

Report / Decision on a Non-notified Subdivision Consent Application

Sections 95A / 95B and 104 and 104B

Application Number:	RMA/2016/3384 and RMA/2016/3393
Applicant:	Milns Park Limited
Site address:	53 Milns Road
Legal Description:	Lot 2 DP 496899
Zoning:	Christchurch District Plan: Residential New Neighbourhood
Overlays and map notations:	Liquefaction Management Area and Flood Management Area
Activity Status - subdivision:	Christchurch District Plan: Discretionary
Activity Status - land use:	Christchurch District Plan: Restricted discretionary
Description of Application:	RMA/2016/3384 - A 265 residential subdivision RMA/2016/3393 - Earthworks

The proposal

Resource consent is sought for a 265 residential subdivision. The application is outlined in full within the application. In summary the following is proposed:

- 265 residential allotments and associated roads, recreation reserve, drainage reserves, roads and stormwater basins in accordance with the North Halswell Outlined Development Plan (ODP).
- The subdivision will be carried out in stages (as per the staging plan – 1, 1a, 2-6, 7a, 7b and 7c).
- Roading is generally in accordance with the ODP.
- A point strip is proposed along the western edge of the collector road in Stage 6.
- Earthworks of approximately 80,000m³ will be carried out in association with road construction, installation of services and minor shaping.
- Earthworks within the waterway setback of Dunbars Drains and Milns Drain including the naturalisation of Dunbars Drain, the regrading of Milns Drain along the western frontage to a shallow swale and the piping of the drain along the eastern frontage.

The proposed subdivision is illustrated below:



The applicant has undertaken a Preliminary Site Investigation Report (PSI) of the proposed site and there were no indications that HAIL activities have occurred on site and therefore the National Environmental standards for Assessing and Managing Contamination in Soil to Protect Human Health does not apply to this site.

The applicant has undertaken a Traffic Safety Audit as part of this application which has been supplied to and reviewed by Mike Calvert, Council's Traffic Network Planner.

Infrastructure reports in relation to servicing for sewer, water, stormwater, wastewater and roading form part of the application.

The applicant has reviewed and accepted the draft conditions.

Planning Framework

The operative Christchurch district plans are under review. The Independent Hearings Panel has made all decisions on the Proposed Replacement District Plan. With the exception of specific provisions in the Commercial Chapter, all rules are now fully operative or treated as operative pursuant to section 86F of the Act. The rules applicable to this proposal have been assessed and the breaches are identified below. Relevant objectives and policies are discussed in a later section of this report.

Christchurch District Plan

The site is zoned Residential New Neighbourhood in the Christchurch District Plan. This zone allows a wide range of residential house types and section sizes to provide for a wide spectrum of household sizes and affordable housing. The New Neighbourhood Zone will be developed in accordance with an Outline Development Plan to ensure a more integrated and sustainable development is achieved.

Land Use Rules

The proposal requires land use consent for a restricted discretionary activity as it breaches the following rules:

- Pursuant to rule 5.4.1.5 RD2 consent is required for a restricted discretionary activity as the earthworks exceeds a maximum height of 0.3m of filling above ground level and 0.6m depth of excavation below ground level; and a maximum volume of filling above ground level of 10m³ per site, and a maximum cumulative volume of filling and excavation of 25m³ per site, in each case within any continuous period of 10 years. Earthworks of approximately 80,000m³ are proposed. Council's discretion is limited to timing, location, scale and nature of earthworks; earthworks method and mitigation.
- Pursuant to rule 8.9.2.3 RD1 consent is required for a restricted discretionary activity for any activity listed in Rule 8.9.2.1 P1 that does not meet any one or more of the activity standards. Approximately 80,000m³ of earthworks are proposed which exceed the permitted volumes in Table 9. The matters of discretion are found in rule 8.9.4.

Subdivision Rules

The proposal requires resource consent for a discretionary activity as it breaches the following rules in the Christchurch District Plan:

- Pursuant to rule 5.5.2 C1 consent is required for a controlled activity as the subdivision creates an additional vacant allotments in the Liquefaction Management Area. Council's control is limited to location, size and design of allotments, structures, roads, access, services or foundations as they relate to liquefaction hazard, timing, location, scale and nature of earthworks and liquefaction hazard remediation methods.
- Pursuant to rule 8.5.1.3 RD2 Subdivision in any area that does not meet any one or more of the relevant standards in Rule 8.5.1.2.C5 (rules 8.6.1-8.6.12). The proposal does not meet Rule 8.6.4
 - (a) All roads shall be laid out, constructed and vested in accordance with the standards set out in Appendix 8.10.3, and in Chapter 7: Collector Roads 22m - minimum legal width, 10m – minimum roadway width; Local Road 16m - minimum legal width, roadway width 7.0 ≤ W < 9.0 metres – controlled activity, 9.0 ≤ W < 12.0 metres – restricted discretionary activity, 7.0 > W > 12.0 metres – full discretionary activity. The Legal width of the collector roads are between 18m and 22m, while the roadway width are proposed at 9m or 10.6m (Lot 288) Legal widths of the local roads range from 13m to 18m, while the roadway widths are proposed as being between 6m and 9m (Lot 281). The matters of control and discretion are found in rule 8.7 and 8.8.

- Any block containing residential allotments shall have a publicly accessible maximum perimeter length of 800m. A number of allotments around the perimeter of the site have a publicly accessible maximum perimeter length of greater than 800m as they are abut private undeveloped land.

National Environmental Standard

The National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (NES) controls subdivision of land and soil disturbance where an activity on the Hazardous Activities and Industries List (HAIL) is being carried out or is more likely than not to have been carried out.

Council's Environmental Health Officer, Ms Isobel Stout, has reviewed the Preliminary Site Investigation, and is satisfied that there is no evidence to suggest that the application site is HAIL land therefore the NES does not apply.

The existing environment

The site and the surrounding area is described in Section 3.2 of the application. I concur with this description.

Notification matters [Sections 95A – 95E and Replacement District Plan Objective 3.3.2]

Sections 95A(3)(a) and 95B(2) of the RMA enable an application to be processed without public or limited notification on any affected persons where a rule in a Plan or a National Environmental Standard provides for this.

Rule 8.4.1.1 Christchurch District Plan provides that any application for a controlled or restricted discretionary subdivision consent shall be non-notified and will not require the written consent of affected persons (except in relation to applications seeking access on to a State Highway).

There are no special circumstances that warrant public notification pursuant to section 95A(4).

Non-notification of this application is consistent with strategic Objective 3.3.2 of the Christchurch Replacement District Plan which states that requirements for notification and written approval are to be minimised when implementing the Plan.

Actual and potential effects on the environment of allowing the activity [Sections 95A, 95D, 95E and 104(1)(a)]

As a discretionary activity the assessment of the effects of the subdivision is unrestricted and all actual and potential effects must be considered. The assessment matters in Chapter 5 and 8 of the Christchurch District Plan provide guidance as to the matters that require consideration. In my opinion the effects of this proposal relate to layout and density, traffic, services, earthworks and natural hazards.

Layout and Density

The layout and density of the proposed subdivision is in accordance with the Outline Development Plan. The subject site has an area of 18.58ha and a total of 265 residential allotments are proposed. Based on this the density is calculated to be 15.42 households per hectare and thus meeting the minimum net density requirement of 15 households per hectare.

Council's Urban Designer, Ms Josie Schroder, has reviewed the proposal and carried out an urban design assessment. A full copy of this is attached as Appendix A to this report. The additional matters of discretion within the District Plan provide a guide on what is considered acceptable and these relate to integration, context and placemaking, subdivision design, movement networks, public spaces (including interaction between private and public spaces).

With respect to integration, context and placemaking, Ms Schroder considers that the proposal will contribute to the sense of place envisaged in the ODP, drawn from the area and the site context. This is shown through the retention of trees, the incorporation of the existing water courses and the opportunities to capture view shafts.

As outlined above, the subdivision layout is in accordance with the ODP and has been designed to ensure that all allotments comply in terms of their size and dimensions, and has been designed to maximise allotments orientated on an east-west alignment providing the maximum opportunity for access to sunlight for future dwellings.

It is noted that many of the smaller lots have not been located adjacent to open space where it is generally expected these would occur. Rather, some of the larger sites are adjacent to open space, which is the opposite outcome to that anticipated by the ODP and the assessment matters. However, smaller lots are clustered together potentially creating their own character and identity. They are also in relative close proximity to the collector routes which are most likely to carry future public transport services and easy walking distances to public open spaces.

With respect to movement networks, Ms Schroder considers that there is adequate level of connectivity proposed both internally within the subdivision and to adjacent sites. It is now also proposed that Lot 42 is amalgamated with the adjacent site at 79 Milns Road. This will provide for future development potential for 79 Milns Road. Ms Schroder considers that the level of connectivity proposed within the sub division is considered to be acceptable and I concur with her on this.

It is considered that the subdivision provides public open space that can incorporate large scale tree planting and low impact design features. Ms Schroder considers that the subdivision provides lots that will enable a high level of visual interaction with the street and other public open spaces, without unnecessary visual barriers, and potentially promote a cohesive street scene and neighbourhood and I concur with her on this.

Over all with respect to Urban Design, Ms Schroder considers that the proposal is positive, including: reflecting on the context and drawing on existing elements of that context to support amenity and identity: an adequate level of vehicle, cycle and pedestrian connectivity and the lot layout will also generally allow for a positive and coherent street scene, as well as providing the potential for some variety in housing typology. I concur with Ms Schroder's comments.

Traffic

This has been addressed within the applicant's assessment of environmental effects (AEE) and I consider it to provide an accurate assessment of the likely and potential effects relating to transport. Taking into account the amendments made to the application through the resource consent process, this assessment has been adopted and should be read in condition with this report.

Council's Traffic Engineer, Ms Mike Calvert, has reviewed the proposal from a traffic perspective. It is considered that the proposal provides a coordinated network of roads and pedestrian walkways throughout the application site and from a roading perspective, the proposal is in general accordance with the North Halswell Outline Development Plan. Further the proposal will ensure that there are connections to the boundary to facilitate the continuation of the planned layout and ensure future linkages are available and/or achieved.

Reduced legal and formed road widths are proposed for several local roads where they are adjoining reserves. In each instance the carriageway width proposed complies with Council requirements, however in these locations, it is the adjoining reserves that provide the amenity space and pedestrian access that would normally be provided. It is considered that the adjoining greenspace enables less roading to be provided within the overall development. The reduced widths do not prevent pedestrian and cycle connectivity, but rather assist to encourage it through providing safe routes through wider green links.

Mr Calvert advises that through discussion prior to lodgement it has been agreed that the collector road that extends north from Milns Road could be constructed more to the standard of a busy local road (road width 18 metres, roadway width 10.6 metres, no marked cycle lanes). Due to its proximity to the extension to William Brittan Drive its function will be at a lower level than the other collector roads within the subdivision. The reduced width will fit with the current width and function of Milns Road, which is a local urban road, and it is highly unlikely that this road will form part of any public transport route. It is therefore appropriate that the lower standard should apply and in Mr Calvert's opinion the effects of this non-compliance on the safety and efficiency of the road network will be less than minor. I concur with him on this.

The proposed 6.0 metre roadway (14.0 metre road) on the north side of the drainage reserve provides a tertiary east-west connection within the proposed residential subdivision providing primarily for local property access. Whilst the road width is 6 metres the proposed design does provide for parking bays along the road against the drainage reserve effectively widening the road by 2 metres (minimum) to provide the equivalent of a complying local roadway width of 8.0 metres. Mr Calvert considers that the proposed width is adequate for two way traffic and recommends that some traffic calming is included in the construction of the road to keep vehicle speeds low and provide a safe environment for cyclists using the road. There will be footpaths provided on each side of the road as required by the Plan and there will be a shared path constructed along the drainage reserve which will require a link up to join with the 6 metre roadway to provide alternative access for cyclists.

The road layout will provide for a bus service along the proposed collector road that will eventually extend through from William Brittan Drive to the extension of Augustine drive. Mr Calvert considers that there is

adequate space along the 22 metre corridor to provide safely for bus movement and the corridor will provide space for bus stops and the provision of shelters where required. Pedestrians and cyclists will be adequately catered for with the additional facilities discussed and may require some local changes to the plans to enable such pedestrian and cycle facilities to be provided.

Overall, Mr Calvert considers that the proposal will provide a safe and efficient network and I concur with him on this. Any traffic related effects are considered to be less than minor for the reasons outlined above.

Services

The provision of the various services have been addressed within the applicant's assessment of environmental effects (AEE) and I consider it to provide an accurate assessment of the likely and potential effects relating to services. Technical input has been provided from the following specialists who provided comments and/or conditions: Michelle McDonald (Planning Engineer), Yvonne McDonald (Council Senior Subdivision Engineer), and Nigel Baker (Subdivisions Engineering Officer). Taking into account the amendments made to the application through the resource consent process, the applicant's assessment and various Council's technical experts reports have all been adopted and should be read in condition with this report. It is noted that the proposed road network within this application and ODP area generally provides servicing corridors to neighbouring land. It is also noted that Lot 42 and the neighbouring site, 79 Milns Road, are to be amalgamated together, thus providing future development potential for these sites.

Earthworks

Earthworks of approximately 80,000m³ will be carried out on the site. The earthworks are required to ensure that all future house sites will drain towards the street and for the creation of the stormwater basins and other infrastructure. An earthworks concept plan, dated February 2017, provides indicative areas of fill and it is anticipated that any filling will be less than 0.6m depth.

Council's Subdivision Engineer, Ms Yvonne McDonald, has reviewed the proposed earthworks. Ms McDonald considers that the effects of proposed fill on the adjacent properties can be mitigated through a condition highlighting that works shall not create a drainage nuisance or affect land stability. An additional check will be available through the engineering plan acceptance process, where detailed design of the earthworks levels will highlight any potential conflicts and the suggested mitigation, for Council acceptance.

It is noted that Ms McDonald has suggested a number of conditions specifically relating to earthworks and these address matters such as hours and day of work, traffic, noise, dust, environmental management plan, environmental health, stockpiles, filling adjacent to waterways etc. These have been reviewed and adopted by the applicant and thus form part of the application.

An Environmental Management Plan, incorporating erosion and sediment control, will be required to address the effects of earthworks, control of stormwater and any impact on groundwater and surface water through pumping or diversion. This plan will incorporate all discharge consents and authorisations, including dewatering.

Filling proposed around the exterior of the site on future residential lots has the potential to have adverse amenity effects (overlooking, overshadowing and visual bulk) because of the higher ground level and the ability to construct higher boundary fences and buildings on the land as building height standards are measured from the finished level at the time of subdivision. Finished levels around the periphery of the site for such land would generally be no more than 400mm above existing ground level which is not considered unreasonable in a greenfield context and the levels on the neighbouring site could be expected to change to accommodate residential development on that land also.

Given the above, and taking into account the proposed conditions, any adverse effects as a result of the earthworks are considered to be less than minor for the reasons outlined above. No parties are considered to be adversely affected by the earthworks.

Flood Management

A portion of the site is located within the flood management area (FMA) identified in the District Plan. Council's Planning Engineer, Ms Sheryl Keenan, has reviewed the proposal from a flood management perspective. Ms Keenan advises that in general filling in the FMA on this site is acceptable and will not result in the displacement of floodwaters onto other sites in the scenarios that have been modelled by CCC because the FMA itself has been formed around some very minor out of channel flow paths in the modelling. Ms Keenan does however recommend a condition

Prior to engineering acceptance, a report including plans and calculations for the 0.5% AEP critical duration rainfall event occurring within this subdivision catchment and including any upstream catchment inputs shall be submitted to the Council's Three Waters & Waste Unit, Asset Planning Team for acceptance. This report is to include sufficient detail on overland flow path and waterway water

levels to allow the setting of individual dwelling finished floor levels in Flood Management Areas across the site under 5.4.1.2 of the District Plan as required in future.

The applicant has reviewed and accepted the above condition. Based on this, any effects as a result of the fill within the flood management area are considered acceptable.

Liquefaction

With respect to liquefaction, the Council's control is limited to the location, size and design of allotments, structures, access, services or foundations as they relate to the liquefaction hazard; earthworks and liquefaction hazard remediation methods. The application included a geotechnical report and a subsequent supplementary geotechnical report which found that the majority of the site is TC2 and a small area of TC3. These reports have been reviewed by Council's Subdivision Engineer, Ms Yvonne McDonald who agrees with its findings and proposes that a consent notice be registered on the proposed titles that require any structure requiring a building consent to have specific foundation designs by a chartered engineer or by an appropriate qualified geotechnical engineer; and the design shall take into consideration the potential for liquefaction and associated effects (vertical settlement and lateral spread) and shall be investigated and categorised in accordance with MBIE Guidelines 'Repairing and rebuilding houses affected by the Canterbury earthquakes' (3rd Edition 15 March 2017) or subsequent revisions. I accept Ms McDonalds recommendations.

Summary

For the above reasons, I consider that the adverse effects of the proposal on the environment would be less than minor. The proposed subdivision is generally anticipated within the Residential New Neighbourhood Zone, and does not raise any issues in terms of the relevant matters of discretion in the District Plan which have been used as a guide for assessment purposes. No parties are considered to be adversely affected for the reasons outlined above and within the applicant's AEE.

Recovery Plans and Regeneration Plans

Section 60(2) of the Greater Christchurch Regeneration Act 2016 requires that decisions and recommendations on resource consent applications are not inconsistent with Recovery Plans and Regeneration Plans.

There are no Recovery Plans or Regeneration Plans relevant to this application.

Relevant objectives, policies, rules and other provisions of the City/District Plan [Section 104(1)(b)(vi)]

Regard must be had to the relevant objectives and policies in the Christchurch District Plan. Of particular note, Chapter 3 of the Christchurch District Plan contains a number of high level strategic objectives to guide the recovery and future development of the City. Specifically Objective 3.3.1 Enabling recovery and facilitating the future enhancement of the district, Objective 3.3.4 Housing capacity and choice, Objective 3.3.7 Urban growth, form and design. The proposed subdivision is located with an area identified within the Canterbury Regional Policy Statement as a Residential Greenfield Priority Area and is within an area zoned residential within the District Plan. The development is in accordance with the ODP for this area and is considered to achieve the outcomes sought by these strategic objectives.

Objective 8.2.2 Design and amenity seeks an integrated pattern of development and urban form through subdivision and comprehensive development. Related Policies 8.2.2.3 Allotments, 8.2.2.4 Identity, seek to ensure that the layout, sizes and dimensions of allotments created by subdivision are appropriate and that they create neighbourhoods which respond to their context. The proposal is considered to be in accordance with this objective and policies. Given the layout and design of the subdivision the proposal is also considered to be in accordance with policy 8.2.2.6 integration and connectivity, policy 8.2.2.7 open space and policy 8.2.2.8 urban design. The proposal provides for a total of 265 residential allotments which are in accordance with the ODP and achieves the density target of 15 households per hectare.

Objective 14.2.5 Residential New Neighbourhood Zone seeks a co-ordinated, sustainable and efficient use and development. This objective and its supporting policies seek a co-ordinated pattern of residential development with the Residential New Neighbourhood zones that promotes density and quality design outcomes. The proposed subdivision complies with the ODP and provides a range of allotment sizes and living environments.

In my opinion the application is consistent with the relevant objectives and policies in the District Plan outlined above, as subdivision has been appropriately designed and serviced for the anticipated purpose.

Relevant provisions of a National Environmental Standard, National Policy Statement, Regional Plan,

Regional Policy Statement or Coastal Policy Statement [Section 104(1)(b)]

The National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health is not relevant to this application as there is no evidence to suggest that the land has been used, or is more likely than not to have been used, for an activity on the Hazardous Activities and Industries List.

Any other matters which are relevant and reasonably necessary to determine the application [Section 104(1)(c)]

There are no other matters relevant to the consideration of this application.

Part II of the Resource Management Act 1991 [Section 104(1)]

The above considerations are subject to Part II of the Act which outlines its purpose and principles.

The proposal is considered to be consistent with Part II matters as it will maintain the amenity and quality of the surrounding environment, in accordance with Section 7(c) and 7(f).

Section 106

The relevant part of Section 106 reads:

Consent authority may refuse subdivision consent in certain circumstances

- (1) A consent authority may refuse to grant a subdivision consent, or may grant a subdivision consent subject to conditions, if it considers that—
- (a) the land in respect of which a consent is sought, or any structure on the land, is or is likely to be subject to material damage by erosion, falling debris, subsidence, slippage, or inundation from any source; or
 - (b) any subsequent use that is likely to be made of the land is likely to accelerate, worsen, or result in material damage to the land, other land, or structure by erosion, falling debris, subsidence, slippage, or inundation from any source; or
 - (c) sufficient provision has not been made for legal and physical access to each allotment to be created by the subdivision.

This section of the Act is particularly relevant in relation to geotechnical concerns following the Canterbury earthquakes. The land is identified as being within the Liquefaction Management Area in the Christchurch District Plan and rule 5.5.a applies as the site is created additional vacant allotments. T

The applicant has submitted a series of geotechnical reports including:

- The initial Geotechnical Investigation Report, dated 25 October 2013.
- The Supplementary Geotechnical Investigation Report, dated 8 May 2014 addressing the area assessed as TC3 equivalent in the October 2013 report.

Both of these reports have been reviewed by Council's Subdivision Engineer (Yvonne McDonald). In conclusion Ms McDonald concludes the following:

'The majority of the site was found to be TC2 equivalent. Aurecon recommend that the foundation systems for TC2 land presented in section 5 of the MBIE Guidelines be utilised and that a site specific geotechnical assessment be carried out, by a suitability qualified chartered engineer with experience in residential house development, to support the detailed dwelling and foundation design.

The area found to be TC3 equivalent is between the dwelling on 53 Milns Rd and the western boundary of 85 Milns Rd. Aurecon suggest either avoiding residential development in this area or that shallow ground improvement to section 15 of the MBIE Guidelines be utilised. Site specific geotechnical assessment will be required unless the land is improved to TC1, as noted above, to support the detailed dwelling and foundation design.

The potential for lateral spread at any basins or large swales should be investigated at detailed engineering design stage, with mitigation options including setbacks or ground improvement. The design of infrastructure to be vested should also consider liquefaction risk and mitigation. This may

include buoyancy considerations, designing underground networks to counter movement, subsoil drainage and geosynthetics in the pavement layer.

Aurecon have also noted that further geotechnical testing is required to meet the testing density requirements in the MBIE Guidelines.

I accept the above conclusions, as supported by the Peer Review. The suggested conditions are based on the recommendations of the Supplementary Geotechnical Investigation Report, with the majority of the site assessed as TC2 and a small area of TC3'.

I accept the above advice of Council's Subdivision Engineer, Ms Yvonne McDonald.

With respect to section 106(1)(c), I am satisfied that adequate legal and physical access is provided to each allotment.

It is therefore considered that there are no grounds to refuse the consent pursuant to Section 106.

Recommendations

LAND USE CONSENT

- (A) That the application be processed on a **non-notified** basis in accordance with Sections 95A – 95E of the Resource Management Act 1991.
- (B) That the application **be granted** pursuant to Sections 104, 104C, and 108 of the Resource Management Act 1991, subject to the following condition:
1. The development shall proceed in accordance with the information and earthworks plan submitted with the application. The stamped approved plans are entered into Council records as RMA/2016/3393 (2 page).
 2. No work shall be undertaken on Sundays, Public Holidays, or outside the hours of 7.00am to 7.00pm without the Council's prior consent.
 3. The earthworks and construction work shall be under the control of a nominated and suitably qualified engineer.
 4. All loading and unloading of trucks with excavation or fill material shall be carried out within the subject site.
 5. An approved Traffic Management Plan (TMP) shall be implemented for this earthworks / construction activity and no works are to commence until such time as the TMP has been installed. The TMP shall be prepared by an STMS accredited person and submitted to and approved by the Christchurch Transport Operation Centre – please refer to www.tmpforchch.co.nz and send the request to tmc@ccc.govt.nz.
 6. Noise shall be limited to comply with the requirements of NZS 6803 "Acoustics – Construction Noise".
 7. All filling and excavation work shall be carried out in accordance with an Environmental Management Plan (EMP) as detailed in IDS clause 2.5.5 – Environmental Considerations, which shall include an Erosion and Sediment Control Plan (ESCP). Unless approved as part of a separate ECan resource consent for stormwater discharge or Ecan resource consent for excavation/filling the EMP will require formal approval by the Subdivision Engineering Section of Council prior to any work starting on site. The approved EMP shall be implemented on site during the construction phase and no works are to commence until such time as the EMP has been approved. The EMP shall be designed by a suitably qualified person and a design certificate (template available on request) supplied with the EMP for approval at least 5 days prior to the works commencing. The performance criteria for erosion and sediment control, unless directed by Council through the subdivision engineering approval process, will be based on ECan's Erosion and Sediment Control Guidelines (2007) <http://www.crc.govt.nz/publications/Pages/erosion-sediment-control-guidelines.aspx>. The EMP shall include (but is not limited to):
 - Site description, i.e. topography, vegetation, soils etc

- Details of proposed activities.
 - A report including the method and time of monitoring to be undertaken.
 - A locality map.
 - Drawings showing the site, type and location of sediment control measures, on-site catchment boundaries and off-site sources of runoff.
 - Drawings showing the protection of natural assets and habitats.
 - Drawings and specifications showing the positions of all proposed mitigation areas with supporting calculations if appropriate.
8. No work shall commence on site without an Engineering Completion Certificate (IDS – Part 3, Appendix VII), signed by an appropriately qualified and experienced engineer. That is to certify that the erosion and sediment control measures have been properly installed / put in place / constructed in accordance with ECan's Erosion and Sediment Control Guidelines for the work proposed on site.
 9. In the event that soils are found that have visible staining, odours and/or other conditions that indicate soil contamination, work must cease until an Environmental Consultant has assessed the matter and advised the appropriate remediation and/or disposal options for these soils. The applicant shall notify the Team Leader, Environmental Effects, Inspections and Enforcement Unit, Christchurch City Council of this matter as soon as possible.
 10. Any change in ground levels is not to cause a ponding or drainage nuisance to neighbouring properties. Also any change in ground levels is not to affect the stability of the ground or fences of neighbouring properties.
 11. At the completion of the earthworks operations, the berm areas outside the line of the roadway construction shall be sown down with grass seed.
 12. Any public road, footpath, landscaped areas or service structures that has been affected / damaged by the contractor(s), consent holder, developer, persons involved with earthwork development or vehicles and machinery used in relation to the earthworks / construction works shall be reinstated as specified in the CSS at the expense of those identified above and to the satisfaction of Council.

SUBDIVISION CONSENT

- (A) That the application be processed on a **non-notified** basis in accordance with Sections 95A – 95E of the Resource Management Act 1991.
- (B) That the application **be granted** pursuant to Sections 104, 104B and 106 of the Resource Management Act 1991, subject to the following conditions imposed pursuant to Sections 108 and 220 of the Resource Management Act 1991:

1. Compliance with Application Information

- 1.1 The survey plan, when submitted to Council for certification, is to be substantially in accordance with the stamped approved application plan, except as otherwise amended by the conditions below.

2. Staging

- 2.1 The subdivision may be carried out in stages in any order that is appropriate to the infrastructural needs of the development and shall not inhibit or impede the development of any neighbouring site. If staged, each stage is to be in accordance with the staging shown on the application plan except that Stage 7B – Lots 71-76 and Stage 7C – Lots 77-82 shall not be created until each lot has access to a legal road on its eastern boundary. Stages 7B and 7C can be provided as balance lots.

At each stage any balance land is to be left as a fully serviced allotment that retains the underlying credits, if any, for financial contributions.

3. Greenspace Allotments to Vest

- 3.1 Lots 270, 271, 275 and 276 is to be shown on the survey plan as Local Purpose (Utility) Reserve to vest.
- 3.1 Lot 273 is to be shown on the survey plan as Recreation Reserve to Vest.
- 3.2 Lot 274 is to be shown on the survey plan as Local Purpose (Access) Reserve.

4. New Road to Vest

- 4.1 The new roads being lots 281, 282, 283, 284, 285, 286, 287, 288, 289, 293 and 294 are to be formed and vested in the Council to the satisfaction of the Subdivision Engineer with underground wiring for electricity supply and telecommunications.

5. General

5.1 Asset Design and Construction

All infrastructure assets to be vested in the Council are to be designed and constructed in accordance with the Christchurch City Council's Infrastructure Design Standard (the IDS) and the Construction Standard Specifications (the CSS).

5.2 Quality Assurance

The design and construction of all assets is to be subject to a project quality system in accordance with Part 3: Quality Assurance of the IDS.

- A. Submit a Design Report, Plans and Design Certificate complying with clause 3.3.2 to the Subdivision Engineers (Planning Team 1). The Design Report and engineering plans are to provide sufficient detail to confirm compliance with the requirements of the IDS and this consent.
- B. Submit a Contract Quality Plan for review by the Council and an Engineer's Review Certificate complying with clause 3.3.3.

Physical works shall not commence until a Council Engineering Officer confirms that the above documentation has been received and accepted.

- C. Submit an Engineer's Report and Completion Certificate complying with clause 3.3.4.

An Engineer's Report is a document specific to a project, which describes how the project was managed and administered in compliance with the IDS, the Construction Standard Specifications, the Contract Quality Plan and the resource consent or project brief. It provides background information to the release of the 224(c) certificate.

Note: Part 3 of the IDS sets out the Council's requirements for Quality Assurance. It provides a quality framework within which all assets must be designed and constructed. It also sets out the process for reporting to Council how the works are to be controlled, tested and inspected in order to prove compliance with the relevant standards. It is a requirement of this part of the IDS that the applicant provides certification for design and construction as a pre-requisite for the release of the 224c certificate. The extent of the documentation required should reflect the complexity and/or size of the project.

In addition to the above, the applicant is to design all infrastructure to resist the effects associated with earthquake induced liquefied soils. All liquefaction hazard mitigation shall be designed for a 1 in 150 year return period serviceability limit seismic design event and a 1 in 500 year return period ultimate limit state seismic design event as defined in NZS1170.5.2004.

- 5.3 All private sewer and stormwater laterals (serving rear lots) shall be installed under a single global Building Consent by a Licensed Certifying Drain Layer and the Code Compliance Certificate forwarded to Council's Subdivision Team as part of the Sec 224c application.
- 5.4 Pipeline CCTV inspections are to be carried out on all gravity pipelines in compliance with the Council Standard Specifications (CSS):
<https://www.ccc.govt.nz/consents-and-licences/construction-requirements/construction-standard-specifications/pipeline-cctv-inspections/>
- 5.5 As-Built plans and data shall be provided for all infrastructure and private work in compliance with the Infrastructure Design Standards (IDS):
<https://www.ccc.govt.nz/consents-and-licences/construction-requirements/infrastructure-design-standards/>

6. Water Supply

- 6.1 The development will be supplied from the DN150 mPVC main in Milns Road and the 200mm PVC in Milns Road (west of the intersection with William Brittan Ave). No connections shall be made to the DN500 Steel trunk main in Milns Road.

- 6.2 To provide for the requirements of the Halswell Zone Water Supply Master Plan as directed by the Outline Development Plan, a 355 mm diameter OE PE link main will be installed within the roads to be vested in Council and specifically within the east-west collector road being Lot 288, Lot 293, Lot 281, Lot 294, and northwards through Lot 282.

Advice Note: For any costs associated with the above water main which are over and above those required to service the proposed subdivision Council will enter into one of the following cost share arrangements:

- *The applicant's development contributions will be reduced by the additional cost. Should the cost exceed the development contribution sum, then the balance of payment will be met by the Council; or,*
- *Council will make direct cash contributions of the additional link main. The developer will pay water development contributions as per normal Council policy.*

Note: If the applicant agrees with one or the other of the above proposals a Private Developer Agreement with the Council will be entered into for this to occur.

- 6.3 The 355 mm link main and branches from the link main shall be capped at the edges of the development to allow for future connections.
- 6.4 The water supply shall be designed by a suitably qualified person in accordance with the Infrastructure Design Standard and in general accordance with the NZ Fire Service Fire Fighting Water Supplies Code of Practice NZS 4509:2008 to the satisfaction of the Water & Wastewater Asset Planning Team.
- 6.5 This development will require full high pressure water reticulation to the Council's specifications and approval at the consent holder's expense. Engineering drawings and supporting hydraulic model outputs shall be sent to the Water & Wastewater Asset Planning Team
- 6.6 All lots shall be served with a water supply to their boundary. Submains shall be installed to 1m past each lot boundary. Rear lots shall be served with laterals installed by a Licensed Certified Plumber into their net site areas under a Building Consent for each stage. Alternatively, the consent holder can seek Building Consent (BC) exemption for the installation of the private laterals. Where the laterals are installed under BC exemption construction shall be in accordance with the CSS and the IDS.
- 6.7 Where water supply mains are outside legal roads, a right to convey water in gross easement shall be created over the new water supply main up to the last hydrant in favour of the Council.
- 6.8 Where applicable, dummy connection boxes shall be installed at the entrance of the R.O.W.
- 6.9 A copy of the Code Compliance Certificate shall be forwarded through to the Council's Engineering Team as part of the Section 224c application.
- 6.10 This work shall be carried out by a Council approved water supply installer at the expense of the applicant.

7. Sewage

- 7.1 The sewer system is to comprise a Low Pressure Sewer System designed in accordance with Council's Infrastructure Design Standards, Construction Standard Specifications and Private Sewer Pumping Station Specification. Engineering drawings supported by hydraulic calculations for all pressure sewer mains shall be sent to the Water & Wastewater Asset Planning Team for acceptance prior to the commencement of any physical work.
- 7.2 The approved sanitary sewer outfall will be the South East Halswell pressure sewer system. The approved sewer connection shall be the pressure main being installed by Council in Sparks Road and comprising a 280mm Ø PE100 PN16 Trunk Pressure Sewer Main.
- 7.3 No section 224(c) certificate will be issued until such time as:

- i. the subdivision connects to the Trunk Pressure Main on Sparks Road referred to in condition 7.2 .
- ii. The Trunk Pressure Main on Sparks Road is connected to Pump Station PS104.
- iii. Pump station PS104 is operational.
- iv. A self-cleansing flow is achieved in the Trunk Pressure Main on Sparks Road. This means that sewerage from other sites not subject to this consent will be conveyed along the main referred to in (ii), or the developer has enabled self-cleansing flow measures to Council's satisfaction and acceptance.
- v. Measures have been put in place to Council's satisfaction and acceptance for enabling initial operation of the low pressure sewer system during the build phase, thereby ensuring self-cleaning flow and limiting sewage are within the system when the design number of pressure sewer tanks are not yet in operation. Should such interim measures entail the establishment of an initial alternative discharge point, provision will be made for corrosion protection and odour control at such interim discharge point.

Advice Notes: Construction on the Trunk Pressure Main on Sparks Road and PS104 are expected to be completed by Council by March 2018. Council are currently investigating when a self-cleansing flow would be available in the Trunk Pressure Main.

7.4 The pressure sewer from and through the subdivision and to the approved outfall in condition 7.2 shall follow the collector road alignment in the Outline Development Plan and be sized to cater for flows from:

- the catchment areas upstream (from the subdivision's western boundary to Halswell Road) of the development that will use the same outfall through the proposed collector road as per the North Halswell Outline Development Plan. These areas are within the following land parcels:
 - (a) Lot 6 of DP 386717, Lot 3 of DP 5206. The total area is 14.8 ha and is zoned Residential New Neighbourhood in the District Plan; and,
- the areas downstream of the development that will potentially use the same outfall near Sparks Road. These are:
 - (a) Lots 58 to 59 of DP 33988 with a total area of 16.2 ha and zoned as Residential New Neighbourhood in the District Plan.
 - (b) Lot 1 of DP 441190 with a total area of 2.1 ha and zoned as Residential New Neighbourhood in the District Plan.
 - (c) The downstream sewer main to be located on neighbouring land shall make provision for connections from future development on that neighbouring land.

Advice Note: For any costs associated with the above sewer system which are over and above those required to service the proposed subdivision Council will enter into one of the following cost share arrangements:

- *The applicant's development contributions will be reduced by the additional cost. Should the cost exceed the development contribution sum, then the balance of payment will be met by the Council; **and/or**,*
- *Council will make direct cash contributions of the additional sewer. The developer will pay sewer development contributions as per normal Council policy; **and/or***
- *Use of point strips in the ownership of Council to recoup the value of the costs over and above those costs necessary to service the development **and/or***
- *Private developer agreements with other neighbouring landowners and/or developers.*

Note: If the applicant agrees with one or the other of the above proposals a Private Developer Agreement with the Council will be entered into for this to occur.

- 7.5 Prior to commencing the detailed subdivision sewer design, the applicant's consultants shall liaise with the Water & Wastewater Asset Planning Team to confirm the flows from the upstream and downstream areas to be included in the sizing of the sewer.
- 7.6 The sewer main that extends across the neighbouring land shall be within the future 22 m wide collector road to Sparks Road as per the requirements of the Infrastructure Design Standards (0.3 m to 1.5 m from road boundary) and shall initially be held in easement in gross that is a minimum of 3m in width. The consent holder's solicitor is to contact Anderson Lloyd Lawyers (Mike Kerr) requesting the preparation of the easement instruments.
- 7.7 Each lot shall have a Boundary Kit located within the legal road or right of way outside the boundary of each lot. The lateral from the Boundary Kit is to extend into the net site of each lot.
- 7.8 Properties in a right of way shall be serviced by a single pressure main. An isolation valve shall be installed on the pressure main at the boundary of the right of way and the public road. Easements in gross shall be created over Pressure Sewer Systems in private rights of way.
- 7.9 Installation of the boundary kit and connection to Council's sewer system shall be carried out by a Council Authorised Drainlayer (Pressure Sewer Reticulation).
- 7.10 Each lot will require a low pressure sewer system comprising a pump and storage chamber to be supplied by either EcoFlow Ltd or Aquatec and installed at building consent stage. The low pressure sewer system will be supplied complete with an IOTA OneBox Control Panel.
- 7.11 The low pressure sewer system shall be installed by a Council Authorised Drainlayer (Pressure Sewer Tanks) in accordance with Councils Infrastructure Design Standards and Councils Construction Standard Specifications.
- 7.12 Ownership and control of the low pressure pump, chamber, boundary kit and One Box Control Panel will, on commissioning be vested with Council. The property owner shall enter into a Deed with the Christchurch City Council at the property owner's expense, drafted in terms approved by the Christchurch City Council, vesting ownership in the system and recording the land owner's responsibility for the power costs of the system prior to Code Compliance Certificate being issued for a dwelling on the relevant site.
- 7.13 The electricity supply for the system shall be from the dwelling and metered to the dwelling serviced by the system. The property owner shall be responsible for the power costs of operating the system.
- 7.14 Pursuant to Section 221 of the RMA, the following consent notices shall be registered on the titles of each property to record the following conditions:
- The lot is to be served by a low pressure sewer system comprising a pump and storage chamber to be supplied by either EcoFlow Ltd or Aquatec and installed by a Council Authorised Drainlayer (Pressure Sewer Tanks) at building consent stage. The low pressure sewer system will be supplied complete with an IOTA OneBox Control Panel. Installation of the boundary kit and connection to Council's sewer system shall be carried out by a Council Authorised Drainlayer (Pressure Sewer Reticulation).
 - The electricity supply for the system on each lot shall be from the dwelling and metered to the dwelling serviced by the system. The property owner shall be responsible for the power costs of operating the system
 - Ownership and control of the low pressure pump, chamber, boundary kit and One Box Control Panel will, on commissioning be vested with Council. The property owner shall enter into a Deed with the Christchurch City Council at the property owner's expense, drafted in terms approved by the Christchurch City Council, vesting ownership in the system and recording the land owner's responsibility for the power costs of the system prior to Code Compliance Certificate being issued for a dwelling on the relevant site.
 - The Council and its agents or contractors shall have the right of access to the property for the purpose of maintenance, monitoring or renewal of any part of the low pressure sewer system vested with Council.

8. Stormwater

- 8.1 The consent holder shall obtain certification from the Christchurch City Council that the discharge of construction and operational phase stormwater will comply with the conditions of the Council's operative stormwater network discharge consent, otherwise consent from the Canterbury Regional Council will be required.
- 8.2 Unless otherwise specified by Council engineers, the surface water management and mitigation system shall meet the requirements of the CCC Waterways, Wetlands and Drainage Guide (WWDG - 2003 including Chapters 6, 21 and Appendix 10 updated 2011/12), the Infrastructure Design Standard (IDS – 2016) and the Construction Standard Specifications (CSS - 2015).
- 8.3. Stormwater runoff from all allotments, roading and hardstand shall be collected via channels, sumps, pipes or swales and discharge into a new first flush sedimentation basin to be constructed within proposed Lot 271.
- 8.4 The first flush sedimentation basin shall be designed to capture the first 25mm of stormwater runoff generated from impervious surfaces within the catchment (including Lot 1 DP 468260). The outfall of the first flush basin shall be Dunbars Drain.
- 8.5 The first flush sedimentation basin may temporarily act as a combined treatment and detention basin until such time as the permanent detention basin to be located on other land has been constructed and conveyance to it established. The consent holder shall make this connection, at their cost, within 6 months of commissioning of the permanent facility.
- 8.6 Should Lots 162-170, 190 and parts of Lots 282 and 283 as shown on David Lovell-Smith Drawing No. E18387 – 'Stormwater Overland Plan', be needed to accommodate the stormwater from Stage 1, then an easement in gross to drain water shall be registered over the titles for Lots 162-170, 190 and parts of Lots 282 and 283 as shown on David Lovell-Smith Drawing No. E18387 – "Stormwater Overland Plan".
- 8.7 Dunbars Drain shall be naturalised and enhanced through the development site. The design and landscaping of Dunbars Drain shall be in general accordance with WWDG Chapter 9.
- 8.8 Dunbars Drain shall be designed to provide conveyance for the critical 2 percent annual exceedance probability storm. Modelling parameters and design of culvert crossings shall be confirmed by Council Engineers at the engineering approval stage.
- Advice Note: For avoidance of doubt, the calculation of peak flow from upstream catchments into Dunbars Drain shall take into account the benefit of any and all existing stormwater mitigation systems.*
- 8.9 The surface water management and mitigation system shall be designed to ensure complete capture and conveyance of all stormwater runoff for all rainfall events up to and including two percent annual exceedance probability critical storm. A combination of the primary and secondary conveyance systems may be used to ensure this level of service is achieved.
- 8.10 With the exception of Dunbars Drain, the primary stormwater reticulation network shall be designed to convey (at minimum) the critical twenty percent annual exceedance probability storm event. No flooding of private property shall occur during the critical ten percent annual exceedance probability storm event and no flooding of buildings shall occur during the critical two percent annual exceedance probability storm event.
- 8.11 The designer of the surface water management system shall provide a report which identifies all secondary flow paths proposed to manage flows beyond the capacity of the stormwater reticulation network (up to the critical two percent annual exceedance probability event).
- 8.12 Stormwater laterals are to be laid to at least 600mm inside the boundary of all lots at the subdivision stage. Unless otherwise approved by Council Engineers, the laterals are to be laid at sufficient depth to ensure protection and adequate fall is available to serve the furthestmost part of the lot.
- 8.13 The consent holder shall provide easements in gross over all public stormwater infrastructure located outside of legal road or utility reserve areas to be vested with Council.

- 8.14 Safe and adequate access to the public surface water mitigation facilities for maintenance and sediment removal shall be provided and designed in accordance with WWDG Clause 6.8 & 6.9.
- 8.15 Engineering plans, specifications and calculations for the design and construction of all surface water infrastructure are to be submitted for acceptance by the 3 Waters and Waste and Resource Consents Units.
- 8.16 The consent holder shall operate and maintain surface water management infrastructure to vest into Council for at least 12 months following the issue of the section 224(c) certificate, after such time Council may accept responsibility for operation and maintenance.
- 8.17 The applicant shall provide as-built plans of the surface water management systems and confirm that they have been constructed in accordance with the approved plans and comply with the IDS, in particular Part 3: Quality Assurance and Part 12: As-Built.
- 8.18 The stormwater system set out in condition 8.1-8.17 shall make provision to accommodate future residential development at 79 Milns Road.

9. Minimum Levels and Filling

- 9.1 To be considered satisfactory for sewer and stormwater drainage minimum ground levels shall be based on a level of 100mm above the kerb at the street frontage, plus a grade of 1:500 to the rear boundary.
- 9.2 All filling exceeding 300mm above excavation level shall be in accordance with the Code of Practice for earthfill for residential purposes NZS 4431: 1989. A duly completed certificate in the form of Appendix A of NZS 4431 shall be submitted to the Council for all lots within the subdivision that contain filled ground, prior to the issue of a Section 224 Conditions Certificate.
- 9.3 The consent holder is to submit a report and calculations detailing any excavation and filling proposed against existing boundaries and the mitigation proposed to avoid adverse effects on adjoining properties.
- 9.4 The construction details of any retaining wall required to retain the fill are to be submitted to the Subdivisions Engineer for acceptance. The wall construction and materials are to be certified in addition to the NZS 4431 certification.

10. Access Formation

- 10.1 The access formation shall be designed and constructed in accordance with the CCC Infrastructure Design Standard. Physical works shall not commence until a Council engineering officer confirms that the Design Report, Plans and Design Certificate complying with clause 3.3.1 of the IDS and the Contract Quality Plan and Engineer's Review Certificate complying with clause 3.3.2 has been received by Council.

11. Greenspace

- 11.1 Lots 273 is to be vested as a Recreation Reserve, clear of any easements. The agreed developments on the 'Accepted' landscape plans for Lot 273 may be credited against the Reserve Development Contributions including if required, a neighbourhood playground situated in the south west corner of Lot 273.
- 11.2 Local Purpose (Utility) Reserve
Lots 270, 271, 275, & 276 are to be vested as Local Purpose (Utility) Reserves. The land value and any agreed improvements on the 'Accepted' landscape plans for Lots 270, 271, 275, & 276 are to hold no credits towards the final Reserve Development Contributions assessment.
- 11.3 Local Purpose (Access) Reserve
Lot 274 is to be vested as Local Purpose (Access) Reserve. Lot 274 will hold no credits towards the final Reserve Development Contributions assessment.
- 11.4 **Design and Development of reserves and streetscapes**
 - A. Landscape plans for the reserves (Lots 270, 271, 273, 274, 275, & 276) and streetscapes are to be submitted as part of the Landscape Design Report to the Asset and Network Unit (Parks) for acceptance. All landscaping is to be carried out in accordance with the Accepted Landscape plan.

- B. Where the Consent Holder has applied to vest assets as detailed on Accepted Landscape Plans, but the Asset and Network Unit (Parks) have not agreed to the value of the assets being credited against the Reserve Development Contributions or to reimburse the value of the assets to the Consent Holder, then the Consent Holder may vest the assets at their own expense.
- C. The Landscape Design Report and plans are to provide sufficient detail to confirm compliance with the requirements of the IDS, the CSS: and the WWDG: 2003. All landscaping required by this condition is to be carried out in accordance with the Accepted report and plan(s) at the Consent Holder's expense, unless otherwise agreed. The Consent Holder shall maintain the works for 12 months for the Establishment Period (Maintenance and Defects Period) from the time of issue of the Section 224 Certificate.

11.5 Establishment Period (Defects Liability Period)

The Establishment Period (Defects Maintenance) for Lots 270, 271, 273, 274, 275, & 276 will include an inspection by Parks Operations staff after the first 6 months. Any diseased, dead or replacement plantings are to be replaced at the Consent Holder's expense. The Consent Holder shall enter into a separate bond with Council Asset & Network Unit (Parks) Team to the value of 50% of the cost to replace and replant all trees and shrubs. The Establishment Period and the term on the bond shall be extended by a further 12 months for the replacement planting(s). Refer: CSS, Section Establishment. The Consent Holder is to keep an accurate and up-to-date monthly report on plant and tree conditions during the Establishment Period of the works undertaken. The report shall be submitted, if requested, by the Engineer within five days of the end of each month during the Establishment Period (Refer sample report: *Landscape Construction Monthly Establishment Report*, CSS, Part 7 Appendix 1).

11.6 Street Trees

- A. The Consent Holder shall submit a plan(s) for proposed street trees to the Council's Asset & Network Unit (Parks) Team for acceptance. The plan(s) are to provide sufficient details to confirm compliance with the requirements of the IDS (current version) and the CSS Part 7: Landscapes (current version). All street tree works are to be carried out in accordance with the accepted report and plan(s) at the Consent Holder's expense. The Consent Holder shall maintain the street trees for 12 months Establishment Period (Defects Maintenance) from the time section 224 certificate is issued and an inspection by the Parks Operations staff after the first 6 month is to be undertaken. The Establishment Period and the term on the bond shall be extended by a further 12 months for the replacement planting(s), if required.
- B. The Consent Holder is to keep an accurate and up-to-date monthly report on tree conditions and establishment works undertaken. The report shall be submitted, if requested, by the Engineer within five days of the end of each month during the Establishment Period (Refer sample report: *Landscape Construction Monthly Establishment Report*, CSS, Part 7 Appendix 1).

Advice Note: Refer to IDS Part 10: Locations of trees in streets, and CSS Part 7: Supply of Tree and Plant Materials.

- C. The Consent Holder shall enter into a separate bond with Council Asset & Network Unit (Parks) Team to the value of 50% of the cost to replace and replant all street trees. The bond shall be held for the Establishment Period of a minimum of 12 months and shall be extended by a further 12 months for the replacement planting(s), if required.

11.7. Final Completion / Handover

The Consent Holder shall submit, if requested, the required completion documentation in accordance with IDS Part 2:2.12 Completion of Land Development Works and the Quality Assurance System to provide evidence that the work is completed in accordance with the agreed standards and conditions of this consent. This is to be submitted, if requested, on completion of the 12 month Establishment Period, prior to formal handover to Council and release of the Establishment Bond.

11.8. As – Builts

The Consent Holder shall submit As-Built plans and data showing street trees and landscape improvements on the reserve to confirm that they have been planted in accordance with the Accepted plans and comply with the IDS, in particular Part 12 (As Builts).

12. Geotechnical

12.1 Liquefaction Hazard Mitigation

All liquefaction hazard mitigation on site shall be designed in accordance with the recommendations in the Geotechnical Investigation Report, dated 25 October 2013 and the Supplementary Geotechnical Investigation Report, dated 8 May 2014.

To mitigate liquefaction (vertical settlement) and lateral spread (horizontal displacement) hazards, any proposed asset structures shall be designed for a seismic event with a “1 in 150 year period of return” under the serviceability limit state (SLS) and with a “1 in 500 year period of return” for the ultimate limit state (ULS) as defined by NZS 1170.5:2004.

Beyond a SLS seismic event, it is recognised asset structures may become progressively less serviceable.

Note: Asset structures shall include but not be limited to gravity, pressure and vacuum pipelines; manholes, chambers, valves, hydrants, pump station(s) and associated works, stormwater treatment devices, culverts, bridges or any other physical asset to be vested in Council excluding road pavements.

12.2. Asset Design and Construction

All infrastructural assets to be vested in the Council shall be designed and constructed in accordance with the IDS 2016 and the Construction Standard Specifications (CSS).

In addition to the above, to be considered suitable in terms of section 106(1)(a) and (b) of the Resource Management Act, all infrastructure shall be designed to resist the effects associated with earthquake induced liquefiable soils from a seismic event as defined in Condition 12.1.

12.3 Ground Improvement

Site earthworks and remediation shall be carried out to improve the ground performance to TC2 in terms of the MBIE guidelines ‘*Repairing and rebuilding houses affected by the Canterbury earthquakes*’ (3rd Edition 15 March 2017) or subsequent revisions. The technical category will be confirmed in the Engineers Report prepared for the section 224(c) certificate under condition 5.

Note: Further geotechnical testing may be required to meet the testing density requirements for the purpose of categorising the land.

12.4 Foundation Design

Any structure requiring a Building Consent, in terms of Building Act provisions, shall have specific foundation design by a suitably experienced chartered structural engineer or by an appropriately qualified geotechnical engineer. Specific foundation design shall take into consideration the potential for liquefaction and associated effects (vertical settlement and lateral spread) and shall be in accordance with MBIE Guidelines ‘*Repairing and rebuilding houses affected by the Canterbury earthquakes*’ (3rd Edition 15 March 2017) or subsequent revisions.

Note: These requirements are contingent upon TC1 and TC2 land equivalence being achieved by the proposed earthworks and remediation works.

This is an ongoing condition which will be secured by consent notice.

13. Earthworks

13.1 No work shall be undertaken on Sundays, Public Holidays, or outside the hours of 7.00am to 7.00pm without the Council’s prior consent. The earthworks and construction work shall be under the control of a nominated and suitably qualified engineer.

13.2 All loading and unloading of trucks with excavation or fill material shall be carried out within the subject site.

13.3 A Traffic Management Plan shall be prepared, approved and implemented for this construction activity. Activities on any road should be planned so as to cause as little disruption, delay or inconvenience to road users as possible without compromising safety.

13.4 Noise shall be limited to comply with the requirements of NZS 6803 “Acoustics – Construction Noise”.

13.5 All filling and excavation work shall be carried out in accordance with an Environmental Management Plan (EMP) as detailed in IDS clause 2.5.5 – Environmental Considerations, which shall include an Erosion and Sediment Control Plan (ESCP). Unless approved as part of a separate ECan resource consent for stormwater discharge or Ecan resource consent for excavation/filling the EMP will require formal approval

by the Subdivision Engineering Section of Council prior to any work starting on site. The approved EMP shall be implemented on site during the construction phase and no works are to commence until such time as the EMP has been approved. The EMP shall be designed by a suitably qualified person and a design certificate (template available on request) supplied with the EMP for approval at least 5 days prior to the works commencing. The performance criteria for erosion and sediment control, unless directed by Council through the subdivision engineering approval process, will be based on ECan's Erosion and Sediment Control Guidelines (2007) <http://www.crc.govt.nz/publications/Pages/erosion-sediment-control-guidelines.aspx>. The EMP shall include (but is not limited to):

- § Site description, i.e. topography, vegetation, soils etc
- § Details of proposed activities.
- § A report including the method and time of monitoring to be undertaken.
- § A locality map.
- § Drawings showing the site, type and location of sediment control measures, on-site catchment boundaries and off-site sources of runoff.
- § Drawings showing the protection of natural assets and habitats.
- § Drawings and specifications showing the positions of all proposed mitigation areas with supporting calculations if appropriate.

13.6 No work shall commence on site without an Engineering Completion Certificate (IDS – Part 3, Appendix VII), signed by an appropriately qualified and experienced engineer. That is to certify that the erosion and sediment control measures have been properly installed / put in place / constructed in accordance with ECan's Erosion and Sediment Control Guidelines for the work proposed on site.

13.7 In the event that soils are found that have visible staining, odours and/or other conditions that indicate soil contamination, work must cease until an Environmental Consultant has assessed the matter and advised the appropriate remediation and/or disposal options for these soils. The applicant shall notify the Team Leader, Environmental Effects, Inspections and Enforcement Unit, Christchurch City Council of this matter as soon as possible.

13.8 Any change in ground levels is not to cause a ponding or drainage nuisance to neighbouring properties. Also any change in ground levels is not to affect the stability of the ground or fences of neighbouring properties.

13.9 At the completion of the earthworks operations, the berm areas outside the line of the roadway construction shall be sown down with grass seed.

13.10 All filling exceeding 300mm above excavation level shall be in accordance with the Code of Practice for Earthfill for Residential Purposes NZS 4431:1989. At the completion of the work an Engineering Report including a duly completed certificate in the form of Appendix A of NZS 4431 shall be submitted to Council for all lots within the subdivision that contain filled ground. This information will be placed on the information/hazard register.

13.11 Any public road, footpath, landscaped areas or service structures that has been affected / damaged by the contractor(s), consent holder, developer, persons involved with earthwork development or vehicles and machinery used in relation to the earthworks / construction works shall be reinstated as specified in the CSS at the expense of those identified above and to the satisfaction of Council.

14. Flooding

Prior to engineering acceptance, a report including plans and calculations for the 0.5% AEP critical duration rainfall event occurring within this subdivision catchment and including any upstream catchment inputs shall be submitted to the Council's Three Waters & Waste Unit, Asset Planning Team for acceptance. This report is to include sufficient detail on overland flow path and waterway water levels to allow the setting of individual dwelling finished floor levels in Flood Management Areas across the site under 5.4.1.2 of the District Plan as required in future.

15. Access Lot

To ensure the access lot is maintained in accordance with the requirements of the City Plan a right of way easement is to be created over Lot 291 and 292 in favour of all lots having an interest in that access lot. The registered users of the right of way shall maintain the access lot and the liability and apportionment of the costs of maintenance shall be written into the legal document granting or reserving the right of way easement.

16. Street Lighting

Street lighting is to be installed in the new road(s) to vest in compliance with Part 11 (Lighting) of the Infrastructure Design Standard.

17. Plans for Geodata Plot

As soon as practical after the Section 223 certificate has been issued the consent holder is to advise the handling officer that the digital dataset for the subdivision is available in Land online and can be used for creation of the parcels in Council's digital database.

18. As Built Plans

As built plans of stormwater retention/detention basins and swales are to be forwarded to the Subdivision Engineer together with capacity calculations to confirm that the works have been constructed in accordance with the engineering plan.

19. Telecommunications and Energy Supply

All lots shall be provided with the ability to connect to a telecommunications and electrical supply network at the boundary of the net area of each lot. "Ability to connect" means that ducts or cables must be laid to the boundary of the net area.

As evidence of the ability to connect, the consent holder is to provide a copy of the reticulation agreement letter from the telecommunications network operator and a letter from the electrical energy network operator, or their approved agent.

20. Right of Way Easements (Private Ways)

The rights of way easements as set out on the application plan shall be duly granted or reserved.

The registered users of the right of way shall maintain the access and the liability and apportionment of the costs of maintenance shall be written into the legal document granting or reserving the right of way easement.

21. Service Easements

The service easements as set out on the application plan or required to protect services crossing other lots shall be duly granted or reserved.

Easements over adjoining land or in favour of adjoining land are to be shown in a schedule on the Land Transfer Plan. A solicitor's undertaking will be required to ensure that the easements are created on deposit of the plan.

22. Easements in Gross

The legal instruments for easements in gross in favour of Council are to be prepared by Council's consultant solicitor at the consent holder's cost. The consent holder's solicitor is to contact Anderson Lloyd Lawyers (Mike Kerr) requesting the preparation of the easement instruments.

23. Road and/or Lane Names

The new roads are to be named.

A selection of names in order of preference is to be submitted for each new roads /access lot. For historical purposes a brief explanation of the background for each submitted name is preferred. The names are to be in accordance with the Council's Policy on Naming of Roads and Rights of Way dated 2 November 1993.

The allocated names when approved are to be shown on the survey plan submitted for certification.

Post and nameplate fees are to be paid.

Note: Nameplates are not ordered from the manufacturer until the fee has been paid and usually take six weeks to manufacture. The fees payable will be those that are current at the time of payment (\$200 per post and \$417.00 nameplate as at 1st July 2016).

24. Amalgamations

The following amalgamation condition has been approved by Land Information New Zealand. The condition is to be included in the digital Title Plan dataset.

That Lot 291 (Access Lot) hereon be held as to 4 undivided one fourth shares by the owners of Lots 32, 33, 34 and 35.

That Lot 292 (Access Lot) hereon be held as to 4 undivided one fourth shares by the owners of Lots 4, 5, 6 and 7.

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Lot 42 hereon is to be amalgamated with Lot 1 DP 468260 and one Computer Freehold Register issue

Note: LINZ have not approved the above amalgamation as of the date of this decision. All necessary changes should be made to the condition should LINZ require it as a result of the consultation.

25. Public Utility Sites

Any public utility site and associated rights of way easements and/or service easements required by a network operator are approved provided that they are not within any reserves to vest in Council.

26. Point Strip Agreement

The consent holder is to enter into a 'point strip agreement' with Council as to the value of Lot 277.

27. Duplex Housing

Lots 160, 161, 162, 173 and 174 shall contain two residential units in a duplex formation. A single detached dwelling shall not be erected on these sites.

This is an ongoing condition and requires a consent notice

28. Transport Conditions

28.1 The legal width of the collector road (Lot 282) that extends north from Milns Road shall have a legal road width of 18 metres and a roadway width of 10.6m.

28.2 The north-south local road (Lot 288) extending from Milns Road shall generally have a legal road width of 22.25m and a roadway width of 9 m.

28.3 The north-south local road (Lot 295) extending from Milns Road shall have a legal road width of ranging from 15.75m to 27.5m and a roadway width of 9 m, as shown on the approved plan.

28.4 The local road adjacent to Lot 271 shall have a legal road width of 14m and a roadway width of 6m.

28.5 The Milns Road frontage shall be upgraded to include a minimum roadway width of 8.0 metres with a kerb and channel or sealed shoulders in compliance with the IDS, a sealed shared path with a minimum width of 2.5 metres is also to be provided along the Milns Road frontage of the site.

29. Restriction on Balance lots in Stage 7B and 7C

29.1 Lots 71 to 82 shall not be created until such time as the eastern boundary is fronted by legal road and services provided to each lot. Until this time the subject land in each stage shall remain a single lot and the following condition will apply:

No dwellings shall be constructed on this site until a road is constructed along the east boundary and services are available along this road.

This is an ongoing condition and requires a consent notice

30. Consent Notice

The following consent notice pursuant to Section 221 of the Resource Management Act 1991 will be issued by Council:

Duplex Housing

Lots 160, 161, 162, 173 and 174 shall contain two residential units in a duplex formation. A single detached dwelling shall not be erected on these sites.

Sewer

The following consent notices shall be registered on the titles of each property to record the following conditions:

- This property will require a pressure sewer system comprising a pump and storage chamber to be supplied by either EcoFlow Ltd or Aquatec and installed at building consent stage. The pressure sewer system will be supplied complete with an IOTA OneBox Control Panel.
- The pumping chamber sewer system shall be installed by a Council Authorised Drainlayer (Pressure Sewer Tanks) in accordance with Councils Infrastructure Design Standards and Councils Construction Standard Specifications.
- Ownership and control of the low pressure pump, chamber, boundary kit and One Box Control Panel will be vested with Council whose staff and agents shall be permitted to enter the property for the purpose of maintenance, monitoring or renewal of any part of the system.
- The property owner shall be responsible for the power costs of operating the system.

Services

Sanitary Sewer, Stormwater, Telecommunication & Electricity Services for Lot 71-81 have not been provided and are to be installed at the owners expense on further development of the site.

Stages 7B and 7C

Lots 71 to 82 shall not be created until such time as the eastern boundary is fronted by legal road and services provided to each lot. Until this time the subject land in each stage shall remain a single lot and the following condition will apply:

No dwellings shall be constructed on this site until a road is constructed along the east boundary and services are available along this road.

31. Goods and Services Taxation Information

The subdivision will result in non-monetary contributions to Council in the form of land and/or other infrastructure that will vest in Council. Council's GST assessment form is to be completed to enable Council to issue a Buyer Created Tax Invoice.

32. Duration of Consent

The period within which this consent may be given effect to shall be 5 years from the date on which consent was granted. The consent will be given effect to when the survey plan has been certified pursuant to Section 223 of the Resource Management Act 1991.

ADVICE NOTES FOR CONSENT HOLDERS TO BE READ IN CONJUNCTION WITH THE DECISION

Your Rights of Objection

If you do not agree with the Council's decision on this resource consent application, the conditions, or any additional fees that have been charged, you may lodge an objection with the Council under Section 357 or 357B of the Resource Management Act 1991. You have 15 working days from the date you receive this letter within which to lodge your objection **to the decision**. Objections **to additional fees** must be received within 15 working days of the date on which you receive the invoice. Your objection must be in writing and should clearly explain the reasons for your objection.

Commencement of this consent

The commencement date for your resource consent is the date of this letter advising you of the Council's decision, unless you lodge an objection against the decision. The commencement date will then be the date on which the decision on the objection is determined.

Lapsing of this consent

This resource consent for subdivision will lapse 5 years after the date of commencement of consent (i.e. the date of this letter) unless it has been given effect to by the Council issuing a certificate pursuant to Section 223 of the Resource Management Act 1991.

Application may be made under Section 125 of the Resource Management Act 1991 to extend the duration of the resource consent, and this must be submitted and approved prior to the consent lapsing.

Lapsing of s223 Certification

The s223 certification will lapse 3 years after the date of issue, the Section 223 certificate will lapse (if that certified plan has not been deposited in accordance with Section 224 of the Resource Management Act 1991). The s223 certificate can be re-certified only if the subdivision consent has not lapsed.

Development Contributions

At the time of granting this subdivision consent, a statement of Development Contributions was not available, this will be forwarded to the consent holder once the assessment has been made.

Please note that a development contribution is likely to be required under the Development Contributions Policy 2015 (DCP). The Council requires Development Contributions to be paid prior to the issue of the Code Compliance Certificate for a building consent, commencement of a Resource Consent, the issue of a section 224 certificate for a subdivision consent, or authorisation of a service connection. The contributions are defined in the Council's **Development Contributions Policy 2015**, which has been established under the Local Government Act 2002. If you have any queries in relation to this matter, please contact one of our Development Contribution Assessors on phone(03) 941 8999.

Payments to Council

If any payments to Council are to be made through internet banking please email the details to resourceconsentapplications@ccc.govt.nz and a tax invoice will be raised. The internet banking details are:

Bank: *Bank of New Zealand*
Account Name: *Christchurch City Council*
Account Number: *02 0800 0044765 003*

The information that you need to enter that will help us identify your payment is:

Particulars: *(Customers Name)*
Code: *(RMA Number)*
Reference: *(Invoice Number)*

Please note that all payments will be credited to our account on the next business day. Any payment made without the details above may take some time to be lodged against the correct account.

Please email resourceconsentapplications@ccc.govt.nz to notify us when you have made payment.

New Street Numbers

Street number allocation was not available at time of granting this consent. For street number allocation enquiries please email informationservices@ccc.govt.nz

Lighting in Private Ways

The Council does not require lighting within private ways, nor will it accept the ongoing maintenance or running costs associated with lighting within the private way. Any proposal to light the private way shall include a method of payment of the ongoing costs by the benefiting owners.

Road Dimensions

Road dimensions shall accord with the District Plan standards unless otherwise specified in the conditions of the subdivision consent.

Reported and recommended by: Louisa Armstrong, Planner

Date: 1 December 2017

Decision

That the above recommendations be adopted for the reasons outlined in the report.

Delegated officer:



Lowe, Paul
04/12/2017 1:39 PM
Acting Team Leader Planning

To: Louisa Armstrong, Resource Consents Team

From: Josie Schröder, Principal Advisor Urban Design

Date: 22 March 2017

Re: RMA/2016/3384 – Milns Park, 53 and 85 Milns Road, Christchurch – Urban Design Assessment

1. Introduction

The above application is to create a 265 lot subdivision in 7 stages on an 18.5 hectare site, including associated roads and reserves, within a Residential New Neighbourhood (RNN) Zone under the Christchurch District Plan.

The site is located within a greenfield area, primarily used for agricultural purposes but recently rezoned for residential use. The site contains an existing large scale residence, surrounded by mature planting. On the opposite side of Milns Road is an established residential neighbourhood.

This assessment should be read in conjunction with the transport assessment undertaken by Mike Calvert as the urban design and transport matters covered are highly interrelated.

Following a further meeting with the Applicant and their representatives a number of changes have been made to the subdivision proposal with plans submitted March 2017. It is on the basis of these plans that I have provided the following assessment.

2. Urban Design Assessment

The proposal has been assessed as a discretionary activity under the Residential New Neighbourhood Zone. I have undertaken an assessment of the proposal against 8.5.10 Additional matters – Residential New Neighbourhood Zone, including as they are related to Appendix 8.6.4 – North Halswell Outline Development Plan (ODP), as these are most appropriate to urban design and the nature of the activity proposed. Given the interrelationship with the ODP matters I have addressed these and the assessment matters together.

a. Integration, context and placemaking

I consider that aspects of the subdivision will contribute to the sense of place envisaged in the ODP, drawn from the area and site context. This is in regard to the retention of trees, the incorporation of existing water courses and opportunities to capture view shafts.

Dunbars Drain is intended to be naturalised and incorporated as a feature both across the site and potentially to future adjacent developments, providing a strong structuring element, creating both visual and physical connections. Trees are also proposed to be retained along field boundaries adjacent to Milns Road within Stages 1 and 6. This is by way of reserve areas and in association with a swale, and within the existing property containing an existing house. The retention of existing trees and the use of these within open space across the site is positive in achieving a good amenity.

While this does not apply across the whole of the site, new tree planting has been incorporated to a degree to reinforce this character. In addition to the above, I understand that large scale tree planting is proposed for the Milnes Road frontage within public space to support a more coherent streetscene, reflecting existing residential development on the south side of Milns Road.

While it is unknown how long the existing properties are to remain, within Stage 1 adjacent to Stage 6, an existing site and house will remain. The existing site will be buffered by established vegetation contained on the site, by the proposed reserve and larger proposed sites that form the main entry to the development.

I consider that the subdivision will not preclude adjoining land from developing in accordance with Residential New Neighbourhood standards and the ODP, with the exception of the potential level of connectivity to 79 Milns Road noted above.

b. Subdivision design

The higher density lots located within the subdivision are not generally located in immediate association with the collector routes, with the potential exception of the south end of the east boundary noted earlier. In addition the smaller lots have not been located where there are open outlooks i.e. over park space or storm water reserve. Rather, the larger sites within the development more generally gain the value of the outlook to open space, the opposite outcome to that anticipated by the ODP and assessment matters. However, smaller lots are clustered together potentially creating their own character and identity. They are in relatively close proximity to the collector routes and park spaces.

The subdivision provides some opportunity for a diversity of housing with variation in site size and the introduction of some sites identified for duplexes, and the 11m wide sections may be developable for terrace housing. No opportunities have been provided for comprehensive housing.

Generally lots are orientated such that they will provide for solar gain once developed.

With the exception of the reserve and stormwater facilities, there are no community facilities located within the proposed subdivision or identified in the ODP as being in close proximity. A primary school is proposed to the south west on Milns Road.

As noted above, larger lots have been located around the reserves rather than smaller lots which could benefit both in terms of use and outlook from these but are generally not co-located with them. However, there are collector roads indicated which are most likely to carry public transport services and the higher density lots located within easy walking distance of these roads.

The layout has been amended to that originally proposed and now presents as a more logical and legible development form. Potential issues identified in the original application in regard to the way in which the fronts and backs of developed lots will relate to adjacent use i.e. houses backing onto the collector route or conversely backing onto each other, have been resolved with the inclusion of a future development lot adjacent to the collector road.

The lots meet the requirements for site dimensions, with only a few exceptions, which I consider of minor impact. A landscape plan has been provided which indicates the lot frontages in conjunction with tree planting, including where driveways converge on bends in the street.

I consider that a good level of street amenity could be achieved as a result. Generally, the dimensions of the lots across the site should allow for appropriate and safe access.

Generally the lots are relatively small being in the 300-500m² range. There is quite a diversity in the dimensions of these lots and as such realistically, the opportunity to retain central areas of the block for open space is variable across the development. The development pattern does not appear to encourage comprehensive development that would necessitate shared vehicle access.

With a couple of exceptions, I consider that generally the lots will promote complementary housing typologies and the use of rear lots has been minimised.

c. Movement networks

In addition to the additional connections proposed by Mr Calvert, I consider that there is generally an adequate level of connectivity proposed both internally within the subdivision, and to adjacent sites, with one exception. No connections have been provided from the proposed development to 79 Milns Road. In effect this will result a large cul de sac or crescent accessed only from Milns Road with no connection to the current subdivision, and associated open space facilities and the collector route, proposed. In respect to the efficient, safety and road design, I defer to the memo of Mr Calvert.

d. Public spaces

I consider the subdivision provides public open space that can incorporate large scale tree planting and low impact design features.

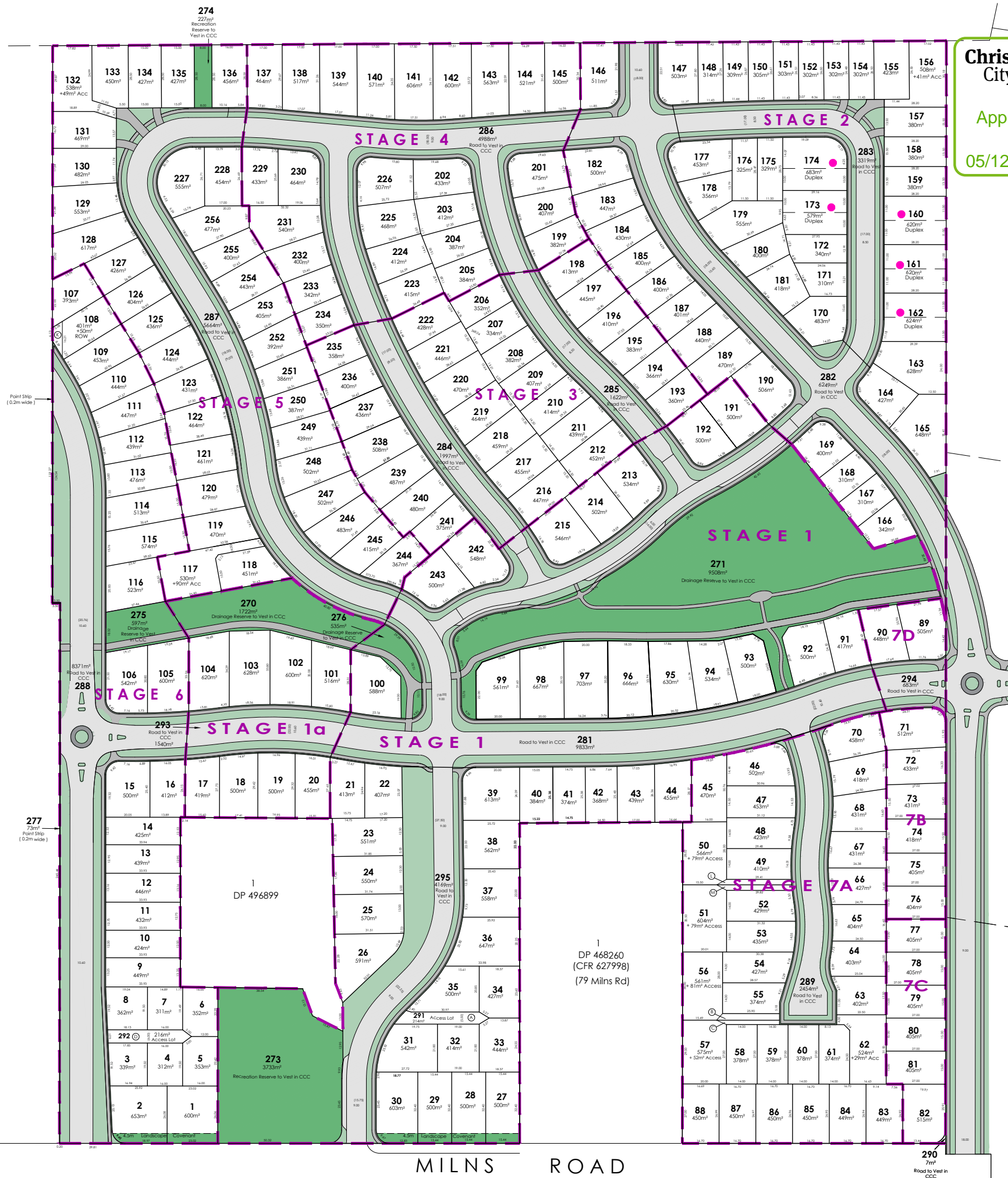
Noting the earlier comments, I also consider that the subdivision provides lots that will enable a high level of visual interaction with the street and other public open spaces, without unnecessary visual barriers, and potentially promote a cohesive street scene and neighbourhood.

3. Conclusion

I consider that overall the subdivision proposal is positive, including: reflecting on the context and drawing on existing elements of that context to support amenity and identity: an adequate level of vehicle, cycle and pedestrian connectivity, with a couple of exceptions noted earlier and; the lot layout will also generally allow for a positive and coherent streetscene, and well as providing the potential for some variety in housing typology.



05/12/2017



AMENDMENT	DATE	DESCRIPTION
R16	03.05.17	STAGES 7C & 7D ADDED
R17	11.05.17	STAGE 7C AMENDED
R18	12.05.17	LOT 295 ADDED, LOT 281 AMENDED
R19	12.09.17	FINAL CONSENT VERSION
R20	6.10.17	CONCEPT PLANS
R21	17.10.17	LOTS 166-169 & 271 AMENDED
R22	22.11.17	LOT 42 AMALGAMATION CONDITION ADDED

- NOTES:
- 1) Areas and dimensions are approximate only and are subject to final survey and deposit of plans.
 - 2) Service easements to be created as required.
 - 3) This plan has been prepared for subdivision consent purposes only. No liability is accepted if the plan is used for any other purposes.
 - 4) Roading, footpaths and cycleways are indicative only and subject to detailed design.
 - 5) Denotes duplex site.

PROPOSED MEMORANDUM OF EASEMENTS			
Nature	Servient Tenement		Dominant Tenement
	Lot No.	Shown	
Right of way, right to drain water & sewage & to convey water, electric power, telecommunications & computer media	291	A	Lots 32, 33, 34 & 35 Lot 57, 58 & 59 Lot 56, 58 & 59 Lots 4, 5, 6 & 7 Lot 107 Lot 51 Lot 50
	57	B	
	292	C	
	108	K	
	50	L	
	51	M	

PROPOSED AMALGAMATION CONDITIONS

Lot 291 (Access Lot) hereon be held as to 4 undivided one fourth shares by the owners of Lots 32, 33, 34 and 35.

Lot 292 (Access Lot) hereon be held as to 4 undivided one fourth shares by the owners of Lots 4, 5, 6 and 7.

Lot 42 hereon is to be amalgamated with Lot 1 DP 468260 (CFR627998) and one Computer Freehold Register Issue

SCHEDULE OF AREAS	
Description	Area
Residential Lots - (Lots 1-256)	11,745ha
Right of Ways & Access	549m ²
Road to Vest in Christchurch City Council (Lots 281-290, 293, 294 & 295)	5,089ha
Recreation Reserve to Vest in Christchurch City Council (Lots 273 & 274)	3960m ²
Drainage Reserve to Vest in Christchurch City Council (Lots 270, 271, 275 & 276)	1,236ha
Point Strip (Lot 277)	73m ²
Access Lots (Lot 291-292)	430m ²

Total Area : 18.5724 ha (18.5860ha CFR)
Comprised in: C.F.R. 732625



116 Wrights Road P O Box 679 Christchurch 8140. New Zealand
Telephone: 03 379-0793 Website: www.dls.co.nz E-mail: office@dls.co.nz

JOB TITLE:
Milns Park Limited
53 Milns Road
Halswell

SHEET TITLE:
Subdivision Consent Plan

DRAWING STATUS:
Subdivision Consent

SCALE : 1:1000@A1
1:2000@A3 DATE : November 2017

CAD FILE : J:\18387\subcon\Concept Plan\18387_Milns Road_Concept R22.dwg REVISION :
DRAWING No : SHEET No :
E18387 **R22**