- c. Repairs, rectification and or replacement is required
- d. Price escalations.

#### **Peer Review – PS2 required**

22. A peer review will be required for:

- All stormwater assets to vest to Council
- Geotech Completion Report
- Flooding Report
- Any retaining walls greater than 0.5m in height.

and is to be undertaken at the consent holder's expense. The review must be undertaken by an independent chartered professional engineer with relevant experience who is to submit a Design Review and PS2 certifying compliance with Council's specifications as part of the Engineering Acceptance. The Design Review and PS2 will be accepted by The Development Engineering Manager, or their nominee as meeting the requirements of Selwyn District Council's Engineering Code of Practice and once accepted, will thereafter form part of the Approved Consent Document.

*Advice Note: The Engineering Manager (or their nominee) will either accept, or refuse to accept, the documents within 30 working days of receipt. Should the Engineering Manager (or their nominee) refuse to accept the document then they will provide a letter outlining why acceptance is refused based on the parameters contained in this condition.*

Should the Engineering Manager (or their nominee) refuse to accept the Design Review, the consent holder must submit a revision to the Development Engineering Manager for acceptance. The acceptance process must follow the same procedure and requirements as outlined above.

*Advice Note: Selwyn District Council expects to be involved in the PS2 review processes, as the expert in terms of Engineering Code of Practice compliance. The PS2 process will enable quicker review and acceptance at s224(c).*

#### **Engineering Acceptance**

23. Copies of any consents required and granted in respect of this subdivision (ECan Consents) must be supplied to the Development Engineer via [development.engineer@selwyn.govt.nz](mailto:development.engineer@selwyn.govt.nz)

An Engineer's Design Certificate for all civil designs from the principal civil designer who is a chartered professional engineer with suitable experience must be submitted to Council ([development.engineer@selwyn.govt.nz](mailto:development.engineer@selwyn.govt.nz)) as part of Engineering acceptance.

A Contractors Completion Certificate from the principal civil contractor must be supplied to Council ([development.engineer@selwyn.govt.nz](mailto:development.engineer@selwyn.govt.nz)) certifying that all vested assets have been installed in accordance with the approved engineering plans and specifications prior to the issuing of S224(c) certificate.

*Advice Note: If multiple civil contractors are used, instead of a principal contractor, to install vested assets each contractor will be required to supply producer statements for their contribution to the physical works.*

An Engineer's Completion Certificate from the principal civil designer who is a chartered professional engineer must be supplied to Council ([development.engineer@selwyn.govt.nz](mailto:development.engineer@selwyn.govt.nz)) certifying that all vested assets have been installed in accordance with the approved engineering plans and specifications prior to the issuing of S224(c) certificate.

#### **Roading**

## **Roading Design Review and Acceptance**

24. Engineering plans and details for all works associated with:

- Alterations to the existing roading network
- Extensions of the existing roading network
- Provision of pedestrian access reserves
- Provision of Streetlighting
- Provision of signalised intersection

must be submitted to Council via the [development.engineer@selwyn.govt.nz](mailto:development.engineer@selwyn.govt.nz) for acceptance at least 30 working days prior to the granting of engineering acceptance.

*Advice Note: The Development Engineering Manager (or their nominee) will either accept, or refuse to accept, the documentation within 30 working days of receipt. Should the Development Engineering Manager (or their nominee) refuse to accept the documentation, they will provide a letter outlining why acceptance is refused.*

Should the Development Engineering Manager (or their nominee) refuse to accept the documentation, the consent holder must submit a revised documents for acceptance. The acceptance process must follow the same procedure and requirements as above.

*Advice Note: Where there are pedestrian access reserves to be vested to Council the proposed footpath is considered to be an integral component of the roading network. All designs associated with the pedestrian link will be provided with the plans submitted for Engineering Acceptance.*

*Advice Note: All landscaping plans that show street trees and landscaping in pedestrian access reserves will be required to be included in the Engineering Acceptance applicant to ensure that the overall proposed outcome can be considered and all clashes with services and proposed landscaping features can be addressed.*

## **Construction of new roads**

25. All roads must be constructed in accordance with the accepted engineering plans.

### **Vesting of new roads**

26. On deposit of the survey plan all roads must be vested in the Selwyn District Council as road.

### **Corner Splays - Urban**

27. The corner of Lot 8, 11, 20, 21, 27, 28, 30, 31, 33, 42, 45, 79, 84, 96, 94, 115, 116, 128, 129, 131, 141, 143, 155, 206 and 3003 at the road intersection must be splayed with a rounded minimum radius of 3 metres.

### **Corner Splays**

28. The corner of Lot 153, 3002, 3003, 4000, 4001 must be splayed with a diagonal line reducing each boundary by a minimum of 6 metres by 6 metres.

### **Road Frontage Upgrades**

29. The road frontage of Springs Road must be upgraded to the agreed to standard as shown on the stamped plans that form part of this consent. This work is required to be accepted and undertaken through Engineering Acceptance.

### **Pedestrian Access Reserves**

30. Proposed Lots 3000 and 3001 will be formed as pedestrian access reserves and require a shared footpath to be formed and constructed in accordance with the Engineering Code of Practice.

### **Street lighting – Urban**

31. Street lighting must be provided on all new roads and existing roads in accordance the Engineering Code of Practice and Engineering Acceptance.

Prior to the granting of Engineering Acceptance designs for all street lighting that will vest to Council will be submitted to the Development Engineering Manager ([development.engineer@selwyn.govt.nz](mailto:development.engineer@selwyn.govt.nz)) for review and acceptance at least 30 working days prior to the commencement of related work.

*Advice Note: The Development Engineering Manager (or their nominee) will either accept, or refuse to accept, the documentation within 30 working days of receipt. Should the Development Engineering Manager (or their nominee) refuse to accept the documentation, they will provide a letter outlining why acceptance is refused.*

Should the Development Engineering Manager (or their nominee) refuse to accept the documentation, the consent holder must submit a revised documents for acceptance. The acceptance process must follow the same procedure and requirements as outlined above.

### **Street naming and property numbering**

32. A minimum of three name options for each road, must be submitted to Council in accordance with Council Policies N101 and N102 for acceptance prior to section 224(c) Approval.

### **Road Signage**

33. The consent holder must install street name signs displaying the Council approved street name and poles at each intersection in accordance with Policy R430 prior to the granting of section 224(c).

### **Road Safety**

34. All vested roading infrastructure must be constructed in accordance with a Road Safety Audit that must be supplied at time of Engineering Acceptance. An audit must be undertaken by an independent assessor at the consent holder's expense, with the report provided to Council prior to Engineering Acceptance.
35. All issues and safety outcomes identified in the Road Safety Audit must be resolved and the requirements outlined in the report will form part of this consent.

*Advice Note: It is expected that the safe system audit considers the following:*

- *Roading connections to Springs Road with consideration of the retirement village located at 1506 Springs Road.*
- *The requirement for any additional road safety requirements located within Springs Road to integrate the development safely into the receiving environment given the expected growth in the area.*
- *The signal-controlled intersection.*
- *Pedestrian refuge/crossing points.*

### **Testing standards**

36. All vested roading infrastructure must meet Council's testing standards as prescribed by the Engineering Code of Practice. Supporting documentation must be supplied to Council prior to the issuing of section 224(c) certificate.

### **Roading s224 documentation requirement**

37. Prior to the issuing of section 224(c) certificate the consent holder must provide accurate 'as built' plans for all vested roading infrastructure installed as part of this consent that meet the requirements set out in the Engineering Code of Practice and Engineering Acceptance letter. Any costs involved in provision and transfer of this data to Council's systems will be borne by the consent holder.
38. Prior to the issuing of section 224(c) certificate the consent holder must provide AMIS and RAMM schedules for all vested roading infrastructure installed as part of this consent that meet the requirements set out in the



Engineering Code of Practice and Engineering Acceptance. Any costs involved in provision and transfer of this data to Council's systems will be borne by the consent holder.

*Advice Note: The AMIS schedule submitted for works occurring within the road reserve will also include any specific planting constructed as part of works required for the completion of this consent.*

39. Prior to the issuing of section 224(c) certificate the consent holder must provide a comprehensive electronic schedule of all roading infrastructure assets to be vested in the Council that meets the requirements set out in the Engineering Code of Practice and the Engineering Acceptance letter.

*Advice Note The vested assets schedule must cover all vested asset types and include but not be limited to installed material unit costs, type, diameter, class, quantity and include summary details.*

40. Prior to the issuing of section 224(c) certificate a pedestrian and cycle crossing on Springs Road in the general location shown on the attached plans will be installed by the consent holder at their expense. Detailed plans of the pedestrian/cycle crossing will be submitted to Council for engineering acceptance and once accepted will form part of this consent. The pedestrian crossing will be installed in accordance with the approved plans and the Engineering Code of Practice.

### **Roading – Underpass Backfilling**

41. The stock underpass identified on the consent plans will be backfilled as part of the consented works at the consent holder's expense. Prior to the commencement of works associated with the decommissioning of the Stock Underpass, the consent holder will complete the following requirements:

- Obtain a building consent to complete the works if required
- Obtain a CAR to complete the works if required
- Obtain Engineering Acceptance for the works from the Development Engineering Manager or their Nominee

42. Prior to the granting of section 224(c) certificate the consent holder will submit to Council for review and acceptance:

- Confirmation from the Development Engineering Manager or their Nominee that all necessary hold point inspections for the reinstatement of Springs Road have been completed.
- All quality assurance documents that confirm compliance with the Engineering Code of Practice are provided to the Development Engineering Manager or their Nominee for review and acceptance.

### **Vehicle Crossings/Accessways**

43. All vehicle crossings and formed accessways must meet Council's testing standards as prescribed by the Engineering Code of Practice. Supporting documentation must be supplied to Council prior to the issuing of section 224(c) certificate.
44. A vehicle crossing to service Lot(s) Lot 1 DP 576868 be formed and sealed for the full width and length of the vehicle crossing between the carriageway and the site boundary and the requirements of the Engineering Code of Practice. Construction must be completed prior to issuing of the section 224(c).
45. A vehicle crossing to service Lot(s) 8, 11, 20, 21, 22, 27, 28, 29, 30, 31, 50, 79, 80, 83, 84, 94, 95, 96, 115, 116, 128, 129, 130, 131, 141, 142, 143, 153, 154, 155, 165 and 166 shall be sited in accordance with Plan 15721-S1-AP-310, Rev. I. Prior to Code of Compliance Certificate being issued for any buildings on the site, the accessway shall be formed and sealed for the full width and length of the vehicle crossing between the carriageway and the site boundary and shall meet the requirements of the Engineering Code of Practice.

Pursuant to section 221 Resource Management Act 1991 a consent notice must be registered on the Record of Title for these Lot(s) to ensure ongoing compliance with this condition.

*Advice Note: It is expected that the vehicle crossing for proposed Lot 200 will be constructed such that it is suitable for the future development of the site.*

46. The vehicle accessway serving Lot(s) 51-56 must be formed and sealed in accordance with the submitted plans and the requirements of the Engineering Code of Practice or the Engineering Acceptance letter. Construction must be completed prior to the issuing of section 224(c).
47. The proposed private Access Lane (Lot 702) way will be sited as indicated on the stamped plans and formed in accordance with the Engineering Code of Practice. The entrances to the private lane way will be constructed such that it is clear the Access Lane is not public road. Details of how this requirement will be achieved can be confirmed at Engineering Acceptance.
48. Private Road name options, a minimum of three options for each accessway must be submitted to Council in accordance with Council Policies N101 and N102 as part of Engineering Acceptance.
49. The consent holder must install private road/ROW name signs displaying the Council approved street name and poles at each ROW in accordance with Policy R430.

#### **Accessway s224 documentation requirement**

50. Prior to the issuing of s224(c) certificate the consent holder must provide accurate 'as built' plans of the vehicle crossings and accessway installed as part of this consent (under conditions 46 and 47) that meet the requirements set out in the Engineering Code of Practice and the Engineering Acceptance letter. Any costs involved in provision and transfer of this data to Council's systems must be borne by the consent holder.
51. Prior to the issuing of s224(c) certificate the consent holder must provide a comprehensive electronic schedule of any vehicle crossings to be vested in the Council that meets the requirements set out in the Engineering Code of Practice and the Engineering Approval letter.

*Advice Note: The vested assets schedule must cover all vested asset types and include but not be limited to installed material unit costs, type, diameter, class, quantity and include summary details.*

#### **Water Supply**

52. Engineering plans and details for all works associated with the following proposed works that will vest to Council:
  - Alterations to the existing water supply
  - Extensions of the existing water supply
  - Provision of Council maintained points of supply

To service each new lot must be submitted to Council via the [development.engineer@selwyn.govt.nz](mailto:development.engineer@selwyn.govt.nz) for acceptance at least 30 working prior to the granting of engineering acceptance and once accepted will thereafter form part of the Approved Consent Document.

*Advice Note: The Development Engineering Manager (or their nominee) will either accept, or refuse to accept, the documentation within 30 working days of receipt. Should the Development Engineering Manager (or their nominee) refuse to accept the documentation, they will provide a letter outlining why acceptance is refused.*

Should the Development Engineering Manager (or their nominee) refuse to accept the documentation, the consent holder must submit a revised documents for acceptance. The acceptance process must follow the same procedure and requirements as outlined above.

*Advice Note – Water Supply Bylaw Requirement - Council Policy only permits one water connection per valuation number/property.*

*Advice Note – Private irrigation - No irrigation beyond typical residential usage is permitted from the Council Water Supply.*



53. The net area of each lot must be provided with an individual potable connection to the Council's water reticulation network in accordance with Engineering Code of Practice and the Engineering Acceptance letter.
54. An application for connection to the council reticulation network must be made via the Council's website if a new connection to the council reticulation network is required. The applicant must provide the building consent drawings and their sterilisation and pressure test documentation (documenting a passed test) for the pipework to be connected. Proof of application of acceptance of a new water connection application will be required to be provided by the applicant at the time of applying for a Building Consent. A stand-over by the SDC Network Management Contractor is required for any connections to or modification of SDC Water Infrastructure.

Private water reticulation infrastructure inside the boundary must be sized assuming 310kPa at the point of supply to the SDC water network (upstream of the RPZ).

Pursuant to section 221 Resource Management Act 1991 a consent notice must be registered on the Record of Title for Lot(s) 4000 and 4001 to ensure ongoing compliance with this condition.

55. All Water connections must be metered. Meters must be installed in the road reserve in accordance with Engineering Code of Practice and the accepted engineering plans. (Note that multi meter boxes may be utilised).
56. All reserves created must have a backflow preventor installed upstream of the metered SDC point of supply in accordance with SDC policy. No water can be extracted from the SDC reticulation network until a certified and tested RPZ arrangement is in place. The RPZ must be located inside private land.
57. All Council vested water infrastructure must be designed in accordance with the New Zealand Fire Service Firefighting Water Supplies Code of Practice (SNZ PAS 4509:2008 and subsequent variations).

Urban hydrant coverage must be provided to ensure that all residential lots can be serviced by two hydrants, the first within 135m and then second within 270m. Hydrant water supply must be capable of providing 750 litres per minute of water flow.

Firefighting water supply may only be provided by means other than the above if the New Zealand Fire Service has endorsed the alternative method, and written evidence provided in support of Engineering Approval application.

58. All water for firefighting sprinkler systems must be designed in accordance with the New Zealand Fire Service Firefighting Water Supplies Code of Practice (SNZ PAS 4509:2008 and subsequent variations). This may include the provision of on-site water storage.

Pursuant to section 221 Resource Management Act 1991 a consent notice must be registered on the Record of Title for Lot(s) 4000 and 4001 to ensure ongoing compliance with this condition.

59. A connection to the 200mm watermain located within Waikirikiri Avenue is required to be provided by the consent holder at the consent holders expense to service the development site. The size of this connection can be determined at Engineering Approval.

*Advice Note: This cross-connection can be bonded as incomplete works if not completed prior to the application for s224(c).*

*Advice Note: The proposed connection requires works to occur within a Recreation Reserve. No works can occur within the Recreation Reserve prior to an easement being granted under the Reserves Act. This process requires Council officers to submit a report to Council seeking permission to complete the works. This connection may also affect the existing Springs Creek and may require resource consent to be granted by CRC prior to works commencing.*

*Approval to undertake works within the recreation reserve must be granted from the Asset Manager and engineering and landscaping acceptance must be granted prior to the commencement of works.*

60. Irrigation exceeding domestic equivalent flows and quantities, based on the area of the site, is not permitted from the Council's Water Supply in accordance with Council Policy.

Pursuant to section 221 Resource Management Act 1991 a consent notice must be registered on the Record of Title for Lot(s) 4000 and 4001 to ensure ongoing compliance with this condition.

61. Connection into Council's reticulated water supply must either be carried out by Council's Five Waters maintenance contractor, or a suitably qualified water installer under the supervision of Council's five waters contractor. Costs incurred through supervision by Council's five waters contractor must be met directly by the consent holder.

*Advice Note: For supervision purposes a minimum of 5 working days' notice is required. Please note a connection fee being the actual cost quoted by Council's Five Waters maintenance contractor will apply.*

*Advice Note: Applications for new water connections can be made online via SDC's website ([Selwyn District Council - New Water Connection approval form](#)). Applications should be made at least 8 working days prior to commencement of work (allow a minimum of 10 working days for watermain shutdowns).*

62. The existing dwelling located on Lot 1 DP 576868 will be connected to the water infrastructure installed as part of the works necessary to service the development prior to the granting of s224
63. The existing well that services Lot 1 DP 576868 (and any other well that may be decommissioned as part of subdivision works) must be decommissioned and the site be completely reinstated with the appropriate quality assurance documents including as built details submitted Council via [development.engineer@selwyn.govt.nz](mailto:development.engineer@selwyn.govt.nz) prior to issuing of S224c certificate.

If this information is not supplied, then the location of the decommissioned well must be identified on the survey plan as a no build area.

64. Backflow prevention must be supplied in accordance with Council's backflow policy W213 and must be installed as part of the building consent or associated building establishment works, and at the expense of the landowner/occupier.

Pursuant to section 221 Resource Management Act 1991 a consent notice must be registered on the Record of Title for Lot(s) 4000 and 4001 to ensure ongoing compliance with this condition.

65. All vested water reticulation must meet Council's testing and hygiene standards as prescribed by the Engineering Code of Practice. Supporting documentation confirming compliance must be supplied to Council prior to the issuing of s224(c) certificate.

*Advice Note: Refer to WSP 005 for Council's water chlorination, hygiene, and water installer qualification requirements for water reticulation connection requirements.*

#### **Water supply s224 documentation requirement**

66. Prior to the issuing of s224(c) certificate the consent holder must provide accurate 'as built' plans of the water reticulation installed as part of this consent that meet the requirements set out in the Engineering Code of Practice and Engineering Acceptance letter. Any costs involved in provision and transfer of this data to Council's systems must be borne by the consent holder
67. Prior to the issuing of s224(c) certificate the consent holder must provide accurate AMIS schedules of the water reticulation installed as part of this consent that meet the requirements set out in the Engineering Code of Practice and Engineering Acceptance letter. Any costs involved in provision and transfer of this data to Council's systems must be borne by the consent holder.
68. Prior to the issuing of s224(c) certificate the consent holder must provide a comprehensive electronic schedule of any water reticulation assets to be vested in the Council that meets the requirements set out in the Engineering Code of Practice and the Engineering Acceptance letter.

*Advice Note The vested assets schedule must cover all vested asset types and include but not be limited to installed material unit costs, type, diameter, class, quantity and include summary details.*

69. A Developers Agreement must be entered into with Council for the construction of a 375mm diameter watermain within the Springs Road reserve along the development site road frontage. The Developers

agreement must be agreed to by Council in writing and Engineering Acceptance will be issued prior to construction commencing on site.

*Advice Note: The terms of the Developers Agreement will be that Council will pay the additional costs of installing the 375mm diameter watermain over what would be required to service the development site with the minimum sized watermain that is compliant with the requirements of the Engineering Code of Practice.*

### **Wastewater**

70. Engineering plans and details for all works associated with the following proposed works that will vest to Council:

- Alterations to the existing wastewater supply
- Extensions of the existing wastewater supply
- Provision of Council maintained points of supply
- Provision of a wastewater pumpstation to service the proposed development

To service each new lot must be submitted to Council via the [development.engineer@selwyn.govt.nz](mailto:development.engineer@selwyn.govt.nz) for acceptance at least 30 working prior to the granting of engineering acceptance and once accepted will thereafter form part of the Approved Consent Document.

*Advice Note: The Development Engineering Manager (or their nominee) will either accept, or refuse to accept, the documentation within 30 working days of receipt. Should the Development Engineering Manager (or their nominee) refuse to accept the documentation, they will provide a letter outlining why acceptance is refused.*

Should the Development Engineering Manager (or their nominee) refuse to accept the documentation, the consent holder must submit a revised documents for acceptance. The acceptance process must follow the same procedure and requirements as outlined above.

*Advice Note: It is accepted that the consent holder may choose a temporary wastewater alignment that is convenient, but the final wastewater alignment must be located within the public road reserve and not located within private property.*

71. Each lot must be provided with an individual wastewater connection to Council's wastewater reticulation infrastructure that is laid to the boundary and can service the net area of that lot in accordance with the Engineering Code of Practice and the accepted engineering plans.
72. All gravity wastewater laterals must be installed ensuring grade and capacity are provided for and in accordance with Council's Engineering Code of Practice, giving regard to maximum upstream development density.
73. All vested wastewater reticulation must meet Council's pressure testing and CCTV inspection standards as prescribed by the Engineering Code of Practice. Supporting documentation must be supplied to Council prior to the issuing of s224(c) certificate.
74. Connection to the Council existing sewer must be arranged by the consent holder at the consent holder's expense. The work must be done by a registered drainlayer.

### **Decommissioning of septic tank**

75. The existing effluent treatment and disposal system that services the existing dwelling on Lot 1 DP 576868 (and any other effluent treatment and disposal systems identified) must be decommissioned and the site be completely reinstated with the appropriate quality assurance documents including as built details and a fill certificate confirming compliance with NZS4431:2022 and submitted Council via [development.engineer@selwyn.govt.nz](mailto:development.engineer@selwyn.govt.nz) at such time that the wastewater pump station becomes operational and no later than 6 months following issuing of S224c certificate. If the tank is not removed at the time of s224, then the location of the decommissioned septic tank must be identified on the survey plan as a no build area.

A building consent must be obtained for the connection of Lot 1 DP 576868 to the vested wastewater reticulation following decommissioning of onsite wastewater treatment system.

*Advice Note: Notification of the decommissioning of the onsite wastewater treatment should be made to the Regional Council.*

Pursuant to section 221 Resource Management Act 1991 a consent notice must be registered on the Record of Title for Lot 1 DP576868 to ensure ongoing compliance with this condition.

### **Pump station**

76. A wastewater pumpstation must be installed by the consent holder to provide this stage of the development with an acceptable wastewater outfall.

All works associated with the design and installation of the pumpstation will be at the consent holders' expense unless otherwise agreed in writing with Council.

Confirmation of the specific time the wastewater pumpstation is required to become fully operational, and any required bonding, should be provided as part of the Engineering acceptance process.

The Design details are to be submitted to [development.engineer@selwyn.govt.nz](mailto:development.engineer@selwyn.govt.nz) at least 30 working days prior to the commencement of construction. The Design details are to be accepted by the Development Engineering Manager or their nominee as meeting the requirements of Selwyn District Council's Engineering Code of Practice and once accepted, will thereafter form part of the Approved Consent Document.

*Advice Note: The Development Engineering Manager (or their nominee) will either accept, or refuse to accept, the documents within 30 working days of receipt. Should the Development Engineering Manager (or their nominee) refuse to accept the document then they will provide a letter outlining why acceptance is refused based on the parameters contained in this condition.*

Should the Development Engineering Manager (or their nominee) refuse to accept the documents, the consent holder must submit a revision to the Development Engineering Manager for acceptance. The acceptance process must follow the same procedure and requirements as outlined above.

*Advice Note: Council will accept a staged pumpstation upgrade at the developers expense. Details of the expected staging will need to form part of the Engineering Acceptance application. SDC also requires permanent groundwater monitoring to be connected to the SCADA at the LS1 pumpstation.*

### **Pump Station Design Requirement**

77. A minimum of 8hrs of storage for the whole LS1 catchment as identified in the Infrastructure Report 23 May 2024 (excluding the LPS catchment will be required) unless otherwise agreed with council. This storage will be located within the development site and must be provided in a purpose-built tank, not the wastewater reticulation, unless otherwise agreed with council.

### **Pumpstation Outfall**

78. The proposed pumpstation's designated outfall will be via a rising main the connects to the wet well of the Allendale pumpstation. Only one attempt at completing all necessary works within the Allendale Pumpstation Site associated with this consent is permitted. No temporary connection to be upgraded in the future is allowed.

### **Pumpstation Operation**

79. Council will assume full operation of the wastewater pumpstation once all required works are completed and accepted by Council in accordance with condition (above - Pumpstation Installation).

The consent holder will be responsible for the operation of the wastewater pumpstation until such time that it is accepted by Council.

### **Pumpstation s224 documentation requirement**

80. Prior to the issuing of s224(c) certificate the consent holder must provide accurate 'as built' plans of the vested wastewater infrastructure installed as part of this consent that meet the requirements set out in the Engineering Code of Practice and Engineering Acceptance letter. Any costs involved in provision and transfer of this data to Council's systems must be borne by the consent holder.

81. Prior to the issuing of s224(c) certificate the consent holder must provide accurate AMIS schedule of the wastewater reticulation installed as part of this consent that meet the requirements set out in the Engineering Code of Practice and Engineering Acceptance letter. Any costs involved in provision and transfer of this data to Council's systems must be borne by the consent holder.
82. Prior to the issuing of s224(c) certificate the consent holder must provide a comprehensive electronic schedule of all wastewater reticulation assets to be vested in the Council that meets the requirements set out in the Engineering Code of Practice and Engineering Acceptance letter.

*Advice Note: The vested assets schedule must cover all vested asset types and include but not be limited to installed material unit costs, type, diameter, class, quantity and include summary details.*

83. A Developers Agreement must be entered into with Council for the construction of approx. 135m of rising main installed within the Allendale Pumpstation site that will be upsized to 375mm unless detailed design determines an alternative solution is necessary. The Developers agreement must be agreed to by Council in writing and Engineering Acceptance will be issued prior to construction of this rising main commencing on site.

*Advice Note: It is expected that the developer's agreement will be consistent with what has been agreed to with Council via email to date.*

### **Stormwater**

84. Engineering plans and supporting design information for all works associated with
- the installation of stormwater infrastructure to service the development site
  - the stormwater management area to be constructed to provide treatment for stormwater discharges

must be submitted to Council via the [development.engineer@selwyn.govt.nz](mailto:development.engineer@selwyn.govt.nz) for acceptance at least 30 working prior to the granting of engineering acceptance and once accepted will thereafter form part of the Approved Consent Document.

*Advice Note: The Development Engineering Manager (or their nominee) will either accept, or refuse to accept, the documentation within 30 working days of receipt. Should the Development Engineering Manager (or their nominee) refuse to accept the documentation, they will provide a letter outlining why acceptance is refused.*

85. Should the Development Engineering Manager (or their nominee) refuse to accept the documentation, the consent holder must submit a revised documents for acceptance. The acceptance process must follow the same procedure and requirements as outlined above.

*Advice Note: Where designs require the installation of stormwater management areas landscaping plans will also be required prior to Engineering Acceptance being granted for that asset to allow Council to review the function of the asset holistically.*

### **Vested infrastructure**

86. The consent holder must install stormwater reticulation treatment and disposal systems to service the subdivision in accordance with the accepted engineering plans and the requirements of the associated discharge consent.

### **Provision of individual points of supply**

87. All proposed Lot(s) must be provided with an individual stormwater lateral connection from Council reticulation to the designated point of supply.

### **Discharge to watercourse/drain**

88. Where the collection and discharge of roof/surface water is to a watercourse or drain, the discharge must be managed in terms of both water quality and quantity. The system must be designed by a suitably qualified person/engineer who confirms that the downstream system has capacity to accept the additional flow without causing nuisance.



### **Hydraulic Neutrality**

89. Post development stormwater discharges will not exceed pre-development stormwater discharges for all critical duration design storm events up to and including the 1% AEP storm. Designs and supporting information will be submitted to Council via [development.engineer@selwyn.govt.nz](mailto:development.engineer@selwyn.govt.nz) for review and acceptance.

### **Stormwater Treatment**

90. All vested stormwater infrastructure is required to include low maintenance stormwater treatment installed to meet the stormwater treatment outcomes prescribed by the Land Water Regional Plan.

### **Outside a Network Discharge Consent area and CRC consent required**

91. Where a specific discharge consent is issued by Canterbury Regional Council, any consent or associated conditions will be subject to Selwyn District Council acceptance, where these obligations will be transferred to Selwyn District Council.

Anticipated Draft CRC consent conditions must be submitted to Council for acceptance via [development.engineer@selwyn.govt.nz](mailto:development.engineer@selwyn.govt.nz) prior to a completion certificate being issued, once accepted, will thereafter form part of the Approved Consent Document.

*Advice Note: The Development Engineering Manager (or their nominee) will either accept, or refuse to accept, the documentation within 30 working days of receipt. Should the Development Engineering Manager (or their nominee) refuse to accept the documentation, they will provide a letter outlining why acceptance is refused.*

Should the Development Engineering Manager (or their nominee) refuse to accept the documentation, the consent holder must submit a revised documents for acceptance. The acceptance process must follow the same procedure and requirements as outlined above.

*Advice Note: Only conditions that will transfer to SDC will be approved under this process. All conditions associated with specific activities associated with operating the commercial precinct and school within the development site will need to transfer directly to the affected lot owners.*

### **Developer requirements**

92. The consent holder will hold, operate, and maintain the Canterbury Regional Council operational discharge consent held in their name for a minimum of two years after the section 224(c) Completion Certificate for Stage 1A and 1B have 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 prior to the transfer of the CRC consent to Council.

93. The consent holder must demonstrate that the operational discharge stormwater is compliant with the Canterbury Regional Council consent that is held in the consent holder's name.

A fully compliant Compliance Monitoring Report issued by the Canterbury Regional Council must be submitted to Council certifying compliance with the relevant CRC consent via [development.engineer@selwyn.govt.nz](mailto:development.engineer@selwyn.govt.nz) prior to the granting of section 224(c).

94. Any works undertaken on stormwater infrastructure located within the development site must be completed in accordance with the Engineering Code of Practice and accepted engineering plans.

### **Stormwater Management Plan**

95. The consent holder shall prepare and submit a Stormwater Design Report and Management Plan in accordance with the requirements of Selwyn District Council and Environment Canterbury Regional Council. This plan shall be provided for Selwyn District Council's for approval and sign-off prior to granting section 224(c) at the consent holder's cost.

*Advice Note: The Stormwater Management Plan shall include, but not be limited to:*



- *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.*
- *Existing and proposed drainage plan with sub catchments and flow arrows to show how the drainage will be affected.*
- *Calculations to demonstrate compliance with the Engineering Code of Practice and any relevant Environment Canterbury consent conditions.*
- *Ongoing operation and maintenance requirements.*

#### **Stormwater s224 documentation requirement**

96. All vested stormwater reticulation must meet Council's pressure testing and CCTV inspection standards as prescribed by the Engineering Code of Practice. Supporting documentation must be supplied to Council prior to the issuing of s224(c) certificate.
97. The consent holder must provide a Stormwater Operations and Maintenance Manual prior to the approval of the section 224(c) certificate.

*Advice Note: The Stormwater Operations and Maintenance Manual must include but not be limited to:*

- *As built documents/images of system for baseline records. This would include the extent of the stormwater catchments, surveyed long-sections and x-sections of pipelines and stormwater management devices e.g. basins wetlands and swales, and where available, any baseline data i.e. water quality, quantity or soil monitoring results.*
- *Contact details for maintenance personnel engaged by the developer over the maintenance period*
- *As built documents/images of system for baseline records. This would include the extent of the stormwater catchments and any baseline data i.e. heavy metal level in receiving environment.*
- *Maintenance procedures and how compliance with the consent conditions must be achieved and recorded. This will also cover stormwater system maintenance during the maintenance period(s).*
- *What actions will be undertaken when non-compliance is detected and recorded.*
- *Where all cleanings from sumps are proposed to be disposed of – in accordance with Regional and local landfill requirements.*
- *Summary of costs to maintain the system including details of the number of inspections and cleaning of sumps/disposal of sump material.*
- *What actions will be undertaken before handover to Selwyn District Council is proposed i.e. notification procedure at least two months prior to requesting handover.*

98. Prior to the issuing of s224(c) certificate the consent holder must provide accurate 'as built' plans of all stormwater infrastructure installed as part of this consent that meet the requirements set out in the Engineering Code of Practice. Any costs involved in provision and transfer of this data to Council's systems must be borne by the consent holder.

*Advice Note: The asbuilts submitted for stormwater management areas will also include any specific planting constructed as part of works required for the completion of this consent.*

99. Prior to the issuing of s224(c) certificate the consent holder must provide accurate AMIS schedule of all stormwater infrastructure installed as part of this consent that meet the requirements set out in the Engineering Code of Practice and the Engineering Acceptance letter. Any costs involved in provision and transfer of this data to Council's systems must be borne by the consent holder.

*Advice Note: The AMIS schedule submitted for works occurring within a vested stormwater management area will also include any specific planting constructed as part of works required for the completion of this consent.*

100. Prior to the issuing of s224(c) certificate the consent holder must provide a comprehensive electronic schedule of any stormwater infrastructure assets to be vested in the Council that meets the requirements set out in the Engineering Code of Practice and the Engineering Acceptance letter.

*Advice Note: The vested assets schedule must cover all vested asset types and include but not be limited to installed material unit costs, type, diameter, class, quantity and include summary details.*

### **Overland Flow Paths**

101. Engineering plans and supporting design information for all works associated with all necessary earthworks and the creation of overland flow paths by the works proposed as part of this consent must be submitted to Council via the [development.engineer@selwyn.govt.nz](mailto:development.engineer@selwyn.govt.nz) for acceptance at least 30 working days prior to the granting of engineering acceptance and once accepted will thereafter form part of the Approved Consent Document.

The Development Engineering Manager (or their nominee) will either accept, or refuse to accept, the documentation within 30 working days of receipt. Should the Development Engineering Manager (or their nominee) refuse to accept the documentation, they will provide a letter outlining why acceptance is refused.

Should the Development Engineering Manager (or their nominee) refuse to accept the documentation, the consent holder must submit a revised documents for acceptance. The acceptance process must follow the same procedure and requirements as outlined above.

*Advice Note: Where designs require the installation of overland flow paths landscaping plans will also be required prior to Engineering Acceptance being granted for that asset to allow Council to review the function of the asset holistically.*

*Advice Note: All engineered fill designs must comply with New Zealand Standard (NZS) 4431:2022 Code of Practice for Earth Fill for Residential Development.*

### **Plains Flood Management Overlay**

102. The development site is located within the Plains Flood Management Overlay area as defined by the Partially Operative District Plan. All designs and supporting information submitted to Council for review and Engineering Acceptance must demonstrate that the secondary flow paths created by this consent are able to convey the 0.5% AEP storm event.

*Advice Note: To allow for climate change the design storm event used for the creation of any secondary flow paths located with the Plains Flood Management Overlay area will be the HIRD's RCP 8.5 (2081 – 2100) rainfall event for the critical storm duration. The designs will be expected to demonstrate that all flows generated by the design storm event will not exceed the capacity of the overland flow path.*

### **Existing Land Drainage Patterns**

103. Plans and support information must be submitted Council via the [development.engineer@selwyn.govt.nz](mailto:development.engineer@selwyn.govt.nz) for acceptance at least 30 working prior to the granting of engineering acceptance to confirm:
- Any change in ground levels will not cause ponding or drainage nuisance to neighbouring properties.
  - All filled land is shaped to fall to the road boundary.
  - Existing drainage paths from neighbouring properties are maintained.

The Development Engineering Manager (or their nominee) will either accept, or refuse to accept, the documentation within 30 working days of receipt. Should the Development Engineering Manager (or their nominee) refuse to accept the documentation, they will provide a letter outlining why acceptance is refused.

Should the Development Engineering Manager (or their nominee) refuse to accept the documentation, the consent holder must submit a revised documents for acceptance. The acceptance process must follow the same procedure and requirements as outlined above.

Once accepted the plans and documentation will thereafter form part of the Approved Consent Document.

### **Earthworks**

104. All earthworks completed on site are to be carried out in accordance with the Engineering Code of Practice and the accepted engineering plans.

### **Earthworks s224 documentation requirement**

105. Certificates satisfying the conditions of NZS4431: 2022 Code of Practice for Earth Fill for Residential Development are to be provided to the Council prior to section 224(c) approval. These certificates will be provided by a chartered professional engineer with suitable experience and accompanied by a report detailing the extent and nature of all earthworks undertaken.
106. Prior to the issuing of s224(c) certificate the consent holder must provide an accurate digital elevation model (DEM) for all earthworks undertaken as part of this consent that meet the requirements set out in the Engineering Code of Practice and Engineering Acceptance letter. Any costs involved in provision and transfer of this data to Council's systems must be borne by the consent holder.
107. Prior to the issuing of s224(c) certificate the consent holder must provide accurate 'as built' plans for all earthworks undertaken as part of this consent that meet the requirements set out in the Engineering Code of Practice and Engineering Acceptance letter. Any costs involved in provision and transfer of this data to Council's systems must be borne by the consent holder.
108. Prior to the issuing of s224(c) certificate the consent holder must submit a report and calculations detailing any filling against existing boundaries and the mitigation proposed to avoid adverse effects on adjoining properties. Any retaining wall construction over 0.5m high must be included and certified as part of the Earth Fill Report in condition
109. All filling exceeding 300mm above excavation level must be in accordance with NZS 4431:2022 Engineered fill construction for lightweight structures. Prior to the issuing of s224(c) certificate an Earth Fill report including a duly completed certificate in the form of Appendix D of NZS 4431 must be submitted to the Council at [development.engineer@selwyn.govt.nz](mailto:development.engineer@selwyn.govt.nz) so that the information can be placed on the property record. This report must detail depths, materials, compaction test results and include as-built plans showing the location and finished surface level of the fill.
110. Each lot created by this consent is required to obtain a site-specific Geotechnical Report from an independent suitably qualified engineering professional with demonstratable experience that identifies the specific foundation requirements for the lot prior to obtaining a building consent.

Pursuant to section 221 Resource Management Act 1991 a consent notice must be registered on the Record of Title for all Lot(s) created to ensure ongoing compliance with this condition.

### **Power and Telecommunications**

111. The consent holder must provide electricity and telecommunications to the net area of each residential 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.
112. The consent holder must 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.

*Advice Note: In the case of rear allotments accessed and serviced via private accessways, the condition requires that the infrastructure is in place to make a connection to services ie that a conduit is in place to enable cables to be installed in the accessway without disturbing it. The cables themselves are not required to be installed.*

113. The consent holder must provide evidence in writing from the relevant authorities that electrical and telecommunications service connections have been installed to each residential lot.

## Landscaping

114. Landscaping plans for Lots 3000, 3001, 3002, 3003 and the Stormwater Management Area of Lot 5000 must be submitted to Council via [development.engineer@selwyn.govt.nz](mailto:development.engineer@selwyn.govt.nz) for acceptance at least 30 working days prior to landscaping approval being granted. The plans and design report are to provide sufficient detail to confirm compliance with the Engineering Code of Practice.

Plans and supporting information accompanied in the design report required for Landscaping Acceptance must include but not be limited to the following:

- a. Plant selection
- b. Soft landscaping features
- c. Hard landscaping features
- d. Crime Prevention Through Environmental Design (CPTED) principals.

Landscaping plans must be supplied with the Engineering Acceptance application.

115. Landscape plans for landscaping within the road reserve must be submitted to Council's Development Engineering Manager for acceptance. Landscaping plans and supporting documentation are to include;
- a. Tree species
  - b. plant species

Plans and specifications are to be submitted to [development.engineer@selwyn.govt.nz](mailto:development.engineer@selwyn.govt.nz) at least 30 working days prior to landscaping approval being granted and, once accepted, will thereafter form part of the Approved Consent Document.

*Advice Note: The Engineering Manager (or their nominee) will either accept, or refuse to accept, the documentation within 30 working days of receipt. Should the Engineering Manager (or their nominee) refuse to accept the documentation, they will provide a letter outlining why acceptance is refused.*

116. Should the Engineering Manager (or their nominee) refuse to accept the documentation, the consent holder must submit a revised documents to the Engineering Manager for acceptance. The acceptance process must follow the same procedure and requirements as outlined in condition/s.
117. The proposed landscaping must be established in accordance with the approved landscaping plans.
118. The consent holder must maintain all landscaping assets to the standards specified in the Engineering Code of Practice for the 24 month establishment period (defects liability) from the date of Council's practical completion acceptance until final inspection and acceptance of the landscaping by the Council.
119. Entrance structures shall not be placed in the Council road reserve.

## Landscaping s224 documentation requirement

120. Producer statements from the principal landscaping contractor must be supplied to Council confirming that all vested assets have been installed in accordance with the accepted landscaping plans and specifications prior to the issuing of S224(c) certificate.
121. Prior to the issuing of s224(c) certificate the consent holder must provide a comprehensive electronic schedule of any assets to be vested in the Council that meets the requirements set out in the Engineering Code of Practice.

*Advice Note: The vested assets schedule must cover all vested asset types and include but not be limited to installed material unit costs, type, diameter, class, quantity and include summary details.*

122. Prior to the issuing of s224(c) certificate the consent holder must provide accurate landscaping 'as built' plans and AMIS schedules that meet the requirements set out in the Engineering Code of Practice. Any costs involved in provision and transfer of this data to Council's systems shall be borne by the consent holder.

123. The Consent Holder must provide a detailed landscape plan providing interpretation signage and appropriate planting along with the Historic Water trough which details its new location and signage about the significance of the trough which will be included at the relocated site.

### **Fencing**

124. 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 computer freehold register to issue for each adjoining lot. The covenant is to be prepared by Council's solicitor at the expense of the consent holder.
  - 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.
125. Fencing along Lots 50, 54, 55, 165, 166, 207, 206 where they are adjacent to a reserve shall be a maximum of:
- 1. 1m in height if solid; or
  - 2. 1.8m in height where at least 50% of the fence is visually permeable.

Pursuant to section 221 Resource Management Act 1991 a consent notice must be registered on the Record of Title for Lot(s) 50, 54, 55, 165, 166, 207, 206 to ensure ongoing compliance with this condition.

### **Contamination s224 documentation requirement**

126. Prior to the issuance of s224/title certificates, the site validation report shall be provided to Selwyn District Council for the Council's approval. The site validation report shall be prepared by the project's contaminated land specialist (SQEP) and outlining the works undertaken. The site validation report shall include at least the following:
- a. Full chronological, illustrated description (i.e. inclusion of photographs) of the remedial works including the collection of validation samples after removal of all the materials and prior to backfilling/reinstatement;
  - b. Records of any contaminated land related incidents related to the release of soil contaminants, if any;
  - c. Records and details of any discovered contamination;
  - d. Statement of the volumes of soil:
  - e. Disturbed by the works;
  - f. Disposed offsite and confirmation of disposal facility location; and
  - g. Any imported soil across the application site must meet the definition of cleanfill under the Technical Guideline for Disposal to Land (WasteMINZ, 2022) including source of this material including any supporting analytical data where appropriate; and
  - h. Validation test results confirming all remaining soil meets the NES-CS for residential 10% land use, including sampling locations and depth.

### **Consent Notice Cancellations**

127. Consent Notice 10392148.3 in respect of the property at 1491, Springs Road being legally described as Lot 2 DP 494430 (RT 1062768) shall be cancelled.

128. Consent Notice 10392148.4 in respect of the property at 1491, Springs Road being legally described as Lot 2 DP 494430 (RT 1062768) shall be cancelled.

A solicitor's undertaking must be provided to Council confirming that the cancellation of this consent notice under this Condition will be lodged in conjunction with the registering of the new consent notices required under Condition 136 of this consent.

129. Consent Notice 12541590.5 in respect of the property at 1491, Springs Road being legally described as Lot 4 DP576868 (RT 1062769) shall be cancelled.

A solicitor's undertaking must be provided to Council confirming that the cancellation of this consent notice under this Condition will be lodged in conjunction with the registering of the new consent notices required under Condition 137 of this consent.

130. Consent Notice 12541590.6 in respect of the property at 1491, Springs Road being legally described as Lot 3 DP 576868 (RT1062768) and Lot 4 DP576868 (RT 1062769) shall be cancelled.

A solicitor's undertaking must be provided to Council confirming that the cancellation of this consent notice under this Condition will be lodged in conjunction with the registering of the new consent notices required under Condition 137 of this consent.

### **Consent Notices**

131. Pursuant to section 221 of the Resource Management Act 1991, the following condition(s) must be registered as a consent notice on the record of title for Lots 81 and 82, to ensure they are complied with on a continuing basis:

Vehicle access for these Lots must be from 'Road 1'. No vehicle access is allowed from the accessway (Lot 702).

132. Pursuant to section 221 of the Resource Management Act 1991, the following condition(s) must be registered as a consent notice on the record of title for Lot 702, to ensure they are complied with on a continuing basis:

- Refuse collection will not occur within the access lane
- The responsibility for ongoing maintenance of the access lanes will fall to its users
- Any landscaping features installed in the proposed laneway must not cause damage to Council vested infrastructure. Any damage to Council infrastructure occurring from private landscaping will be remediated in full at the expense of the individual lot owners.

133. Pursuant to section 221 of the Resource Management Act 1991, the following condition(s) must be registered as a consent notice on the record of title for Lots 5000, 5001 and 5002 to ensure they are complied with on a continuing basis:

Prior to any further residential development on this Lot, the upgrade of the Springs Road/Collins Road intersection to form a gateway roundabout must be undertaken. Collins Road is also required to be upgraded to a road that meets the rural residential standard at this time.

Alternatively, an appropriate assessment must be provided to demonstrate that the upgrade is not required based on the development proposed.

134. Pursuant to section 221 of the Resource Management Act 1991, the following condition(s) must be registered as a consent notice on the record of title for all lots which do not have telecommunications or electricity connections.

These lots are not connecting to any telecommunications or electricity services and will need to be connected at the owners expense.

135. Pursuant to section 221 of the Resource Management Act 1991, the following condition(s) must be registered as a consent notice on the record of title Lot 4000.



There shall be no vehicle access from this Lot to Road 8. All vehicle access must be from Springs Road, Road 1 or Road 2. For clarity, pedestrian and cycle access to Road 8 is allowed

136. Pursuant to section 221 of the Resource Management Act 1991, the following condition(s) must be registered as a consent notice on the record of title for Lot 5001, to ensure they are complied with on a continuing basis:

That in the event that any soil disturbance or change of land use occurs in the vicinity of the possible farm rubbish tip (shown as Area G), the former sheds (shown as Area H), shown on the survey plan for Lot 5001, further investigation and soil testing be undertaken to satisfy the requirements of the National Environmental Standard for Assessing and Managing Contaminants in Land to Protect Human Health, in accordance with the recommendations of the Preliminary Contamination Site Investigation (PSI) Report prepared by Land Development Exploration Limited dated 17 June 2015 (Project Reference 11681), held on resource consent file 155157.

137. Pursuant to section 221 of the Resource Management Act 1991, the following condition(s) must be registered as a consent notice on the record of title for Lot 5000, to ensure they are complied with on a continuing basis:

No dwelling is permitted within Area E as identified on Lot 5000 in order to manage any reverse sensitivity effects from the onsite wastewater system and plume of influence from the dwelling at Lot 2 DP57586.

That a Detailed Site Investigation (DSI) shall be undertaken by a suitably qualified and experienced practitioner, and/or any subsequent remedial works prior to a future change of use of the land for residential purposes.

That all landscaping within the Stormwater Management Area (Easement L on the scheme plan) must be maintained in perpetuity in accordance with the Selwyn District Council Engineering Code of Practice. If this area is vested to Selwyn District Council in the future, a comprehensive asset schedule and as-built data must be provided and it will be necessary to enter into a maintenance bond and maintain for a minimum 24-month defects period (unless otherwise agreed by the Council) until formally accepted by Council. It is anticipated that any future subdivision application which seeks to vest this area will also cancel this consent notice.

#### **Development Pre s224(c)**

138. Any residential lots for which building consent is sought prior to the issue of titles, shall remain in the ownership of the consent holder until the s224(c) Completion Certificate is issued for the subject allotment(s).
139. Where any building is erected prior to the issue of the s224(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 applicable District Plan requirements for bulk and location.
140. No residential dwelling shall be occupied in whole or in part prior to the issue of the s224(c) Certificate for the subject lot(s).

#### **RC245395 Land Use Consent Conditions (as amended by RC255195)**

1. The proposal shall proceed in general accordance with the information submitted with the application on 29 May 2024, the further information provided on 18 July, 5, 7, 14 and 16 August 2024, the s127 application dated February 2024 and formally received on 20 March 2025 and further information provided on 1 and 3 April 2025, and the attached stamped Approved Plan(s) entitled EARLSBROOK RESIDENTIAL LIMITED and dated 08.04.2025, except where another condition of this consent must be complied with.

#### **Show Homes**

2. The show home activity on Lots 1-31 and 43 shall cease after 10 years of the show home activity commencing on that Lot. The commencement date shall be the date given in notice that is to be provided to the council in accordance with Condition 3 below. These Lots shall then revert to residential use (or any other permitted activity within the zone) unless a separate resource consent has been granted.
3. Prior to the commencement of the activity on each of these Lots, the consent holder shall provide written notice to the Council which gives the date at which the show home activity is to commence.

4. Prior to the backfilling of all vested infrastructure necessary to service All Proposed Residential Lots (Lots 1-175 and 200-207) the Development Engineer must complete all necessary hold point inspections and confirm in writing that those inspections have been passed.
5. Prior to the physical connection of service All Proposed Residential Lots (Lots 1-175 and 200-207) the vested infrastructure necessary to service these lots must be accepted by the Development Engineering Manager or their Nominee. Acceptance of the infrastructure will require the submission of all quality assurance documentation in accordance with the Engineering Code of Practice.

*Advice Note: Condition 4 and 5 include the 'show home' lots under condition 2.*

### **Construction Management**

6. At least [10] working days prior to the commencement of activity, the consent holder must provide the Council's Team Leader Consent Processing a Construction Management Plan (CMP) prepared by a suitably qualified and experienced person to be certified by Council. The CMP must contain sufficient detail to address the following matters: measures to address noise, traffic, dust, vibration, stockpiling. The CMP must specifically address (but may not be limited to) the following:
  - a. General site establishment and management processes;
  - b. Details of work phases planned (including both demolition and construction phases);
  - c. Details of access for construction vehicles;
  - d. Environmental controls, including dust, stormwater and sediment;
  - e. Management of the storage and use of hazardous substances and the management of any spills;
  - f. Contact details of key personnel;
  - g. A Construction Traffic Management Plan that details how forecast construction traffic will be managed for each phase of the works, site access points, when temporary traffic management procedures may need to be implemented

Physical works must not commence until the CMP has been certified by Council. Council must confirm the CMP is adequate within 10 Working Days of receiving the CMP or the works may proceed.

### **Earthworks**

7. All earthworks must be carried out in accordance with a site specific Erosion and Sediment Control Plan (ESCP), prepared by a suitably qualified and experienced professional, which follows the best practice principles, techniques, inspections and monitoring for erosion and sediment control contained in Environment Canterbury's Erosion and Sediment Control Toolbox for Canterbury <http://escscanterbury.co.nz/>. The ESCP must be held on site at all times and made available to the Council on request.
8. The draft ESCP provided with the application is accepted in principle. All filling and excavation work must be carried out in accordance with a final (or a draft if approved in principle) Erosion and Sediment Control Plan (ESCP). Unless approved as part of a separate Environment Canterbury (ECan) resource consent for stormwater discharge or ECan resource consent for excavation/filling, the ESCP will require formal acceptance by Selwyn District Council's Development Engineer (via email to [development.engineer@selwyn.govt.nz](mailto:development.engineer@selwyn.govt.nz)) prior to any work starting on site.
9. The ESCP is to be designed by a suitably qualified person and a design certificate supplied with the ESCP for acceptance at least 5 working days prior to any earthworks commencing. The best practice principles, techniques, inspections and monitoring for erosion and sediment control must be based on ECan's Erosion and Sediment Control Toolbox for Canterbury <http://escscanterbury.co.nz/>.
10. The ESCP must include (but is not limited to):

- a. Site description, i.e. topography, vegetation, soils, sensitive receptors such as waterways, etc;
- b. Details of proposed activities;
- c. A report including the method and time of monitoring to be undertaken;
- d. A locality map;
- e. Drawings showing the site, type and location of sediment control measures, on-site catchment boundaries and off-site sources of run on/runoff;
- f. Drawings and specifications showing the positions of all proposed mitigation areas with supporting calculations if appropriate;
- g. Environmental monitoring and auditing, including frequency;
- h. Corrective action, reporting on solutions and update of the ESCP;
- i. Stabilised entrance/exit and any haul roads;
- j. Site laydown and stockpile location(s) and controls.

*Advice Note: Any changes to the accepted ESCP must be submitted to the Council in writing following consultation with the Council's Development Engineer. The changes must be accepted by the Development Engineer prior to implementation.*

11. The accepted ESCP referred to in condition 8 must be implemented on site over the entire construction phase. No earthworks may commence on site until:
  - a. All measures required by the ESCP have been installed;
  - b. An Engineering Completion Certificate, signed by an appropriately qualified and experienced engineer, has been submitted to the Council. This is to certify that the erosion and sediment control measures have been properly installed in accordance with the accepted ESCP;
  - c. The Council has been notified (via email to [compliance@selwyn.govt.nz](mailto:compliance@selwyn.govt.nz)) no less than 3 working days prior to work commencing, of the earthworks start date and the name and details of the site supervisor;

The contractor has received a copy of all resource consents and relevant permitted activity rules controlling this work.

12. Run-off must be controlled to prevent muddy water flowing, or earth slipping, onto neighbouring properties, legal road (including kerb and channel), or into a river, stream, drain or wetland. Sediment, earth or debris must not fall or collect on land beyond the site or enter the Council's stormwater system. All muddy water must be treated, using at a minimum the erosion and sediment control measures detailed in the site specific Erosion and Sediment Control Plan, prior to discharge to the Council's stormwater system.

*Advice Note: For the purpose of this condition muddy water is defined as water with a total suspended solid (TSS) content greater than 50mg/L.*

13. The ESCP measures must be maintained over the period of the construction phase, until the site is stabilised (i.e. no longer producing dust or water-borne sediment). The ESCP must be improved if initial and/or standard measures are found to be inadequate. All disturbed surfaces must be adequately topsoiled and vegetated or otherwise stabilised as soon as possible to limit sediment mobilisation.
14. Dust emissions must be appropriately managed within the boundary of the property. Dust mitigation measures such as water carts, sprinklers or polymers must be used on any exposed areas. The roads to and from the site, and the site entrance and exit, must remain tidy and free of dust and dirt at all times.
15. All loading and unloading of trucks with excavation or fill material must be carried out within the subject site.

16. Any surplus or unsuitable material from the project works must be removed from site and disposed at a facility authorised to receive such material.
17. Any public road, shared access, footpath, landscaped area or service structure that has been damaged, by the persons involved with the development or vehicles and machinery used in relation to the works under this consent, must be reinstated as specified in the Engineering Code or Practice at the expense of the consent holder and to the satisfaction of the Council.
18. Any change in ground levels must not cause a ponding or drainage nuisance to neighbouring properties. All filled land must be shaped to fall to the road boundary. Existing drainage paths from neighbouring properties must be maintained.
19. The earthworks and construction work must be under the control of a nominated and suitably qualified engineer.
20. The fill sites must be stripped of vegetation and any topsoil prior to filling. The content of fill must be clean fill (as defined in the Partially Operative District Plan).
21. Any change in ground levels must not affect the stability of the ground or fences on neighbouring properties.
22. The consent holder must submit a report and calculations detailing any filling proposed against existing boundaries and the mitigation proposed to avoid adverse effects on adjoining properties. Any retaining wall construction over 0.5m high must be included and certified as part of the Earth Fill Report in condition 23.

*Advice Note:*

- a. *Any retaining wall that exceeds 6m<sup>2</sup> is regarded as a building and requires a separate resource consent if not specifically addressed within the application supporting this consent.*
  - b. *This report may be presented as part of the Design Report for the subdivision works under condition 23 of RC245394.*
23. All filling exceeding 300mm above excavation level must be in accordance with NZS 4431:2022 Engineered fill construction for lightweight structures. At the completion of the work an Earth Fill report including a duly completed certificate in the form of Appendix D of NZS 4431 must be submitted to the Council at [development.engineer@selwyn.govt.nz](mailto:development.engineer@selwyn.govt.nz) so that the information can be placed on the property record. This report must detail depths, materials, compaction test results and include as-built plans showing the location and finished surface level of the fill.
  24. The area of exposed ground must not exceed five hectares at any one time.
  25. The maximum depth of excavation for the works authorised by this resource consent must not exceed 0.3 metres below existing ground level within 50 metres of the headwaters of Springs Creek and must not occur within 22.5m of the headwaters.

**Contamination**

26. All contaminated soils removed from the site will not be suitable to be disposed of at a cleanfill facility and must be disposed of at a licensed disposal facility whose waste acceptance criteria would be met.
27. In the event of contamination discovery e.g., visible staining, odours, and/or other conditions that indicate soil contamination, then work must cease until a Suitably Qualified and Experienced Practitioner (SQEP) has assessed the matter and advised of the appropriate remediation, management, and/or disposal options for these soils. Any contamination discovery and corresponding remediation or management (if required) should be reported to SDC within 5 days for approval.
28. The Council shall be notified of the start of any remediation earthworks at least five (5) working days prior to the works commencing on the site. The notification shall be emailed to [relevant council email address] and shall include the following:

- a. Contact details of the project manager overseeing the works; and
- b. Contact details of the contaminated land specialist (i.e. SQEP) overseeing the works

*Advice note: remediation work includes the removal of any building on the site, or any works following accidental contamination discovery per condition 29.*

- 29. A remedial action plan with site management procedures should be provided to SDC for approval at least 10 working days prior to any site remediation. Soil disturbance in these areas shall not commence until approval of the RAP/SMP is accepted.
- 30. All earthworks shall be undertaken in accordance with the approved remedial action plan provided under condition 29 and site management plan (RAP/SMP).
- 31. Any amendments to the RAP/SMP shall be prepared by the contaminated land specialist and the revised document provided to Selwyn District Council, emailed to email address for approval not later than ten (10) working days prior to works commencing under the revised RAP/SMP. Selwyn District Council shall provide the approval or require a review within ten (10) working days following receipt of the revised document.
- 32. Any amendments to the remedial action plan shall not result in the level of human health and/or environmental protection being decreased.
- 33. Evidence of waste disposal such as weighbridge receipts should be submitted to the Selwyn District Council within three months of completion of works. The documentation shall be included in the site validation report.

#### **Heritage**

- 34. The consent holder must prepare and submit a heritage management plan which details, with sufficient detail as to how the water trough will be removed, stored and relocated. This must be submitted to the Council's Team Leader Consent Processing at least 20 days prior to the removal of the trough from the site.
- 35. All works in terms of the removal, storage and relocation be undertaken in accordance with this heritage management plan.
- 36. The consent holder must prepare and submit an integrated landscape and signage plan, which covers, where the trough will be located within Lot 3003, how its tangible and intangible heritage values are to be maintained and enhanced. Paving, plantings and interpretation should all be detailed in order to show that the trough will retain its heritage significance as time passes and plantings develop. This must be submitted to the Council's Team Leader Consent Processing within 6 months of the trough being removed.
- 37. Prior to the vesting of Lot 3003, the trough must be installed in the agreed upon place (agreed by condition 36) and in accordance with the heritage management plan approved by condition 34.

#### **Accidental Discovery (Cultural)**

- 38. An Accidental Discovery Protocol (ADP) shall be in place for the duration of the earthworks. Prior to the commencement of any works a copy of the ADP should be provided to all contractors working on site. This ADP should be consistent with that attached as Appendix 1 to the Mahaanui Kurataiao memo dated 17 July 2024.
- 39. In the event of the discovery/disturbance of any archaeological material or sites, including taonga (treasured artefacts) and koiwi tangata (human remains), the consent holder must immediately:
  - a) Cease earthmoving operations in the affected area of the site; and
  - b) Advise the Council of the disturbance; and
  - c) Advise appropriate agencies, including Heritage New Zealand Pouhere Taonga and local Mana Whenua

### **Accidental Discovery Protocol (Herpetofauna)**

40. In the event that any Herpetofauna are identified at the site of works, construction activities within 25 metres of the place of discovery shall immediately cease and the construction manager shall be informed. The consent holder shall be responsible for notifying council of the discovery. Works within 25 metres of the site of discovery must not resume until a Herpetofauna Management Plan has been created which includes the following requirements:
- I. associated further measures for mitigating construction activity effects on lizards,
  - II. additional protection measures for the place of discovery,
  - III. protocols, including the salvage and translocation of specimens, and
  - IV. any other reporting requirements.