

Waimakariri District Council
215 High Street
Private Bag 1005
Rangiora 7440, New Zealand
Phone 0800 965 468



DEVELOPMENT PLANNING UNIT

Submission on Variation 1: Housing Intensification

Clause 6 of Schedule 1, Resource Management Act 1991

Submitter details

(Our preferred methods of corresponding with you are by **email** and **phone**).

Full name: Ant Page and Morgan

Email address: ant.page@extra.co.nz

Phone (mobile): [REDACTED] Phone (landline): [REDACTED]

Please select one of the two options below:

☒ I **could not** gain an advantage in trade competition through this submission (please go to Submission details, you do not need to complete the rest of this section)

☐ I **could** gain an advantage in trade competition through this submission (please complete the rest of this section before continuing to submission details)

Please select one of the two options below:

☒ I **am** directly affected by an effect of the subject matter of the submission that:

A) Adversely affects the environment; and

B) Does not relate to trade competition or the effect of trade competition.

☐ I **am not** directly affected by an effect of the subject matter of the submission that:

A) Adversely affects the environment; and

B) Does not relate to trade competition or the effect of trade competition.

270805154095 - August 2018

Submission details

The specific provisions (objectives, policy and rules) of the proposal that my submission relates to are as follows:
(please give details)

As per attached Pages

My submission is that: Please indicate whether you support or oppose the specific provisions or wish to have amendments made, giving reasons
(include additional pages as necessary).

As per attached Pages

I/we have included: 5 additional pages

I/we seek the following decision from the Waimakariri District Council: (give precise details, use additional pages if required)

As per attached Pages

Submission at the hearing

- ☒ I/we wish to speak in support of my/our submission
- ☐ I/we do not wish to speak in support of my/our submission
- ☒ If others make a similar further submission, I/we will consider presenting a joint case with them at the hearing

Signature

Of submitters or person authorised to sign on behalf of submitter(s)

Signature A. J. Sturges

Date 8/09/2022

PLEASE NOTE - A signature is not required if you submit this form electronically. By entering your name in the box above you are giving your authority for this application to proceed.

Important information

1. The Council must receive this submission before the closing date and time for submissions.
2. Please note that submissions are public. Your name and submission will be included in papers that are available to the media and public. Your submission will only be used for the purpose of the Plan Change/Variation process.
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- It discloses no reasonable or relevant case
- It would be an abuse of the hearing process to allow the submission (or the part) to be taken further
- It contains offensive language
- It is supported only by material that purports to be independent expert evidence, but has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter.

Send your submission to: Submission
Waimakariri District Council, Private Bag 1005, Rangiora 7440

Email to: developmentplanning@wmk.govt.nz
Subject line: Submission Variation 1: Housing Intensification

Phone: 0800 965 468 (0800WMKGOV)

You can also deliver this submission form to one of our service centres:

Rangiora Service Centre: 215 High Street, Rangiora

Kaiapoi Service Centre: Ruataniwha Kaiapoi Civic Centre, 176 Williams Street, Kaiapoi

Oxford Service Centre: 34 Main Street, Oxford

Submissions close 5pm, Friday 9 September 2022

Please refer to the Council website waimakariri.govt.nz for further updates

Anthony Page Carole Morgan
35 Adderley Terrace
Kaiapoi

Variation (1)

Our submission relates to medium density Re: standards (schedule 3A of the Amendment Act)

Building Height 11 meters plus 1 meter for pitched roof

Height in relation to boundary 4 meters plus 60 degree recession plain

Setbacks Rear yard 1 meter

We **object** to the MDRS being applied to a portion of lots of proposed subdivision RC205197, Silverstream East, Stage 7, as addressed in RC215144 and RC 215145. This Application was granted consent on 9th December 2021 subject to Conditions outlined in the Commissioners decision.

These conditions relate to Lots 107 – 116 and 128 to 130, 134 and 135.

We seek these conditions to be a new Qualifying Matter.

RC 215144 and RC 215145

With regards to the 9th of December 2021 hearing and decision by the Commissioner.

Applicant: Lime Developments Limited

The key issues considered by the Commissioner relate to the proposed departure from the ODP, and related interface and integration issues between the existing Kaiapoi residential development and the new development resulting from this proposal. The interface/integration issues raised by submitters, and addressed by the Planners in their advice, stem largely from the bulk earthworks fill that will raise ground levels (i.e., the building platforms for the new dwellings) above that of the adjoining existing residential properties located to the east of the application site. Related issues of concern were also raised regarding the form of fencing on lots 128- 130, 134 and 135, building setbacks, building height and access arrangements It is these matters that submitters identified as their main areas of concern, and are the matters that this decision primarily focus on.

The commissioner's conclusion stated that any adverse effects associated with the proposed activity would be acceptable, subject to a range of conditions applied to Land Use and Subdivision Consents given in the decision.

We have supplied a copy of Plan 330 issue F to indicate the Lots relating to the Subdivision Consent.

The Qualifying Matter sought encapsulates Lots 107-116 and 128-130,134 and 135. We feel that the effect of the Qualifying Matter will be minor to the implementation of the MDRS given that there are only 15 Lots involved. The commissioner's Decision addresses the interface between the proposed Silverstream development and the existing residence to the east to mitigate the affect on existing residents.

Our submission is seeking a Qualifying Matter for the Silver Stream Subdivision Stage 7, so that restrictions and consent notices applied to the said development will remain in place. This encapsulates Lots 107 – 116 and 128 to 130, 134 and 135. This is shown in the WDC approved application RC215144/RC215145. This requires that these conditions be registered on the Records of the Title of the above Lots.

Some of the main conditions are:

Subdivision RC215144

Appendix one : Grant of Consents and Condition

Condition 14.15

Lots 128 to 130, 134 and 135 shall have no vehicle access to Road 8

Condition 14.16

Pursuant to Section 221 of the Resource Management Act 1991, Condition 14.15 shall be subject to a consent notice which shall be registered on the Records of Title for Lots 128 to 130 and 134 and 135.

Condition 28.1 and 28.2

Any building s to be single storey only with a height no greater than 6.5m and windows facing existing properties not to be above 3m in height.

Note: This was also outlined in the Introduction of the Commissioners report 36b, where both conditions 28.1 and 28.2, would be secured by consent notices on the titles. Within this context, I am satisfied that adverse amenity effects resulting from the development on the aforementioned lots will be less than minor. My view on this matter is influenced by the separation distance that will be achieved between the “new” dwellings and the existing dwellings.

Condition 28.3

Pursuant to section 221 of the resource management act 1991, Conditions 28.1 and 28.2 shall be subject to a consent notice which shall be registered on the record of the title for lots 107 – 116, 128-130, 134 and 135

Condition 29.4

No structure or dwellinghouse on Lot 128 shall be constructed within easement A1 as shown on approved plan, stamped RC 215144 and RC 215145

Condition 29.5

Pursuant to section 221 of the Resource Management Act 1991, Condition 29.4 shall be subject to a consent notice which shall be registered on the Records of Title for Lot 128

Condition 30.3

Area B Allotments – Dwellings erected on Lots 107 to 116, 128 to 130, 134 and 135 shall have conditions as set out in the Commissioners Report.

Condition 30.4

Pursuant to Section 221 of the Resource Management Act 1991, Condition 30.3 shall be subject to a consent notice which shall be registered on the Records of Title for Lots 107 to 116, 128 to 130, 134 and 135.

Land Use RC215145

9. Dwellinghouses

9.1 Any buildings to be constructed at any time on Lots 107 to 116, 128 to 130 and 134 and 135 shall be single storey only with a height no greater than 6.5m measured from finished ground level.

9.2 Any dwellinghouse constructed on Lots 107 to 116, 128 to 130, 134 and 135 shall not have any windows above 3m height, facing towards Kynnersley Street, 8, 10, 11 and 12 Murray Place and 31 and 35 Adderley Terrace.

10. Setbacks

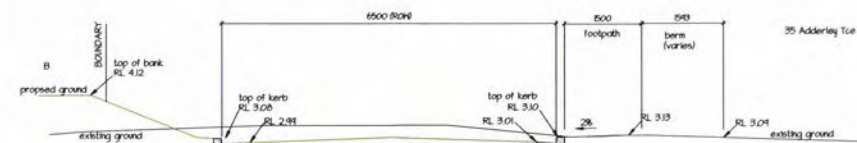
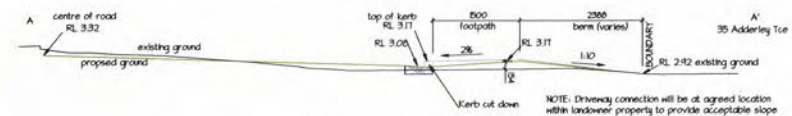
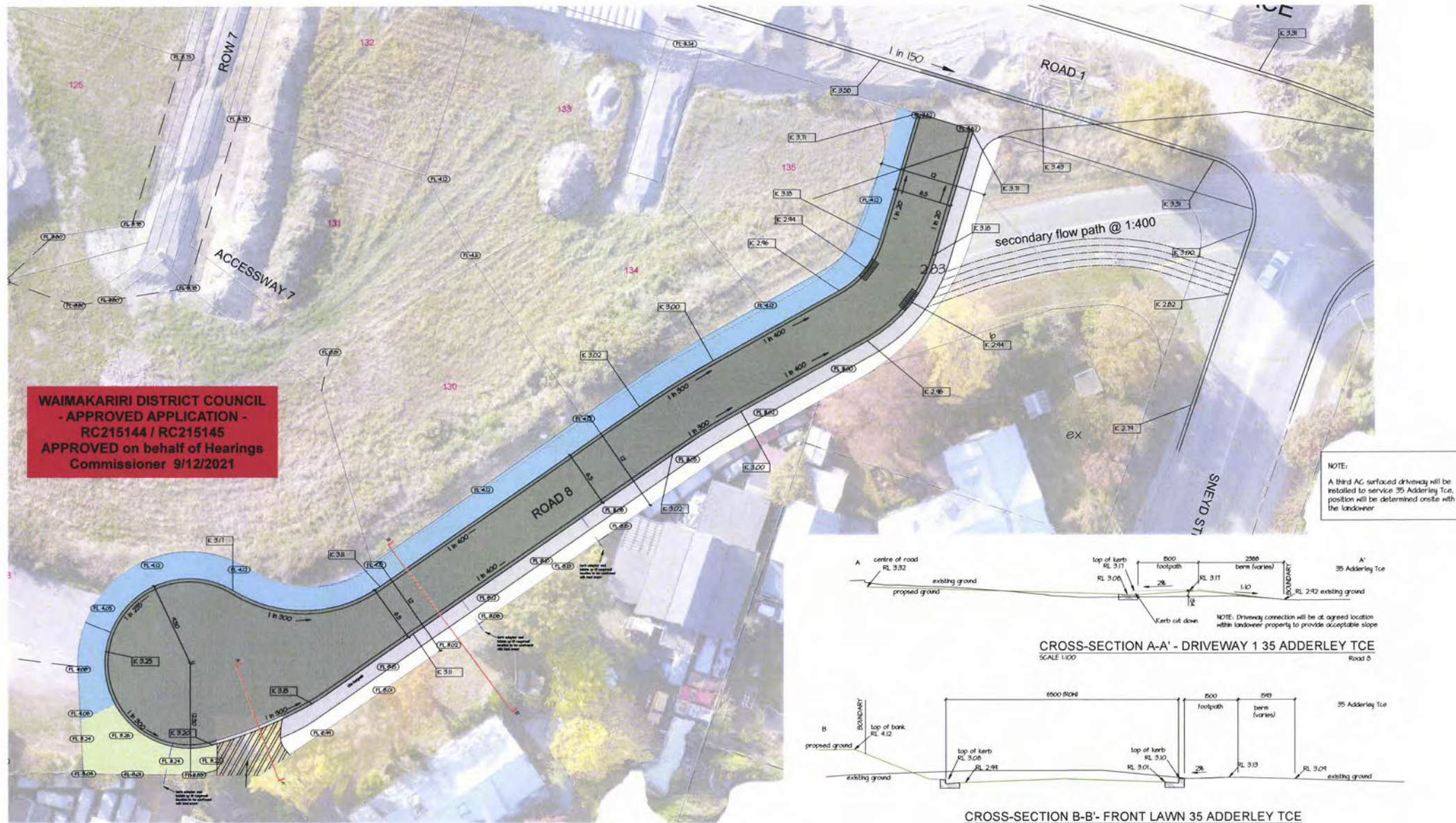
10.1 No structure or dwellinghouse on Lot 128 shall be constructed within the 10m of the Eastern Boundary.

10.2 No structure or dwellinghouse on Lot 128 shall be constructed within easement A1 as shown on approved plan stamped RC215144/RC215145

10.3 No dwellinghouse on Lots 107 to 116 shall be constructed within 11.5m of the eastern boundary

PRELIMINARY DESIGN
FOR DISCUSSION PURPOSES ONLY
(Finished levels and road alignment subject to engineering approval)

Issue	Date	Reason	Approved
A	30/04/21	For land owner approval	RB
B	11/06/21	For information	
C	12/08/21	Road width increased to 6.5m	



CAD ref: 190731.bvb.proposed Surface (38021)-OPTION 1-BOY change.dwg

do DAVIS OGILVIE
ENGINEERS / SURVEYORS / PLANNERS

Davis Ogilvie & Partners Limited
11 Deans Avenue, Addington, Christchurch 8140
Office: 0800 999 511 Email: hello@do.co.nz
www.do.co.nz

SILVERSTREAM

SILVERSTREAM EAST - ISLAND ROAD

ENGINEERING DESIGN
ROAD 8 - PLAN VIEW

design	drawn	QA check	dwg
BVB	BVB	RB	RD8
scale as A1	date	file	issue
1:100 as shown	04/21	38021	C

Lot 1000 (RC205197)

RT: N/A (not yet issued)
 Owners: N/A (not yet issued)
 Area: 0.7122ha more or less

Lot 1001 (RC205197)

RT: N/A (not yet issued)
 Owners: N/A (not yet issued)
 Area: 0.7864ha more or less

Section 1 (RC205197)

RT: N/A (not yet issued)
 Owners: N/A (not yet issued)
 Area: 0.0514ha more or less

Section 2 (RC205197)

RT: N/A (not yet issued)
 Owners: N/A (not yet issued)
 Area: 0.1710ha more or less

Areas, dimensions and boundaries are subject to final survey.

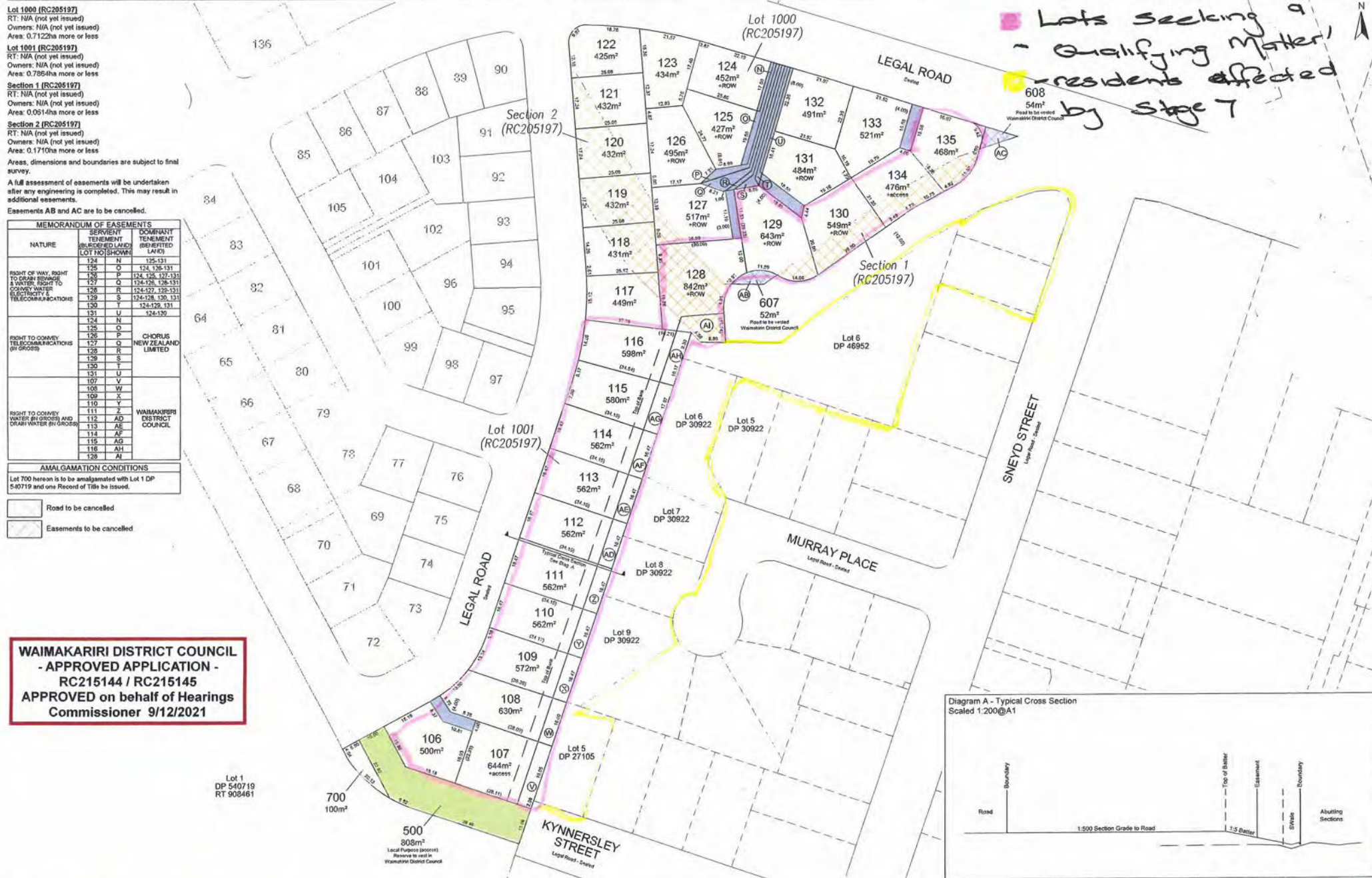
A full assessment of easements will be undertaken after any engineering is completed. This may result in additional easements.

Easements AB and AC are to be cancelled.

MEMORANDUM OF EASEMENTS		
NATURE	SERVIENT TENEMENT (SUBSISTED LAND) (LOT NO SHOWN)	DOMINANT TENEMENT (BORNEO LAND)
RIGHT OF WAY, RIGHT TO DRAIN, RIGHT TO CONVEY WATER, RIGHT TO CONVEY TELECOMMUNICATIONS	124 N	125-131
	125 O	124, 126-131
	126 P	124, 125, 127-131
	127 Q	124-126, 128-131
	128 R	124-127, 129-131
	129 S	124-128, 130, 131
	130 T	124-129, 131
	131 U	124-130
	132 V	124-130
	133 W	124-130
RIGHT TO CONVEY TELECOMMUNICATIONS (BY GROUND)	126 P	CHORUS NEW ZEALAND LIMITED
	127 Q	CHORUS NEW ZEALAND LIMITED
	128 R	CHORUS NEW ZEALAND LIMITED
	129 S	CHORUS NEW ZEALAND LIMITED
	130 T	CHORUS NEW ZEALAND LIMITED
	131 U	CHORUS NEW ZEALAND LIMITED
	132 V	CHORUS NEW ZEALAND LIMITED
	133 W	CHORUS NEW ZEALAND LIMITED
	134 X	CHORUS NEW ZEALAND LIMITED
	135 Y	CHORUS NEW ZEALAND LIMITED
RIGHT TO CONVEY WATER (BY GROUND) AND DRAINAGE (BY GROUND)	111 Z	WAIMAKARIRI DISTRICT COUNCIL
	112 AD	WAIMAKARIRI DISTRICT COUNCIL
	113 AE	WAIMAKARIRI DISTRICT COUNCIL
	114 AF	WAIMAKARIRI DISTRICT COUNCIL
	115 AG	WAIMAKARIRI DISTRICT COUNCIL
	116 AH	WAIMAKARIRI DISTRICT COUNCIL
	117 AI	WAIMAKARIRI DISTRICT COUNCIL
	118 AJ	WAIMAKARIRI DISTRICT COUNCIL
	119 AK	WAIMAKARIRI DISTRICT COUNCIL
	120 AL	WAIMAKARIRI DISTRICT COUNCIL

AMALGAMATION CONDITIONS	
Lot 700 hereon is to be amalgamated with Lot 1 DP 540719 and one Record of Title be issued.	
Road to be cancelled	
Easements to be cancelled	

WAIMAKARIRI DISTRICT COUNCIL
 - APPROVED APPLICATION -
 RC215144 / RC215145
 APPROVED on behalf of Hearings
 Commissioner 9/12/2021



Proposed Subdivision of Lots 1001 and 1002 and Sections 1 and 2 (RC205197)
Silverstream East - Stage 7

Waimakariri District Council
 215 High Street
 Private Bag 1005
 Rangiora 7440, New Zealand
 Phone 0800 965 468

DEVELOPMENT PLANNING UNIT

Submission on Variation 1: Housing Intensification

Clause 6 of Schedule 1, Resource Management Act 1991

Submitter details

(Our preferred methods of corresponding with you are by **email** and **phone**).

Full name: Anthony John Page and Carole-Anne Louise Morgan

Email address: ant.page@extra.co.nz

Phone (mobile): 027 2888216

Phone (landline): _____

Postal address: 35 Adderley Terrace Kaiapoi Post code: 7630

Physical address: _____ Post code: _____
 (if different from above)

Please select one of the two options below:

☒ I **could not** gain an advantage in trade competition through this submission (please go to Submission details, you do not need to complete the rest of this section)

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The specific provisions (objectives, policy and rules) of the proposal that my submission relates to are as follows:
(please give details)

As per Attached Pages

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(include additional pages as necessary).

As per Attached Pages

I/we have included: 2. additional pages

I/we seek the following decision from the Waimakariri District Council: (give precise details, use additional pages if required)

As per Attached Pages

Submission at the hearing

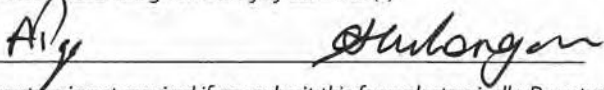
☒ I/we wish to speak in support of my/our submission

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Signature

Of submitters or person authorised to sign on behalf of submitter(s)

Signature  Date 08/09/22

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Variation 1 : Flooding

Anthony Page Carole Morgan
35 Adderley Terrace
Kaiapoi

Variation (1)

Our submission relates to medium density Re: standards (schedule 3A of the Amendment Act)

Building Height 11 meters plus 1 meter for pitched roof

Height in relation to boundary 4 meters plus 60 degree recession plain

Where 3 houses up to three storeys high can be built on one section.

We **object** to the MDRS being applied to area B that is shown on the supplied diagram. Our property is within this Area to the far North

According to the Waimakariri District Flood Hazard Map, our property at 35 Adderley Terrace (Lot 6, DP 46952) and surrounding areas are showing to be high, medium and low risk, as per attached plan.

Parts of the district are subject to various natural hazards, the most significant of these affecting the urban areas is freshwater flooding (from localised rainfall events and river breakouts), sea water inundations, and land deformation as a result of earthquakes (e.g. liquefaction). Increased development density in areas subject to significant natural hazards can put more people and property 'in harms way', increasing risk. In addition, increased building and site coverage can result in increased stormwater runoff (from increased impervious surfaces) and displacement of floodwaters. These factors can overwhelm the design capacity of existing stormwater infrastructure and exacerbate flooding risk.

Our submission is seeking a Qualifying Matter to be established where the ODP is applied to area B shown in the supplied diagram. This will mitigate any high flood Hazard and impact that this hazard will have on property owners.

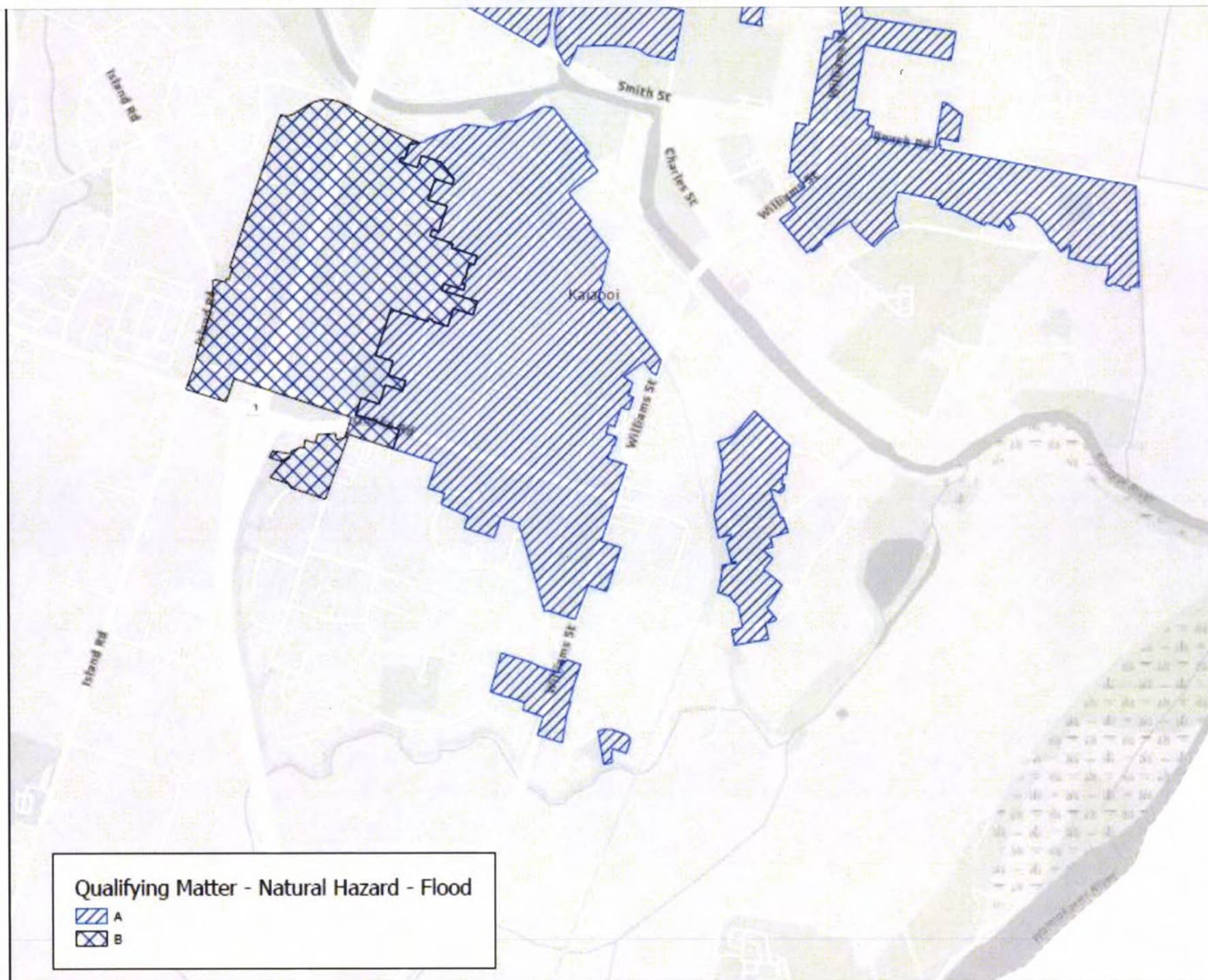


Figure 2: Qualifying Matter Natural Hazards (MDRS exclusion)

Lime Developments Limited

Decision of the Commissioner appointed by the Waimakariri District Council pursuant to the Resource Management Act 1991

APPLICANT:	Lime Developments Limited
APPLICATION REFERENCE:	RC215144 and RC215145
APPLICATION:	Land Use and Subdivision Consents
SITE LOCATION:	30 Adderley Terrace, Kaiapoi
DECISION:	Granted, subject to conditions
DECISION DATE:	9 th December 2021

HEARING APPEARANCES

The Applicant

Fred Rahme – Applicant
Matt McLachlan - Planner

The Council

Samantha Kealey – Planner
Wendy Harris - Planner

Submitters

Daniel Huisman
8 Murray Place

Carole-Anne Morgan
35 Adderley Tce

Anthony Page
35 Adderley Terrace

Bruce Nicol
25 Brockelbank Drive

David Leefe
31 Adderley Tce

INTRODUCTION

Introduction and Proposal Outline

1. This is a decision on resource consent applications made to the Waimakariri District Council (the Council) by Lime Developments Ltd (the Applicant).
2. The Applicant seeks land use and subdivision consents to create 30 fee simple titles, a local purpose reserve and two roads (to vest with the Council), enable the development of dwellings which do not meet various District Plan (the Plan) standards and bulk earthworks to create a development platform. This is stage seven of the Silverstream Estates development.
3. The site is subject to an Outline Development Plan (ODP). The Applicant proposes to depart from the ODP in a number of ways.
4. The ODP departure and the consent trigger points are discussed in more detail later in this decision.
5. At this point I signal that the key issues in contention relate to the proposed departure from the ODP, and related interface and integration issues between the existing Kaiapoi residential development and the new development resulting from this proposal. The interface/integration issues raised by submitters, and addressed by the Planners in their advice to me, stem largely from the bulk earthworks fill that will raise ground levels (i.e., the building platforms for new dwellings) above that of the adjoining existing residential properties located to the east of the application site. Related issues of concern were also raised regarding the form of fencing on lots 128-130, 134 and 135, building setbacks, building height and access arrangements. It is these matters that submitters identified as their main areas of concern, and are the matters that this decision primarily focus on.
6. On the issue of the interface between the existing residential area and the proposal, the Applicant proposed a 10m wide corridor to provide separation between the existing and new developments.
7. At the hearing Mr McLachlan introduced a number of changes¹ to the proposal in response to submitter's concerns and to address matters raised by Ms Kealey in the s42A report. This included:
 - a. clarification of the function of the 10m corridor;
 - b. dwellings on lots 107 – 116 and 128 – 130 to be "single storey";
 - c. a new 1.8m fence along the common boundary of adjoining residential properties;
 - d. alternate access arrangements from Silverstream Boulevard to lot 128 via an internal right of way; and
 - e. no vehicle access to lots 129, 130, 134 and 135 from road 8 (the retained portion of Adderley Terrace).

¹ McLachlan evidence – paragraphs 22 - 27

The Hearing, Adjournment and Closure

8. The hearing to consider the application commenced on Wednesday 29th September 2021 and was adjourned at the completion of the presentations to allow:
 - a. a site visit;
 - b. an opportunity for submitters, the Applicant and the Council's reporting officer to meet to determine if a consensus on consent conditions could be reached to address submitters concerns;
 - c. the preparation of additional planning evidence addressing the proposed District Plan policy framework; and
 - d. the preparation of a consolidated set of consent conditions.
9. The details of these matters were outlined in Minute 2.
10. On the 5th of November I received:
 - a. minutes of the meeting held by the parties (b. above);
 - b. a set of conditions offered by the Applicant, with comments from submitters and the Council reporting officer;
 - c. consolidated set of conditions prepared by the Council's reporting officer;
 - d. an updated set of plans; and
 - e. an assessment of the proposed Plan policy framework.
11. On the 8th of November I advised that, based on the material received, I did not see a need to reconvene the hearing and invited the Applicant to provide a formal reply. The Applicant's reply was received on 16th of November.
12. The hearing was closed on 18th of November.

The Site, Adjoining Environment and The Proposal

13. The characteristics of the site and adjoining environment are described in the application and in Ms Kealey's report. These are largely matters of fact and are uncontested. I highlight the following key aspects of the site and the adjoining environment as they are germane to my deliberations:
 - a. the application site is zoned Residential 7 in the Plan and is subject to the West Kaiapoi ODP;
 - b. the ODP provides for a mix of residential densities, with supporting recreation and ecological linkages, pedestrian and cycle networks and stormwater management areas;
 - c. the immediately adjoining existing residential neighbourhoods (to the east) are accessed from Kynnersley Street, Murray Place and Adderley Terrace; and
 - d. these areas are largely developed with low density housing and, if the Applicant's subdivision was to be completed in line with the ODP, would be adjoined by large areas of open space – rather than by the urban form that is the subject of this application. That said, I acknowledge that the ODP does support density A residential development further to the west.

The Operative District Plan

14. Ms Kealey provided a compliance assessment in section 8 of the s42A report and determined that a broad range of consents are required under chapters 21, 23, 30, 31 and 32 of the Plan. The list of Plan non-compliances² is extensive and relate to matters of earthworks, OPD departures, road formation standards, access formation, subdivision design and layout, structure coverage, structure setbacks and structure height. I do not propose to repeat the detail of the non-compliances as outlined in Ms Kealey's report, as they are a matter of record and are not in contention.
15. I was advised by both planners that, overall, the proposal must be considered as a non-complying activity.

The Proposed District Plan

16. The Council publicly notified the proposed Waimakariri District Plan (the proposed Plan) in September of this year. The submission period closed on 26th November 2021. I was advised that no rules in the proposed Plan impact on this proposal.
17. Notwithstanding this, I am required to complete a weighted policy assessment.

Affected Party Approvals, Application Processing and Submissions

18. No written approvals were provided in support of the applications.
19. The Council resolved to limit notify the proposal on Tuesday 20 April 2021. Eight submissions were received – seven in opposition and one in partial support. The details of the submissions are discussed in section 15 of Ms Kealey's report and generally canvass the following topics (as signalled earlier):
 - a. interface amenity concerns associated with the height of fill, location, scale and potential height of structures;
 - b. departure from the ODP (related to the above); stormwater management and loss of potential ecological linkages; and
 - c. construction effects.

My Approach to this Decision

20. I do not propose to repeat verbatim the content of the reports and statements made at the hearing. Given that pre-circulation of the material occurred, and all are a matter of record, my deliberations and the balance of this decision address the issues on a topic basis. That said, and as I have noted above, I intend to limit my assessment and findings to the key interface issues, building height, overlooking/privacy, landscape corridor maintenance, and the general issue of the departure from the ODP. In other respects, I accept the effects assessments of the Ms Kealey and Mr McLachlan on matters of stormwater and flooding risk³, traffic effects⁴, servicing effects⁵ and construction effects. This

² Application as lodged. Note also that the identified non-compliances do not apply to all aspects of the proposal

³ S42A report section 11.5. McLachlan evidence paragraph 29

⁴ S42A report 11.6

⁵ S42A report 11.7

- includes the access issues concerns to lots 128-130, 135 and 135 raised by submitters and outlined above in paragraph 7.⁶
21. On the issue of construction effects, a number of submitters raised concerns about the potential for adverse vibration, noise or dust. I agree with Ms Kealey and Mr McLachlan that these matters can be appropriately managed through condition 2 of the subdivision consent which references construction noise standards and the German vibration standard. In addition, proposed:
 - a. condition 6.5 limits the hours and days of construction activity;
 - b. condition 6.1 specifically requires the consent holder to prepare and supply to the Council an Environmental Management Plan detailing methodologies for addressing, amongst other things, dust and noise; and
 - c. conditions 11.6 – 11.9 deal with the location of stockpiled material relevant to sensitive activities, the general issue of dust management and site stabilisation.
 22. Given the Planner's conclusions and the relevant related conditions, I agree that any adverse effects related to these particular matters can be appropriately managed and will be less than minor.
 23. At this point I wish to comment on the oral submission presented by Mr Huisman at the hearing. This is not intended as a criticism of Mr Huisman. Rather, it is clarifying my position with respect to the submission and the weighting that I place on it. Mr Huisman spoke to a comprehensive 121 paragraph written statement that canvassed a range of issues. In response to a question from me, Mr Huisman acknowledged that he had received assistance with the preparation of the document. This was evident, as it attempted to provide expert evidence and, in places, provided what could be considered legal submissions. Within this context, I asked Mr Huisman to explain in lay terms the issues that were of concern to him. I found that discussion useful. As signalled at the hearing I have reviewed the full statement provided by Mr Huisman and my view remains unchanged; that being I have determined that I am unable to place weight on the statement.

STATUTORY CONSIDERATIONS

Introduction

24. The proposal is for a non-complying activity. Section 104(1) of the RMA sets out the matters which I must consider when assessing the proposal. It is considered that in this instance, subject to Part 2, regard shall be had to:
 - *any actual and potential effects of allowing the activity (section 104(1)(a));*
 - *any relevant objectives, policies, rules, or other provisions of a regional policy statement and plan (section 104(1)(b)); and*
 - *any other matter the consent authority considers relevant...(section 104(1)(c).*

⁶ And specifically addressed by subdivision consent condition 14.15 and 14.16 (consent notice)

25. The relevant Plans are the operative and proposed District Plans. My findings with respect to these documents are outlined later in this decision. The relevant Regional Policy document is the Canterbury Regional Policy Statement (CRPS). I agree with Ms Kealey⁷ that the proposal does not give rise to matters of regional significance that require any further assessment of the CRPS, and thus I do not consider this matter further.
26. Section 104(1)(c) enables me to consider any other matter relevant and reasonably necessary to determine the application. In my view this could include matters of Plan integrity and precedent. Given the non-complying activity status of the proposal, I discuss these issues later in this decision.
27. Section 104D(1) sets out the circumstances where I may issue a decision to grant consent. It reads, in part:
... a consent authority may grant a resource consent for a non-complying activity only if it is satisfied that either—
 - (a) *the adverse effects of the activity on the environment (other than any effect to which section 104(3)(a)(ii) applies) will be minor; or*
 - (b) *the application is for an activity that will not be contrary to the objectives and policies of—*
 - (i) *the relevant plan, if there is a plan but no proposed plan in respect of the activity; or*
 - (ii) *the relevant proposed plan, if there is a proposed plan but no relevant plan in respect of the activity; or*
 - (iii) *both the relevant plan and the relevant proposed plan, if there is both a plan and a proposed plan in respect of the activity.*
28. I will return to this matter later in this decision.

THE ISSUES AND FINDINGS

Introduction – The Planner’s Conclusions

29. Ms Kealey concluded in the S42A report that consents could be granted, subject to a range of conditions. In arriving at this position, Ms Kealey concluded that any adverse effects would be “less than minor”, that the proposal aligned with the policy framework of the Plan and, overall, achieved the purpose and principles of the RMA. In the documents provided in response to my Minute 2, Ms Kealey formed a similar view with respect to the objectives and policies of the proposed District Plan. Mr McLachlan agreed.
30. I did not receive any additional or contrary planning evidence.

Environmental Effects (section 104(1)(a))

Introduction

31. As noted earlier, the key effects issues that remain to be considered relate to:

⁷ Section 42A report – section 13

- a. interface/integration issues with the existing residential community to the east – building height, location, overlooking/privacy, site coverage and the landscape corridor;
- b. fencing issues at lots 128-130, 134 and 135; and
- c. related to the above, the departure from the ODP.

Interface Issues

- 32. Proposed lots 107 – 116 will directly adjoin the existing Kynnersley Street and Murray Place residences. Lots 128-130, 134 and 135 will be located on the west side of Adderley Terrace, opposite existing residential activities. Significant earthworks are proposed on the application site to provide building platforms for the future dwellings. The scale and extent of the earthworks are such that ground levels will be some 1.5m above the existing ground levels to the east. With respect to Lots 107-116, a 10m wide corridor from the eastern boundary of the application site would grade upwards to the new, raised, ground level. At the invert of the corridor, a stormwater system would manage stormwater flows from the application site and the adjoining existing residential sites. Lots 128-130, 134 and 135, at the northern part of the proposed subdivision, have a similar proposed ground level, albeit with a road separation from the existing dwellings.
- 33. This arrangement was illustrated in the plans accompanying the application and, in particular, the plans labelled “boundary interface with existing dwellings” and “engineering design road 8 – plan view⁸.” The application, as lodged, would not permit dwellings within the 10m corridor; thus, providing a significant buffer or separation from the existing residential dwellings. At the hearing, Mr McLachlan⁹ confirmed that a height of 9m was no longer being sought for dwellings on lots 107-116 and 128-130; rather these buildings would be limited to being “single storey” structures and that this would be secured by way of consent notice. Ms Kealey recommended in the S42A report that further measures were required, including a restriction on window heights facing the existing residential properties and a consent notice prohibiting structures within the 10m corridor. Collectively, these measures were offered by the Planners to address the transition from the existing residential area to the new development and to manage the amenity issues that arise from that.
- 34. There was much discussion at the hearing on this issue. A number of submitters held the view that the 10m corridor was insufficient given the potential height of structures on the raised platform, combined with a concern as to what “single storey” actually meant. Mr Huisman, in particular, was of the view that no dwellings should be constructed on the lots. Mr Leefe was of the view that height restrictions should also apply to lots 134 and 135. Most submitters supported a control on height.
- 35. I accept that the concerns held by the submitters relating to privacy and overlooking, and the amenity impacts that flow from that, are directly influenced by the ground level issue, the separation between structures and the height of structures themselves. It is for this reason that I questioned both Planners on:

⁸ Updated and supplied in response to Minute 2 – received 5 November

⁹ Paragraph 22

- a. the adequacy of a control limiting structures to a single storey form. In particular, I asked whether a stated height limit would provide greater certainty and would be more measurable at the time building consents were sought; and
 - b. whether a greater setback for structures from the eastern boundary was feasible and necessary. The genesis of this question resides in the note “D” on the Applicant’s boundary interface drawing (sheet 27) which notes that dwellings should be “positioned to the front of the site to remove any potential visual dominance”.
36. Ms Kealey indicated support for a height control at the hearing, and agreed such controls should include lots 134 and 135. Mr McLachlan and Mr Rahme initially suggested a height limit may prove problematic, given that design had not been sufficiently developed to confirm if this was possible. Ultimately, these matters were taken to the submitter/applicant forum that I sought in Minute 2. I have reviewed the minutes from that meeting and the commentary provided on the consolidated conditions, and have formed the following views:
- a. a condition stating the maximum height of structures on lots 107-116, 128-130, and 134 and 135 is preferred over the less certain and enforceable “single storey” option;
 - b. the issue of what the height limit should be was discussed amongst the parties, and it is evident that there were disparate views. I note Ms Kealey’s comment that the District Plan standard is 8m. In my view this establishes a touchstone for determining an appropriate height control for this proposal. Given the 1.5m differential in ground level between the existing and proposed developments, a 6.5m building height control would effectively achieve the same maximum height as a permitted structure. Proposed subdivision condition 28.1, as amended, requires this. I note also proposed subdivision consent condition 28.2 which limits window heights facing the immediately adjoining existing residential properties. Both condition 28.1 and 28.2¹⁰ would be secured by consent notices on the titles. Within this context, I am satisfied that adverse amenity effects resulting from the development on the aforementioned lots will be less than minor. My view on this matter is influenced by the separation distance that will be achieved between the “new” dwellings and the existing dwellings; which I discuss below.
 - c. Proposed lots 107-116, which immediately adjoin the existing residential developments, include a requirement that no dwellings can be constructed within the 10m landscape corridor. At the submitter/applicant forum Mr Rahme suggested that the 10m line be treated as if it was a rear boundary. Given this, and with the application of a further Plan 1.5m set back, this would effectively result in an 11.5m separation from the eastern common residential boundary (proposed new subdivision consent condition 29.2¹¹, which will be secured by consent notices). It is evident that the separation that will be provided is in excess of what would be required in a typical

¹⁰ Note also the equivalent land use consent conditions 9.1 and 9.2

¹¹ Note also the equivalent land use consent condition 10.3

residential development. Given this, I am satisfied as to the acceptability of the effects outcomes.

- d. The Morgan's commented on the draft consolidated conditions that lot 128 should be included in the above suite of conditions. I agree with Ms Kealey that this is not required, given the dept of easement area A1 and proposed subdivision consent condition 29.4 which prohibits structures and dwellings within the easement area.
 - e. Some submitters argued that the 10m corridor should be vested in the Council to ensure a consistent planting palette and ongoing maintenance. I agree with the Applicant's position that there are potential CPTED benefits from retaining this land in private ownership. That said, I accept also that the arguments on either side of this issue are not strong and, in particular, are not of such merit to require me to make a decision either way.
37. Finally, I wish to comment on the site coverage issue. The Applicant seeks consent for site coverage up to 55% - 5% above the permitted standard for Area B densities. This was opposed by a number of submitters for reasons of contributing to the massing of structures adjoining their properties and the adverse amenity effects that would arise from that. When considering this issue, it is important to consider whether the departure from the standard would give rise to a discernible effect. In short, I find that it would not, as a structure (or series of structures) could be constructed in accordance with the site coverage standard, meet the necessary setback and recession plane requirements, and not appear any different to a structure that does not meet the site coverage rule when viewed from submitters properties.

Fencing Issues (lots 128-130, 134 and 135)

38. This is a discrete issue relating to front boundary fencing and landscaping opposite 31 and 35 Adderley Terrace. My reading of the meeting notes is such that the proposed subdivision conditions 14.13 and 14.14, and proposed amendments to those conditions requiring the approval to the landscape proposal by the owners of 31 and 35 Adderley Terrace, will address the submitter's concerns.

The ODP

39. This proposal represents a significant departure from the ODP as, I might add, have some of the other earlier stages. This is was a key issue for some of the submitters and was linked to their other interface/integration concerns. I heard evidence from Mr McLachlan as to the reasons for the departures that have occurred over time, and related statements from Mr Rahme as to the background, evolution and timing of the inclusion of the ODP in the Plan. Ms Kealey discussed this issue in section 11.3 of the S42A report. While Ms Kealey acknowledged the decisions made on earlier stages of the subdivision rollout, including alternate design solutions to stormwater management, she concluded overall that the departures proposed by this proposal would result in less than minor effects. Mr McLachlan also highlighted that many of the changes that have occurred have resulted from the stormwater design changes. Submitters held a contrary view, indicating support for the view that the ODP should be followed.

40. I do not support the view of the submitters, and favour the opinions of the Planners. I say this as it is simply not feasible or practical to consider that an ODP, which may be prepared on limited information, should be strictly applied over the term of a development proposal – which may extend over many years. There will always be a need to adapt and evolve as detailed design proceeds and leads to alternate or more efficient design solutions. I am not suggesting that ODP's should be ignored entirely, but at the other end of the spectrum they are not a blueprint; rather they are a guide to development. This was recognised by the Planners in their evidence, is recognised by the Plan in its rule structure, given that a consenting pathway to depart from the ODP exists under rule 21.8.1 (and is not a prohibited activity), and is inherent in the Plan definition – which reads:

Outline Development Plan means a plan of a specified area, included in this District Plan, which identifies, in a general manner, the road layout, any stormwater facilities, reserve areas or other matters required to be provided for, or included in, any subdivision or development within the area of the Outline Development Plan.

41. While I understand the frustration that may underpin the submitters concerns about the proposal, I do not accept their arguments.
42. Finally on this issue, I wish to comment ecological linkage component of the ODP. A number of submitters commented as to the loss of this, due to the departure from the ODP, and the significance of the loss. I did not receive evidence as to biodiversity values of this particular area of the ODP, and I note that it is not afforded any particular acknowledgement or significance in other parts of the Plan. I agree with Mr Huisman that it is a potential opportunity lost, but it is not at the expense of existing values given the evidence I have received.

Positive Effects

43. I am required to consider the positive effects of the proposal; if such effects exist. In this case there are a number of positive economic and social outcomes likely that relate, primarily, to the provision of additional housing opportunities in a developing community.

Overall Effects Conclusions

44. Overall, from the evidence and statements I have received, and following my conclusions above, I have formed the view that any adverse effects associated with this proposal will be acceptable, subject to a range of conditions attached to both the land use and subdivision consents. This is particularly so in the case of the conditions focussed on addressing the integration/interface concerns of the submitters.

District Plan Objectives and Policies (section 104(1)(b))

45. Ms Kealey provided a detailed assessment of the relevant objectives and policies of the operative District Plan in section 10 of the section 42A report. The assessment covered Chapter 4 (land and water margins), Chapter 12

- (health, safety and wellbeing), Chapter 13 (resource management framework), Chapter 15 (urban environment) and Chapter 17 (residential zones)
46. Ms Kealey concluded that the proposal was consistent with the relevant objectives and policies of the operative District Plan. Mr McLachlan agreed. Both Planners provided an assessment of the proposed District Plan policy framework and drew similar conclusions.
 47. Given my earlier effects-based conclusions, and as the policy framework largely seeks to manage environmental effects and/or achieve acceptable effects outcomes, I do not propose to assess these issues further. I note for completeness that I did not receive any contrary expert evidence on these matters.
 48. That said, I do wish to comment specifically on Objective 15.1.1 and related Policies 15.1.1.1 and 15.1.1.3, as they are directly relevant to the integration/interface issues raised by submitters. They read, in part:
Objective 15.1.1
Quality urban environments which maintain and enhance the form and function, the rural setting, character and amenity values of urban areas.
Policy 15.1.1.1
Integrate new development, subdivision, and activities into the urban environments in a way that maintains and enhances the form, function and amenity values of the urban areas.
Policy 15.1.1.3
Promote subdivision design and layout that maintains and enhances the different amenity values and qualities of the different urban environments by:
...integrating new developments with the rest of the urban area, where they adjoin existing urban areas; and
 49. These aspects of the Plan policy framework recognise that, where new development is planned alongside existing development, there is a need to ensure appropriate amenity outcomes through careful integration of new and old. It would not be an understatement to say that the Plan rules, in themselves, do not necessarily target this issue of spatial integration in a meaningful way at a site specific or development specific level – this is fundamentally due to the generic nature of the rules. Rather, one of the key Plan approaches is to use ODP's as a mechanism for considering the way in which a new development may respond to the existing environment. Within this context, it may be possible to argue that, given the departures from the ODP, this development is at odds with this particular aspect of the Plan's policy platform. To be clear, I do not consider that to be the case here. While there are significant departures from the ODP I have outlined earlier that:
 - a. the Plan anticipates this and, in principle, it is entirely appropriate to do so; and
 - b. the adverse effects of the departures are acceptable; and
 - c. with respect to that issue, I note the substantial physical separation that will be provided between dwellings on the new sites and the existing dwellings to the east.
 50. Given the above, I am of the view that the proposal is aligned with these particular aspects of the Plan's policy platform.

The Gateway Test (section 104D(1))

51. Section 104D(1) sets out the circumstances where I may issue a decision to grant consent. I described these circumstances in paragraph 27 above. My earlier findings were that the adverse effects will be less than minor and that the proposal is aligned with the policy framework of the Plan. Within this context the proposal passes both of the gateway tests and is able to be considered for approval.

Other Matters (section 104D(1))

52. I am mindful that if these consents are to be granted, arguments of equivalent treatment may be raised by other applicants. The issue of precedent and consistent Plan administration is a matter that I must consider. To a degree, I have seen evidence of this in the references made by Ms Kealey and Mr McLachlan to the earlier Retirement Village consent (RC195361), for which I was appointed Commissioner.
53. If precedent arguments were to be successful, then it raises questions of Plan integrity. Clearly it is not possible to quantify the likelihood of such occurrences and to do so would be pure speculation. That aside, any such application would need to be considered on its individual merits and on a case-by-case basis.
54. I accept that no two applications are ever likely to be the same, but there may of course be similarities. Should that situation arise, there is the prospect that the manner in which one application has been processed may well influence the processing of another and ultimately the outcome itself.
55. I do not consider that this proposal gives rise to Plan integrity or precedent issues. I say this because of:
- a. my overall effects and policy conclusions, which are application and site specific and not automatically transferable to other locations or proposals; and
 - b. I have not relied upon the earlier Retirement Village decision in my deliberations. In other words, this proposal has been considered on its merits.

PART 2 OF THE ACT AND DETERMINATIONS

56. The purpose of the Act is to promote sustainable management of natural and physical resources. Section 5 of the RMA imposes a duty on consent authorities to promote sustainable management while endeavouring to avoid, remedy or mitigate adverse effects of activities on the environment. The term *sustainable management* is defined in section 5(2). In simple terms, the definition places emphasis on enabling people and communities to undertake activities, while ensuring that the 'bottom line' standards specified in subsections (a) – (c) are met.
57. Sections 6-8 of the RMA provide guidance on how the purpose of the RMA should be achieved. There are no matters in sections 6 and 8 that I consider relevant to this application.

58. Section 7 prescribes “other matters” to which I am directed to have particular regard. These matters include:
- (b) The efficient use and development of natural and physical resources;
 - (c) The maintenance and enhancement of amenity values; and
 - (f) Maintenance and enhancement of the quality of the environment.
59. I am satisfied, based on my earlier conclusions, that the proposal is aligned with sections 7(b), (c) and (f). In particular I note my earlier effects-based conclusions regarding the manner in which the interface between this proposed new development and the existing residential development to the east will be managed. A specific suite of conditions have been crafted for the land use and subdivision consents targeted specifically at this issue and the maintenance of the amenity values of the adjoining residential properties.
60. Given all of the above I consider that the proposal will achieve the purpose and principles of the Act and that the land use and subdivision consents can be granted, as detailed in **Appendix One**.

Dated at Christchurch this 9th December 2021



Darryl Millar
Commissioner

APPENDIX ONE: GRANT OF CONSENTS AND CONDITIONS**Subdivision RC215144**

THAT pursuant to Section 104B of the Resource Management Act 1991 consent be granted to undertake a 30 lot fee simple subdivision with one local purpose (access) reserve to vest (Lot 500), two roads to vest (Lots 607 and 608) and Lot 700 to amalgamate with Lot 1 DP 540719 (the retirement village) at 30 Adderley Terrace, Kaiapoi, being Lot 3 DP 5974 and Lot 2 DP 540719 as a non-complying activity subject to the following conditions which are imposed under Section 108 of the Act:

1. Application Plans

- 1.1 The activity shall be carried out in accordance with the attached approved application plans, stamped RC215144 RC215145.

2. Standards

- 2.1 All stages of design and construction shall be in accordance with the following standards (and their latest amendments) where applicable:
- Waimakariri District Council Engineering Code of Practice
 - Waimakariri District Council Stormwater Drainage and Watercourse Protection Bylaw (2018)
 - Erosion & Sediment Control Toolbox For Canterbury
 - NZS 4404:2010 Land Development and Subdivision Infrastructure
 - NZS 4431:1989 Earthfill for Residential Development
 - National Code of Practice for Utility Operator's Access to Transport Corridors (10 September 2015 with amendment 16 September 2016)
 - MOTSAM - Manual of Traffic Signs and Markings
 - New Zealand Transport Agency standards
 - Relevant Austroads Guides & Standards
 - NZS 1158:2010 Code of Practice for Road Lighting
 - NZS 6803:1999 Acoustics for Construction Noise
 - German DIN 4150 Standard, Part 3 (1999), Effects of Vibration on Structures
 - New Zealand Drinking Water Standards 2005 (Revised 2018)
 - New Zealand Pipe Inspections Manual AS/NZS 2845.1:2010 Water Supply: Backflow Prevention Devices: Materials, Design and Performance requirements.
 - New Zealand Industry Standard: Field Testing of backflow prevention devices and verification of air gaps.
 - New Zealand Pipe Inspections Manual
 - Compliance Document for New Zealand Building Code Clause F4 Safety from Falling - Third Edition.
 - SNZ PAS 4509:2008 New Zealand Fire Service Fire Fighting Water Supplies Code of Practice.

3. Lots to Vest

- 3.1 Lots 607 and 608 shall vest as Road in the Waimakariri District Council.
- 3.2 Lot 500 shall vest as Local Purpose Access Reserve in the Waimakariri District Council.

4. Plans and Specifications

- 4.1 The Consent Holder shall submit engineering plans, specifications, design report and a design certificate, of all works to the Council for approval. No work shall commence until formal approval in writing has been provided by Council. The design certificate shall be signed by a Chartered Professional Engineer.
- 4.2 The Consent Holder shall ensure all water, sewer and stormwater systems within the subdivision are separately serviced and piped.
- 4.3 Electronic copies of the design, plans, design reports and specifications of all works shall be submitted to the Council for approval prior to works commencing. Approval of complying documents shall be given in writing and work shall not commence until this approval has been received from the Council.
- 4.4 The Consent Holder shall submit any subsequent amendments to the plans and specifications to Council for approval in writing.
- 4.5 The Consent Holder shall forward with the engineering plans, design reports and specifications, copies of any other consents granted in respect of this subdivision. The calculations for the sewer, water and stormwater flows shall be included with the design documentation submitted. Overland flow paths shall be retained.

5. Supervision and Setting Out

- 5.1 The Consent Holder shall, prior to the commencement of any works, engage a Chartered Professional Engineer or Registered Professional Surveyor, to manage the construction works including ensuring a suitably qualified person oversees all engineering works and setting out.
- 5.2 The Consent Holder shall ensure the supervising Engineer/Surveyor submits a programme of inspection intended to meet the requirements of condition 5.1 at the time of submitting the engineering plans and specifications.
- 5.3 The Consent Holder shall ensure the supervising Engineer/Surveyor supplies to Council a certificate signed by a Chartered Professional Engineer, stating that all works and services associated with the subdivision have been installed in accordance with the approved engineering plans and specifications and that the "As Built" plans are a true and accurate record of all works and services as constructed. This certificate shall be supplied prior to requesting the Section 224(c) Conditions Certificate.
- 5.4 The Consent Holder shall ensure the supervising Engineer/Surveyor forwards to Council copies of site inspection notes for all site supervision visits. These shall be forwarded within five working days of the date of the site visit.
- 5.5 The Consent Holder shall engage a Registered Professional Surveyor or Licenced Cadastral Surveyor to establish permanent bench marks suitable for builders establishing finished floor levels for dwellings on proposed lots 106 to 135 inclusive.
The benchmarks shall have a '1V or 2V' Orthometric Height order and be in terms of the Lyttelton Vertical Datum 1937. A minimum of one benchmark per five residential lot frontages (approximately one every 100m) shall be provided. A plan with these benchmarks clearly indicated shall be supplied to Council.
- 5.6 The supervising Chartered Professional Engineer or Registered Surveyor shall complete and submit to Council a "Producer Statement (Construction)" on the completion of the works.

6. Environmental Management

- 6.1 Prior to any works commencing on site the Consent Holder shall provide an Environmental Management Plan (EMP) to the Council for approval. The EMP shall detail the

methodology of works and the environmental controls in place to limit effects from issues involving flooding, dust, noise and other pollutants. No works shall occur until this EMP has been submitted and approved by Council in writing.

- 6.2 Any required amendments to the EMP as a result of adverse site conditions shall be submitted in writing to Council for approval.
- 6.3 The Consent Holder shall be responsible for installing and maintaining any sediment control devices, protection of the existing land drainage and waterways, and making regular inspections, repairs and changes to the proposed measures as required.
- 6.4 The Consent Holder shall take measures to control silt contaminated stormwater at all times during earthworks, roading development and installation of underground services. Details of the proposed controls shall be included in an Erosion and Sediment Control Plan (ESCP) which will form part of the Environmental Management Plan to be submitted to Council for approval in writing. The Consent Holder shall be responsible for installing and maintaining any sediment control devices, protection of the existing land drainage and waterways and making regular inspections, repairs and changes to the proposed measures as required.
- 6.5 The Consent Holder shall ensure all construction operations shall be limited to 7 am to 6 pm Mondays to Saturdays. No construction work shall take place on Sundays or Public Holidays.

7. Traffic Management Plan

- 7.1 The Consent Holder shall prepare a Construction Traffic Management Plan (CTMP), to be submitted for approval by Council in writing as the road controlling authority as part of the Engineering Approval process.
- 7.2 The CTMP shall, as a minimum include the following:
- A location plan showing the proposed works, site access points, site yard and any other point on the local roading network to be regularly accessed during the works
 - A schedule of various work stages and anticipated traffic generation
 - A schedule of roads to be used for haul roads for supply of materials, as well as haul roads between various stages/locations of the work site
 - The hours during which traffic will be generated in the vicinity of the site
 - Identification of events, holidays and other periods when traffic patterns are likely to be uncharacteristic
 - Details of signage, speed restrictions, detours, road closures and any other traffic management provisions to meet the requirements described in the NZTA Code of Practice for Temporary Traffic Management
 - Contact names and telephone numbers, including 24 hour emergency contact details
- 7.3 Approval of all Traffic Management Plans shall be obtained from the Council, in writing, prior to any works commencing on site.
- 7.4 The Consent Holder shall review and change the CTMP if and when required, in conjunction with the relevant stakeholders. Any changes shall be submitted to the Council for approval.
- #### **8. Water Supply**
- 8.1 The Consent Holder shall apply to Council's Water Asset Manager for approval to connect to the Council's existing water reticulation. The approval shall be given before works commence on Council's reticulation.

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- 8.2 The Consent Holder shall ensure the subdivision meets the firefighting requirements for the Kaiapoi Zone in accordance with relevant New Zealand standards.
- 8.3 The Consent Holder shall design the water system to incorporate resilience to earthquake events. Specifically, the following requirements unless specifically authorised otherwise, in writing, by the 3 Waters Manager of the Council:
- a) Maximum depth to pipe invert of 1.5m.
 - b) The water reticulation shall be designed and constructed to withstand an Ultimate Limit State (ULS) earthquake event with a Peak Ground Acceleration of 0.35g with no more than 100mm vertical deviation and 200mm of horizontal deviation in any 50m length of main over 95% of the water reticulation system.
 - c) The design shall be resilient, and shall incorporate specific resilient design components, including ground improvement where necessary, and the use of non-liquefiable backfill such as compacted AP65 or similar.
- 8.4 As a network utility provider, the Council at the consent holder's expense shall carry out all connections to the existing public water supply.
- 8.5 The Consent Holder shall install a reticulated water system that incorporates the following minimum requirements:
- a) The installation of the 100 mm diameter trunk mains.
 - b) The installation of medium pattern screw down fire hydrants on all new water mains in the roads in accordance with the requirements of the Waimakariri District Council Engineering Code of Practice.
 - c) The installation of 50mm (DN63) PN 12.5 PE sub mains.
 - d) Separate 15mm diameter service pipes from the 50mm submain to a toby box for each residential lot.
 - e) A toby box and valve at the road frontage for each residential lot.
 - f) Individual 15mm laterals from the toby box to a point a minimum of 1m within the lot/s, or, if access is via a rights of way, individual 20mm laterals from the toby box to a point a minimum of 1m within the main body of the lot(s)
- 8.6 The Consent Holder shall provide a reticulated domestic water supply to all lots from the Kaiapoi urban water supply.
- 8.7 The Consent Holder shall engage a Chartered Professional Engineer to prepare and sign a report, which shall certify that the design and construction achieves the criteria of Conditions 8.3 and 8.5. This report shall be prepared on completion of the works and submitted to Council, in writing to be approved prior to the issue of the Section 224(c) conditions certificate.
- 8.8 All mains in the road reserve and public access ways shall be vested in Council.
- 9. Wastewater**
- 9.1 The Consent Holder shall apply to Council's Wastewater Asset Manager for approval to connect to the Council's existing sewer reticulation. The approval shall be given before works commence on Council's reticulation.
- 9.2 The reticulated sewer system design shall incorporate the following minimum requirements:
-

- a) The Consent Holder shall connect Lots 106 - 135 (inclusive) by individual lateral connections to new infrastructure to be constructed in RC205197 Stage 6, 8 and 9 development works.
 - b) The Consent Holder shall install 150mm minimum diameter mains in ROW 7 at the gradients set out in the Waimakariri District Council Engineering Code of Practice to the existing Stage 6 infrastructure.
 - c) The Consent Holder shall install domestic sewer laterals from the nearest main to a minimum of 1.0 metre inside the main body of Lots 106 - 135 (inclusive). All laterals shall be laid perpendicular to the main.
- 9.3 Connections to the existing Council reticulation shall be carried out by a Council approved contractor at the expense of the Consent Holder following application to the Council.
- 9.4 All sewer mains (excluding laterals) shall be inspected in accordance with the following:
- a) All sewer mains (excludes laterals) to be vested in Council ownership shall be internally cleaned and inspected by a CCTV survey, carried out after completion of all construction works to confirm acceptability of workmanship and compliance with the WDC Engineering standards and pipe manufacturers product specifications.
 - b) The CCTV inspection shall be undertaken in accordance with the 3rd edition of the New Zealand Pipe Inspection Manual (NZPIM) and in accordance with the Councils Engineering Code of Practice.
 - c) The sewer mains shall be scored from the CCTV footage in accordance with the NZPIM by a suitably qualified person, and the score sheets together with the CCTV footage shall be provided to Council.
 - d) The sewer main shall be free from leaks, dips, deviations and other defects that will adversely affect the function of life of the sewer assets.
- 9.5 All sewer mains, including laterals to the boundary, shall be sighted for line and grade, air tested and inspected at the expense of the Consent Holder. Lateral end location and invert level within the boundary shall be shown on as built plans.
- 9.6 All mains in the road reserve and public access ways shall be vested in Council.
- 10. Stormwater**
- 10.1 The Consent Holder shall install the reticulation to meet the following minimum standards for Lot(s) 106 - 124 and 132, 133 and 135:
- 100mm diameter stormwater lateral from the kerb and channel in the roads to a point 1m within the main body of the Lots
- 10.2 The kerb and channel in the right of way serving Lot(s) 125 to 127 and Lots 129 to 131 (inclusive) and accessway serving Lot 134 shall be used to convey stormwater from Lot(s) 125 to 127 and Lots 129 to 131 (inclusive) to a bubble up sump at the road frontage of the rights of way and Lot 134 to a bubble up sump at the road frontage of the accessway.
- 10.3 All stormwater mains shall be sighted for line and grade and inspected in accordance with the following:
- a) All stormwater mains (excludes laterals) to be vested in Council ownership shall be internally cleaned and inspected by a CCTV survey, carried out after completion of all construction works to confirm acceptability of workmanship and compliance with the

Waimakariri District Council Engineering Code of Practice and the pipe manufacturers product specifications.

- b) The CCTV inspection shall be undertaken in accordance with the 3rd edition of the New Zealand Pipe Inspection Manual (NZPIM) and in accordance with the Councils Engineering Code of Practice.
 - c) The stormwater mains shall be scored from the CCTV footage in accordance with the NZPIM by a suitably qualified person, and the score sheets together with the CCTV footage shall be provided to the Council.
 - d) The stormwater mains shall be scored to be free from leaks, dips, deviations and other defects that will adversely affect the function or life of the stormwater assets.
- 10.4 No stormwater works shall be undertaken for stage 7 until the Stormwater Management Area and stormwater outfall to the Kaiapoi River are operational.
- 10.5 All public drains, including reticulation, shall be installed on land to be vested in the Council unless otherwise authorised, in writing by the Drainage Asset Manager. Where public drains, including reticulation, are not in land to be vested in the Council, an easement will be provided.
- 10.6 The Consent Holder is to confirm at time of engineering approval that all stormwater sumps are capable of accepting 450 x 300 Enviropods or similar approved catchpit filters.
- 10.7 The Consent Holder shall construct the stormwater reticulation, upon engineering approval being granted, for the existing open drain that is currently in place along the Eastern Boundary of the proposed development. The reticulation shall commence from the southern boundary of Lot 500 and from there through Lots 107 to 116 inclusive, Lot 128 and the proposed cul-de-sac to the proposed outlet to the Kaiapoi River. The stormwater reticulation shall collect and convey flows from adjacent private properties as it flows towards the Kaiapoi River.
- 11. Earthworks**
- 11.1 The Consent Holder shall ensure all lots are shaped to slope to the roadside kerb and channel / to the head of the right of way serving each lot, without discharging across adjacent lots.
- 11.2 Where land filling is to be undertaken the areas affected, together with dimensions relative to the created property boundaries, shall be shown on the 'As Built' plans to be supplied to the Council.
- 11.3 Unless otherwise approved by the WDC Development Manager, the Consent Holder shall ensure earthworks involving reshaping or filling shall not alter natural ground level by more than 600mm where it is carried out within 2 metres of the boundary with any adjacent land in separate ownership and that surface runoff is not altered or impeded at the site boundary.
- 11.4 Where excavated cut material is greater than 200 mm in thickness, the Consent Holder shall undercut and replace with 100 mm minimum of compacted topsoil.
- 11.5 Where material needs to be imported on to site, the Consent Holder shall provide details of the source and type of material, laboratory tests to confirm mode of compaction, type and frequency of transportation and route used to enter the site to Council, in writing, prior to works commencing.
- 11.6 The Consent Holder shall ensure that stockpiles shall be located a minimum of 20 metres away from dwellings and are no greater than 4m in height. The Consent Holder shall ensure stockpiles remaining for a period of time exceeding 3 months shall be no greater

than 4 metres high, shaped and suitable for mowing. The stockpiles shall be sampled to confirm that residual contaminant concentrations are within acceptable levels. Sample test results are to be submitted to Council.

- 11.7 The earthworks shall not block, alter or redirect existing or natural overland flow paths, and shall not block or redirect drains and shall not create ponding of stormwater in any adjacent land in separate ownership.
- 11.8 During all earthworks the Consent Holder shall employ dust containment measures, such as watering, to avoid off site nuisance effects created by dust.
- 11.9 The Consent Holder shall grass each lot at the completion of earthworks and shall maintain the areas so that any areas of dead grass are replaced immediately in order to avoid nuisance effects created by dust.
- 11.10 The Consent Holder shall ensure all rubbish, organic or other unsuitable material shall be removed off site to an approved disposal facility where this material can be legally disposed of.

12. Easements

- 12.1 All services, including open drains and access ways, including the proposed 5m stormwater easement, at the rear of Lots 107 to 116 inclusive and Lot 128, serving more than one lot or traversing lots other than those being served and not situated within a public road or proposed public road, shall be protected by easements. All such easements shall be granted and reserved.

13. Power and Telephone

- 13.1 The Consent Holder shall engage a utility network operator to provide underground electrical and telephone reticulation to the main body of proposed Lots 106 to 135 (inclusive).
- 13.2 The Consent Holder shall provide evidence in writing from a utility network operator that electrical and telephone reticulation has been installed to Lots 106 to 135 (inclusive) and that all costs have been met.

14. Rooding

- 14.1 The Consent Holder shall design, construct and test all rooding and footpaths to service the development in accordance with the approved plans and specifications and the requirements set out in the Waimakariri District Council Engineering Code of Practice (Refer to Standard Drawing 600-272 (Issue D)). To that effect the following general road layout shall be used:
 - a) Local Road - 12m legal width with a 6.5m sealed carriageway and 1.5m wide footpath on one side of the road.
- 14.2 The Consent Holder shall provide kerb pedestrian cut downs and tactile pavers at all intersections.
- 14.3 The Consent Holder shall ensure all works involving trenching meet the requirements of the Council's Standard Conditions for Trenching and the National Code of Practice for Utility Providers.
- 14.4 The Consent Holder shall ensure no excavation commences within a public road reserve without the prior receipt of a Corridor Access Request (CAR) from the Waimakariri District Council.
- 14.5 The Consent Holder shall carry out Clegg Hammer testing of footpath and kerb formation bearing tests following completion of the base course layer and prior to concreting/surfacing. A measured minimum Clegg Impact Value of 25 for footpaths and 35

- for kerb formation shall be obtained to assure adequate compaction and pavement strength prior to sealing/pouring concrete.
- 14.6 Sealing shall comprise a 30mm thick AC10 asphalt surface overlaying a single hot bitumen Grade 5 seal coat or equivalent if specifically approved by the Councils Roading Manager.
 - 14.7 The Consent Holder shall submit plans of all proposed road markings and traffic control signs for approval as part of the Engineering Approval process. The Consent Holder shall install all road marking and traffic control signs.
 - 14.8 The Consent Holder shall carry out Benkelman Beam tests or other approved in situ formation bearing tests following completion of the base course layer and prior to sealing. Council shall approve the test results.
 - 14.9 For Lots 122, 123, 124, 132, 133 & 135 where accessing Silverstream Boulevard, on site manoeuvring shall be provided for an 85th percentile vehicle in accordance with AS/NZS 2890.1:2004, in order that any vehicle shall not reverse onto the Collector Road.
 - 14.10 Pursuant to Section 221 of the Resource Management Act 1991, Condition 14.9 shall be subject to a consent notice which shall be registered on the Record of Titles for Lots 122, 123, 124, 132, 133 and 135.
 - 14.11 The Consent Holder shall comply with the recommendations contained in the Abley Road Safety Audit as recorded in Council records Trim 210728123408.
 - 14.12 Prior to Section 224(c) certification the Consent Holder shall ensure that the Collector Road, approved under RC 205197, is completed and connected to Fuller Street, including the Sneyd Street intersection upgrade.
 - 14.13 The Consent Holder shall submit a landscaping proposal for Road 8 (the cul-de-sac providing access to Lot 31 and 35 Adderley Terrace) to the Council for approval in writing. The proposal shall include an overall plan showing the streetscape, planting and tree locations, walls, fences and any other boundary treatments.
 - 14.14 The Consent Holder shall also provide evidence to demonstrate that the owners of 31 and 35 Adderley Terrace have agreed to the landscaping proposal.
 - 14.15 Lots 128 to 130, 134 and 135 shall have no vehicle access to Road 8.
 - 14.16 Pursuant to Section 221 of the Resource Management Act 1991, Condition 14.15 shall be subject to a consent notice which shall be registered on the Records of Title for Lots 128 to 130, 134 and 135.
- 15. Street Trees**
- 15.1 The Consent Holder shall plant street trees within the Collector Road and cul-de-sac to meet the following minimum requirements:
 - a) The type of street tree shall be noted on the landscape plan and approved by the Greenspace Manager.
 - b) The street trees in the Collector Road are to be a minimum of 2m off paths and road boundaries, 4m off residential boundaries and a minimum of 4m apart.
 - c) Each tree shall have a single leader and shall be a minimum of 2.5 m in height at the time of planting.
 - d) The Consent Holder shall maintain all street trees for a period of two years from planting, and any dead or damaged plants shall be replaced on failure.
 - e) Street trees (number to be confirmed as part of engineering approval) are to be installed along the south side of the grassed berm in the proposed cul de sac. These shall be placed where they will not be crowded out by growth from the boundary trees

within 35 Adderley Terrace. Smaller trees such as the previously used kowhai (*Sophora microphylla*) would be appropriate.

16. Fencing

- 16.1 Any fencing erected along the boundary shared with the Collector Road (Silverstream Boulevard) on Lots 122 to 124 and Lots 132, 133 and 135 shall have a maximum height of 1.2m and be 50% visually permeable.
- 16.2 Pursuant to Section 221 of the Resource Management Act 1991, Condition 16.1 shall be subject to a consent notice which shall be registered on the Records of Title for Lots 122 to 124 and Lots 132, 133 and 135.
- 16.3 The Consent Holder shall be responsible for constructing a new 1.8m high paling fence along the boundary with the adjoining residential properties (8 Kynnersley Street, 8, 10, 11 and 12 Murray Place, and 35 Adderley Terrace).
- 16.4 Any fence constructed on a local road boundary of Lots 106, 108 to 122, 128 to 130 and 134 to 135 shall not exceed 1.2 metres in height and shall be 45% visually permeable, with the exception of a corner site as outlined in Condition 16.6 below.
- 16.5 Any fence facing a road boundary on Lots 106, 108 to 124, 128 to 130, and 132 to 135 that exceeds 1.2 metres in height, shall be 45% visually permeable and shall be set back a minimum of 2 metres from the road boundary and not exceed a maximum height of 1.8 metres. This fence shall not cover any part of the house façade.
- 16.6 On a corner site including Lots 122 and 135 a 1.8 metre high fence may be constructed on one local road boundary only with 45% visual permeability and shall be set back a minimum of 0.5 metres from the road boundary. This fence shall incorporate a minimum of one insert, measuring at least 0.5 metres in depth and 1.5 metres in width. This insert shall be positioned at the midpoint in the fence and shall incorporate a feature tree. Additional planting no less than 0.6 metres in height is required along the fence facing the street.
- 16.7 All side and rear fences are not to exceed 1.8 metres in height and shall end at least 2 metres back from the road boundary, unless a front fence of 1.2 metres in height (maximum) is erected on a road boundary as outlined in Condition 16.4. In this instance, the side boundary fence shall taper from the end point 2 metres back from the road boundary, down to 1.2 metres, where it meets the height of the front fence.
- 16.8 Any fencing on Lots 106, 107 and 700, that is adjacent to a reserve shall be constructed with black aluminium pool type fencing at a maximum height of 1.2 metres.
- 16.9 Pursuant to Section 221 of the Resource Management Act 1991, Conditions 16.4 to 16.8 (inclusive) shall be subject to a consent notice which shall be registered on the Record of Titles for Lots 106 to 135 (inclusive) and Lot 700, as applicable.
- 16.10 The property owner for Lots 107 to 116 (inclusive) and Lot 128 shall maintain the right to convey water and drain water located within easements V, W, X, Y, Z, AD, AE, AF, AG, AH and AI inside of the property including maintaining a minimum gap of 100mm between all fences erected on Lots 107 to 116 (inclusive) and Lot 128 and the ground level over the easements. The property owner shall ensure the channel is clear and not blocked by any obstacles and structures at all times.
- 16.11 Condition 16.10 shall be subject to a consent notice, pursuant to Section 221 of the Resource Management Act 1991 and shall register on the records of title for Lots 107 to 116 (inclusive) and Lot 128.

17. Street Names

- 17.1 The Consent Holder shall submit three names for the road signs for each road to the Council for approval and, once approved, shall install the street name signs and poles at all road intersections.

18. Lighting

- 18.1 The Consent Holder shall provide details of street lighting proposals prepared in consultation with the power supply authority, to the Council for approval, at the time of submission of the engineering plans and specifications.
- 18.2 The Consent Holder shall engage a Chartered Professional Engineer to design the bases for the light poles considering the location and ground conditions. An installation plan shall be prepared and approved by Council before installation proceeds.
- 18.3 The Consent Holder shall submit a design producer's statement to Council. No work shall commence until formal engineering approval in writing has been provided by Council (A 'Producers Statement- Design' form can be found in Part 3 of the Engineering code of practice, Appendix C).
- 18.4 Light poles shall be unpainted with galvanised finish, except L1 poles which may be painted black and subject to final engineering approval. Light bulbs shall be LED type and approved by Council before installation proceeds. The Consent Holder shall install the lighting as approved by Council. Any modifications to the installation process shall be agreed with Council in writing prior to being undertaken.

19. Landscaping

- 19.1 The Consent Holder shall submit a landscaping proposal including the installation and maintenance regime to the Council for approval in writing prior to any works commencing on site. The proposal shall include an overall plan showing streetscapes and any other proximate reserves, and including grassing and tree locations.
- 19.2 The Consent Holder shall grass all lawn areas in the reserves and berms. All planted areas shall be mulched and trees, shrubs and fixtures installed in accordance with the Waimakariri District Council Engineering Code of Practice Section 10.
- 19.3 Prior to issue of the Section 224(c), the Consent Holder shall submit a landscape proposal for the 10m landscape strip adjacent to the eastern boundary of Lots 107 to 116 for approval by Council. As part of this approval, the Consent Holder shall undertake consultation with the adjoining landowners to Lots 107 to 116.

20. Vehicle Access and Right of Way

- 20.1 The vehicle crossing to the right(s) of way serving Lots 125, 126, 127, 128, 129, 130 and 131 shall be formed and sealed to accord with the requirements of the Waimakariri District Council Engineering Code of Practice Standard Drawing 600-211A Issue E.
- 20.2 The Consent Holder shall engage a Chartered Professional Engineer to design a Right of Way serving Lots 125, 126, 127, 128, 129, 130 and 131 that has a minimum formation width of 4 metres and minimum legal width of 10 metres. The Consent Holder shall submit the Engineer's plans and calculations and a 'Producer Statement PS 1 (Design)' to the Council for review and approval, in writing prior, to the Right of Way being constructed. A 'Producer Statement (Design)' can be found in Part 3 of the Engineering Code of Practice.
- 20.3 Following Engineering Approval the right of ways serving Lots 125, 126, 127, 128, 129, 130 and 131 shall be constructed to accord with the approved design. The Consent Holder shall submit a PS 3 Construction following the construction of the Right of Way.

20.4 The vehicle crossing(s) to Lots 107 and 134 shall be formed and sealed to accord with the requirements of the Waimakariri District Council Engineering Code of Practice Standard Drawing 600-211A Issue E.

20.5 The Consent Holder shall Clegg Hammer test the rights of way and vehicle crossing prior to sealing. A measured Clegg Impact Value of at least, 25 for the right of way and residential crossing shall be obtained to assure adequate compaction and pavement strength prior to sealing. Documentation shall be supplied to Council confirming the test results obtained.

21. Geotechnical

21.1 The Consent Holder shall undertake ground improvement works to ensure all residential lots are TC1 or TC2 equivalent. A Geotechnical Chartered professional Engineer with relevant experience in residential developments shall prepare a detailed design of the ground improvement system that is to be implemented. The detailed design, supporting report and/or calculations, and a Producer Statement (Design), shall be submitted to Council for approval, prior to works commencing on site.

21.2 The Consent Holder shall provide a plan with accompanying table presenting the Technical Category of all Lots within the application plan for Stage 7.

21.3 Prior to a dwellinghouse being established on Lots 106 to 135 inclusive the property owner shall engage a Chartered Geotechnical Engineer with relevant experience in residential development to undertake a shallow geotechnical investigation in accordance with NZS 3604:2011 to confirm the local bearing capacity and prepare foundation designs.

21.4 Pursuant to Section 221 of the Resource Management Act 1991, Condition 21.3 shall be subject to a consent notice which shall be registered on the Records of Title for Lots 106 to 135 (inclusive).

22. Accidental Discovery Protocol – Maori Heritage

22.1 Where koiwi tangata (human remains) are suspected:

- a) Steps shall be taken immediately to secure the area in a way that ensures the koiwi tangata are untouched;
- b) Te Ngai Tuahuriri Runanga, the Police, the Waimakariri District Council and Heritage New Zealand shall be notified;
- c) the Consent Holder or suitable representatives shall be available to meet and guide kaumatua, Police, Waimakariri District Council and Heritage New Zealand staff to the site, assisting with any requests that they may make;
- d) Earthworks in the affected area shall remain halted until the Taumatua, the Police and Heritage New Zealand staff have marked off the area around the site and have given approval for earthworks to recommence, including notification that the archaeological provisions of Heritage New Zealand have been met and, if required, an archaeological authority (consent) has been granted by Heritage New Zealand.

22.2 Where suspected urupa, wahi tapu, wahi taonga or any place associated with human activity that occurred before 1900 and is discovered:

- a) Earthworks shall stop immediately;
- b) All machinery shall be shut down immediately;
- c) All persons shall leave the area;
- d) The land owner shall be advised of the discovery;
- e) Heritage New Zealand shall be advised of the discovery and either the Regional Archaeologist of the Heritage New Zealand has confirmed in writing that the

archaeologist provisions of Heritage New Zealand do not apply; or the requirements of Heritage New Zealand have been met and, if required, an archaeological authority (consent) has been granted by the Heritage New Zealand;

- f) Where the place is associated with Maori activity that occurred before 1900 the land owner shall consult Te Ngai Tuahuriri Runanga to determine in consultation with the Heritage New Zealand, what further actions are appropriate to safeguard the site or its contents, and to avoid, reduce, remedy or mitigate any damage to the site; and
- g) The Waimakariri District Council shall be notified.

23. Maintenance

- 23.1 The Consent Holder shall be responsible for the maintenance of all subdivision and associated works for a period of 12 months, excluding street trees and irrigation which shall have a maintenance period of 24 months, following the date of issue of the Section 224(c) 'Conditions Certificate'.
- 23.2 The Consent Holder shall be responsible for the maintenance of all subdivision and maintenance works associated with street trees and landscaping for two years and two planting seasons (whichever is the lesser) following the issue of the Section 224 (c) Conditions Certificate for Stage 7. A bond equal to 5% + GST of the cost of construction works shall be lodged with the Council for the same period.
- 23.3 Maintenance shall include:
 - a) Appropriate and regular mowing of grass as well as watering of all plants and trees with the replacement of any dead specimens including wetland plants (where appropriate).
 - b) Repair of any damage or defects in any of the works or services associated with the development of the subdivision as consented to.

24. "As-Built" Records

- 24.1 Copies of all test results, Producer Statements, certification, inspections, Sharefile or USB of CCTVs shall be provided to the Council's satisfaction. Digital photo images of the inside of all manholes shall be provided, accurate As Built" plans including longsections setting out in detail the location of all utilities and services, landscape planting and recreation reserves shall be provided to the Council immediately following completion of the works and shall be available at the time of the 224(c) Condition Certificate inspection.
- 24.2 "As-Built" plans setting out in detail the location of all services shall be provided to the Council immediately following completion of the works and shall be available at the time of the s224 Conditions Certificate inspection.
- 24.3 An electronic set of "As-Built" plans shall be provided at a scale of 1:1000 and 1:500. In addition to the plans a Chartered Professional Engineer or Registered Professional Surveyor shall provide a separate certificate stating that the "As-Built" plans are a true and accurate record of all services.
- 24.4 The Consent Holder shall provide an asset register for all assets to be vested in Council, including pipes, valves, fittings, manholes, structures and the like. The asset register shall include construction costs
- 24.5 The Consent Holder shall provide daily site sealing records and beam test results from the Sealing Contractor as part of the "As-Built" record, to enable accurate RAMM records to be established for the new road construction.

25. Finished Floor Levels

- 25.1 The Consent Holder shall provide design plans and report prepared by a Chartered Professional Engineer that clearly demonstrates that dwellinghouses will not be flooded in a combined 0.5% Annual Exceedance Probability local flood and 0.5% Eyre River break out event following the proposed earthworks. The design and report shall be provided for approval at the time of engineering approval.
- 25.2 The Consent Holder shall ensure that the minimum floor level on any dwellinghouses erected on proposed Lots(s) 106 to 135 inclusive shall be 4.30m RL to Lyttelton Vertical Datum 1937 (January 2018).
- 25.3 Pursuant to Section 221 of the Resource Management Act 1991, Condition 25.2 shall be subject to a consent notice which shall be registered on the Records of Title for Lots 106 to 135 (inclusive).
- 25.4 The Consent Holder shall provide in writing, to be approved prior to the issue of the Section 224(c) conditions certificate for Stage 7, a post development “as-built” land and flood level plan. The plan shall contain a table of the residential lots which will include the post development lot level at the centre of the Lot, combined 0.5% AEP flood level at the centre of lot road frontage and dwellinghouse finished floor level (FFL).

26. Contaminated Materials

- 26.1 In the event that the Primary Contractor or any other site workers encounter any contamination of unknown origin, including but not limited to underground storage tanks, waste fuel or chemical drums, buried wastes, or oil containing obvious contamination (odours or staining), the area shall be evacuated and secured immediately with no further access allowed to that portion of the site until appropriate response and control measures can be implemented by following the recommendations in the Remedial Action Plan for Stage 7 which shall be provided for Engineering Approval before any works commence on site.

27. Amalgamation

- 27.1 Lot 700 and Lot 1 DP 540719 (RT 908461) shall be held together and one Record of Title is to be issued to include all parcels. (LINZ ref: 1725299).

28. Dwellinghouses

- 28.1 Any buildings to be constructed at any time on Lots 107 to 116 and 128 to 130, 134 and 135 shall be single storey only with a height no greater than 6.5m measured from finished ground level.
- 28.2 Any dwellinghouse constructed on Lots 107 to 116, 128 to 130, 134 and 135 shall not have any windows above 3m in height, facing towards 8 Kynnersley Street, 8, 10, 11 and 12 Murray Place and 31 and 35 Adderley Terrace.
- 28.3 Pursuant to Section 221 of the Resource Management Act 1991, Conditions 28.1 and 28.2 shall be subject to a consent notice which shall be registered on the Records of Title for Lots 107 to 116, 128 to 130, 134 and 135.

29. Setbacks

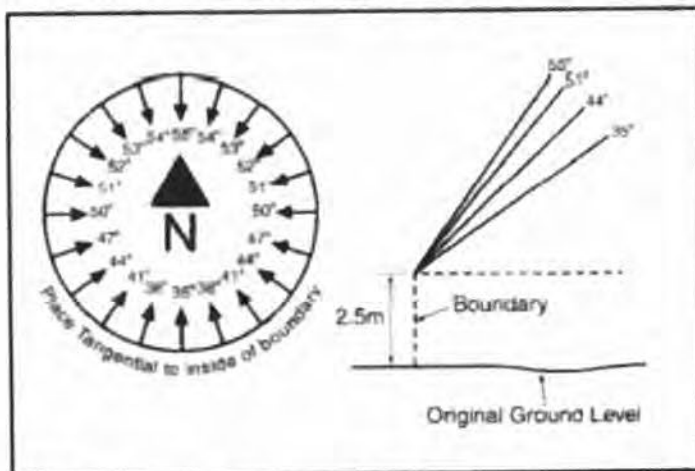
- 29.1 No structure or dwellinghouse on Lots 107 to 116 shall be constructed within 10m of the eastern boundary.
- 29.2 No dwellinghouse on Lots 107 to 116 shall be constructed within 11.5m of the eastern boundary.
- 29.3 Pursuant to Section 221 of the Resource Management Act 1991, Conditions 29.1 and 29.2 shall be subject to a consent notice which shall be registered on the Records of Title for Lots 107 to 116 (inclusive).

- 29.4 No structure or dwellinghouse on Lot 128 shall be constructed within easement A1 as shown on approved plan, stamped RC215144 RC215145.
- 29.5 Pursuant to Section 221 of the Resource Management Act 1991, Conditions 29.4 shall be subject to a consent notice which shall be registered on the Records of Title for Lot 128.

30. Dwelling Bulk and Location

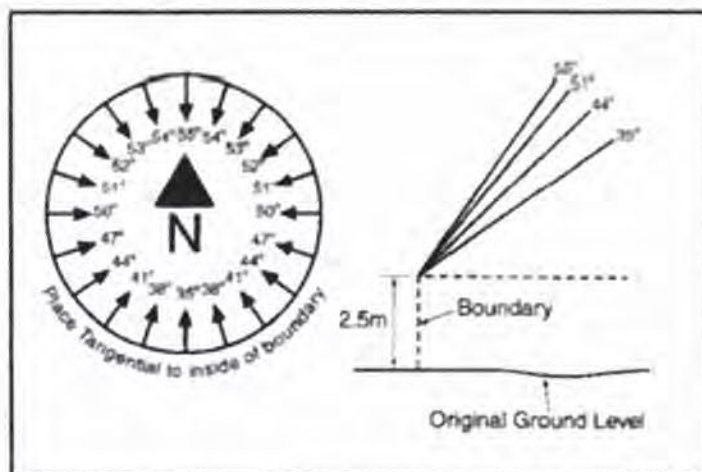
- 30.1 Area B Allotments - Dwellings erected on Lots 106, 117 to 127 and 131 to 133 shall have:

- A maximum structure coverage of 55% of the net site area;
- A maximum structure height of 9m;
- A minimum dwelling eave setback of 2m from any road boundary;
- A minimum dwelling wall setback of 2m from any right of way or accessway;
- A minimum dwelling eave setback of 1.4m from any right of way or accessway;
- A minimum dwelling wall setback of 1.5m from rear and side boundaries;
- A minimum dwelling eave setback of 0.9m from rear and side boundaries;
- A minimum garage eave setback of 0m from rear and side boundaries;
- A minimum direct entry garage wall setback of 5.5m from any road, right of way or accessway;
- A minimum side entry garage eave setback of 2m from any road, right of way or accessway;
- Comply with the following recession plane:



- 30.2 Pursuant to Section 221 of the Resource Management Act 1991, Condition 30.1 shall be subject to a consent notice which shall be registered on the Records of Title for Lots 106, 117 to 127 and 131 to 133.
- 30.3 Area B Allotments - Dwellings erected on Lots 107 to 116, 128 to 130, 134 and 135 shall have:
- A maximum structure coverage of 55% of the net site area;
 - A minimum dwelling eave setback of 2m from any road boundary;
 - A minimum dwelling wall setback of 2m from any right of way or accessway;
 - A minimum dwelling eave setback of 1.4m from any right of way or accessway;
 - A minimum dwelling wall setback of 1.5m from rear and side boundaries;
 - A minimum dwelling eave setback of 0.9m from rear and side boundaries;
 - A minimum garage eave setback of 0m from rear and side boundaries;

- A minimum direct entry garage wall setback of 5.5m from any road, right of way or accessway;
- A minimum side entry garage eave setback of 2m from any road, right of way or accessway;
- Comply with the following recession plane:



30.4 Pursuant to Section 221 of the Resource Management Act 1991, Condition 30.3 shall be subject to a consent notice which shall be registered on the Records of Title for Lots 107 to 116, 128 to 130, 134 and 135.

31. Conditions Auditing

31.1 The Council, on an actual cost basis, shall audit compliance with the conditions of consent by both site inspections and checking of associated documentation to ensure the work is completed in accordance with the approved plans and specifications and to the Council's standards. The Council will undertake inspections and checking.

31.2 For audit inspections required by the consent, the Consent Holder shall notify the Council Development Team at least 24 hours prior to commencing various stages of the works, preferably by email to subdivaudit@wmk.govt.nz including subdivision and contractor/agent contact details or by phone on 0800 965 468.

31.3 The minimum level of inspection shall be as follows:

Earthworks

- Following stripping of topsoil;
- During progress of the earthworks;
- On completion to final levels.

Roading and Footpaths

- Following shaping of roading and footpath sub-grade prior to placement of sub base material;
- Following metalling up, prior to pouring of kerb and any channel;
- Following compaction of base course prior to sealing. The carriageway shall be tested with a Benkelman Beam and the footpath with a Clegg Hammer. The results shall be submitted to Council for approval.

Sewer

- During installation;

- Testing of sewer mains and laterals.

Water

- During installation;
- Testing of sewer mains and laterals;
- Sterilisation of water mains.

Stormwater

- On piping works, drains, headwalls and related works;
- On excavation;
- During installation;
- On completion.

Access and Right of Ways

- On completion of excavation to sub-grade;
- Following compaction of base course prior to final surfacing;
- When Benkelman Beam tests are being carried out;
- Under kerb and channel, right of way and footpaths the formation shall be tested with the Clegg Impact Hammer and approved as satisfactory by the Council.

Street Trees

- Before set out;
- During planting of trees;
- On completion of planting in road reserves.

Whole Works

- Prior to issue of a Conditions Certificate under Section 224(c) of the Resource Management Act 1991;
- One week prior to end of maintenance period (where applicable);
- On completion of maintenance period (where applicable).

31.4 Where repeat inspections are required because of faulty workmanship or work not being ready contrary to the receipt of a notification, such inspections will be carried out on the same charging basis as the normal inspections.

32. Works Condition

32.1 A completion of conditions certificate under Section 224(c) of the Resource Management Act 1991 will not be issued until conditions 1 to 31 above have been met to the satisfaction of the Waimakariri District Council, at the expense of the consent holder.

ADVICE NOTES

- (a) This consent does not constitute consent in terms of the Building Act, or any relevant Regional Plan.
- (b) Please note that it is your Contractor's responsibility to locate all underground services. No services are to be moved without the written permission of the service provider. When locating services from service plans, your contractor will need to dig for and confirm the exact location of the service. When excavating in the vicinity of any services, your contractor will be held responsible for any damage.

A vehicle crossing constructed without Council inspections will be deemed as an illegal entrance.

You are reminded that stamped concrete, coloured concrete, cobbles and paving blocks are not permitted.

- (c) The Consent Holder should consider undertaking a dilapidation survey of adjacent properties prior to starting works.
- (d) Electrical and telephone reticulation requires that the network structures be available. In some cases, such as in rear lots, this could mean that ducting only is provided to the lot from the service box.
- (e) The Traffic Management Plan form can be sourced from the Waimakariri District Council Service Centres or on-line at:
<http://www.waimakariri.govt.nz/services/roads-and-transport/traffic-management>
- (f) Prior to construction of a dwelling the applicant will be required to provide evidence of the building site being able to support building loads and not subject to material damage due to any erosion, falling debris, subsidence, slippage or inundation.
- (g) No excavation shall commence within a public road reserve without the prior receipt and approval of a Corridor Access Request (CAR).
- (h) The Consent Holder shall be advised that development contributions apply to this subdivision and that these will be levied in accordance with the Council's Development Contributions Policy. Development Contributions will be advised in a letter separate to the resource consent decision. Payment of development contributions is required prior to the completion of the 224(c) process, under Section 208 of the Local Government Act 2002.
- (i) The Consent Holder is advised that the amalgamation reference provided by Land Information New Zealand relates only to the practicality of the proposed amalgamation. The Consent Holder will need to ensure they meet all LINZ requirements for the issuing of amalgamated titles. See www.linz.govt.nz or telephone 0800 665 463 for further information.
- (e) The Consent Holder is advised that requirements and conditions listed are a statement of the Council's minimum standards. Where the Consent Holder proposes higher standards or more acceptable alternatives these shall be submitted to the Council in writing for approval.
- (f) The Consent Holder is advised that "As-Built" plans will be checked prior to the issue of the 224(c) Conditions Certificate. These will be returned as inaccurate on the first error found. Rechecking will incur an additional fee. No 224(c) Conditions Certificate will be issued until the "As-Built" plans are confirmed as correct.
- (g) The Erosion & Sediment Control Toolbox for Canterbury can be found on the ECan website link <http://esc.canterbury.co.nz/>

Land Use RC215145

THAT pursuant to Section 104B of the Resource Management Act 1991 consent be granted to erect dwellings on lots which do not meet the minimum dimensions of the Residential 7 Zone, do not meet the Area B structure coverage provisions, do not meet the Area B height provisions and do not meet the Area B setback provisions on lots created under RC215144 and to undertake bulk earthworks associated with the proposed development at 30 Adderley Terrace, Kaiapoi, being Lot 3 DP 5974 and Lot 2 DP 540719 as a non-complying activity subject to the following conditions which are imposed under Section 108 of the Act:

1. Application Plans

- 1.1 The activity shall be carried out in accordance with the attached approved application plans, stamped RC215144 RC215145.

2. Standards

- 2.1 All stages of design and construction shall be in accordance with the following standards (and their latest amendments) where applicable:

- Waimakariri District Council Engineering Code of Practice
- Waimakariri District Council Stormwater Drainage and Watercourse Protection Bylaw (2018)
- Erosion & Sediment Control Toolbox For Canterbury
- NZS 4431:1989 Earthfill for Residential Development
- National Code of Practice for Utility Operator's Access to Transport Corridors (10 September 2015 with amendment 16 September 2016)
- MOTSAM - Manual of Traffic Signs and Markings
- New Zealand Transport Agency standards
- Relevant Austroads Guides & Standards
- NZS 1158:2010 Code of Practice for Road Lighting
- NZS 6803:1999 Acoustics for Construction Noise
- German DIN 4150 Standard, Part 3 (1999), Effects of Vibration on Structures
- New Zealand Drinking Water Standards 2005 (Revised 2018)
- Compliance Document for New Zealand Building Code Clause F4 Safety from Falling - Third Edition.
- SNZ PAS 4509:2008 New Zealand Fire Service Fire Fighting Water Supplies Code of Practice.

3. Environmental Management

- 3.1 Prior to any works commencing on site the Consent Holder shall provide an Environmental Management Plan (EMP) to the Council for approval. The EMP shall detail the methodology of works and the environmental controls in place to limit effects from issues involving flooding, dust, noise and other pollutants. No works shall occur until this EMP has been submitted and approved by Council in writing.
- 3.2 Any required amendments to the EMP as a result of adverse site conditions shall be submitted in writing to Council for approval.
- 3.3 The Consent Holder shall be responsible for installing and maintaining any sediment control devices, protection of the existing land drainage and waterways, and making regular inspections, repairs and changes to the proposed measures as required.

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- 3.4 The Consent Holder shall take measures to control silt contaminated stormwater at all times during earthworks, roading development and installation of underground services. Details of the proposed controls shall be included in an Erosion and Sediment Control Plan (ESCP) which will form part of the Environmental Management Plan to be submitted to Council for approval in writing. The Consent Holder shall be responsible for installing and maintaining any sediment control devices, protection of the existing land drainage and waterways and making regular inspections, repairs and changes to the proposed measures as required.
- 3.5 The Consent Holder shall ensure all construction operations shall be limited to 7 am to 6 pm Mondays to Saturdays. No construction work shall take place on Sundays or Public Holidays.
- 4. Traffic Management Plan**
- 4.1 The Consent Holder shall prepare a Construction Traffic Management Plan (CTMP), to be submitted for approval by Council in writing as the road controlling authority as part of the Engineering Approval process.
- 4.2 The CTMP shall, as a minimum include the following:
- A location plan showing the proposed works, site access points, site yard and any other point on the local roading network to be regularly accessed during the works
 - A schedule of various work stages and anticipated traffic generation
 - A schedule of roads to be used for haul roads for supply of materials, as well as haul roads between various stages/locations of the work site
 - The hours during which traffic will be generated in the vicinity of the site
 - Identification of events, holidays and other periods when traffic patterns are likely to be uncharacteristic
 - Details of signage, speed restrictions, detours, road closures and any other traffic management provisions to meet the requirements described in the NZTA Code of Practice for Temporary Traffic Management
 - Contact names and telephone numbers, including 24 hour emergency contact details
- 4.3 Approval of all Traffic Management Plans shall be obtained from the Council, in writing, prior to any works commencing on site.
- 4.4 The Consent Holder shall review and change the CTMP if and when required, in conjunction with the relevant stakeholders. Any changes shall be submitted to the Council for approval.
- 5. Earthworks**
- 5.1 The Consent Holder shall ensure all lots are shaped to slope to the roadside kerb and channel / to the head of the right of way serving each lot, without discharging across adjacent lots.
- 5.2 Where land filling is to be undertaken the areas affected, together with dimensions relative to the created property boundaries, shall be shown on the 'As Built' plans to be supplied to the Council.
- 5.3 Unless otherwise approved by the WDC Development Manager, the Consent Holder shall ensure earthworks involving reshaping or filling shall not alter natural ground level by more than 600mm where it is carried out within 2 metres of the boundary with any adjacent land in separate ownership and that surface runoff is not altered or impeded at the site boundary.
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- 5.4 Where excavated cut material is greater than 200 mm in thickness, the Consent Holder shall undercut and replace with 100 mm minimum of compacted topsoil.
- 5.5 Where material needs to be imported on to site, the Consent Holder shall provide details of the source and type of material, laboratory tests to confirm mode of compaction, type and frequency of transportation and route used to enter the site to Council, in writing, prior to works commencing.
- 5.6 The Consent Holder shall ensure that stockpiles shall be located a minimum of 20 metres away from dwellings and are no greater than 4m in height. The Consent Holder shall ensure stockpiles remaining for a period of time exceeding 3 months shall be no greater than 4 metres high, shaped and suitable for mowing. The stockpiles shall be sampled to confirm that residual contaminant concentrations are within acceptable levels. Sample test results are to be submitted to Council.
- 5.7 The earthworks shall not block, alter or redirect existing or natural overland flow paths, and shall not block or redirect drains and shall not create ponding of stormwater in any adjacent land in separate ownership.
- 5.8 During all earthworks the Consent Holder shall employ dust containment measures, such as watering, to avoid off site nuisance effects created by dust.
- 5.9 The Consent Holder shall grass each lot at the completion of earthworks and shall maintain the areas so that any areas of dead grass are replaced immediately in order to avoid nuisance effects created by dust.
- 5.10 The Consent Holder shall ensure all rubbish, organic or other unsuitable material shall be removed off site to an approved disposal facility where this material can be legally disposed of.
- 5.11 No works shall be undertaken until the Stormwater Management Area and stormwater outfall to the Kaiapoi River are operational.
- 6. Accidental Discovery Protocol – Maori Heritage**
- 6.1 Where koiwi tangata (human remains) are suspected:
- Steps shall be taken immediately to secure the area in a way that ensures the koiwi tangata are untouched;
 - Te Ngai Tuahuriri Runanga, the Police, the Waimakariri District Council and Heritage New Zealand shall be notified;
 - the Consent Holder or suitable representatives shall be available to meet and guide kaumatua, Police, Waimakariri District Council and Heritage New Zealand staff to the site, assisting with any requests that they may make;
 - Earthworks in the affected area shall remain halted until the Taumatua, the Police and Heritage New Zealand staff have marked off the area around the site and have given approval for earthworks to recommence, including notification that the archaeological provisions of Heritage New Zealand have been met and, if required, an archaeological authority (consent) has been granted by Heritage New Zealand.
- 6.2 Where suspected urupa, wahi tapu, wahi taonga or any place associated with human activity that occurred before 1900 and is discovered:
- Earthworks shall stop immediately;
 - All machinery shall be shut down immediately;
 - All persons shall leave the area;
 - The land owner shall be advised of the discovery;
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- e) Heritage New Zealand shall be advised of the discovery and either the Regional Archaeologist of the Heritage New Zealand has confirmed in writing that the archaeologist provisions of Heritage New Zealand do not apply; or the requirements of Heritage New Zealand have been met and, if required, an archaeological authority (consent) has been granted by the Heritage New Zealand;
- f) Where the place is associated with Maori activity that occurred before 1900 the land owner shall consult Te Ngai Tuahuriri Runanga to determine in consultation with the Heritage New Zealand, what further actions are appropriate to safeguard the site or its contents, and to avoid, reduce, remedy or mitigate any damage to the site; and
- g) The Waimakariri District Council shall be notified.

7. Finished Floor Levels

- 7.1 The Consent Holder shall provide design plans and report prepared by a Chartered Professional Engineer that clearly demonstrates that dwellinghouses will not be flooded in a combined 0.5% Annual Exceedance Probability local flood and 0.5% Eyre River break out event following the proposed earthworks. The design and report shall be provided for approval at the time of engineering approval.
- 7.2 The Consent Holder shall ensure that the minimum floor level on any dwellinghouses erected on proposed Lots(s) 106 to 135 inclusive shall be 4.30m RL to Lyttelton Vertical Datum 1937 (January 2018).

8. Contaminated Materials

- 8.1 In the event that the Primary Contractor or any other site workers encounter any contamination of unknown origin, including but not limited to underground storage tanks, waste fuel or chemical drums, buried wastes, or oil containing obvious contamination (odours or staining), the area shall be evacuated and secured immediately with no further access allowed to that portion of the site until appropriate response and control measures can be implemented by following the recommendations in the Remedial Action Plan for Stage 7 which shall be provided for Engineering Approval before any works commence on site.

9. Dwellinghouses

- 9.1 Any buildings to be constructed at any time on Lots 107 to 116, 128 to 130, 134 and 135 shall be single storey only with a height no greater than 6.5m measured from finished ground level.
- 9.2 Any dwellinghouse constructed on Lots 107 to 116, 128 to 130, 134 and 135 shall not have any windows above 3m in height, facing towards 8 Kynnersley Street, 8, 10, 11 and 12 Murray Place and 31 and 35 Adderley Terrace.

10. Setbacks

- 10.1 No structure or dwellinghouse on Lots 107 to 116 shall be constructed within the 10m of the eastern boundary.
- 10.2 No structure or dwellinghouse on Lot 128 shall be constructed within easement A1 as shown on approved plan, stamped RC215144 RC215145.
- 10.3 No dwellinghouse on Lots 107 to 116 shall be constructed within 11.5m of the eastern boundary.

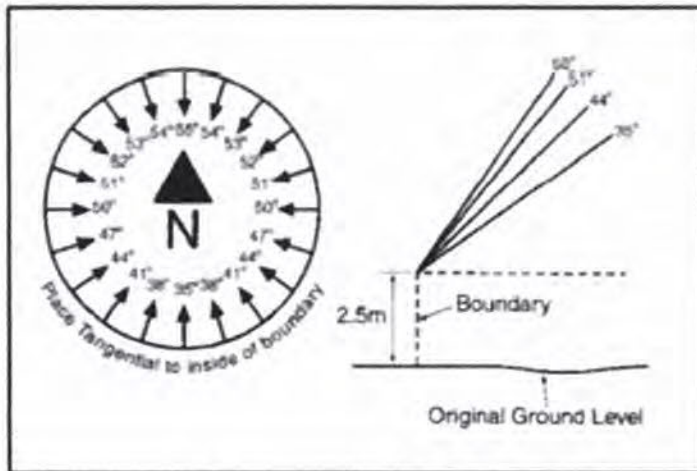
11. Fencing

- 11.1 Any fencing erected along the boundary shared with the Collector Road (Silverstream Boulevard) on Lots 122 to 124 and Lots 132, 133 and 135 shall have a maximum height of 1.2m and be 50% visually permeable.

- 11.2 The Consent Holder shall be responsible for constructing a new 1.8m high paling fence along the boundary with the adjoining residential properties (8 Kynnersley Street, 8, 10, 11 and 12 Murray Place, and 35 Adderley Terrace).
- 11.3 Any fence constructed on a local road boundary of Lots 106, 108 to 122, 128 to 130 and 134 to 135 shall not exceed 1.2 metres in height and shall be 45% visually permeable, with the exception of a corner site as outlined in Condition 16.6 below.
- 11.4 Any fence facing a road boundary on Lots 106, 108 to 124, 128 to 130, and 132 to 135 that exceeds 1.2 metres in height, shall be 45% visually permeable and shall be set back a minimum of 2 metres from the road boundary and not exceed a maximum height of 1.8 metres. This fence shall not cover any part of the house façade.
- 11.5 On a corner site including Lots 122 and 135 a 1.8 metre high fence may be constructed on one local road boundary only with 45% visual permeability and shall be set back a minimum of 0.5 metres from the road boundary. This fence shall incorporate a minimum of one insert, measuring at least 0.5 metres in depth and 1.5 metres in width. This insert shall be positioned at the midpoint in the fence and shall incorporate a feature tree. Additional planting no less than 0.6 metres in height is required along the fence facing the street.
- 11.6 All side and rear fences are not to exceed 1.8 metres in height and shall end at least 2 metres back from the road boundary, unless a front fence of 1.2 metres in height (maximum) is erected on a road boundary as outlined in Condition 16.4. In this instance, the side boundary fence shall taper from the end point 2 metres back from the road boundary, down to 1.2 metres, where it meets the height of the front fence.
- 11.7 Any fencing on Lots 106, 107 and 700, that is adjacent to a reserve shall be constructed with black aluminium pool type fencing at a maximum height of 1.2 metres.
- 11.8 The property owner for Lots 107 to 116 (inclusive) and Lot 128 shall maintain the right to convey water and drain water located within easements V, W, X, Y, Z, AD, AE, AF, AG, AH and AI inside of the property including maintaining a minimum gap of 100mm between all fences erected on Lots 107 to 116 (inclusive) and Lot 128 and the ground level over the easements. The property owner shall ensure the channel is clear and not blocked by any obstacles and structures at all times.

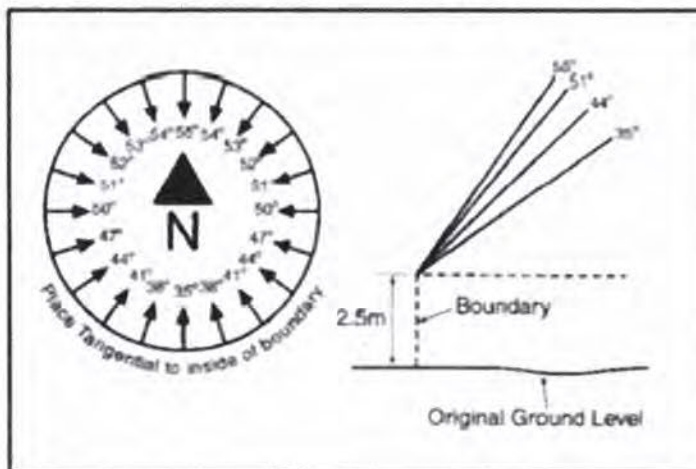
12. Dwelling Bulk and Location

- 12.1 Area B Allotments - Dwellings erected on Lots 106, 117 to 127 and 131 to 133 shall have:
 - A maximum structure coverage of 55% of the net site area;
 - A maximum structure height of 9m;
 - A minimum dwelling eave setback of 2m from any road boundary;
 - A minimum dwelling wall setback of 2m from any right of way or accessway;
 - A minimum dwelling eave setback of 1.4m from any right of way or accessway;
 - A minimum dwelling wall setback of 1.5m from rear and side boundaries;
 - A minimum dwelling eave setback of 0.9m from rear and side boundaries;
 - A minimum garage eave setback of 0m from rear and side boundaries;
 - A minimum direct entry garage wall setback of 5.5m from any road, right of way or accessway;
 - A minimum side entry garage eave setback of 2m from any road, right of way or accessway;
 - Comply with the following recession plane:



12.2 Area B Allotments - Dwellings erected on Lots 107 to 116, 128 to 130, 134 and 135 shall have:

- A maximum structure coverage of 55% of the net site area;
- A minimum dwelling eave setback of 2m from any road boundary;
- A minimum dwelling wall setback of 2m from any right of way or accessway;
- A minimum dwelling eave setback of 1.4m from any right of way or accessway;
- A minimum dwelling wall setback of 1.5m from rear and side boundaries;
- A minimum dwelling eave setback of 0.9m from rear and side boundaries;
- A minimum garage eave setback of 0m from rear and side boundaries;
- A minimum direct entry garage wall setback of 5.5m from any road, right of way or accessway;
- A minimum side entry garage eave setback of 2m from any road, right of way or accessway;
- Comply with the following recession plane:



13. Inspection

- 13.1 Compliance with the above conditions may be verified by inspection by a Council Officer pursuant to Section 35(2)(d) of the Resource Management Act 1991.

- 13.2 Should an inspection be required the Consent Holder shall pay to the Council charges pursuant to Section 36(1)(c) of the Resource Management Act 1991 to enable the Council to recover its actual and reasonable costs in carrying out the inspections.

ADVICE NOTES

- (a) This consent does not constitute consent in terms of the Building Act, or any relevant Regional Plan.
- (b) Please note that it is your Contractor's responsibility to locate all underground services. No services are to be moved without the written permission of the service provider.
- (c) When locating services from service plans, your contractor will need to dig for and confirm the exact location of the service. When excavating in the vicinity of any services, your contractor will be held responsible for any damage.
- (d) A vehicle crossing constructed without Council inspections will be deemed as an illegal entrance.
- (e) You are reminded that stamped concrete, coloured concrete, cobbles and paving blocks are not permitted.
- (f) The Consent Holder should consider undertaking a dilapidation survey of adjacent properties prior to starting works.
- (g) The Traffic Management Plan form can be sourced from the Waimakariri District Council Service Centres or on-line at:
<http://www.waimakariri.govt.nz/services/roads-and-transport/traffic-management>
- (h) Prior to construction of a dwelling the applicant will be required to provide evidence of the building site being able to support building loads and not subject to material damage due to any erosion, falling debris, subsidence, slippage or inundation.
- (i) No excavation shall commence within a public road reserve without the prior receipt and approval of a Corridor Access Request (CAR).
- (j) The Consent Holder is advised that requirements and conditions listed are a statement of the Council's minimum standards. Where the Consent Holder proposes higher standards or more acceptable alternatives these shall be submitted to the Council in writing for approval.
- (k) The Erosion & Sediment Control Toolbox for Canterbury can be found on the ECan website link <http://esccanterbury.co.nz/>