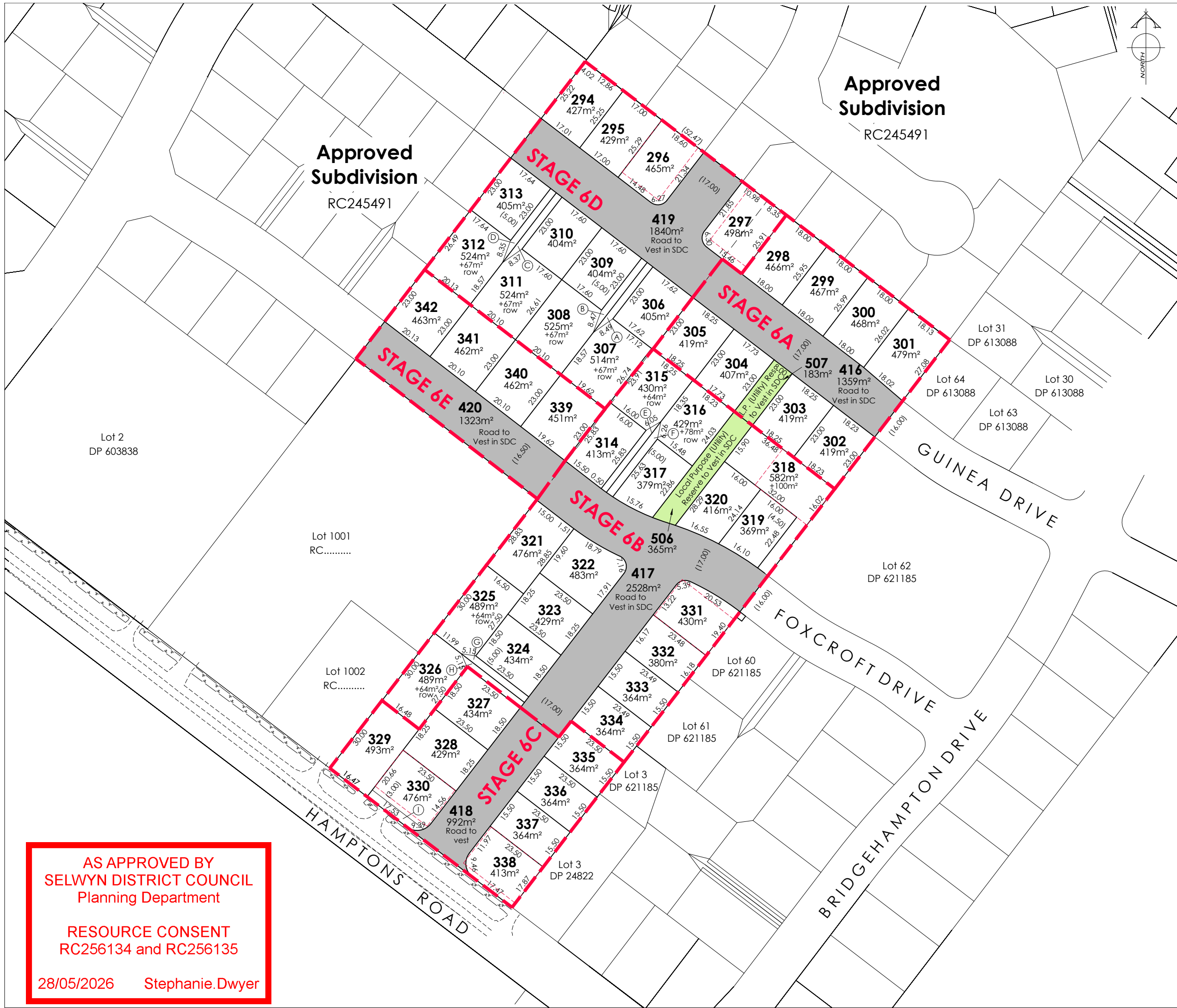




AMENDMENTS :

AMENDMENT	DATE	DESCRIPTION
R4	23.11.25	ROW's and surrounding boundaries updated
R5	01.12.25	Lots 307, 308, 311, 312 & 339-342 updated
R6	02.03.26	Easement added Lot 330
R7	30.03.26	Staging updated

NOTES :

- Areas and dimensions are subject to final survey and deposit of plans.
- Service easements to be created as required.
- This plan has been prepared for discussion purposes only. No liability is accepted if the plan is used for any other purpose.
- This plan has been prepared for the use of our client and no liability is accepted in relation to any other parties.
- Any measurements taken from information which is not dimensioned on the electronic copy are at the risk of the recipient.
- This plan is subject to the granting of subdivision and/or resource consents and should be treated as a proposal until such time as the necessary consents have been granted by the relevant authorities.
- All sites to be limited to 1 dwelling by Consent Notice.

16m x 23m Squares

Proposed Memorandum of Easements

Purpose	Servient Tenement (Burdened Land)		Dominant Tenement (Benefited Land)
	Lot No	Shown	
Right of way, rights to drain water & sewage & rights to convey water, electricity & telecommunications.	307	A	Lot 308
	308	B	Lot 307
	311	C	Lot 312
	312	D	Lot 311
	315	E	Lot 316
	316	F	Lot 315
	325	G	Lot 326
	326	H	Lot 325
Right to drain sewage	330	I	Lot 329

SCHEDULE OF AREAS

Description	Area
Residential Lots - (Lots 294 - 342)	2.2243ha
Road to vest in SDC - (Lots 416 - 420)	8042m²
Reserves to vest in SDC - (Lots 506 & 507)	551m²

Total Area : 3.0848ha

Comprised in: RT Yet to Issue

DAVE LOVELL-SMITH

PLANNING SURVEYING ENGINEERING

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

JOB TITLE:

Hamptons Road
Prebbleton

SHEET TITLE:

Proposed Subdivision
of Lot 1000 RC.....

DRAWING STATUS

Proposed Subdivision

SCALE: 1:1250@A3 DATE: March 2026

CAD FILE: J:\21448\SUBCON\E21448 190 Hamptons Subcon R7.dwg

DRAWING No: E21448

SHEET No: 1 OF 1

REVISION: R7

AS APPROVED BY
SELWYN DISTRICT COUNCIL
Planning Department

RESOURCE CONSENT
RC256134 and RC256135

28/05/2026 Stephanie.Dwyer

Sections 95, 95A-E, 104, 104B, 106, 106A, 108, 108AA, 220, 221



Resource Management Act 1991

Decision and Planning Report

Planning Report pursuant to section 42A of the Resource Management Act 1991 recommending whether or not an application for resource consent should be:

- Publicly notified, limited notified or non-notified
- Granted or declined, and, if granted, the conditions of consent

Decision pursuant to section 113 of the Resource Management Act 1991

APPLICATION NUMBER(S)	RC256134, RC256135 and RC265359
APPLICANT	Urban Estates Prebbleton Limited
BRIEF DESCRIPTION OF THE APPLICATION	This is a joint application for subdivision and land use consent (including consent under the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (NES-CS). The following consents are sought: • To undertake a subdivision to create 49 residential lots and two local purpose reserves • To undertake earthworks associated with RC256134 – NES • To cancel consent notices placed on Lot 1000 as result of the underlying subdivision approved under RC256133
ADDRESS	190 and 192 Hamptons Road, Prebbleton
LEGAL DESCRIPTION	Lot 2 DP 24822, Lot 1 DP 24822
TITLE REFERENCE	CB6C/549, CB6C/548
AREA	4.044 ha
ZONING / OVERLAYS	Partially Operative Selwyn District Plan (Appeals Version) Medium Density Residential Zone Plains Flood Management Overlay Development Area: DEV-PR3
OVERALL ACTIVITY STATUS	Discretionary

The Application

1. This application was formally received by the Selwyn District Council on 15 December 2025. Further information was received on 25 February, 10, 17 and 31 March and 21 April 2026, and this information now forms part of the application.
2. The application initially proposed to undertake a three-stage 49-lot residential subdivision with two local purpose (utility) reserves and associated new roads. On 31 March 2026 the applicant submitted a revised scheme plan indicating five stages, Stage 6A to 6E. Land use consent is also sought for the earthworks associated with the



construction of the subdivision, retaining walls and fencing exceeding the height limit and various traffic non-compliances.

3. Consent is also sought under the National Environmental Standard for Assessing and Managing Contamination in Soil to Protect Human Health for both the subdivision and earthworks.
4. Lastly, consent under section 221(3)(a) RMA is sought to cancel any Consent Notices placed on Lot 1000 as a result of the subdivision of the underlying allotments under RC256133, including those concerning the un-serviced nature of the site and the payment of development contributions.
5. The subdivision and land use aspects have been bundled in one application and will be processed as such, given that there is an overlap between the two such that consideration of one may affect the outcome of the other, and it would not be appropriate to separate them. This enables an integrated and holistic assessment of the proposal as a whole.
6. The main aspects of the activity are as follows:
 - The creation of 49 fee simple titles
 - Subdivision completed in five-stages, in any order, subject to the availability of infrastructure
 - Two Local Purpose (Utility) Reserves
 - The creation of three accessways, each serving two rear sites
 - The creation of new roads, with six links to adjoining sites to the north, south, east and west
 - Eight undersize allotments
 - A density of approximately 15.88 lots per hectare
 - A consent notice on all titles to be created restricting the number of dwellings per allotment to one and restricting any further subdivision from occurring
 - To cancel consent notices placed on Lot 1000 as a result of the subdivision of the underlying allotments
 - Infrastructure to service each residential allotment
 - Earthworks associated with house site preparation, road construction, and services installation
 - The water race running along the Hamptons Road frontage is to be left open with culverts installed for the road entrance and access to Lot 329
 - Retaining walls and filling along the southeast and southwest boundaries of the site, with a fence established on top of the retaining wall structure. The combined height of the fencing will be between 1.8m and 2.2m on the western boundary and 1.8m and 2.3m on eastern boundary

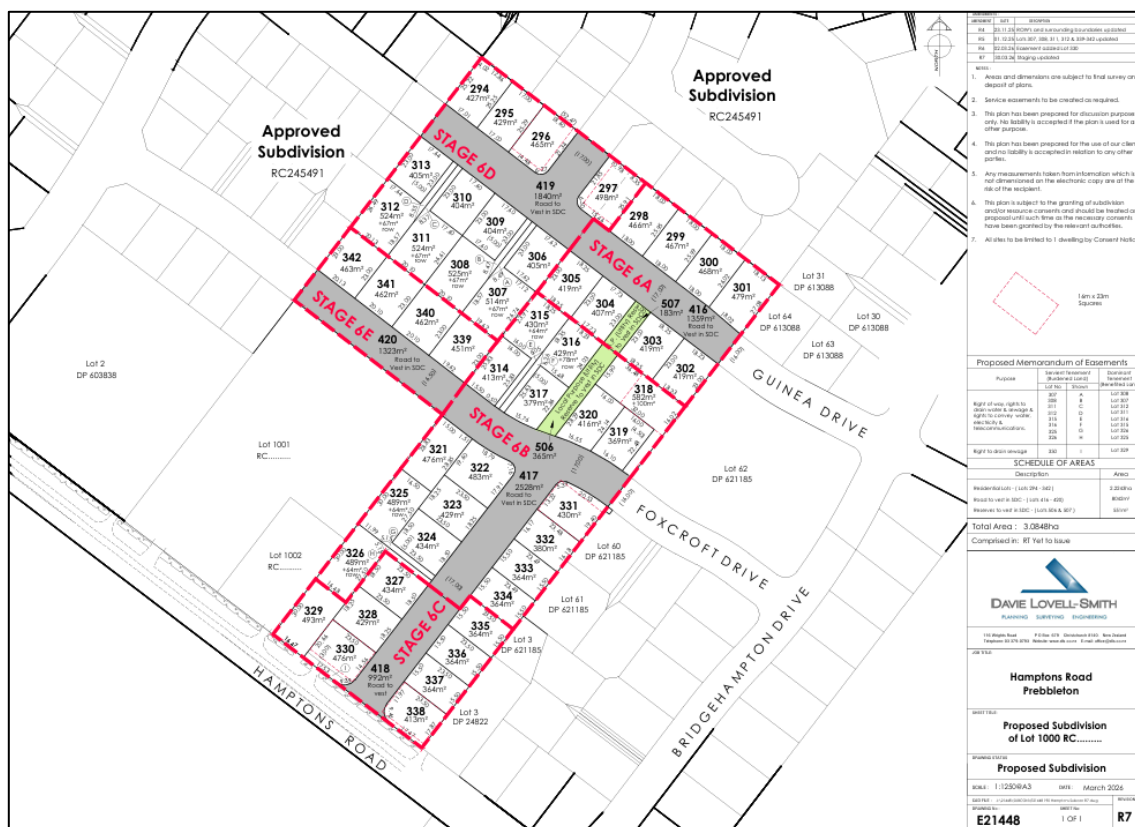


Figure 1: Proposed Scheme Plan

7. In response to the further information request received via emails on 25 February, 10, 17 and 31 March and 21 April 2026, the applicant has respectively provided and/or confirmed:
- Regarding potential amenity effects due to the proposed retaining wall and fencing on adjoining property owners to the southeast and southwest, affected person approval has been provided from the owners and occupiers of 184 Hamptons Road and 192 Hamptons Road.
 - Updated Scheme Plans indicating revised roading layouts and easements.
 - Confirmation of various roading and infrastructure requirements.
 - The addition of a couple of stages to the plan.
 - Confirmation regarding the applicants proposed approach to removing the consent notices on Lot 1000 arising from the subdivision of the underlying allotment (under RC256133). I had concerns with this approach and recommended that, should consent be granted, a section 127 application be lodged to amend/cancel the consent notice concerning relating to Lot 1000. However, the applicant disagrees with this approach on the basis that the title for Lot 1000 is created with the consent notice in place (even though it is not created at the time of writing). Then the matter in the consent notice is addressed through the construction of the development (in this case servicing occurs and DCs are paid), which is confirmed as part of the s224c process, at which point the Council issues the s221 cancellation certificate.
 - Confirmed the order for construction and titling with be Stage 6C, 6B, 6A, and then 6D and 6E will be titled together. The sewer will be brought down through the development to enable this to occur.

Background

8. Concurrent applications were lodged for the creation of the development lot (Lot 1000), granted under RC256133 on 9 February 2026, and for a s127 variation to the Applicant's consent (RC245500) at 232

Hamptons Road to enable sewer connections for this proposal. Through the recent processing of that consent and others within the DEV PR3 area, the number of sewer connections that were available for various sites was established and contained within a plan entitled “Pump Station DEV-PR3 Capacity at 56 Bridgehampton Drive”, that is attached to the relevant consents. The application site was identified and provided for within that plan.

The Existing Environment

9. The site is located at 190-192 Hamptons Road, Prebbleton. The site has a site area of approximately 3.0848ha. Lot 1000 currently contains an existing dwelling and accessory buildings which will not be retained. The site is broken up into paddocks by fences, hedges and shelterbelts. All shelterbelts and hedges will be removed as part of this development. A branch of the Paparua Water Race runs along the northern side of Hamptons Road.
10. The application site sits on the northern side of Hampton Road. To the immediate east is the Applicant's development at 174 Hamptons Road and further to the east the existing residential area of Prebbleton. To the west and northwest is the land recently zoned as part of DEV-PR3. The land to the south is zoned Rural Inner Plains and is generally in rural lifestyle uses. The application site and immediately surrounding area can be seen in Figure 1.
11. I attempted to visit the site on 13 March 2026, however access was impeded due to roadworks being undertaken on Hamptons Road. However, I am familiar with the area and land having been the processing planner for previous subdivisions of land in this area.



Figure 2: Site in the context of the surrounding environment

Activity Status

Partially Operative Selwyn District Plan (Appeals Version) ("the Partially Operative Plan")

12. The application site is zoned Medium Density Residential. The site is also subject to the Plains Flood Management Overlay and is located in Development Area: DEV-PR3.

13. The Council released the latest Appeals Version of the Partially Operative Plan on 30 March 2026. Many provisions are beyond challenge and are operative/treated as operative (pursuant to cl 103 of Schedule 1 and s 86F of the Act). Those subject to appeal continue to have legal effect pursuant to s 86B.

Subdivision

14. The proposed subdivision does not meet the following rules:

Operative/treated as operative:

RULE	TOPIC	NON-COMPLIANCE	STATUS
SUB-R1.5	Subdivision in the residential Zones	Subdivision to create any site intended for the construction and use of a residential unit is a controlled activity where: - every vacant site (other than a site used exclusively for access, reserves, or infrastructure, or which is wholly subject to a designation) has: - a dimension not less than 16m x 23m; and - a building square of not less than 8m x 15m. And subject to a list of rule requirements. Lots 317, 331, and 333-338 do not comply with the 16m x 23m dimensions. All allotments can provide a clear shape factor of at least 8m by 15m. See below for assessment of the listed rule requirements.	Discretionary (SUB-R1.7A)
SUB-R1.5/SUB-REQ3.4	Outline Development Plan	Where the site is subject to an Outline Development Plan, no more than 10% of the sites created in any one subdivision shall be rear sites served by an accessway serving three sites or fewer. Eight lots are served by a shared accessway servicing three or fewer sites, being 16.3% of all lots created.	Discretionary (SUB-REQ5)
SUB-R1.5/SUB-REQ7.1	Walkable Blocks	Blocks shall achieve all the following maximum perimeter lengths, unless precluded by an existing pattern of development: - Average perimeter not more than 800m; - Maximum perimeter not more than 1000m; and - Maximum length of any one side of a block not more than 250m Block perimeters shall be measured by the shortest distance which it is possible to walk entirely around on publicly accessible land. Lots 302-320 and 339-342 form a central block, adjoined by other developments to the east and west. Collectively this block will measure approximately 343m long. The applicant states: There are no internal blocks created by this subdivision. It is understood that this rule relates to internally blocks only. This development connects into and completes blocks created by adjoining developments.	Restricted Discretionary (SUB-REQ7.2)
SUB-R1.5/SUB-R17.4	Subdivision and Natural Hazards	Subdivision within the Plains Flood Management Overlay is a Restricted Discretionary activity where every site created is outside a high hazard area. The property is located outside of high hazard areas.	Restricted Discretionary (SUB-R17.4)

15. Therefore, the subdivision proposal is a discretionary activity under the Partially Operative Plan.

Land use

16. The proposed land use activity does not meet the following rules:

Operative/treated as operative:

RULE	TOPIC	NON-COMPLIANCE	STATUS
TRAN-R1	Works and Activities in a Land Transport Corridor	Land transport infrastructure works or activities within a land transport corridor are permitted where: 1. they are undertaken by, on behalf of, or pursuant to authorisation from, a road controlling authority; or 2. they are being undertaken in accordance with an approved subdivision consent; or 3. are subject to a designation listed in this District Plan. And subject to a list of rule requirements. All roads to be constructed will be undertaken under this subdivision consent and subject to engineering approval from Council. Please see assessment of rule requirements below.	See below
TRAN-R1/TRAN-REQ19.1 & 19.4	Land Transport Infrastructure Formation Standards	1. Land transport infrastructure shall be formed to the standards contained in TRAN-TABLE7 - Road Formation Standards. 4. Footpaths shall be formed on both sides of local roads in locations where: 1. The road is shown on an ODP; or 2. The road adjoins a site that contains, or is proposed through the subdivision to contain, small site development or comprehensive development. The formation of Guinea Drive (Road 3) does not meet TRAN-TABLE7 due to existing approved formations for adjoining developments. Guinea Drive (Road 3) has been classified as a Local Major Road in adjoining developments. The road has a legal width of between 17-17.5m to match adjoining developments, and a formed width of 8.5m providing for 2 traffic lanes and 1 parking lane. Footpaths are provided on one side only reflecting the approved formation of the road to the east.	Discretionary (TRAN-REQ19.5)
TRAN-R2	Creation of a New Land Transport Corridor	The creation of a new or expansion to an existing land transport corridor is permitted where the new or expanded land transport corridor: 1. is to be vested or dedicated in the road controlling authority; and 2. is not located within a ONL or VAL; and 3. is not located with a Site or Area of Significance to Māori; and	See below

		4. is not located within the Coastal Environment Overlay; and 5. is not located within a significant natural area; and 6. is not within a heritage item setting, or the area includes a heritage item; and 7. area does not include a notable tree; and 8. does not result in a land transport corridor connecting to a state highway. And subject to a list of rule requirements, as assessed below.	
TRAN-R2/REQ18.1	Land Transport Corridor Creation Standard	All land transport corridors shall comply with the legal widths listed in TRAN-TABLE7 - Road Formation Standards. As outlined above, compliance with TRAN-TABLE 7 is not achieved.	Discretionary (TRAN-REQ18.2)
TRAN-R2/REQ20	Intersection Spacing	The spacing between road intersections complies with the separation distances listed in TRAN-TABLE8 - Minimum Distances Between Intersections. 2. Where new roads are proposed on a site subject to any ODP: a. the intersection spacing is designed for the proposed (future) speed limit within the ODP area and on immediately adjoining roads. The intersection of Road 1 and Hamptons Roads will be within 151m of the Bridgehampton Drive intersection and the intersection of the approved entrance road for the adjoining development to the west. Hamptons Road is 60kpm and the Road 1 intersection will be within 151m of Bridgehampton Drive.	Restricted Discretionary (TRAN-REQ20.3)
TRAN-R4	Vehicle Crossings	The establishment of a vehicle crossing is a permitted activity where: 1. the vehicle crossing is located no closer to an intersection with a State Highway or arterial road than: a. 60m to the departure side of any intersection; and b. 30m to the approach side of any intersection; and And subject to a list of rule requirements, as assessed below.	See below
TRAN-R4/REQ2.1	Vehicle Crossing Access Restriction	A vehicle crossing shall not be formed on an arterial road where the posted speed limit is 60km/hr or more. The ODP requires allotments to front Hamptons Road which is classified as an arterial road. Lot 329 will gain access from Hamptons Road.	Restricted Discretionary (TRAN-REQ2.2)
TRAN-R4/REQ4.1, 4.2 and 4.9	Siting of Vehicle Crossings	1. Vehicle crossing(s) shall: 1. comply with TRAN-TABLE4 - Vehicle Crossing Distances from Intersections as illustrated	Restricted Discretionary

		in TRAN-DIAGRAM1 - Accessway Separation from Intersections; and 2. comply with TRAN-TABLE5 - Vehicle Crossing Sight Distances as illustrated in TRAN-DIAGRAM2 - Sight Distance Measurements and Values; and 9. Where a vehicle crossing(s) is to be formed it shall comply with the minimum access separation distances listed in TRAN-TABLE6A - Accessway Separation from Other Accessways. Vehicle crossings for corner Lots 296, 297, 322, 330, 331 and 338 are unlikely to meet the 20m separation distance required by TRAN-TABLE4. Except for Lots 330 and 338, it is not known where those crossings points will be. Lots 330 and 338 will gain access of Road 1. This reflects Council's requirement on adjoining developments to the west. Depending on where they are located, the crossings for Lots 322 and 331, as well as those for Lots 330 and 338 may not fully comply with the sight distance requirements in regard to one direction given the T intersection that these allotments are on.	(TRAN-REQ4.2 and 4.10)
EW-R5.1	Stockpiling	Earthworks stockpiling is permitted where: 1. all stockpiles greater than 250m³ or 4m in height above natural ground level are located at least: a. 100m from any sensitive activity on an adjoining site held in different ownership; or b. 100m from the boundary of a Residential, Māori Purpose, Town Centre, Local Centre, Neighbourhood Centre, or Knowledge Zone. And this activity complies with NH-REQ4 Earthworks and Natural Hazards. The overall volume may exceed 250m³. Any stockpiles created will be less than 4m in height, but due to the size and shape of the site are likely to be located within 100m of a sensitive activity on an adjoining site held in different ownership.	Restricted Discretionary (EW-R5.2)
EW-R5A	Earthworks for Subdivision	Earthworks directly associated with the development of land for subdivision are permitted where the maximum area of land subject to the works is 1,000m². And subject to rule requirements. The site area is 3.0848ha, and any areas disturbed as part of the construction of the development will exceed the permitted limit of 1,000m².	Restricted Discretionary (EW-R5A.2)
EW-R5A/REQ3.1	Excavation and Filling	Earthworks shall not exceed a maximum depth below or height above natural ground level of: 1. 2m, when 1.5m or more from the boundary of a site in separate ownership; or	Restricted Discretionary (EW-REQ3.3)

		2. 0.5m, when within 1.5m of the boundary of a site in separate ownership. Filling of up to 0.7m above natural ground level may occur to facilitate appropriate drainage. Filling will occur along the shared boundaries. The depth of excavations below natural ground level is anticipated to be between 0.9m and 3.5m.	
MRZ-R5	Fencing	Any fence or free-standing wall is permitted where it is a maximum height of 1.8m. As filling is required along the external boundaries of the site, retaining will be necessary. This will be up to 0.4m on the southwestern boundary and 0.5m on the southeastern boundary. A 1.8m fence will be established on top of this retaining giving an overall height of the fence of between 1.8 and 2.2m on the western boundary and 1.8m and 2.3m on the eastern boundary.	Restricted Discretionary (MRZ-R5.2)

17. Therefore, the land use proposal is a discretionary activity under the Partially Operative Plan.

Status – Partially Operative Plan Only

18. Overall, the bundled proposal is a discretionary activity under the Partially Operative Plan.

Resource Management Act 1991

19. Consent under s.221(3)(a) is sought to cancel any Consent Notices placed on Lot 1000 as result of the subdivision of the underlying allotments, including but not limited to those concerning the un-serviced nature of the site and the payment of development contributions. Under resource consent RC256133 granted on 9 February 2026 the following conditions requiring consent notices be registered on the new title for Lot 1000 were applied:

b. Development Contributions – Lots 1000

Connections to the relevant services will be required at the time future development occurs on this lot. Development contributions will be payable at that time.

c. Contamination – Lot 1000

No earthworks may be undertaken within Lot 1000 until the remediation identified in the Momentum Environmental Ltd report “Soil Contamination Risk Preliminary and Detailed Site Investigation Report and Remediation Action Plan 190 and rear of 192 Hamptons Road, Prebbleton, Canterbury March 2025” has been undertaken and validated in accordance with the Ministry for the Environment Guideline for Reporting on Contaminated Sites in New Zealand (revised 2011).

20. Consent notices were imposed on Lot 1000 as part of RC256133 requiring connections to the relevant services at the time future development occurs on this lot and the payment of development contributions at that time; and in relation to the remediation of the site identified in the Momentum Environmental Ltd report “Soil Contamination Risk Preliminary and Detailed Site Investigation Report and Remediation Action Plan 190 and rear of 192 Hamptons Road, Prebbleton, Canterbury March 2025”. As the current application relates to the further subdivision of Lot 1000, the applicant also seeks to cancel these consent notices.

National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (NES-CS)

21. The NES-CS manages activities which involve the disturbance of land which may be contaminated. This is determined by whether activities listed in the Hazardous Activities and Industries List (HAIL) have or are likely to have occurred on the site.

22. A Soil Contamination Risk Preliminary and Detailed Site Investigation Report and Remediation Action Plan, was prepared by Momentum Environmental, dated March 2025, and provided as part of the application. The report outlines that a previous Preliminary Site Investigation (PSI) and XRF screening completed for 190 Hamptons Road identified three isolated areas of potential contamination including a burn area, waste pile and soils around a shed. The PSI for the rear of 192 Hamptons Road identified two ash piles that may contain contamination if the burning of anthropogenic material had occurred. These activities fall under Hazardous Activities and Industries List (HAIL) category 'I – any other land'.
23. Soil sampling undertaken as part of this Detailed Site Investigation (DSI) has shown high levels of arsenic are present in three burn areas at the site and one area of cadmium contamination is present adjacent to a storage shed. The concentrations of arsenic, copper and chromium within the burn areas are consistent with the burning of treated timber. The arsenic concentrations in surface soils within the burn areas range from 52-990mg/kg compared to the 'residential 10% produce' soil guideline value (SGV) of 20mg/kg and the 'commercial/industrial' SGV of 70mg/kg. The cadmium concentration is 5.2mg/kg compared to the 'residential 10% produce' SGV of 3mg/kg. A Remediation Action Plan has been developed to support the excavation and off-site disposal of contaminated soils at the site. Following successful remediation works a Site Validation Report will be produced and provided to Selwyn District Council and ECan. In terms of planning status, the soil disturbance and off-site disposal volumes comply with permitted activity thresholds under the NES-CS and will be a permitted activity pursuant to Regulation 8(4)(b).
24. When successfully cleaned up, the proposed subdivision and change in land use will be highly unlikely to pose a risk to human health and will be a permitted activity pursuant to Regulation 8(4)(b).
25. The proposal is therefore a permitted activity in terms of the NES-CS.

Written Approvals (Sections 95D(e), 95E(3)(a) and 104(3)(a)(ii))

26. The provision of written approvals is relevant to the notification and substantive assessments of the effects of a proposal under sections 95D, 95E(3)(a) and 104(3)(a)(ii). Where written approval has been provided, the consent authority must not have regard to any effect on that person. In addition, that person is not to be considered an affected person for the purposes of limited notification.
27. The applicant has provided written approvals from the owners and occupiers of 184 and 192 Hamptons Road.

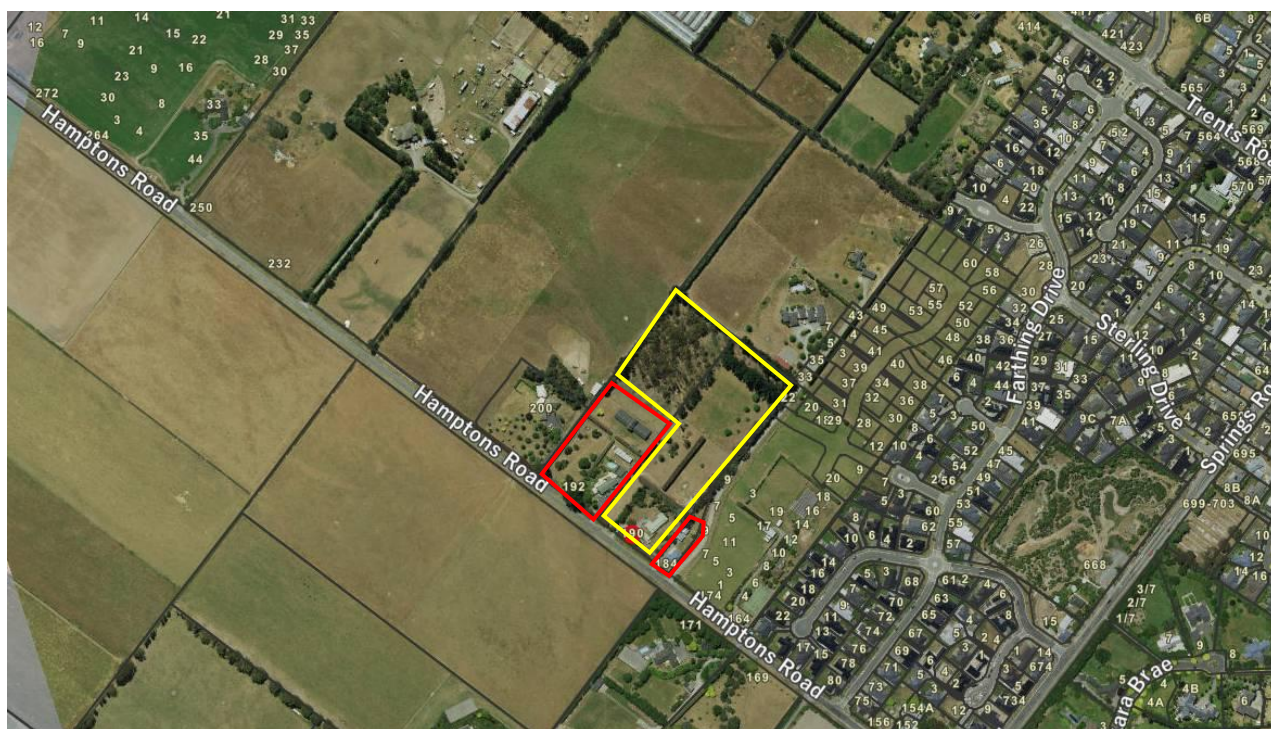


Figure 3: Written approvals obtained from the owners of the properties outlined red

Notification Assessment

Assessment of Adverse Environmental Effects (Sections 95A, 95B, 95D and 95E)

Permitted Baseline

28. Sections 95D(b) and 95E(2)(a) allow that a consent authority “may disregard an adverse effect” if a rule or a national environmental standard permits an activity with that effect, a concept known as ‘the permitted baseline’. The application of the permitted baseline is discretionary, as denoted by the use of the word “may”. It is understood that its intention is to identify and exclude those adverse effects that would be permitted by the Plan from consideration.
29. In this case, the Partially Operative Plan does not permit subdivision, with any application for subdivision in the Medium Density Residential Zone treated as a controlled activity as a minimum. However, the erection of a household unit on each of the subsequent lots is a permitted activity should compliance with the zone standards be met.
30. Earthworks associated with the development of land for subdivisions are permitted where the maximum area of land subject to the works is 1,000m². The land area subject to the earthworks will be 3.0848ha.
31. For these reasons, the permitted baseline under the Partially Operative Plan is of relevance to some matters and not relevant to others in the consideration of this application.

Receiving Environment

32. The receiving environment for this proposal includes the existing environment and the future environment as it could be, i.e. as modified by non-fanciful permitted activities and unimplemented resource consents. As previously mentioned, resource consent RC256133 was granted for a three-lot subdivision mainly to create the application site comprising Lot 1000 of that subdivision.
33. The land to the north and east of the site were granted resource consent on 13 October 2025 to undertake a subdivision to create 174 residential lots, associated earthworks and a recreation reserve under RC245491. The property at 174 Hamptons Road, to the east of the site, is in the process of being developed to contain 70 residential allotments. The proposed subdivision contains roads to connect each development.
34. As evidenced by the lands current zoning and these subdivisions, the receiving environment is in a state of flux, with the land gradually developing and transitioning to align with the intention of the Medium Density Residential zone applied through the Partially Operative District Plan and Development Area: DEV-PR3.

Effects

35. The status of the activity is Discretionary. As such, the Council’s discretion is unrestricted, and all adverse effects must be considered. The following assessment determines whether the proposed activity will have, or is likely to have, adverse effects on the environment that are more than minor that will require public notification.
36. The application has been reviewed and sent for comment to the following in-house and external specialists and stakeholders:
- Council’s Development Engineer, Amie Johnson, has made an assessment of the proposal in terms of engineering matters
 - Andrew Hurley, Geotech Consulting Ltd, has peer-reviewed the geo-tech report on behalf of Council
 - Andy Flynn, Urban Designer, has reviewed the subdivision layout
 - ECan Contaminated Lands team, to review and provide comment on the combined PSI and DSI
 - Mahaanui Kurataiao Ltd to comment on cultural matters

42. New roads are being provided for access of Hamptons Road and to provide connections with previously approved subdivisions to the north, east and west of the site. Nine rear sites are proposed, utilising shared accessways.
43. The proposal provides for a variety of site sizes that are generally consistent with the planned urban form anticipated for the area. While Lots 317, 331, and 333-338 do not meet the 16m by 23m minimum site dimensions, each allotment is capable of accommodating a clear shape factor of at least 8m by 15m. This provides sufficient area to enable the development of a functional dwelling and associated outdoor space, ensuring the lots remain suitable for future residential use. The applicant has proposed that each lot be restricted to erecting only one household unit per allotment. On this basis, the reduced dimensions are not considered to compromise the usability of the lots to undermine the intended residential character of the subdivision.
44. The shape and orientation of the sites are generally regular and of sufficient dimensions to accommodate a residential unit, including the provision for principal entrances, outdoor living areas, service areas, vehicle crossings (discussed later) and on-site car parking where required.
45. Overall, it is considered that the proposed lot sizes and subdivision design will have adverse effects that are less than minor.

Context Effects

46. The existing Records of Title relating to this property are not subject to any consent notices, memoranda of encumbrance, or other development constraints registered on them in favour of Council. However, consent under s221(3)(a) RMA is sought to cancel consent notices registered against Lot 1000 arising from the subdivision of the underlying allotments, including those relating to the previously un-serviced nature of the site and the payment of development contributions. Resource consent RC256133, granted 9 February 2026, includes conditions requiring consent notices be registered against the future title for Lot 1000 relating to development contributions and contamination remediation.
47. At the time of writing, it is understood that title for Lot 1000 has not yet been issued, and therefore these consent notices do not currently exist and cannot be cancelled presently. Nevertheless, the applicant has advised that the Record of Title for Lot 1000 will be created with the consent notice in place. The requirements in that notice will then be completed as part of the development (e.g. services installed, development contributions paid). This will be checked during the section 224(c) stage. Once confirmed, Council can issue a section 221 certificate to cancel the consent notice. The applicant has proposed the following condition be applied to the consent:

“After section 224(c) certification for the relevant stage of RC256134, any consent notice on the balance lots created by RC256134 or Lot 1000 of RC256133 can be cancelled.”

48. This condition is accepted and as a result any adverse effects will be less than minor.

Effects on Development Area: DEV-PR3

49. The land is located within Development Area Plan ‘DEV-PR3’ which sets the general pattern of development over the area to guide future development namely the road, cycle and pedestrian networks, access to open space and development densities. The proposal complies with the relevant standards relating to the access and transport, open space and community facilities.
50. The proposed subdivision results in a residential density of approximately 15.9 lots per hectare, based on 49 residential lots across a total site area of 3.0848 ha. This meets the anticipated minimum density of 15 households per hectare for the MDR zone and therefore presents an efficient use of urban land. While the zone enables up to three residential units per site, the applicant has offered a consent notice restricting development to one residential unit per lot. As a result, the subdivision may establish a lower intensity development pattern than the maximum permitted by the zone, however, the density is largely being restricted by the limited availability of reticulated wastewater in the wider area. Nevertheless, the proposal still achieves the anticipated minimum density and is consistent with the planned urban form of the area.
51. There are nine rear sites proposed over the area of the subdivision. This equates to approximately 18.4% of the development and complies with the requirement to have no more than 20% of the sites created in any one subdivision as rear sites.

52. The proposal has been assessed against the block perimeter standards. Lots 302–320 and 339–342 form part of a wider, central block that connects with existing and consented development to the east and west. When considered in its entirety, this block has an approximate length of 343m. The rule anticipates block dimensions that support permeability, walkability, and connectivity. In this instance, the block is not created in isolation by the application but rather represents the completion of a block structure that has been established through adjoining subdivisions. As such, the ability to strictly achieve the specified perimeter and length standards is constrained by the existing development pattern.
53. While the applicant considers that the rule applies only to internal blocks, the outcome achieved is generally consistent with the intent of the standard. The block is integrated with surrounding streets, and there are no identified issues in terms of connectivity or pedestrian permeability. The absence of concern from the Urban Designer further indicates that the block layout functions appropriately in an urban design context.
54. The proposed subdivision is accessed from Hamptons Road and connects with the existing and approved road networks to the north, east and west, enabling integration with the wider transport network serving the area. The internal road layout provides a legible and connected local street network that facilitates vehicle movement throughout the subdivision and links to the surrounding residential areas. Walking and cycling will generally be accommodated within the road corridors and through connections to the adjoining reserve and road network. Upgrade to the Hamptons Road frontage to an urban standard will support safe vehicle access while also providing for connectivity within the wider Prebbleton area.
55. It is considered that the proposed subdivision is largely consistent with DEV-PR3 and any adverse effects of the proposal will be less than minor in this regard.

Natural Hazards Effects

56. The site is within the Plains Flood Management Overlay. According to the Canterbury Maps Selwyn Natural Hazards Map, the water depth is less than 1m in a 1 in 200-year ARI flood event. The deepest water depth is 0.66m. Given this the site is not a High Hazard Area. However, there is an overland flow path sweeping across the site from the west towards the east, as shown in Figure 3.
57. Flood modelling has been undertaken for this development, building on that provided to Council for adjoining developments. This modelling has been undertaken for the 200-year and 500-year events, and shows that when all developments are completed the depth of flows through the site will be less than the existing levels shown on the Council's flood maps. Minimum finished floor levels are to be 300mm above the 0.5% AEP critical flood.
58. Based on the engineering concept plans prepared as part of the application there is an approximate gradient of 1:250 towards the east. The earthworks plan indicates filling of the existing depressions and replaced by the road network and reserve corridors. The conceptual flood flow model for the overall Development Plan Area details flow direction and depth for the fully developed scenario.
59. The applicant has advised that a Flood Modelling report will be completed and submitted as part of the Detailed Design Report for Engineering Approval. This is consistent with current Council policy, and a consent condition has been applied to require this. This report will address internal and external effects and the conveyance of flows through the site with the recontoured landform.
60. Based on the above assessment and condition agreed to by the applicant, I consider that the flood hazard related adverse effects on the adjoining and wider environment will be less than minor.



Figure 5: Overland Flow Path showing maximum depths

Infrastructure and Servicing Effects

61. Council's Development Engineers have reviewed the application and, following requests for further information regarding the provision and disposal of water, wastewater, and stormwater during processing, the following matters are noted.

Wastewater

62. The applicant has advised that lots will connect into a reticulated gravity network to be installed within the roading network. This network will connect into a gravity sewer from the adjoining development to the north being extended into Road 4. The gravity sewer ultimately connects to a new pumpstation at 56 Bridgehampton Drive. The pumpstation was due to be commissioned in February 2026 and it is understood it is now operational.
63. In addition to the new network for the development, this proposal will provide for two sewer lateral connections for the existing dwellings at 192 Hamptons Road.

Water

64. As detailed in the applicants AEE, a network of 150mm water mains and 63mm submains will be installed to service the allotments. This network will connect into the infrastructure installed in adjoining developments. A 375mm watermain will be installed across the frontage of 190 Hamptons Road. This watermain may be installed in conjunction with adjoining developments.
65. Councils Development Engineer has reviewed this proposal and not raised any concerns other than the expectation is that if Stage 6C is not constructed initially, Stage 6B and 6A could connect into the available 150mm from the Braidstone development (western subdivision); and one connection per lot will be provided. As noted above, the applicant confirmed via email on 21 April that the order for construction and titling will be Stage 6C, 6B, 6A and then 6D and 6E will be titled together. The sewer will be brought down through the development to enable this to occur.

Stormwater

66. The applicant has advised that stormwater generated within the individual allotments from roofs and hardstand will be discharged to soakpits within each site that will be designed to meet the requirements within the New Zealand Building Code. This requirement is proposed to be placed on each residential allotment as a condition of this consent, to be enforced through a consent notice. Lot 329 which fronts Hamptons Road is proposed to have a consent notice requiring the soakpit to be sized for a 2% AEP critical duration event, this is the same as the recent council consent conditions for adjacent developments.
67. It is proposed that stormwater generated within from the two local purpose reserves and the roading network will be collected, treated and discharged to soakpits located within the road reserves. The soakpits in the road reserves will deal with the flows off the roads up to a 2% AEP critical duration event plus the runoff from the house sites once the on-site soakpits are inundated. This will be calculated as the flows generated by a 2% AEP critical duration event from the overall development area, less a 10% AEP 1hr event from the lot area. The design will ensure that all sumps and pipe infrastructure can accommodate these flows. Treatment will also be provided by a filter trench prior to the soakpit manholes inlet and the gravels at the base of the soakpits. The proposed stormwater system will mirror that approved for adjoining developments.
68. Council's Development Engineers requested information regarding the disposal of stormwater and various other design requirements throughout the processing of the application. These matters have been resolved, with the Development Engineer's recommending conditions of consent relating to the standards required for stormwater disposal. The applicant has accepted these conditions.

Other

69. The application has included an infrastructure report, detailing water supply, stormwater, wastewater, power and telecommunications, and road infrastructure. This was reviewed by Council's Development Engineers, and a range of conditions were recommended in respect of the infrastructure that will vest in Council, which the applicant has accepted.
70. Power and telecommunications reticulation will be undertaken in accordance with the requirements of the respective network utility operators and will be an extension of the reticulation contained within the adjoining developments. The applicant has proposed a consent condition to provide letters from network operators confirming the proposed development can be serviced by their respective reticulation networks prior to Engineering Approval.
71. Based on the above assessment, I consider that the servicing related adverse effects of the proposal on the wider and adjoining environment will be less than minor.

Geotechnical Effects

72. A geotechnical report was included with the application prepared by ENGEO, dated 3 October 2025. This report was peer-reviewed by Geotech Consulting Limited on behalf of Council, who agreed with the conclusions and recommendations, summarising that the site is geotechnically suitable to support the proposed development which (they understand will) consist of typical lightweight timber framed residential dwellings, subject to the following considerations:
- For the purposes of structural design, a site soil classification of 'Class D – Deep or Soft Soil Site' as per NZS 1170.5:2004 (Standards New Zealand, 2004) is considered appropriate for the site. This is based on soil strength of the materials to the base of the investigations and our understanding of the geological setting.
 - They consider the site to have a "TC1-like" performance.
 - It is anticipated the underlying natural soil sub-grade may be suitable for standard road design and utility trenches.
 - They recommend that all earthworks be undertaken in accordance with NZS 4431:2022.

- Following site clearance, a geotechnical professional should evaluate the stripped sub-grade across the site and determine the extent and nature of any pre-existing unsuitable fill exposed and determine if any fill material is present, and if so, is suitable for use or advise if undercutting and replacement with engineered fill is required.
- Where trees are to be removed within an area of future development it is important that all tree stumps and large roots (greater than 20 mm in diameter) are completely removed.
- It is essential that all foundations and building debris from demolition of the existing building (if this is proposed) are completely removed from within the extent of earthworks.

73. Based on this expert opinion, I am satisfied that any adverse effects associated with geotechnical matters will be less than minor.

Effects on the Ecology of the Water Race

74. The existing water race along the Hamptons Road frontage is to be retained, and culverts will be installed at the new intersection and for property accesses. The water race will be naturalised as per the cross-section with Council for adjoining developments. Previous ecological assessments undertaken for the Applicant for adjoining developments have indicated that there is some aquatic life within this water race.
75. A copy of the ecological report prepared by Aquatic Ecology Limited (AEL) for the Applicant's site at 232 Hamptons Road has been provided with the application. In respect to construction effects on in-stream ecological values, AEL advise these will be limited to a temporary increase in waterway turbidity, and a temporary fish passage barrier. They advise that reaches where culverts are proposed should be de-fished before culvert placement, and the flow bypassed around the site through a fish-screened bypass. Due to migration patterns, they advise that in-stream works should avoid both the spring and autumn migration seasons, and best undertaken during the winter months (June, July, and August) inclusive. Additionally, they recommend that fish be translocated just before flows are bypassed, and the culverts are installed. They report that post-construction operational effects of short culvert placement will be limited and have the potential to be significantly mitigated by interspersed naturalised habitats between culverts. AEL maintains that there is ecological value in maintaining even short habitat between culverts, as they provide resting and feeding areas for fish negotiating culverts.
76. Indicative drawings state that culverts will have a diameter of 450mm, the same diameter as the long culvert under the new Hamptons Road/Shands Road intersection further west. For each driveway culvert, the length of culverts is c. 5m, and the road will require a culvert of 24m in length. The gradient is flat across this development area so it is expected some acceleration in water velocity will occur. Therefore, AEL recommend that the culvert edges are radiused/rounded to reduce vortex formation at the end of the culvert. AEL recommends that rocks are provided along the apron sides to flood the apron slightly and provide a low velocity zone for migrating fish. AEL also recommend that the banks near the apron are well vegetated.
77. AEL confirm that an Erosion and Sediment Control Plan (ESCP) in line with ECan's Erosion and Sediment Control Toolbox will be implemented during site works, which will be prepared by Davie Lovell-Smith. Due to the flat nature of the riparian zone, rather porous subsoil, and that the waterway is not deeply incised below ground level, AEL expect the ESCP will be straightforward and effective with no specific measures to be included.
78. Prior to any dewatering for construction AEL advise that all fish should be translocated away from the impacted reach by a qualified ecologist and that the waterway banks should be stabilised with planting or erosion control measures before the impacted reaches are re-wetted.
79. Measures proposed and recommended by AEL are included in a Freshwater Fauna Management Plan outlined in their report. Additionally, they have recommended three conditions relating to vegetation, the culverts and construction works. As these measures are included as forming part of the application, I am satisfied that conditions of consent can be applied to mitigate adverse effects on the ecological values of the water race such that they will be less than minor.

Cultural Effects

80. The application was referred to Maahanui Kurataio Ltd (MKT) to provide comment on the proposal on behalf of the relevant rūnanga (Ngāi Tūāhuriri Rūnanga and Te Taumutu Rūnanga). MKT have raised concerns about the proposed piping of the waterway. They have provided recommended conditions of consent which, if imposed, will resolve their concerns. These conditions relate to installation and naturalisation of the water race must not prevent fish passage or cause the stranding of fish in pools or channels, imposing an accidental discovery protocol should earthworks encounter archaeological materials, having an Erosion and Sediment Control Plan, and removing all contaminated soil from the site.
81. The application includes an erosion and sediment control plan that the works will be undertaken in accordance with. The applicant is willing to accept MKT's recommended conditions regarding the accidental discovery protocol, and erosion and sediment control. The applicant has also accepted conditions in relation to the management of the water race during construction.
82. As such, all MKT's concerns will be met and any adverse effects on cultural values will be less than minor.

Roading / Transportation Effects

83. The application proposes to create allotments that will either have direct access to Hamptons Road, or access to new roads that will vest in Council. Therefore, all proposed allotments will achieve sufficient legal access to a formed and sealed road that will be vested in Council. The proposed roading layout appears to be in substantial accordance with the relevant ODP for Development Area: DEV-PR3, which includes anticipated roading connections to adjoining sites.
84. Council's Development Engineer has assessed the roading network and is satisfied with the formation and nature of the transport network proposed. They have advised that it is expected that the developers will coordinate to ensure the road reserve of adjacent developments aligns with the proposed Roads 2,3 and 4. Additionally, they have advised that given the introduction of new stages, temporary turning heads will need to be installed as necessary for the manoeuvring of rubbish collection trucks. This is required to be confirmed at Engineering Acceptance stage.
85. The application proposes to upgrade the Hamptons Road frontage of the site to an urban standard, including kerb and channel, footpath, seal widening along the site frontage, and culverts for crossings and the proposed intersection with Hamptons Road. I note that although cross-sections have been prepared indicating the intended full road formation, the south side of Hamptons Road will not be upgraded until such time as the adjacent lands are further developed.
86. The proposed access to Hamptons Road results in a non-compliance due to the arterial road classification and current speed limit of 80km/hr. However, a 60km/hr speed limit (or lessor) is likely to be introduced by the time the applicant could realistically give effect to and occupy residential sites. On that basis, there is no immediate issue with the lots of having direct access to Hamptons Road.
87. Four rights-of-way ('ROWS') are proposed to serve rear sites. The ROWs and associated crossings will conform to the PDP standards. Easements will be created and granted or reserved. This includes easements in gross as necessary to enable Council to legally access any 'vested' services (i.e. shared wastewater laterals).
88. Two Local Purpose 'Utility' Reserves, Lots 506 and 507, are proposed between Lots 303, 304, 316, 316, 318 and 320 to provide for the reticulation of sewer through the development, as well as providing a pedestrian access connection between Roads 2 and 3. This will enhance the potential movement network, including options for pedestrian/cycle connections to adjoining properties.
89. In relation to the proposed vehicle crossings, the Development Engineer's have advised that the design of the stormwater infiltration trench and scruffy domes will restrict the location of future vehicle crossings, and additionally, it is expected that the vehicle crossings on Hamptons Road will be limited to Lot 329 to limit impact on the water race, which is similar to other Hamptons Road subdivisions. The applicant has accepted these restrictions by the application of a condition and consent notice on the relevant titles.
90. Based on the above assessment, I consider that the adverse transportation effects on the adjoining and wider environment will be less than minor and acceptable.

Earthworks

91. The application proposes earthworks exceeding the maximum permitted area for the development of land for subdivision under the PDP. The anticipated total volume of earthworks is 8,750m³ comprising 1,750m³ of cut and 7,000m³ of fill. Filling of up to 0.7m above ground level will occur to facilitate appropriate drainage. Filling will occur along the shared boundaries and where possible will tie into the design/finished levels of adjoining sites. The depth of excavations below natural ground level is anticipated to be between 0.9m and 3.5m and will predominantly relate to road cuts and trenching associated with the installation of services.
92. Filling is required along the external boundaries of the site, which will range in depth from 0.4m on the western boundary to 0.5m on the eastern boundary. This filling will require retaining walls to be installed. To ensure the privacy of all parties, it is proposed that a 1.8m fence is established on top of the retaining wall structure. The combined height of wall that fencing will be between 1.8m and 2.2m on the western boundary and 1.8m and 2.3m on eastern boundary.
93. The earthworks required may have the potential to generate adverse dust, noise, and visual amenity effects for adjoining/adjacent property owners and occupiers. With regard to the visual effects of the temporary earthworks, I consider that nearby residents or owners/occupiers of adjoining land would be aware of the development potential of the subject site and visual effects resulting from earthworks of a limited duration would be acceptable in this context. In respect of potential adverse privacy effects, some filling of up to 0.7m above ground level will occur to facilitate appropriate drainage may be necessary with retaining along site boundaries. As the written approval of the owners and occupiers of the adjacent boundaries has been provided, any adverse effects of the retaining structures is not considered further.
94. The applicant has provided an Infrastructure Report and concept earthworks plans with the application. They advise that all topsoil on site will be retained and replaced on the land immediately following bulk earthworks. All disturbed topsoil will be resown with Council specification grass seed mixes and once the bulk earthworks are complete, the areas disturbed will be stabilised, to enable the next phase of the development. Additionally, all works will be undertaken in accordance with the draft Erosion and Sediment Control Management Plan prepared as part of the application.
95. The applicant has agreed to conditions of consent that would mitigate effects associated with construction noise, dust dispersal and management, sediment management and run-off, and reinstatement of disturbed surfaces following the completion of works. Based on the extent of the works proposed, and the conditions agreed to by the applicant, I consider that the earthworks related amenity effects on the adjoining and wider environment will be less than minor.

Conclusion

96. Any adverse effects are considered to be less than minor, in terms of adjacent persons and the wider environment.

Public Notification (Section 95A)

97. Section 95A states that a consent authority must follow the steps in the order given to determine whether to publicly notify an application for resource consent.

STEP 1: MANDATORY PUBLIC NOTIFICATION IN CERTAIN CIRCUMSTANCES (SECTIONS 95A(2) AND 95A(3))	
Has the applicant requested the application is publicly notified?	No
Is public notification required under section 95C (no response or refusal to provide information or agree to the commissioning of a report under section 92)?	No
Has the application been made jointly with an application to exchange recreation reserve land under section 15AA of the Reserves Act 1977?	No

STEP 2: PUBLIC NOTIFICATION PRECLUDED IN CERTAIN CIRCUMSTANCES (SECTIONS 95A(4) AND 95A(5))	
Are all activities in the application subject to one or more rules or national environmental standards that preclude public notification?	No
Is the application for one or more of the following, but no other types of activities: A controlled activity? A boundary activity only (as per the definition of "boundary activity" in s 87AAB of the Act)?	No

STEP 3: PUBLIC NOTIFICATION REQUIRED IN CERTAIN CIRCUMSTANCES (SECTIONS 95A(7) AND 95A(8))	
Is the activity subject to a rule or national environmental standard that requires public notification?	No
Will the activity have, or is it likely to have, adverse effects on the environment that are more than minor?	No

STEP 4: PUBLIC NOTIFICATION IN SPECIAL CIRCUMSTANCES (SECTION 95A(9))	
Do special circumstances exist in relation to the application that warrant public notification?	No

Conclusion

98. In conclusion, in accordance with the provisions of section 95A, the application must not be publicly notified and a determination on limited notification must be made, as follows.

Limited Notification (Section 95B)

99. Section 95B states that a consent authority must follow the steps in the order given to determine whether to give limited notification of an application for resource consent, if it is not publicly notified under section 95A.

STEP 1: CERTAIN AFFECTED GROUPS AND AFFECTED PERSONS MUST BE NOTIFIED (SECTIONS 95B(1)-(4))	
Are there any affected protected customary rights groups, as defined in s 95F?	No
Are there any affected customary marine title groups, as defined in s 95G (in the case of an application for a resource consent for an accommodated activity (as defined in the Act))?	No
Is the proposed activity on or adjacent to, or may it affect, land that is the subject of a statutory acknowledgement made in accordance with an Act specified in Schedule 11; and is the person to whom that statutory acknowledgement is made an affected person under s 95E?	No

STEP 2: LIMITED NOTIFICATION PRECLUDED IN CERTAIN CIRCUMSTANCES (SECTIONS 95B(5) AND 95B(6))	
Are all activities in the application subject to one or more rules or national environmental standards that preclude limited notification?	No
Is the application for a controlled activity under the district plan only and not a subdivision of land?	No

STEP 3: CERTAIN OTHER AFFECTED PERSONS MUST BE NOTIFIED (SECTIONS 95B(7)-(9))	
In the case of a "boundary activity", is an owner of an allotment with an infringed boundary an affected person?	N/A
For any other activity, are there any affected persons in accordance with section 95E of the Act (as assessed in the Assessment of Adverse Environmental Effects above)?	No

STEP 4: LIMITED NOTIFICATION IN SPECIAL CIRCUMSTANCES

Do any special circumstances exist in relation to the application that warrant notification to any other persons not already determined to be eligible for limited notification (excludes persons assessed under section 95E as not being affected)?

No

Conclusion

100. In conclusion, in accordance with the provisions of section 95B, the application must not be limited notified.

Notification Recommendation

101. I recommend that the application(s) RC256134, RC256135 be processed on a **Non-Notified** basis in accordance with sections 95A-E of the Resource Management Act 1991.

Report by:

Gemma Conlon

Consultant Planner

Date: 26 May 2026

Notification Decision

102. For the reasons set out in the report above, the Notification Recommendation is adopted under delegated authority.



Commissioner O'Connell

Date: 28 May 2026

Section 104 Assessment

103. Section 104 of the Act sets out the matters the Council must have regard to when considering an application for resource consent.

104. Section 104(1), in particular, states as follows:

104 Consideration of applications

(1) *When considering an application for a resource consent and any submissions received, the consent authority must, subject to Part 2 and section 77M [Effect of incorporation of MDRS in district plan], have regard to—*

(a) *any actual and potential effects on the environment of allowing the activity; and*

(ab) *any measure proposed or agreed to by the applicant for the purpose of ensuring positive effects on the environment to offset or compensate for any adverse effects on the environment that will or may result from allowing the activity; and*

(b) *any relevant provisions of—*

(i) *a national environmental standard:*

(ii) *other regulations:*

(iii) *a national policy statement:*

(iv) *a New Zealand coastal policy statement:*

(v) *a regional policy statement or proposed regional policy statement:*

(vi) *a plan or proposed plan; and*

(c) *any other matter the consent authority considers relevant and reasonably necessary to determine the application.*

...

105. Section 104(2) states that a consent authority may disregard an adverse effect of the activity on the environment if a national environmental standard or the plan, i.e. the operative plan, permits an activity with that effect.

106. Section 104B applies to discretionary and non-complying activities. It allows that the consent authority may grant or refuse the application, and, if granted, it may impose conditions under s 108.

Section 104(1)(a) - Effects on the Environment

107. An assessment of the adverse environmental effects of the proposal was completed above as part of the notification section of this report. That assessment is equally applicable to section 104 and is applied as such. Again, it is noted that the permitted baseline is relevant (section 104(2)), and regard must not be had to any person who has given written approval (section 104(3)(ii)).

108. It is also appropriate to consider the positive effects of the proposal at this section 104 stage. The proposal will increase the supply of vacant sites available for development in Prebbleton and will contribute towards a well-functioning urban environment in accordance with Development Area Plan DEV-PR3.

109. As concluded in my notification assessment, I consider that the adverse effects on the environment resulting from the proposal will be less than minor.

Section 106 - Natural Hazards and Access

110. Section 106 of the Act states as follows:

106 Consent authority may refuse subdivision consent in certain circumstances

(1) *A consent authority may refuse to grant a subdivision consent, or may grant a subdivision consent subject to conditions, if it considers that—*

(a) *there is a significant risk from natural hazards; or*

(b) *[Repealed]*

(c) *sufficient provision has not been made for legal and physical access to each allotment to be created by the subdivision.*

(1A) *For the purpose of subsection (1)(a), an assessment of the risk from natural hazards requires a combined assessment of all of the following taken together:*

(a) *the likelihood of natural hazards occurring (whether individually or in combination);*

(b) *the material damage to land in respect of which the consent is sought, other land, or structures that would result from natural hazards;*

(c) *any likely subsequent use of the land in respect of which the consent is sought that would accelerate, worsen, or result in material damage of the kind referred to in paragraph (b).*

(2) *Conditions under subsection (1) must be—*

(a) *for the purposes of avoiding, remedying, or mitigating the effects referred to in subsection (1); and*

(b) *of a type that could be imposed under section 108.*

111. In this case, appropriate legal and physical access can be provided to all lots, through each stage of development. The application site is identified as being at risk from flood hazard, and the applicant has accepted suggested conditions of consent that would mitigate the potential effects of inundation on residential units or principal buildings. The application site is not at significant risk from natural hazards, nor will the proposed subdivision exacerbate any existing hazards.

112. Based on these reasons, the application can be granted consent under section 106 RMA.

Section 106A - Natural Hazards

113. Section 106A of the Act states as follows:

106A Consent authority may refuse land use consent in certain circumstances

(1) *A consent authority may refuse to grant a land use consent, or may grant the consent subject to conditions, if it considers that there is a significant risk from natural hazards.*

(2) *For the purpose of subsection (1), an assessment of the risk from natural hazards requires a combined assessment of all of the following taken together:*

(a) *the likelihood of natural hazards occurring (whether individually or in combination); and*

(b) *the material damage to land in respect of which the consent is sought, other land, or structures that would result from natural hazards; and*

(c) *whether the proposed use of the land would accelerate, worsen, or result in material damage of the kind referred to in paragraph (b);*

(d) *whether the proposed use of the land would result in adverse effects on the health or safety of people.*

(3) *Conditions under subsection (1) must be—*

(a) *for the purposes of avoiding, remedying, or mitigating the effects referred to in subsection (1); and*

(b) *of a type that could be imposed under section 108.*

(4) *This section does not apply to land use consents if the use of the land for which the consent is sought is—*

(a) *construction, upgrade, maintenance, or operation of infrastructure; or*

(b) *primary production activities, as described in the national planning standards.*

114. As this is a joint subdivision and land use application, the preceding assessment against s106 is considered equally applicable to s106A.

Section 104(1)(b) – Relevant Provisions of Statutory Documents

District Plans (section 104(1)(b)(vi))

Operative Plan – Objectives and Policies

115. The activity is permitted; therefore, I consider it in keeping with the objectives and policies of the Operative Plan.

Partially Operative Selwyn District Plan – Objectives and Policies

116. The Partially Operative District Plan objectives and policies that I consider relevant relate to strategic directions, subdivision, transportation, natural hazards and earthworks.
117. The overarching direction for the Plan is expressed through the strategic directions. Having reviewed and considered those relevant strategic directions (SD-DI-O1, SD-DI-O2 & SD-UFD-O1), I conclude that the proposal is consistent with the strategic directions.
118. The subdivision objectives seek an efficient use of land and compatibility with planned urban form (SUB-O1), that sites have the services and characteristics for their intended use (SUB-O2), and that site areas align with the development outcomes of the relevant zone (SUB-O3). As mentioned previously, the density of the subdivision is based on the availability of infrastructure, specifically wastewater, while still complying with the overarching DEV-PR3. All sites will be provided with the necessary services and easements (SUB-P3). Each allotment will have acceptable legal access to a road vested in Council and the ROWs will provide necessary easements. I consider that the proposal is consistent with these matters and the related policies.
119. The MRZ specifically seeks to enable a mix of densities, which includes a range of housing typologies (MRZ-P1). Although proposed Lots 317, 331, and 333-338 will not achieve the minimum dimension of 16m x 23m, they remain of ample size and dimension and do not detract from the planned urban form of the MRZ. The proposal will contribute to a variety of sites within the subdivision and will achieve a net density anticipated by the zone.
120. The transport provisions (TRAN-O1) seek that connections are safe, efficient and effective for all transport modes, including integration with land use activities and subdivision. TRAN-P7 specifically seeks to recognise and protect the function of the land transport network by managing land use activities and subdivision to ensure the safe and efficient movement of people and goods. This includes requiring the design, positioning and maintenance of accessways, vehicle crossings, and intersections to ensure appropriate sightline visibility for road users for supporting and safe and efficient road environment. I consider that each lot created will have safe and efficient access to an urban standard road in alignment with SUB-O2 and SUB-P2. Based on the preceding assessment of environmental effects, I consider that the proposal is consistent with the relevant transport provisions.
121. In respect of natural hazards, new subdivision, use and development should be undertaken in a manner that ensures that the risks of natural hazards to people, property and infrastructure are mitigated (NH-O1 and NH-P1). The proposal includes reporting to confirm that the development of each site created will provide appropriate mitigation for future development. A flood assessment will be obtained to confirm that the risk to people, property and infrastructure is appropriately mitigated (NH-P10). The liquefaction hazard has been appropriately identified and assessed and can be adequately remedied or mitigated (NH-P13).
122. The earthworks provisions seek to limit adverse effects on the surrounding environment (EW-O1), and the proposed earthworks will be temporary (EW-P1) in association with the development of the land for subdivision. The applicant has agreed to a suite of earthworks related consent conditions that will appropriately minimise and mitigate adverse visual and nuisance effects (EW-PA).
123. Overall, I consider the proposal to be consistent with the Partially Operative Selwyn District Plan.

Other Relevant Documents (section 104(1)(b)(i)-(v))

Canterbury Regional Policy Statement (CRPS)

124. The District Plans give effect to the relevant higher order documents, including the CRPS. Therefore, I consider there is no need to assess these provisions.

National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (NES-CS)

125. The NES-CS was discussed earlier in this report, with my conclusion being that subject to appropriate remediation of the site, the disturbance to soil and subdivision are permitted under the NES-CS.

National Policy Statement for Natural Hazards (NPS-NH)

126. The application site is located within the Plains Flood Management Overlay and therefore the NPS-NH applies to the proposal. The NPS requires a risk assessment of the proposed activity using the risk matrix and methods set out in the statement. In this context, the site is subject to a risk of the natural hazard during a 200-year event (AEP/ARI), corresponding to an unlikely event.
127. An assessment has been provided and concludes that the adverse effects of the hazard will be less than minor. On that basis, the consequence level is considered to be minor taking into account the mitigation proposed. It is also considered that the proposal (inclusive of the mitigation) will not exacerbate the risk of the natural hazard on adjacent sites.
128. Overall, the risk level is considered to be low. For completeness, the proposal is considered to be consistent with the objective and policies of the NPS-NH.

Section 104(1)(c) – Other Matters

Mahaanui Kurataiao Ltd

129. Mahaanui Kurataiao Ltd were sent a copy of the application. The Kaitiaki representatives of Te Taumutu Rūnanga reviewed the application and recommended consent conditions and advice notes to align this proposal more closely with the provisions in the Mahaanui IMP. The conditions recommended are:
1. *An Accidental Discovery Protocol (ADP) must be in place during all earthworks required to exercise this consent to deal with archaeological finds and protect the interests of mana whenua. This condition does not constitute a response under the Heritage New Zealand Pouhere Taonga Act (HNZPT 2014).*
 2. *An Erosion and Sediment Control Plan for any earthworks required to give effect to this consent must be prepared, implemented, inspected, and maintained in accordance with Environment Canterbury's Erosion and Sediment Control Toolbox for Canterbury until such time the site is stabilised.*
 3. *The installation and naturalisation of the water race must not prevent fish passage or cause the stranding of fish in pools or channels.*
 4. *All contaminated soil must be removed and not left insitu.*
130. The applicant has agreed to the application of the ADP condition, and the three remaining conditions are being applied in tandem with the engineering and ecological recommendations.

Part 2 – Purpose and principles

131. The consideration under section 104 is subject to Part 2 of the Act – Purpose and principles.
132. The purpose of the Act is contained within section 5 and it is to promote the sustainable management of natural and physical resources. *Sustainable management* means managing the use, development, and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic, and cultural well-being and for their health and safety while: sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably foreseeable needs of future generations; and safeguarding the life-supporting capacity of air, water, soil, and ecosystems; and avoiding, remedying, or mitigating any adverse effects of activities on the environment.
133. The other sections of Part 2, sections 6, 7 and 8, address matters of national importance, other matters and Te Tiriti o Waitangi (the Treaty of Waitangi) respectively.
134. The relevant District Plans have been prepared having regard to Part 2, with a coherent set of policies designed to achieve clear environmental outcomes; therefore, taking into account relevant case law, I consider that assessment under Part 2 is unlikely to be necessary. For the sake of completeness, however, Part 2 is briefly assessed below.

135. In addition to section 5, I note that the following clauses of Part 2 would be particularly relevant:

7 Other matters

In achieving the purpose of this Act, all persons exercising functions and powers under it, in relation to managing the use, development, and protection of natural and physical resources, shall have particular regard to—

(b) the efficient use and development of natural and physical resources:

(c) the maintenance and enhancement of amenity values:

(f) maintenance and enhancement of the quality of the environment:

8 Treaty of Waitangi

In achieving the purpose of this Act, all persons exercising functions and powers under it, in relation to managing the use, development, and protection of natural and physical resources, shall take into account the principles of the Treaty of Waitangi (Te Tiriti o Waitangi).

136. The proposed subdivision and land use consent allows for the efficient use and development of land in an appropriately zoned location that will maintain and enhance amenity values in the locality through the overall design approach and is supported by conditions of consent. The development avoids adverse effects on the environment through its comprehensive design and mitigation measures.

137. Based on my assessment of the proposal in this report, I conclude that the proposal will be consistent with Part 2 of the Act.

Conclusions

138. The application is for the following consents:

- RC256134 - Subdivision (s11) - To undertake a subdivision to create 49 residential lots and 2 local purpose reserve
- RC256135 - Land Use (s9) - To undertake earthworks associated with RC256134 - NES

139. Consent is also required under the RMA for the cancellation of consent notices.

140. The overall activity status of the application is Discretionary.

141. It is concluded that the proposal will not create any adverse effects that are more than minor, and there are no affected persons.

142. The proposal will provide adequate legal and physical access to each allotment, and the property does not have significant risk from natural hazards. Therefore, compliance with s106 and s106A of the RMA is achieved.

143. The proposal is consistent with the objectives and policies of the PDP.

144. Having considered all relevant matters, I conclude that the application may be granted, subject to conditions of consent.

Recommendation

145. I recommend that subdivision consent RC256134 and land use consent RC256135 are **granted**, pursuant to sections 104, 104B, 106 and 106A of the Resource Management Act 1991, subject to the conditions of consent below pursuant to sections 108, 108AA and 220 of the Act.

146. I recommend that consent notices imposed under RC256133 on Lot 1000 are cancelled pursuant to section 221 of the Resource Management Act 1991.

Report by: Gemma Conlon Consultant Planner	Date: 26 May 2026
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Decision

147. For the reasons set out in the report above, the Recommendation is adopted under delegated authority.

 Commissioner O'Connell	Date: 28 May 2026
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Condition(s) of Consent

RC256134 Subdivision Consent Conditions

1. The subdivision shall proceed in general accordance with the information formally received with the application on 15 December 2025, the further information provided on 25 February, 10, 17 and 31 March and 21 April 2026 and the attached stamped Approved Plan entitled 'Proposed Subdivision of Lot 1000 RC256133', Revision 7 and dated March 2026, except where another condition of this consent must be complied with.
2. The following conditions of consent must be met prior to the issue of a section 224(c) Completion Certificate at the expense of the consent holder.
3. Any public utility site and associated rights of way easements, and/or service easements required by a network operator are approved provided that they are not within any reserves to vest in the Council.
4. All required easements must be created and granted or reserved.
5. The easement in gross for Council vested assets in private land must be duly granted (or reserved) in accordance with the stamped plans that form part of this consent.

Staging

6. The subdivision may be undertaken in stages, subject to infrastructure and legal access being available at each stage. This includes the availability of sufficient wastewater connections as indicated in the 'Pump Station DEV-PR3 Capacity at 56 Bridgehampton Drive' Map prepared by Davie Lovell-Smith Ltd.

Consent Notices

The following conditions shall be applied as consent notices, pursuant to Section 221 Resource Management Act 1991, to be complied with on an ongoing basis, and be registered on the Record of Title to issue for the following lots created which states the following:

7. **Access – Lots 330 and 338:** Access to this lot shall be via the new vested road (Lot 418) at the most compliant location. A vehicle access to Hamptons Road is not permitted.
8. **Restriction on the number of residential units – Lots 294-342:** To ensure the designed infrastructure capacity is not exceeded, development on this lot is limited to a maximum of one residential unit.
9. **Stormwater - Lot 294 - 328 and Lots 331-337 and Lots 339-342:** Stormwater from roofs and hardstand areas shall be discharged to soakpits within this lot. These soakpits shall:
 - i. be designed and constructed to store and dispose of stormwater for all rainfall events up to and including the 10% AEP event 24 hours duration in accordance with Clause E1 of the New Zealand Building Code; and
 - ii. have a base that extends into free draining soil strata; and
 - iii. have a base that is a maximum of 3m below ground level; and
 - iv. be designed to incorporate a safety factor of 3 to account for the reduction of infiltration performance over time.

Infiltration tests must be undertaken prior to the construction of the individual soakpit as follows:

- i. At the location of each proposed soak pit for roof and/or hardstand stormwater; and
- ii. A minimum of one infiltration test at the location of each proposed soak pit; and
- iii. At the depth where stormwater is to be discharged; and
- iv. Soakage testing shall be undertaken in accordance with Clause E1 of the New Zealand Building Code.

Advice Note:

The responsibility for ongoing maintenance of private stormwater management devices (e.g. soakpits) rests with the property owner and occupier, who must inspect and maintain them, keep them free of sediment, debris, and blockages, and ensure ongoing compliance with relevant bylaws and consent requirements.

10. **Stormwater - Lot 329, 330 & 338:** Stormwater from roofs and hardstand areas shall be discharged to soakpits within this lot.

These soakpits shall:

- i. be designed and constructed to store and dispose of stormwater for all rainfall events up to and including the 2% AEP event 24 hours duration in accordance; and
- ii. have a base that extends into free draining soil strata; and
- iii. have a base that is a maximum of 3m below ground level; and
- iv. be designed to incorporate a safety factor of 3 to account for the reduction of infiltration performance over time.

Infiltration tests must be undertaken prior to the construction of the individual soakpit as follows:

- i. At the location of each proposed soak pit for roof and/or hardstand stormwater; and
- ii. A minimum of one infiltration test at the location of each proposed soak pit; and
- iii. At the depth where stormwater is to be discharged; and
- iv. Soakage testing shall be undertaken in accordance with Clause E1 of the New Zealand Building Code.

Advice Note:

The responsibility for ongoing maintenance of private stormwater management devices (e.g. soakpits) rests with the property owner and occupier, who must inspect and maintain them, keep them free of sediment, debris, and blockages, and ensure ongoing compliance with relevant bylaws and consent requirements.

Covenants and Vesting

11. The consent holder must vest Lots 506 and 507 in the Council as Local Purpose Access Reserve.

Advice Note:

Council considers all proposed pedestrian infrastructure to be part of the roading network and subject to the requirements of Engineering Acceptance.

12. The consent holder must provide copies of all Records of Title for land, other than roads, that is vested in the Council.

13. The consent holder must ensure that Council is indemnified from liability to contribute to the cost of erection or maintenance of boundary fences between reserves and adjoining lots.
- a. This shall be ensured by way of a fencing covenant registered against the Record of Title to issue for each lot adjoining a Council reserve. The covenant is to be prepared by Council's solicitor at the expense of the consent holder.
 - b. The consent holder must provide written confirmation from their solicitor that the executed fencing covenant will be registered on deposit of the subdivision plan.
 - c. All fencing adjacent to a reserve must be constructed prior to s224c being granted.

Advice notes:

Lots 303, 304, 316, 317, 318 and 320 border reserves and will require fencing that will need to be a maximum of:

- a. 1m in height if solid; or*
- b. 1.8m in height where at least 50% of the fence is visually permeable.*

If a fence is solid, the fencing palings need to face out into the reserve (not on the residential side of the fence).

Flooding Assessment

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

General Engineering Requirements

16. All works on existing infrastructure and/or any assets vested in the Council or the relevant Asset Manager must comply with the Engineering Code of Practice, comply with all conditions set out in the Acceptance letter, and be completed in accordance with the detailed design plans accepted by Council.
17. Works on Council infrastructure or vested assets must not commence until Engineering Acceptance has been confirmed in writing. Any subsequent amendments to the plans and specifications must be submitted to the Development Engineering Manager for acceptance.

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

18. Plans and specifications for all works required by this consent must be submitted to the Council via Development.Engineer@selwyn.govt.nz at least 20 working days prior to the commencement of related work and once accepted, will thereafter form part of the Approved Consent Document. This process applies to all documentation submitted (inclusive of landscaping) to the Council for engineering acceptance.

The Development Engineering Manager (or their nominee) will either accept, or refuse to accept, the documentation within 20 working days of receipt. Should the Development Engineering Manager (or their nominee) refuse to accept the documentation, they will provide a letter outlining why acceptance is refused.

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

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

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

The consent holder or consent holder's agent may need to discuss the following with Council's Development Engineer:

- *Suitable time for pre-start meeting to meet with contractor on site and discuss Council construction requirements.*
- *Any infrastructure requirements associated with the development.*
- *Council approvals necessary for future connections.*

20. The easement in gross for Council vested assets in private land must be duly granted (or reserved) in accordance with the stamped plans that form part of this consent. The Grantee may assign or transfer its rights and obligations under this easement, without the consent of the Grantor, to any council-controlled organisation that is controlled by the Council, either alone or together with any other local authority.

21. As-built plans for the services covered by the easement(s) must be provided to the Council at Section 223 Certification Stage.

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

- a. 12 months for the following assets:

- Roading Infrastructure
- Water Reticulation
- Stormwater Reticulation
- Wastewater Reticulation
- Water Race

- b. 24 months for the following assets:

- Landscaping

- Reserve Assets
- Stormwater Treatment and Discharge Systems
- Water Race Alterations/Naturalisation

Advice Note: Maintenance bonds will be valued at 5% of the total value of works (plus GST).

The consent holder must provide costings and estimates for the total value of works from an independent quantity surveyor, acceptable to Council, at the resource consent holder's expense.

The Council may re-evaluate the value and duration of the maintenance bond for the following reasons:

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

23. Prior to the issuing of s224(c) certificate the consent holder must provide accurate 'as built' plans of all works on vested and Council owned assets and/or vesting assets undertaken as part of this consent, including the following:

- Roothing Infrastructure
- Vehicle crossings
- Water Infrastructure
- Wastewater Infrastructure
- Stormwater Reticulation
- Water Race
- Landscaping Assets
- Reserves Assets

Any costs involved in provision and transfer of this data to Council's systems must be borne by the consent holder.

24. Prior to the issuing of s224(c) certificate the consent holder must provide a comprehensive electronic schedule of any assets to be vested in the Council or the relevant Asset Manager, including the following:

- Roothing Infrastructure
- Vehicle crossings
- Water Infrastructure
- Wastewater Infrastructure

- Stormwater Reticulation
- Water Race
- Landscaping Assets

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

25. Prior to the issuing of section 224(c) certificate the consent holder must provide Asset Management Data Standard schedules (AMDS) for all vested infrastructure installed as part of this consent, including the following:

- Roding Infrastructure
- Vehicle crossings
- Water Infrastructure
- Wastewater Infrastructure
- Stormwater Reticulation
- Water Race
- Landscaping Assets

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

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

26. Prior to the issuing of section 224(c) certificate the consent holder must provide Road Asset and Maintenance Management (RAMM) schedules for all vested infrastructure installed as part of this consent, including the following:

- Roding Infrastructure

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

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

Engineering Acceptance

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

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

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

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

Landscaping Acceptance

30. Landscaping plans for the road reserve, Lot 506, Lot 507 and the Hamptons Road water race upgrade must be submitted to Council (development.engineer@selwyn.govt.nz) for acceptance. The plans and design report are to provide sufficient detail to confirm compliance with the Engineering Code of Practice.

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

1. Plant selection
2. Soft landscaping features
3. Hard landscaping features
4. Fence design

Advice Note: Please note that pedestrian linkages are considered to be part of the roading infrastructure and will require engineering acceptance prior to construction.

32. Landscaping plans must be supplied with the Engineering Acceptance application. If this requirement cannot be reasonably achieved, it is expected that the proposed landscaping plans will be supplied to Council overlaid on top of the accepted servicing plans.

33. Landscaping must be located clear of all services and demonstrated on plan/s that show proposed landscaping and all proposed services.

34. Producer statements from the principal landscaping contractor must be supplied to Council confirming that all vested assets have been installed in accordance with the accepted landscaping plans and specifications prior to the issuing of S224(c) certificate.

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

35. Producer Statements from the principal landscaping designer must be supplied to Council confirming that all vested assets have been installed in accordance with the accepted landscaping plans and specifications prior to the issuing of S224(c) certificate.

36. The proposed landscaping must be established in accordance with the accepted landscaping plans and design report.

37. The consent holder must maintain all landscaping assets approved in the landscaping plans to the standards specified in the Engineering Code of Practice for the 24-month establishment period (defects liability) from the date of Council's practical completion acceptance until final inspection and acceptance of the landscaping by Council.

Roadings

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

- a. Alterations to the existing roading network
- b. Extensions of the existing roading network
- c. Provision of Streetlighting
- d. Provision of pedestrian access reserves

must be submitted to Council via the development.engineer@selwyn.govt.nz for acceptance.

- 39. All roads must be constructed in accordance with the accepted engineering plans.
- 40. On deposit of the survey plan all roads must be vested in the Selwyn District Council as road.
- 41. The corner of Lots 296, 297, 322, 330, 331 and 338 at the road intersection must be splayed with a rounded minimum radius of 3 metres.
- 42. The road frontage of Hamptons Road must be upgraded to the intent of the agreed standard as shown on the plans entitled "Engineering Concept- Roding plan" Drawing No. E21448, Rev- R0 & "Roding sections", Drawing No E21448, Rev- R1 that forms part of this consent.

Advice Note:

This work is still required to be accepted and undertaken through Engineering Acceptance.

- 43. Street lighting must be provided on all new roads and existing roads in accordance the Engineering Code of Practice and Engineering Acceptance.
- 44. Prior to the granting of Engineering Acceptance designs for all street lighting that will vest to Council will be submitted to the Development Engineering Manager (development.engineer@selwyn.govt.nz) for review and acceptance.
- 45. All vested roading infrastructure must be constructed in accordance with a Safe System Audit that must be supplied at time of Engineering Acceptance. An audit must be undertaken by an independent assessor at the consent holder's expense, with the report provided to Council prior to Engineering Acceptance.
- 46. All vested roading infrastructure must meet Council's testing standards as prescribed by the Engineering Code of Practice. Supporting documentation must be supplied to Council prior to the issuing of section 224(c) certificate.
- 47. Where temporary turning heads are formed in vested land, a bond will be required for a value of full reinstatement to the agreed standard. Any alternative arrangements with neighbouring developers or property owners will require the acceptance of the Development Engineering Manager prior to the issuing of S224(c) certificate.

Vehicle Crossings and Accessways

- 48. The vehicle crossing for Lot 329 on Hamptons Road must be constructed as part of the subdivision works. This crossing must have precast concrete headwalls with RCRRJ Z piping and be constructed in accordance with the accepted Engineering Plans.
- 49. All vehicle crossings and formed accessways must meet Council's testing standards as prescribed by the Engineering Code of Practice. Supporting documentation must be supplied to Council prior to the issuing of section 224(c) certificate.

50. The vehicle crossings for Lots 307-308, 311-312, 315-316, 318 and 325-326 must be sealed for the full width and length of the vehicle crossing between the carriageway and the site boundary and to the requirements of the Engineering Code of Practice. Construction of the vehicle crossing must be completed prior to the granting of section 224(c).
51. The vehicle accessway serving Lots 307-308, 311-312, 315-316 and 325-326 must be formed and sealed in accordance with TRAN-REQ7 (including TRAN-TABLE3 – Minimum Requirements for Accessways) of the Partially Operative Selwyn District Plan and the requirements of the Engineering Code of Practice. Construction must be completed prior to the issuing of section 224(c).

Water Supply

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

to service each new lot must be submitted to Council via the development.engineer@selwyn.govt.nz for acceptance.

53. Private water reticulation infrastructure inside the boundary must be sized assuming 310kPa at the point of supply to the SDC water network (upstream of the RPZ).
54. The net area of each lot must be provided with an individual potable connection to the Council's water reticulation network in accordance with Engineering Code of Practice and the Engineering Acceptance letter.
55. All Water connections must be metered. Meters must be installed in the road reserve in accordance with Engineering Code of Practice and the accepted engineering plans. (Note that multi meter boxes may be utilised).
56. All vested water infrastructure must be designed in accordance with the New Zealand Fire Service Firefighting Water Supplies Code of Practice (SNZ PAS 4509:2008 and subsequent variations).

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

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

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

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

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

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

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

59. Any existing water infrastructure(boreholes) within Lot 1000 RC256133 must be decommissioned in compliance with ECan requirements prior to any commencement of works within the stage in which it is located.

Wastewater Supply

60. Engineering plans and details for all works associated with the following proposed works that will vest to Council or the relevant Asset Manager:

- Alterations to the existing wastewater supply
- Extensions of the existing wastewater supply
- Provision of Council maintained points of supply

to service each new lot, plans must be submitted to Council via the development.engineer@selwyn.govt.nz for acceptance.

61. Each lot must be provided with an individual wastewater connection to Council's wastewater reticulation infrastructure that is laid to the boundary and can service the net area of that lot in accordance with the Engineering Code of Practice and the accepted engineering plans.
62. All gravity wastewater laterals must be installed ensuring grade and capacity are provided for and in accordance with Council's Engineering Code of Practice, giving regard to maximum upstream development density.
63. All vested wastewater reticulation must meet Council's pressure testing and CCTV inspection standards as prescribed by the Engineering Code of Practice. Supporting documentation must be supplied to Council prior to the issuing of s224(c) certificate.
64. Connection to the Council sewer must be arranged by the consent holder at the consent holder's expense. The work must be done by a registered drainlayer.
65. The existing on-site effluent treatment and disposal system servicing existing dwelling with Stage 6C must be decommissioned, and the site be completely reinstated with the appropriate quality assurance documents including as built details and a fill certificate confirming compliance with NZS4431:2022 and submitted Council via development.engineer@selwyn.govt.nz prior to issuing of S224c certificate. If this information is not supplied, then the location of the decommissioned septic tank must be identified on the survey plan as a no build area.

Advice Note: The decommissioning of the septic tank should be made in accordance with ECan requirements.

66. Confirmation of the approved connections to service the development must be supplied along with the Engineering Acceptance Application.

Stormwater

67. Engineering plans and supporting design information for all works associated with the installation of stormwater infrastructure to service the development site must be submitted to Council via the development.engineer@selwyn.govt.nz for acceptance.

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

68. The Consent Holder must install stormwater reticulation treatment and disposal systems to service the subdivision in accordance with the accepted engineering plans and the requirements of the associated discharge consent.
69. Where the collection and disposal of roof/surface water is to ground, the suitability of the natural ground to receive and dispose of the water without causing damage or nuisance to neighbouring properties, must be determined by a suitably qualified person/engineer and evidence of results must be provided at engineering acceptance.
70. Post development stormwater discharges must not exceed pre-development stormwater discharges for all critical duration design storm events up to and including the 1% AEP storm. Designs and supporting information will be submitted to Council via development.engineer@selwyn.govt.nz for review and acceptance.
71. All vested stormwater infrastructure is required to include low maintenance stormwater treatment installed to meet the stormwater treatment outcomes prescribed by the Land and Water Regional Plan.
72. The discharge consent obtained from the Canterbury Regional Council must be compliant with any applicable Selwyn District Council network discharge consent (or subsequent variations).

A certificate produced by a suitably qualified person that certifies compliance with the Council's network discharge consent must be submitted to Council via development.engineer@selwyn.govt.nz prior to the granting of section 224(c).

73. The Consent Holder will hold, operate, and maintain the Canterbury Regional Council operational discharge consent held in their name for a minimum of two years after the section 224(c) Completion Certificate for the final stage of this consent has been issued.

Council must be satisfied at the end of this period that all aspects of the system, including but not limited to compliance with consent conditions, operations and maintenance costs are acceptable to Council prior to the transfer of the CRC consent to Council.

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

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

75. Any works undertaken on stormwater infrastructure located within the development site must be completed in accordance with the Engineering Code of Practice and accepted engineering plans.
76. The Consent Holder shall prepare and submit a Stormwater Design Report and Management Plan in accordance with the requirements of Selwyn District Council and Environment Canterbury Regional Council. This plan shall be provided for Selwyn District Council's for approval and sign-off prior to granting section 224(c) at the consent holder's cost.

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

- A plan showing existing ground levels on neighbouring properties along with proposed levels on the subdivision sites. Interference with pre-existing stormwater flows needs to be considered so as not to cause ponding or nuisance on neighbouring or developed land.*
- Existing and proposed drainage plan with sub catchments and flow arrows to show how the drainage will be affected.*
- Calculations to demonstrate compliance with the Engineering Code of Practice and any relevant Environment Canterbury consent conditions.*
- Ongoing operation and maintenance requirements.*

77. All vested stormwater reticulation must meet Council's pressure testing and CCTV inspection standards as prescribed by the Engineering Code of Practice. Supporting documentation must be supplied to Council prior to the issuing of s224(c) certificate.

78. The Consent Holder must provide a Stormwater Operations and Maintenance Manual prior to the approval of the section 224(c) certificate.

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

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

79. Prior to the approval of a section 224(c) completion certificate the consent holder must provide a Producer Statement demonstrating that the stormwater system has been designed and constructed in accordance the Engineering Code of practice. The producer statement is to be submitted to development.engineer@selwyn.govt.nz

Earthworks and Overland Flow

80. Engineering plans and supporting design information for all works associated with all necessary earthworks and the creation of overland flow paths by the works proposed as part of this consent must be submitted to Council via the development.engineer@selwyn.govt.nz for acceptance.

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

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

81. All designs and supporting information submitted to Council for review and Engineering Acceptance must demonstrate that the secondary flow paths created by this consent are able to convey the 0.5% AEP storm event.

Advice Note: To allow for climate change the design storm event used for the creation of any secondary flow paths located with the Plains Flood Management Overlay area will be the HIRD's RCP 8.5 (2081 – 2100) rainfall event for the critical storm duration.

The designs will be expected to demonstrate that all flows generated by the design storm event will not exceed the capacity of the overland flow path.

82. Plans and support information must be submitted Council via the development.engineer@selwyn.govt.nz for acceptance to confirm:

- a. Any change in ground levels will not cause ponding or drainage nuisance to neighbouring properties.
- b. All filled land is shaped to fall to the road boundary.
- c. Existing drainage paths from neighbouring properties are maintained.

83. Designs and supporting information for any swales required in private property for the intention of directing stormwater flows and/or overland flow paths through private property must be submitted to Council via development.engineer@selwyn.govt.nz for review and acceptance prior to the granting of engineering acceptance and once acceptance is granted will thereafter form part of the Approved Consent Document.

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

85. Certificates satisfying the conditions of NZS4431: 2022 Code of Practice for Earth Fill for Residential Development are to be provided to the Council prior to section 224(c) approval. These certificates will be provided by a chartered engineering professional with suitable experience and accompanied by a report detailing the extent and nature of all earthworks undertaken.

86. Prior to the issuing of s224(c) certificate for the final stage, the consent holder must provide an accurate digital elevation model (DEM) for all earthworks undertaken as part of this consent that meet the requirements set out in the Engineering Code of Practice and Engineering Acceptance letter. Any costs involved in provision and transfer of this data to Council's systems must be borne by the consent holder.

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

88. Where filling of over 200mm is to be undertaken along a site boundary, appropriate controls shall be installed to ensure overland flow is not impeded and any potential adverse effects are completely mitigated. In addition, the finished height of fencing and retaining shall not exceed 1.8m from the existing lower ground level, except along the southwest and southeast boundaries adjacent Lots 1001 & 1002 RC265133 and Lot 3 DP 24822

Water Race

89. Any works to or within the water race shall be undertaken with the following measures in place:
- avoiding construction works outside of July-September, in acknowledgement of eel migration patterns. If flow is not resumed after May, migrant eels must be captured and translocated downstream.
 - ensuring resident freshwater fauna are captured and relocated prior to in-stream construction works.
 - radius the culvert edges both at the upstream and downstream edges to reduce vortex formation at both ends of the culverts.
 - provide water depth and some overhanging native vegetation at the ends of the culvert and apron extents.
90. Engineering plans and supporting design information for all works associated with:
- the culverts over the water race located within or adjacent to the development site
 - the naturalisation of the water race located within or adjacent to the development site
 - the relocation of the water race located within or adjacent to the development site

must be submitted to Council via the development.engineer@selwyn.govt.nz for acceptance.

Advice Note:

Where designs require the naturalisation of a water race landscaping plans will also be required prior to Engineering Acceptance being granted for that asset to allow Council to review the function of the asset holistically.

91. Any works undertaken on the water race located within the development site must be completed in accordance with the Engineering Code of Practice and accepted engineering plans.
92. All vested water race reticulation must meet Council's pressure testing and CCTV inspection standards as prescribed by the Engineering Code of Practice. Supporting documentation must be supplied to Council prior to the issuing of section 224(c) certificate.

Power and Telecommunications Services

93. The consent holder must provide electricity and telecommunications to the net area of each lot of the subdivision with direct frontage to a road by way of underground reticulation in accordance with the standards of the relevant network utility operator.
94. The consent holder must provide infrastructure to the net area of each rear lot of the subdivision to enable electricity and telecommunications connections by way of underground reticulation in accordance with the standards of the relevant network utility operator.

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

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

Site Stability, Earthworks and Site Works

96. The draft ESCP provided with the application is accepted in principle. All filling and excavation work must be carried out in accordance with an Erosion and Sediment Control Plan (ESCP). Unless approved as part of a separate Environment Canterbury (ECan) resource consent for stormwater discharge or ECan resource consent for excavation/filling, the ESCP will require formal acceptance by Selwyn District Council's Development Engineer (via email to development.engineer@selwyn.govt.nz) prior to any work starting on site.

The ESCP is to be designed by a suitably qualified person and a design certificate supplied with the ESCP for acceptance at least 5 working days prior to any earthworks commencing. The best practice principles, techniques, inspections and monitoring for erosion and sediment control must be based on ECan's Erosion and Sediment Control Toolbox for Canterbury <http://esc Canterbury.co.nz/>.

The ESCP must include (but is not limited to):

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

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

97. Any public road, shared access, footpath, landscaped area or service structure that has been damaged, by the persons involved with the development or vehicles and machinery used in relation to the works under this consent, must be reinstated as specified in the Engineering Code or Practice at the expense of the consent holder and to the satisfaction of the Council.
98. All works on site must be subject to a Traffic Management Plan (TMP) which must be prepared by a suitably qualified person and submitted for acceptance prior to the commencement of earthworks. No works are to commence until the TMP has been accepted and installed.

The TMP must identify the nature and extent of temporary traffic management and how all road users will be managed by the use of temporary traffic management measures. It must also identify the provision of on-site parking for construction staff. Activities on any public road should be planned so as to cause as little disruption, peak traffic safety delay or inconvenience to road users as possible without compromising safety. The TMP

must comply with the Waka Kotahi NZTA Code of Practice for Temporary Traffic Management (CoPTTM) and the relevant Road Controlling Authority's Local Operating Procedures.

The TMP must be submitted to the relevant Road Controlling Authority through the web portal www.myworksites.co.nz). To submit a TMP a Corridor Access Request (CAR) must also be submitted. A copy of the accepted TMP and CAR must be supplied to the Council's resource consent monitoring team (via email to compliance@selwyn.govt.nz) at least 3 working days prior to the commencement of works under this consent.

99. Any change in ground levels must not cause a ponding or drainage nuisance to neighbouring properties. All filled land must be shaped to fall to the road boundary. Existing drainage paths from neighbouring properties must be maintained.

Following the completion of the filling and associated work an engineering report including a finished section level as built, with retained wall height and slope batter details, must be submitted to the Development Engineer. This report must be undertaken by a suitably qualified engineer. The information contained in this report will be placed on the property record.

100. No permanent unsupported cut or batter may be formed any steeper than 26° in soil, unless approved by a chartered professional engineer.
101. The fill sites must be stripped of vegetation and any topsoil prior to filling. The content of fill must be clean fill (as defined in the Partially Operative District Plan).
102. Any change in ground levels must not affect the stability of the ground or fences on neighbouring properties.

The consent holder must submit a report and calculations detailing any filling proposed against existing boundaries and the mitigation proposed to avoid adverse effects on adjoining properties. Any retaining wall construction over 0.5m high must be included and certified as part of the Earth Fill Report. This report may be presented as part of the Design Report.

Landscaping

103. Landscape plans for landscaping within the road reserve must be submitted to Council's Development Engineering Manager for acceptance. Landscaping plans and supporting documentation are to include:
- a. Tree species
 - b. Plant species
 - c. Hamptons Road water race landscaping
 - d. Evidence that the Landscaping plans are in accordance with the SDC ECOP

All landscaping must be carried out in accordance with the accepted plans.

The Consent Holder must maintain plants/trees approved in the landscaping plans for the 24 months Establishment Period (Defects Maintenance) until a final inspection and acceptance of the landscaping by the Council.

Reserves

104. Landscaping plans for Lots 506 and Lot 507 must be submitted to Council via development.engineer@selwyn.govt.nz for acceptance. The plans and design report are to provide sufficient detail to confirm compliance with the Engineering Code of Practice.

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

- Plant selection
- Soft landscaping features
- Hard landscaping features (include the pedestrian footpath through lots 506 and 507)
- Crime Prevention Through Environmental Design (CPTED) principals.
- Fence design
- Bollards

Landscaping plans must be supplied at the same time as the Engineering Acceptance application.

Cultural

105. An Accidental Discovery Protocol (ADP) must be in place during all earthworks required to give effect to this consent to deal with archaeological finds and protect the interests of mana whenua. This condition does not constitute a response under the Heritage New Zealand Pouhere Taonga Act (HNZPT 2014).

Contaminated Land

106. Where evidence of a contaminated site not identified in the application is found at any stage of the site development works, then work must cease at that site until the risk has been assessed by an Suitably Qualified Environmental Practitioner in accordance with current Ministry for the Environment Guidelines and, if required, a resource consent obtained under the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health 2011 (or most recent subsequent amendment).
107. Any soils removed from the site during the course of the activity must be disposed of to a facility authorised to accept the material. The consent holder must submit the waste manifest of the disposal of surplus soils from the site to an authorised facility to the Council, by email compliance@selwyn.govt.nz no later than 20 working days following this disposal.
108. No construction, development or site preparation work must occur in any area of the site until that area has been remediated and validated in accordance with the following conditions of consent:
 - a. Soil and material that contains concentrations of contaminants in excess of soil contaminants standards or guidelines for residential land use under the National Environmental Standard (NES) for Assessing and Managing Contaminants in Soil to Protect Human Health must be remediated in accordance with a Remediation Action Plan, sent to compliance@selwyn.govt.nz for approval.
 - b. Any contaminated material that is excavated and stored on the site must be stockpiled on an already contaminated part of the site or on a surface that will prevent the stockpile from contaminating a new part of the site.
 - c. Any replacement soils must be certified as clean fill by the supplier or tested to confirm that they are suitable for residential land use under the National Environmental Standard (NES) for Assessing and Managing Contaminants in Soil to Protect Human Health.
109. All earthworks associated with the proposed activity must be undertaken in accordance with an approved Site Management Plan (SMP). The consent holder must prepare a SMP and submit this to Council, by way of email to Compliance@selwyn.govt.nz at least 10 working days prior to the commencement of any earthworks associated with this consent. This plan is to be certified by the Resource Consents Team Leader (or their

nominee) as meeting the requirements of this condition prior to the commencement of any earthwork. Once certified, the SMP will thereafter form part of the Approved Consent Documents.

110. The consent holder must submit a Site Validation Report valid for the entire site to Council, by way of email to Compliance@selwyn.govt.nz no later than 20 working days following the completion of soil disturbance. The Site Validation Report must include but not be limited to:

- a. Details of the project works completed
- b. A site plan showing the location and volume of the completed earthworks and drawing of the 'as built' state of the site.
- c. For soils imported to site; information on the soil source site and any sample results.
- d. Documentation of any incidents and how they were resolved.
- e. The results of any sampling undertaken.
- f. The soil guideline value that the site has been remediated to.
- g. Records of the disposal of material identified as containing concentrations of contaminants above background levels. The record must include:
 - i. The approximate location of the site where the contaminated material was found;
 - ii. The name of the person and company that collected the contaminated material from the site;
 - iii. The date of collection;
 - iv. The destination of the material;
 - v. A description of the material, including known contaminants; and
 - vi. The volume of the material collected.
 - vii. Evidence of that disposal to an authorised facility.

The Site Validation Report must be written in accordance with the Ministry for the Environment Guideline for Reporting on Contaminated Sites in New Zealand (revised 2011).

RC256135 Land Use Consent Conditions

111. The proposal shall proceed in general accordance with the information submitted with the application on 15 December 2025 the further information provided on 25 February, 10, 17 and 31 March and 21 April 2026, and the attached stamped Approved Plan entitled 'Proposed Subdivision of Lot 1000 RC256133', Revision 7 and dated March 2026, except where another condition of this consent must be complied.

RC265359 Cancellation of Consent Notice

112. Following s224(c) certification for the relevant stage of RC256134, any consent notice on the balance allotments created by this consent (RC256134) or Lot 1000 of RC256133 can be cancelled.

Advice Note:

Pursuant to section 221(5), it is the landowner's responsibility to formally lodge this decision with Land Information New Zealand to have the consent notice change noted on the title. Until this is done, the existing consent notice remains in force and must be complied with. All costs associated with this process shall be met by the landowner. Upon the Landowner's request, the Council will prepare the instrument for the cancellation of the consent notice. All costs associated with this process shall be met by the landowner.

Attachments

1. RC256134 - Subdivision Approved Plan(s) – 'Proposed Subdivision of Lot 1000 RC256133', Revision 7, prepared by Davie Lovell-Smith, dated March 2026
2. RC256135 - Land Use Approved Plan(s) - 'Proposed Subdivision of Lot 1000 RC256133', Revision 7, prepared by Davie Lovell-Smith, dated March 2026

Development Contributions

Subdivision Consent

3. Development contributions are not conditions of this resource consent and there is no right of objection or appeal under the Resource Management Act 1991. Objections and applications for reconsideration can be made under the Local Government Act 2002. Any objection or request for reconsideration must be made in writing in accordance with the Development Contribution Policy in place at the time of application.
4. The consent holder is advised that, pursuant to the Local Government Act 2002 and the Council's Development Contribution Policy, the following contributions are to be paid in respect of this subdivision before the Council will issue its certificate pursuant to section 224(c) of the Resource Management Act 1991.
5. Note: The amounts set out in the attached table are applicable at the time the application for resource consent is formally received. If the time between the date the resource consent is formally received and the time which the Council would normally invoice for the development contributions (usually the time an application is made for the issue of Council's section 224(c) certificate for the subdivision) is more than 24 months, the development contributions will be reassessed in accordance with the development contributions policy in force at the time the consent was formally received. To avoid delays, the consent holder should seek the reassessed amounts prior to the application for the section 224(c) Resource Management Act 1991 certificate.
6. Please contact our Development Contributions Assessor on 03 347 2800 or at: development.contributions@selwyn.govt.nz

SDC Development Contributions Assessment Tool Outputs



Consent Identifier:	RC256134						
Policy Year:	2025/26						
						Inputs	OK
						Outputs	OK
Activity	Demand Post Development (HUE)	Credits for Existing Demand (HUE)	Additional Demand (HUE)	Development Contribution per HUE (\$)	Development Contribution (\$ Excl. GST)	GST (\$)	Development Contribution (\$ Incl. GST)
Water Supply	49.00	0.00	49.00	11,319.00	554,631.00	83,194.65	637,825.65
Wastewater	49.00	0.00	49.00	13,154.00	644,546.00	96,681.90	741,227.90
Stormwater	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Reserves	49.00	1.00	48.00	11,663.00	559,824.00	83,973.60	643,797.60
Community Infrastructure	49.00	1.00	48.00	1,478.00	70,944.00	10,641.60	81,585.60
Roading	49.00	1.00	48.00	1,269.00	60,912.00	9,136.80	70,048.80
Prebbleton 3 Development Area	49.00	1.00	48.00	2,440.00	117,120.00	17,568.00	134,688.00
Total Contribution					2,007,977.00	301,196.55	2,309,173.55



Selwyn District Council Advice Notes for the Consent Holder

Lapse Period (Subdivision Consent)

- (a) Pursuant to section 125 of the Resource Management Act 1991, this subdivision consent lapses five years after the date of issue of the decision, i.e. the date of receipt of the Notice of Decision email, unless:
 - (i) A survey plan is submitted to Council for approval under section 223 of the Act before the consent lapses, and that plan is deposited within three years of the approval date in accordance with section 224 of the Act; or
 - (ii) Before the consent lapses an application is made to the Council to extend the period after which the consent lapses and the Council decides to grant an extension.

Lapse Period (Land Use Consent)

- (b) Pursuant to section 125 of the Resource Management Act 1991, if not given effect to, this land use consent shall lapse five years after the date of issue of the decision, i.e. the date of receipt of the Notice of Decision email, unless before the consent lapses an application is made to the Council to extend the period after which the consent lapses and the Council decides to grant an extension.

Section 224 Certificate Issuing Requirements (Subdivision)

- (c) A Section 224 Certificate will not be issued until all Council invoices, including engineering fees and any other related costs associated with the Resource Consent have been paid in full.

Resource Consent Only

- (d) This consent is a Selwyn District Council resource consent under the Resource Management Act. It is not an approval under any other Act, Regulation or Bylaw. Separate applications will need to be made for any other approval, such as a water race bylaw approval or vehicle crossing approval.

Building Act

- (e) This consent is not an authority to build or to change the use of a building under the Building Act. Building consent may be required before construction begins or the use of the building changes.

Regional Consents

- (f) This activity may require resource consent(s) from Environment Canterbury (ECan). It is the consent holder's responsibility to ensure that all necessary resource consents are obtained prior to the commencement of the activity.

Monitoring

- (g) In accordance with section 36 of the Resource Management Act 1991, the following monitoring programme and associated fee has been charged: Standard - One site inspection.
- (h) If the conditions of this consent require any reports or information to be submitted to the Council, additional monitoring fees for the review and certification of reports or information will be charged on a time and cost basis. This may include consultant fees if the Council does not employ staff with the expertise to review the reports or information.
- (i) Where the conditions of this consent require any reports or information to be submitted to the Council, please forward to the Council's Compliance Team, compliance@selwyn.govt.nz.
- (j) Any resource consent that requires additional monitoring due to non-compliance with the conditions of the resource consent will be charged additional monitoring fees at a time and cost basis.

Vehicle Crossings

- (k) Any new or upgraded vehicle crossing requires a vehicle crossing application from Council's Infrastructure Department prior to installation. For any questions regarding this process please contact transportation@selwyn.govt.nz. Use the following link for a vehicle crossing information pack and to apply online: Selwyn District Council - Application to Form a Vehicle Crossing (Entranceway)

Impact on Council Assets

- (l) Any damage to fixtures or features within the Council road reserve that results from construction or demolition on the site shall be repaired or reinstated at the expense of the consent holder.

Vehicle Parking During the Construction Phase

- (m) Selwyn District Council is working to keep our footpaths safe and accessible for pedestrians, including school children. The Council also seeks to avoid damage to underground utility services under footpaths, e.g. fibre broadband. During the construction phase (and at all other times), please:
 - (i) park only on the road or fully within your property – it is illegal to obstruct or park on a footpath; and
 - (ii) arrange large deliveries outside of peak pedestrian hours, e.g. outside school start/finish times.

Engineering

Engineering Acceptance

- (n) Plans and supporting information accompanied in the design report required for Engineering Acceptance must include but not be limited to the following:
 - a. Water Reticulation
 - b. Wastewater Reticulation
 - c. Rooding Network – new and alterations to existing and streetlighting.
 - d. Stormwater, water races, and land drainage
 - e. Walking and cycling infrastructure provision and connection.
 - f. Future Public Transport provision accessibility (in consultation with Environment Canterbury Regional Council)
- (o) Please note that pedestrian linkages through proposed reserves are considered to be part of the roading infrastructure and will require engineering acceptance prior to construction.
- (p) Copies of any consents required and granted in respect of this subdivision (ECan Consents and Waka Kotahi approval) must be supplied to the Development Engineer via development.engineer@selwyn.govt.nz
- (q) A flood report must be submitted at Engineering Acceptance that demonstrate that the floor level will achieve a finished floor level with a minimum freeboard of 300mm for a 200 ARI event.

Landscaping Acceptance

- (r) On-site construction must commence within 12 months of the issue of Landscaping Approval. If works do not commence within 12 months of the issue or approval, the applicant must re-submit plans for Landscaping Acceptance prior to works commencing.

Rooding

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

- (t) A minimum of three name options for each road, and street numbering plans must be submitted to Council in accordance with Council Policies N101 and N102 for acceptance prior to section 224(c) Approval.
- (u) Standard kerb and channel is to be constructed to ensure consistency along Hamptons Road.
- (v) Existing vehicle crossing are to be removed and reinstated as agreed at Engineering Approval stage which will include the reinstatement of carriageway and landscaping features.
- (w) The stormwater management device is to be flush with a 150mm nib concrete along the edges as edge stabilisation to the footpath.
- (x) Detailed design plans and supporting information of full cross-section of footpath as part of 6E and 6B is required at Engineering Acceptance. The footpath on both sides of Road 2 is to be required to be constructed prior to the 224c signoff of the relevant stages.

Advice Note: The footpath is to be tied with the adjacent subdivision to the West (Braidstone Estates).

Vehicle Crossings and Accessways

- (y) Private Road name options, a minimum of three options for each road, and street numbering plans must be submitted to Council in accordance with Council Policies N101 and N102 as part of Engineering Acceptance.
- (z) The consent holder must install private road/ROW name signs displaying the Council approved street name and poles at each ROW in accordance with Policy R430.
- (aa) All proposed vehicle crossings must be located in accordance with the SDC Engineering Code of Practice and the SDC Tree and vegetation Policy. This requires vehicle crossings to be set back a minimum distance from street trees depending on the location of the street tree relative to the direction of vehicle travel over the crossing. Where the relocation of an existing street tree is necessary to enable the work provided for by this consent, approval should be sought from an SDC Landscape Development Advisor - development.landscaping@selwyn.govt.nz. The relocation of any street tree will be undertaken by an SDC approved contractor within the planting season at the consent holders' expense in accordance with the accepted plans.
- (bb) Any new or upgraded vehicle crossing requires approval from Council's Infrastructure and Property Department prior to installation. Applications to install a new vehicle crossing or upgrade an existing one can be made online via the SDC website (Selwyn District Council - Application to Form a Vehicle Crossing (Entranceway)). For any questions regarding the process please contact the Roading Team via email at transportation@selwyn.govt.nz.

Water Supply

- (cc) Council Policy only permits one water connection per valuation number/property.
- (dd) If the site is to be subdivided in the future the infrastructure requirements of the Engineering code of practice and zoning requirements will apply.
- (ee) The proposed 150mm water main along the western boundary frontage of Lot 331 is expected to be looped with a gate valve.

Stormwater

- (ff) Where a specific discharge consent is issued by Canterbury Regional Council, any consent or associated conditions will be subject to Selwyn District Council acceptance, where these obligations will be transferred to Selwyn District Council.
- (gg) The discharge of roof stormwater must not arise from unpainted galvanised sheet materials or copper building materials. The use of these materials is prohibited in accordance with the conditions of Selwyn District Council's global stormwater consent.

- (hh) Onsite stormwater treatment and disposal system(s) must comply with the requirements of the discharge consent issued by Environment Canterbury Regional Council. Where compliance via a Certificate of Compliance cannot be provided, a Resource Consent must be obtained.
- (ii) The consent holder must obtain Resource Consent from Canterbury Regional Council for earthworks, construction activities and operational stormwater discharges.
- (jj) 150mm concrete nib as edge treatment around the infiltration trench to ensure edge stabilisation and reduce slumping.

Water Race

- (kk) The landowner is responsible for cleaning and maintenance of water races within the property boundary in accordance with Council Policy W103 - Water Race Cleaning and Maintenance Policy.
- (ll) The Council Water Race Bylaw and the Council Policy Manual set out the rights and responsibilities of both the Council and landowners in relation to water races. More information can be found at <https://www.selwyn.govt.nz/services/water/water-race>.
- (mm) If the water race is to be fenced off from the property, a 'cyclone' type gate must be installed to provide unrestricted access for Selwyn District Council personnel and agents.
- (nn) Building setbacks of a minimum of 5m must apply from the bank of the water race to allow for maintenance. Structures over, in or under a water race must have approval of Council prior to being constructed.

Dust

- (oo) Dust management can be achieved through keeping the surface of the material damp or by using another appropriate method of dust suppression. Compliance with Canterbury Regional Council requirements must be maintained at all times. Dust mitigation measures such as water carts, sprinklers or polymers must be used on any exposed areas. The roads to and from the site, and the site entrance and exit, must remain tidy and free of dust and dirt at all times.

Reserves

- (pp) Council considers all proposed pedestrian infrastructure to be part of the roading network and subject to the requirements of Engineering Acceptance.
- (qq) The installation of services in Reserves may impose limits on the end use of the reserve. Council's preference is that all services are located within the road reserve or alternatively located in part of the reserve that allows enough space for trees.

Rūnanga Advice Notes for the Consent Holder

Te Taumutu Rūnanga

- (a) The development and/or subdivision of land should not result in a decrease in stormwater capacity and should not result in negative cumulative effects on water quantity or quality to protect the mauri of the Te Waihora catchment.
- (b) The consent holder should incorporate the Ngāi Tahu Subdivision and Development Guidelines to the greatest practical extent. The site should incorporate sustainable urban design features with respect to stormwater runoff and greywater reuse including:
 - a. Greywater capture and reuse.
 - b. Rainwater capture and reuse (i.e., rainwater collection tanks).
 - c. Minimising impervious cover (e.g., using permeable paving and maintaining grass cover).

- d. The use of rain gardens and swales (or other land-based methods) planted with appropriate native species, rather than standard curb and channel.
- e. Avoiding the use of building material known to generate contaminants such as copper guttering and roofing.
- (c) Stormwater should be treated before discharge, including a minimum of first flush treatment and heavy metal treatment.
- (d) Indigenous plants should be incorporated into development plans, consistent with the restoration and enhancement of indigenous biodiversity on the landscape.
- (e) Indigenous species should be used for street trees, open space and reserves, ground cover for swales, stormwater management network, and home gardens.
- (f) A riparian buffer zone of at least 5 m should be established along the Selwyn District Council water race on Hamptons Road to mitigate the impacts of earthworks and enhance the ecological values of the waterway.
 - a. The riparian buffer zone should be progressively naturalised with indigenous species.
 - b. Plants that mature to a height of at least the width of the waterways should be provided.
- (g) Fish salvage by a suitably qualified fish expert should be undertaken prior to works within the water race.