

Sections 95A-E, 104, 104C, 106, 108, 220 Resource Management Act 1991



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 the consent

Decision pursuant section 113 of the Resource Management Act 1991

Author: Charlotte Scotchbrook

Position: Senior Resource Management Planner

Resource Consent Number: 235309 and 235466

APPLICANT:	Yorktown Developments Limited
PROPOSAL:	235309 - To undertake a 13 lot subdivision 235466 – To remove and disturb soil under the NES
LOCATION:	1544 West Coast Road
LEGAL DESCRIPTION:	Rural Section 6469 being 13.3546ha in area more or less, as contained in Record of Title CB12A/721
ZONING:	Operative Selwyn District Plan (2016) The property is zoned Existing Development Area (Yorktown) and is within the West Melton Observatory Overlay under the provisions of the Operative District Plan (Rural) Volume
STATUS:	Operative Selwyn District Plan (2016) 235309 Subdivision: This application has been assessed as a subdivision consent for a Restricted Discretionary activity under the Operative District Plan. 235466 Land use: NES: The proposal is also a Restricted Discretionary Activity under the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (NES)

This application was formally received by the Selwyn District Council on 13 June 2023. Assessment and approval took place on 18 August 2023 under a delegation given by the Council.

Introduction

1. The applicant proposes to undertake a 13-lot rural subdivision within Existing Development Area, Yorktown.
2. The proposed lots will be as follows:
 - Lots 1 to 12, being 1ha
 - Lot 13, being 1.06ha
3. Proposed Lot 13 contains two existing dwellings, one of which is proposed to be removed. The applicant has also confirmed that any building on proposed Lot 13 that will not meet the internal setback requirements of the District Plan along the internal boundary of proposed Lots 1 and 2 will be removed.
4. Consent is also required for a Restricted Discretionary Activity under the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (NES).
5. The applicant has applied for the relevant resource consents with Canterbury Regional Council (Environment Canterbury).

Description of the Existing Environment

6. The application site is legally described as Rural Section 6469 being 13.3546ha in area more or less, as contained in Record of Title CB12A/721.
7. The application site is zoned rural but is located within Existing Development Area (EDA), Yorktown under the Operative District Plan. Existing Development Areas are small settlements recognised and provided for under the District Plan in the rural zone. EDA's are scattered throughout the District and are characterised by small pockets or clusters of existing housing that are understood to be remnants of former townships or settlements or the start of townships or settlements, which never developed.
8. The application site currently contains a dwelling, secondary cottage, sheds, and an underground fuel tank. These buildings are concentrated towards the western boundary of the application site and will largely be retained within proposed Lot 13. The remainder of the site is made up of grassed paddocks divided by well established shelterbelts.
9. Vehicle access to the existing dwellings on the site is provided for via an existing vehicle crossing along West Coast Road.

Operative Selwyn District Plan (2016)

10. The Operative Selwyn District Plan ('the Operative District Plan') was made operative on 03 May 2016. Under the Operative District Plan the application site is zoned Existing Development Area, Yorktown
11. The site is also subject to West Melton Observatory Overlay.

Subdivision

12. Subdivision is a Controlled Activity in Existing Development Area, Yorktown where the following relevant criteria are met:

RULE	TOPIC	COMPLIANCE
10.1.1.1	Flood areas	Complies
10.1.1.2	Area of outstanding landscape & visual amenity	Complies
10.1.1.3	Special features	Complies
10.1.1.4	Intensive livestock production activity	Complies

10.1.1.5	Legal access	Does not comply - Lot 13 accessed via SH 73
10.1.1.6	Vehicle accessway	Complies
10.1.1.7	Corner splay	Complies
10.1.1.9	Transmission line	N/A
10.1.1.10	Esplanade Reserve or strip	N/A
10.1.1.11	Adjoins other river	N/A
10.1.1.12	Minimum lot size	Complies
10.1.1.13	Legal Mechanism	N/A
10.6	Subdivision and Road Access – SH73	Restricted Activity Discretionary

Table 1 – Operative District Plan compliance, subdivision rules

13. The proposal meets all of the above relevant criteria with the exception of Rule 10.1.1.5 (Legal Access). In accordance with Rule 10.6.1 any subdivision of land that does not comply with Rule 10.1.1.5 shall be a **Restricted Discretionary Activity** if it meets the applicable standards and terms. The proposal will meet the standards and terms of Rule 10.6.1.
14. The subdivision proposal is therefore a **Restricted Discretionary Activity** under the Operative District Plan.

Proposed Selwyn District Plan (Notified 05 October 2020)

15. Under the Proposed Selwyn District Plan (“the Proposed District Plan”) the site is zoned General Rural Zone, Yorktown, SCA-RD18. The site is also subject to the Noise Control Overlay, EIB Management Overlay, Liquefaction Damage Unlikely Overlay, and Plains Flood Management Overlay.
16. No decisions have yet been made on the Proposed Plan.
17. There are no rules with immediate legal effect that apply to this proposal.

Resource Management (Enabling House Supply and Other Matters) Amendment Act 2021

18. A variation (Variation 1) to the Proposed District Plan was notified on 20 August 2022 in response to the Resource Management (Enabling House Supply and Other Matters) Amendment Act 2021, which requires the Council to adopt Medium Density Residential Standards (MDRS) in Rolleston, Lincoln and Prebbleton.
19. This variation introduced the Medium Density Residential Zone in the Proposed District Plan which allows up to three residential units, each up to three storeys high (11 metres) to be built on a site within the Medium Density Residential Zone without a resource consent. The objective, policies and rules of the Medium Density Residential Zone have immediate legal effect from the date of notification (20 August 2022).
20. The application site is not within a Medium Density Residential Zone (MRZ).

National Environmental Standards

National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health

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

22. A Preliminary Site Investigation (PSI), completed by HAIL Environmental and dated 8 June 2023 was submitted with the application. The PSI concluded that the site has had HAIL uses including 'livestock dip or spray race operations' (HAIL category A8) associated with a foot rot bath, and 'storage tanks or drums for fuel, chemicals or liquid waste' (HAIL category A17) associated with underground and above ground fuel storage tanks (UST, AST). Limited sampling and analysis was undertaken as part of the PSI.
23. The PSI was reviewed by Environment Canterbury's Contaminated Lands Team and they advised that the applicant should undertake further sampling of the potential areas of contamination and that this should be in the form of a Detailed Site Investigation (DSI). The key feedback from ECan was as follows:
- With regards to the above ground fuel tank located on proposed Lot 1 a DSI was recommended as the sampling undertaken as part of the PSI was limited. The one sample that was undertaken indicated that this area very likely has cadmium at potentially hazardous concentrations present.
 - In relation to the foot rot bath ECan advised there is no New Zealand standard for endrin, but that it is almost molecularly identical to dieldrin aside from the planar positions of its hydrogen and oxygen, which means it's very likely to have the same toxicological effects as dieldrin. Further sampling in the form of a DSI to assess this area further was recommended.
 - It was also recommended that the area around the existing cottage be tested for lead-based paint given the other testing requirements.
24. As a result of the above feedback the applicant engaged HAIL Environmental to complete a formal DSI for the application site, which included additional sampling of those areas identified as being of concern. The DSI also included sampling of a burn pile that was not present when the PSI was undertaken. At the time the DSI was completed the foot rot bath and above ground storage tank had been removed.
25. The DSI, dated 11 August 2023, concludes the following with regards to contamination:
- **Foot rot bath:** OCPs were not detected in soil samples collected in the vicinity of the former foot rot bath.
 - **Above Ground Storage Tank:** Concentrations of heavy elements and TPH in the two topsoil samples collected from the former AST location during the DSI were below the applicable human health criteria.
 - **Cottage:** Concentrations of lead in select samples on all four sides of the cottage exceeded the SCS for rural residential land use of 160 mg/kg. On the western side of the cottage, in the direction of the prevailing wind and with most land extending without property boundaries or established trees/bush, the concentrations in topsoil were up to 390 mg/kg in the topsoil 13.5 m away from the cottage. Concentrations in the underlying silt are reported below the applicable SCS with the exception of one concentration marginally exceeding the SCS in CS17@0.3-0.5 at 170 mg/kg.
 - **Burn pile:** Concentrations of three heavy elements exceeded the adopted SCS in samples from the burn pile. HAIL Environmental understands that Yorktown Developments intends to remove the burn pile remnants and underlying shallow soil, leaving the remaining soil at an acceptable rural residential land use standard.
26. As a DSI exists and it concludes that soil contamination at the site exceeds the applicable standards, the proposed subdivision is a **Restricted Discretionary Activity** in terms of the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health.

Notification

Sections 95A-E set out the process for determining whether an application should be processed on a notified, limited notified or non-notified basis. The following assessment considers whether public or limited notification is required or precluded.

Public Notification

27. Applications are subject to mandatory public notification where:
 - The applicant has requested public notification
 - Public notification is required under section 95C of the RMA (following a request for further information)
 - The application has been made jointly with an application to exchange reserve land under section 15AA of the Reserves Act
28. None of these matters apply to this application.
29. Public notification is precluded where the application is for one or more of the following activities:
 - A controlled activity; or
 - A restricted discretionary, discretionary or non-complying activity that is a boundary activity
30. The application is not precluded from public notification as it is a Restricted Discretionary subdivision. The application is not for a boundary activity.
31. The land use application is a Restricted Discretionary Activity under the NES.
32. As discussed further in the Assessment of Environmental Effects below, the proposal is not considered to have more than minor effects on the environment.
33. There are no special circumstances that would warrant public notification.
34. In summary, public notification is not required for this application.

Limited Notification

35. There are no affected protected customary rights groups or affected customary marine title groups in relation to this proposal and the proposal is not on or adjacent to that is subject to a statutory acknowledgement made in accordance with the Ngai Tahu Claims Settlement Act 1998.
36. Limited notification is precluded where:
 - The application is for a resource consent of 1 or more activities, and each activity is subject to a rule or national environmental standard that precludes limited notification; or
 - The application is for a controlled activity (but no other activities) that requires a resource consent under a district plan (other than a subdivision of land)
37. The application is for a Restricted Discretionary subdivision and therefore does not meet the above criteria to be precluded.
38. The land use application is a Restricted Discretionary Activity under the NES.
39. As discussed further in the Assessment of Environmental Effects below, the proposal is considered to have less than minor adverse effects on any party.
40. There are no special circumstances that would warrant the limited notification of any other persons not already deemed to be affected parties.
41. In summary, limited notification is not required for this application.

Matters to be Considered

42. Section 104(1) of the Resource Management Act 1991 sets out the matters which must be considered by Selwyn District Council in considering an application for resource consent which include:
- Any actual and potential effects of allowing the activity (s104(1)(a));
 - Any environmental compensation proposed or agreed by the applicant (s104(ab))
 - Any relevant provisions of (s104(b)):
 - A national environmental standard
 - Other regulations
 - The Canterbury Regional Policy Statement
 - National Policy Statement for Highly Productive Land
 - Any plan or proposed plan
 - The permitted baseline (section 104(2))
43. All matters listed in s104(1) are subject to Part 2 of the Act which contains its purposes and principles.
44. In addition, the following section(s) apply to the consideration of this consent.

Section 104C – Determination of applications for restricted discretionary activities

45. When considering an application for a restricted discretionary activity, a consent authority may only consider those matters over which discretion is restricted (in either a National Environmental Standard or in the District Plan). The consent authority may grant or refuse the application and if granted, may impose conditions under section 108 in relation to a matter to which discretion has been restricted.

Section 106 – Consent authority may refuse subdivision consent in certain circumstances

46. Section 106 allows a consent authority to refuse an application for subdivision consent, or grant an application for subdivision consent with conditions, if it considers that there is a significant risk from natural hazards or sufficient provision has not been made for legal or physical access. This section applies regardless of the status of the activity under the District Plan.

Assessment of Environmental Effects

Relevant Assessment Matters

RC235309 - Subdivision

47. As a Restricted Discretionary Activity Council's assessment is limited to the matters listed in the District Plan under the relevant subdivision rules that the proposal does not comply with. These matters are listed and discussed below.

Allotment size and shape

48. The allotments will comply with the minimum allotment size requirement of 1ha for Existing Development Area, Yorktown.
49. Each of the lots will be of an appropriate size for their intended use and will generally be of a regular shape. The inclusion of the 2m wide strip along the frontage of Sandy Knolls Road, and which forms part of Lot 1, has been provided so that proposed Lot 13 does not have direct frontage onto Sandy Knolls Road. Whilst this will prevent access onto the lower classification of road, no changes are proposed to the existing vehicle crossing servicing the dwelling on Lot 13 and given the proximity of the southern boundary of Lot 13 to the intersection of West Coast Road (SH73) and Sandy Knolls Road, a vehicle crossing for Lot 13 on Sandy Knolls Road would not support safe and efficient ingress and egress to the site. At 2m wide, if required this strip could be easily maintained by the owner or occupiers of Lot 1.
50. An existing dwelling is proposed to be retained on Lot 13 (1.06ha) and this dwelling will meet the bulk and location requirements of the District Plan. To meet the residential requirements of the District Plan, which

only permits one dwelling per 1ha, the existing cottage identified on the proposed scheme plan will be removed. The requirement for this to be removed prior to the s224 completion certificate being issued will form a condition of consent. All buildings retained on Lot 13 will also either comply with the internal setback requirements of the District Plan or be removed. This will be secured through a condition of consent.

51. With the exception of the peripheral boundaries, there are limited physical and natural features on the site that will be retained. However, it is likely that the existing trees along the northern boundary may be maintained to provide a buffer and screening from the existing properties to the north. That being said, I do not consider it necessary to require any of the existing vegetation to be retained as the removal of the existing vegetation through the proposed lots will, in most cases, support greater ease and flexibility with regards to future dwelling considerations on the lots. It is also likely that future owners or occupiers of the lots, particularly given the rural-residential sized nature of the lots, will undertake their own planting for amenity or screening purposes.
52. As discussed in the application, it is considered that Lot 13 will be of a sufficient width and breath to contain the zones of influence in relation to wastewater discharge and water abstraction. With regards to wastewater discharge for each of the individual lots the applicant has advised that they have lodged an application with Environment Canterbury (Reference CRC240598) and acknowledges that until the processing of the discharge application progresses there is some uncertainty as to what the final solution may be for each lot. The applicant's intent is to provide individual septic tanks (with discharge to ground) for each lot and the applicant has agreed for the consent, if approved, to be conditioned as such. The applicant has also accepted the risks associated with not obtaining the relevant wastewater discharge consent/s from Environment Canterbury prior to the granting of the subdivision consent. For example, a condition of the discharge consent requiring the applicant to apply for a s127 change of conditions to the subdivision consent.
53. With regards to the potential for reverse sensitivity effects to arise due to the creation of 1ha allotment in this rural locality I consider any adverse effects to be less than minor. As the subdivision will comply with the lot size requirements for this zone, reverse sensitivity effects have already been considered appropriate, to an extent. In addition, to the west of the application site I note that the properties are zoned Inner Plains and are approximately 4ha in size which limits their production potential and the intensity in which they may be farmed. Nuisance effects such as dust, odour, and noise from farming activity is therefore anticipated to be low. Whilst there is a large Inner Plains zoned property to the east, across Sandy Knolls Road, any dwelling erected on the lots can be setback further from the road if nuisance effects associated with any farming operation were to be of concern to any future purchaser of one of the lots. Knowledge of this farming operation will also be evident for any prospective buyer visiting the site prior to purchase.
54. In addition to the above, it is important to note that the application site is located within the West Melton Observatory Overlay under the Operative District Plan and it is anticipated that under the Proposed District Plan it will be located within the GRUZ, West Melton Observatory Lighting Area. Within the current and proposed (non-operative) overlay erecting any building or any additions or alterations to, or modification or demolition of, any building shall only be a permitted activity if certain outdoor lighting requirements/restrictions are complied with. For example, under the Operative District Plan the following would apply to each of the proposed lots:

9.18.2 In the area shown on the Planning Maps as the West Melton Observatory Lighting Area:

- *Any outdoor lighting is shielded so that any light spill is directed at an angle below 90° from the vertical; or alternatively, the activity for which outdoor night lighting is required shall not operate between the hours of 10.00 pm and 6.00 am, except to conclude a specific recreation or sporting event or similar activity which was in progress prior to 10.00 pm.*
- *There is no light spill from any activity on to any [adjoining](#) property or the [road](#) reserve; or alternatively, the illumination of the activity complies with [Rule 9.18.1.2](#) and the activity for which outdoor night lighting is required shall operate only between the hours of 10.00 pm and 6.00 am except to conclude a specific recreation or sporting event or similar activity which was in progress prior to 10.00 pm.*

55. In this case, given the rules are expected to differ slightly under the Proposed District Plan to account for this, I propose that a consent notice be registered on the Record of Title for each noting that unless a

resource consent has been granted otherwise or the District Plan rules have been amended, all development and other activities shall comply with the lighting rules of the relevant District Plan.

56. It is also important to note, that under the Proposed District Plan, Lot 13 and a portion of proposed Lots 1 and 2 are located within the State Highway Noise Control Overlay. Any dwelling located within 100m of the State Highway is subject to potential reverse sensitivity noise effects. For that reason, I also recommend that the following consent notice be registered on the Record of Title to issue for Lot 13, 1, and 2:

- *Any dwelling or other noise sensitive development on the site in or partly within 100m of the edge of State Highway 73 carriageway must be designed, constructed and maintained to achieve an indoor design noise level of 40 dB LAeq(24hr) inside all habitable spaces.*

Utilities

57. The determination of whether there is adequate capacity for the use of telephone and electricity services by any additional dwelling is determined by the network utility providers. If there is not adequate capacity from the existing lines, the applicant will need to extend the services. The Council seeks evidence that services to each lot are available by the way of a subdivision consent condition. The cost of providing the services is up to the prospective purchaser.

58. Water reticulation will be provided for to each of the proposed lots from the Edendale water supply. A 63mm line is proposed to service each of the lots, extending down Sandy Knolls Road with laterals provided along each of the Right of Ways and to the net area of each lot. The Council's Development Engineers have reviewed the application and have confirmed that there is capacity to connect and that the design requirements can be adequately addressed through the engineering approval process and have recommended a number of conditions of consent. I consider the proposed conditions to be appropriate to secure the connections.

59. The applicant considers that each lot will be of a sufficient width and breath to contain the zones of influence in relation to wastewater discharge and the relevant regional consents have been applied for (CRC240598 – to discharge operational phase stormwater to land and CRC240599 – to discharge construction phase stormwater to land).

60. No changes are proposed to service the existing dwelling and residential activities undertaken on Lot 13. The connections to the existing cottage will be disconnected when the dwelling is removed from the site.

61. The existing vehicle access to proposed Lot 13 will be retained, however it will be upgraded to comply with the requirements of Appendix 13 for vehicle crossings that provide access onto a State Highway. The need to upgrade this vehicle crossing in consultation with the New Zealand Transport Agency- Waka Kotahi will form conditions of consent.

62. Two new Right of Way vehicle access points are proposed along Sandy Knolls Road to service Lots 1 – 8 and one Right of Way vehicle access point is proposed on Painters Road to service Lots 9 -12. The vehicle crossings and Right of Ways will be formed in accordance with the requirements of Appendix 10 of the District Plan. Right of Ways are proposed in this instance to minimise construction, in the form of culverts, over the existing water race which extends along the full length of the property boundary on Sandy Knolls Road. The design of the culverts will need to be approved as part of engineering approval.

63. Easements will be created to protect the services to each of the proposed lots where required.

Point Strips

64. No point strips are required as part of this application.

Works

65. No major works are required as part of this application. Any works will largely be limited to the removal of vegetation and the construction the vehicle crossings servicing the Right of Ways and the Right of Ways themselves.

66. Waka Kotahi – New Zealand Transport Agency will need to be consulted in relation to the upgrading of the vehicle crossing currently servicing Lot 13, prior to commencing any work. These consultation requirements will form conditions of consent.

67. Given the minimal volume of earthworks required for the subdivision, I consider that the proposal will have less than minor dust, vibration, or sediment run off effects and can appropriately be managed through conditions of consent.

Easements

68. All required easements will need to be created and granted, or reserved, and this will form a condition of consent.

Monitoring

69. Basic (desktop) monitoring will be required.

Corner Splays

70. A 15m x 15m corner splay is proposed at the intersection of West Coast Road and Sandy Knolls Road and a 10m x 10m corner splay is proposed at the intersection of Sandy Knolls Road and Painters Road. These comply with the requirements of the District Plan for the relevant road classification.

Section 106 matters

71. A geotechnical assessment is not required as the application site is considered to be located in an area of low geotechnical risk and the proposal is for less than 15 lots.
72. It is important to note that the Council holds flood modelling data, which has been collated as part of the District Plan Review work, which predicts the extent and depth of flooding that could happen during a one-in-200-year and a one-in 500-year flood event on the site. The Lidar derived information provides estimated water depths during such events based on the average height of the surveyed land area. This information should therefore also be considered under s106 of the Act.
73. The modelling indicates that during a one in 200-year flood event and one in 500-year flood event the potential water depths on parts of the site will vary. **Figure 1** (below) shows that during a one in 200-year flood event that there may be areas on some of the lots that receive flood water depths of less than 0.2m, 0.2-0.5m, and between 0.5m – 1m. Those lots identified as potentially have flood depths of between 0.5m-1.0m are limited to small, isolated areas on Lots 1,4, 5, 7, and 8. The majority of the lots have areas that are not expected to be subject to flooding and where water is expected to accumulate each lot will have areas where water depths do not exceed 0.5m. I note that the subdivision works, including the formation of the accessways will likely affect the data gathered and the data is unlikely to provide a true representation of how water will be dispersed across the site.



Figure 1: Selwyn Flood Modelling – Canterbury Maps

74. I do not consider that the results of the modelling indicate that the site is not suitable for development. However, to ensure sufficient consideration is given to potential flooding and potential mitigation requirements for future purchasers is understood, I consider it appropriate for a condition to be placed on the consent requiring the Consent Holder to either demonstrate that the engineering design of the subdivision is sufficient to mitigate a one-in-200-year flood event on each residential lot or, if not, confirm what the required minimum building floor height would need to be to achieve a 300mm freeboard above a 200-year Annual Exceedance Probability flood event on each of the residential lots. If a minimum floor height is provided, then this shall be registered as a Consent Notice on the Record of Title to issue for the relevant lots. The placement of this condition on the subdivision consent should ensure that there are no unforeseen foundation requirements for any building consent lodged for any of the lots, if consent is approved.

State Highway Access

75. In accordance with Rule 10.6 (Subdivision and road access) of the District Plan any vehicle access onto a State Highway is a Restricted Discretionary Activity. The matters requiring consideration are:

- a. *Whether the access will adversely affect the safe and efficient flow of traffic along the State Highway or Arterial Road, including any cumulative effects of multiple vehicular accessways on to the State Highway or Arterial Road;*
- b. *The number, design and siting of any vehicle accessway(s) or vehicle crossing(s);*
- c. *Whether the allotments created can be designed to have legal access on to an alternative legal road of lower classification, and whether this alternative access is appropriate;*

76. The existing vehicle crossing to Lot 13 will be upgraded to comply with the requirements of Waka Kotahi - New Zealand Transport Agency (NZTA) and Appendix 10, Diagram E10.B1 of the District Plan (Rural Volume).

77. The adverse effects of the residential vehicle crossing located along State Highway 73 and the volumes of traffic using it will be similar in character, intensity, and scale to the existing given that it will only service a site that is permitted to have one dwelling. Whilst I acknowledge that NZTA- Waka Kotahi have not provided

written approval, the vehicle crossing will continue to only service one dwelling/site and will be upgraded to comply with the formation requirements of Appendix 10, Diagram E10.B1 of the District Plan (Rural Volume). The access upgrade will improve traffic safety at this existing entry and exit point. Given this, I do not consider the written approval of NZTA- Waka Kotahi necessary but to ensure they are satisfied with the design and are notified of the work I propose a number of conditions of consent to ensure this occurs.

78. For the reasons discussed, I consider the continued use of the existing upgraded vehicle crossing will have less than minor adverse effects on the safe and efficient flow of State Highway 73 (West Coast Road).

Other matters

79. Mahaanui Kurataiao Ltd requested to review the application documentation. Having undertaken an assessment of the application against the Mahaanui Iwi Management Plan and having discussed the application with the relevant Kaitiaki representatives a Cultural Advice Report was provided which outlines the relevant policies in the Mahaanui iwi Management Plan considered to be relevant to the application.
80. Section 5.0 of the Cultural Advice Report confirms that the Kaitiaki representatives of Te Taumutu Rūnanga and Ngāi Tūāhuriri Rūnanga have reviewed the application. As outlined in Section 5.0 of the Report it is stated that the Rūnanga do not consider themselves to be adversely affected by the proposal provided that the conditions and advice notes in Section 6.0 of the Report are imposed to reflect the provisions of the Mahaanui Iwi Management Plan.
81. Having reviewed the conditions and advice notes, I am of the view that some of recommended conditions are out of scope, given the Restricted Discretionary Activity status of the proposal. However, some of the concerns/recommendations will be appropriately addressed by other conditions of consent or will, in my view, be better placed as advice notes given the limited scope for inclusion as conditions.
82. The recommended conditions outline in the Cultural Advice Report are as follows:

6.0 Consent Conditions

If a resource consent is granted, the following conditions are recommended to mitigate the effects of this proposed activity on mana whenua values:

1. An Accidental Discovery Protocol (Appendix 1) must be implemented for all earthworks involved with the subdivision.
2. An appropriate Erosion and Sediment Control Plan must be in place for all earthworks required as part of this application.
3. The riparian margins of Paparua Water Race where earthworks will be occurring for accessway construction should be planted with locally sourced, indigenous vegetation to help with the uptake of nutrients, binding of soils, and to help increase biodiversity.
4. Any culvert crossings required as part of the accessway construction must allow for fish passage.
5. There must be a minimum 20 metre buffer from Paparua Water Race for any future earthworks associated with the development of the proposed lots.
6. The Aboveground Storage Tank (AST) and Foot Rot Bath must both be removed by an appropriately licensed contractor, as per HAIL Environmental recommendations.

7. Soil sampling must be conducted within the HAIL site and any contaminants must be remediated appropriately prior to subdivision.

The following advice note must be included in final decision:

1. Ngāi Tahu subdivision guidelines (Appendix 2) should be incorporated (where appropriate) into the final designs of the subdivision and future development of the site.

83. My comments on the conditions are:

1. In relation to Condition 1, 2, and 3 I recommend that these be placed as advice notes.
2. With regards to Condition 4 the engineering requirement for the vehicle crossing culverts will ensure that fish passage continues to occur.
3. With regards to Condition 6 and 7, the AST and Foot Bath have already been removed in accordance with the requirements of the NES and the NES conditions will be imposed to manage contaminated soil.
4. The District Plan does not require a 20m setback from the water race for earthworks. The Selwyn District Council Water Race Bylaw 2008 puts in place policies and controls in relation to water races, the planting of vegetation and setbacks of buildings etc. I consider it appropriate to place an advice note on the consent advising of the bylaw.

84. For the reasons noted, including the addition of advice notes, I consider that the feedback from Mahaanui Kurataiao Ltd on behalf of the Runanga will be appropriately acknowledged where possible, despite the limited scope for consideration.

Summary – Assessment of Environmental Effects

85. Overall, I consider that the environmental effects of the subdivision proposal will be less than minor.

RC235466

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

86. The proposal meets the status of a Restricted Discretionary activity in terms of the NES. The matters which discretion is limited to in the NES form a useful basis for the assessment of effects associated with the disturbance of the contaminated soil. Regulation 10(2) and (3) of the NES provides guidance on the matters that are to be considered when consenting soil disturbance activities on a contaminated site.

87. These matters are as follows:

a. *the adequacy of the detailed site investigation, including—*

- i. *site sampling:*
- ii. *laboratory analysis:*
- iii. *risk assessment:*

b. *the suitability of the piece of land for the proposed activity, given the amount and kind of soil contamination:*

c. *the approach to the remediation or ongoing management of the piece of land, including—*

- i. *the remediation or management methods to address the risk posed by the contaminants to human health:*
- ii. *the timing of the remediation:*
- iii. *the standard of the remediation on completion:*

- iv. *the mitigation methods to address the risk posed by the contaminants to human health:*
 - v. *the mitigation measures for the piece of land, including the frequency and location of monitoring of specified contaminants:*
- d. *the adequacy of the site management plan or the site validation report or both, as applicable:*
 - e. *the transport, disposal, and tracking of soil and other materials taken away in the course of the activity:*
 - f. *the requirement for and conditions of a financial bond:*
 - g. *the timing and nature of the review of the conditions in the resource consent:*
 - h. *the duration of the resource consent.*

Taking the above matters into consideration I make the following comments:

88. A PSI and DSI have been completed for the proposed subdivision and these have been reviewed by Environment Canterbury's Contaminated Lands Team. Given the findings of the DSI, and extent of sampling undertaken, ECan consider that the DSI meets the requirements under the NES.
89. As noted in the DSI (page 27) HAIL Environmental understands that Yorktown Developments intends to demolish the cottage and remediate the surrounding soils impacted with lead, and to remove the burn pile and underlying shallow soil. These are the two areas on the site where soil sampling concluded that contamination exceeds the applicable Soil Contaminant Standards (SCS) for rural residential land use under the NES.
90. It is the intent for these areas to be remediated. HAIL Environmental have recommend that the remedial process is documented in a Remedial Action Plan (RAP) which they recommend should be provided as a condition of the subdivision consent. Although it is considered that remediation of the curtilage around the cottage should fall within permitted activity volumes as a precautionary measure, in case it does not, consent is also sought to cover this.
91. The Remedial Action Plan (RAP) will outline the scope and remedial methodology for soil above SCS. The RAP should also outline the proposed standard of remediation on completion and the site validation strategy. The RAP will need to include measures to prevent the tracking of contamination and conditions will be placed on the consents requiring further sampling and analysis of soils to be undertaken prior to the removal of the soil from the site to an authorised disposal facility.
92. Environment Canterbury consider that the DSI adequately addresses potential contamination on the site and considers the site to be suitable for development subject to a number of conditions of consent. The applicant has reviewed the proposed conditions and accepts them.
93. For the reasons discussed, I consider that the proposed subdivision will not pose a risk to human health and that the any adverse effects will be less than minor.

Summary – Assessment of Environmental Effects

94. Overall, I consider that the environmental effects of the land use consent will be less than minor.

Operative District Plan Objectives and Policies

95. The Operative District Plan objectives and policies that I consider relevant are:

B1.1- Land and Soil

Objective B1.1.1 - seeks to ensure that adverse effects on people, and their activities, ecosystems and land and soil resources from contaminated soil or unstable land, are minimised.

Objective B1.1.1 - seeks to minimise the effects of contaminated soil or unstable land on people and their activities, and broader effects on ecosystems and the potential value of land and soil for other uses. A dual approach is used to implement the objective:

- Measures to avoid creating new sites of contaminated soil or unstable land in the first instance.*
- Controls on future uses of sites which already have contaminated soil or unstable land, until the site is treated.*

The following policies support these objectives by ensuring:

Policy B1.1.2 - Council carries out all legal requirements to record information about possibly contaminated sites on Land Information Memoranda.

Policy B1.1.3 - Avoidance of adverse effects on people's health or well-being from exposure to contaminated soil.

Policy B1.1.4 - Co-operation with Environment Canterbury to encourage people to contain or 'clean up' contaminated sites.

96. NES investigations, being a PSI and DSI, have been provided with the application and these investigations have been reviewed by Environment Canterbury's Contaminated Lands Team. The identified risk areas of potential contamination on the proposed lots, for the reasons discussed in the Assessment of Environment Effects section of this report, can be appropriately managed through conditions of consent.
97. The above objectives and policies seek to ensure any adverse effects upon human health are minimised and that Council carries out its duty to record information on potentially contaminated sites which the conditions of consent will achieved. I therefore consider the proposal to be consistent with the objectives and policies relating to Land and Soil.

B2.1 – Transport Networks

Objective B2.1.1 - An integrated approach to land use and transport planning to ensure the safe and efficient operation of the District's roads, pathways, railway lines and airfields is not compromised by adverse effects from activities on surrounding land or by residential growth.

Policy B2.1.2 - Manage effects of activities on the safe and efficient operation of the District's existing and planned road network, considering the classification and function of each road in the hierarchy.

Policy B2.1.4(a) - Ensure all sites, allotments or properties have legal access to a legal road which is formed to the standard necessary to meet the needs of the activity considering:

- the number and type of vehicle movements generated by the activity;*
- the road classification and function; and*
- any pedestrian, cycle, public transport or other access required by the activity.*

98. Each lot will be provided with legal road access. Lots 1 to 12 will have access onto local sealed roads vested in Council and complying vehicle crossing will be able to be formed. The existing vehicle access servicing proposed Lot 13 will be upgraded to meet the required standard for a vehicle crossing providing access onto a State Highway. For the reasons discussed in the Assessment of Environmental Effects section of this report, adverse road safety and efficiency effects are considered to be acceptable.

B3.4 Quality of the Environment

Objective B3.4.1- The District's rural area is a pleasant place to live and work in.

Policy B3.4.3- Avoid, remedy or mitigate significant adverse effects of activities on the amenity values of the rural area.

Policy B3.4.6- Maintain low levels of building density in the rural zone and the predominance of vegetation cover.

Policy B3.4.18 - Ensure buildings are setback a sufficient distance from property boundaries to:

- (a) Enable boundary trees and hedges to be maintained;
- (b) Maintain privacy and outlook for houses on small allotments; and
- (c) Encourage a sense of distance between buildings and between buildings and road boundaries where practical

99. The proposal will maintain the amenity values of the surrounding rural area as the residential density requirement of one dwelling per 1ha in Existing Development Area, Yorktown will be maintained. Some of the existing accessory buildings on Lot 13 will be removed and those that remain will meet the required setbacks from internal property boundaries. This will assist with maintaining privacy and outlook for future residents. The site coverage requirements of the District Plan will be complied with.
100. For the reasons discussed, I consider the proposal to be consistent with the outcomes sought by B3.4 Quality of the Environment.

B4.1 Residential Density and Subdivision in the Rural Area

Objective B4.1.1- The provision of a variety of residential section sizes in the rural area, while maintaining a low overall residential density.

Objective B4.1.2 - Residential density is low enough to maintain the character of the rural area and to avoid adverse effects on natural and physical resources or reverse sensitivity effects.

Objective B4.1.3 - Allotments are created which are of the appropriate size and shape and have the required utility services, for their intended use.

Policy B4.1.4(a)- Recognise Existing Development Areas, Ski and Recreation Areas and Tourist Resort Areas within the Rural Zone, but ensure new residential development at densities higher than those provided for in Policy B4.1.1, to occur within townships that are located outside the Greater Christchurch area covered by Chapter 6 to the Canterbury Regional Policy Statement.

Policy B4.1.9 - Ensure any allotment created is of sufficient size and shape for its intended use, including the avoidance of reverse sensitivity effects on existing lawful uses and has provision for a complying access to an adjacent road.

Policy B4.1.10(b) - If utility connections are not needed when the allotment is created, a notation is placed on the Certificate of Title to alert people that utility connections are not available at the boundary of the allotment.

Policy B4.1.11 - Ensure any allotment created which may be used to erect a dwelling has an adequate building square and access to sunlight.

Policy B4.1.12 - Ensure subdivisions do not create separately saleable allotments which due to their size, shape, location or legal restrictions on the Certificate of Title, cannot be used to erect a dwelling as a permitted activity, unless that allotment shall be used as a utility lot or for some other specified purpose; and that purpose is unlikely to result in the need to erect a dwelling at some stage.

Policy B4.1.13 - Encourage allotment boundaries to follow natural or physical features on the land, wherever practical.

101. The subdivision will maintain and comply with the minimum allotment size required for the Existing Development Area, Yorktown, being 1 dwelling per 1ha. The direction of Policy B4.1.4(a) is that this higher rural density should continue to be recognised and provided for. As discussed in the Assessment of Environmental Effects section of the subdivision report, each lot is of a sufficient size and shape for its intended use and each lot will have appropriate building squares located outside of those areas of each lot that are most susceptible to flooding. All required utilities will be maintained or should be able to be provided to any new dwelling erected on any of the lots. For the most part, the allotment boundaries will follow existing natural boundaries or physical features, where practical.
102. The proposal is therefore consistent with the objectives and policies relating to residential density and subdivision in the rural area.

Summary – Operative District Plan Objectives and Policies

103. Overall, I consider the proposal to be consistent with the objectives and policies of the Operative District Plan.

Proposed District Plan Objectives and Policies

104. The Proposed District Plan objectives and policies that I consider relevant are:

Subdivision

SUB-Objectives

SUB-Subdivision design and layout maintains or enhances the amenity values of the zone.

O1

SUB-Every site created by subdivision has the characteristics, infrastructure, and facilities appropriate for the intended use of the land.

SUB-Site sizes reflect the anticipated development outcomes of the zone.

O3

SUB-Policies

SUB-Avoid the creation of any site that cannot contain a residential unit as a permitted or controlled activity, unless the site:

P1

1. is in the General Rural Zone or Māori Purpose Zone, the overall residential density of the subdivision complies with the zone standard and a land use consent to establish or retain a residential unit on the site has been considered with the subdivision consent and granted; or
2. is within a Commercial and Mixed Use Zone, General Industrial Zone, Dairy Manufacturing Zone, or Port Zone; or
3. shall be used only to house infrastructure, a reserve or for some other community purpose specified in the subdivision application; and that purpose will not result in the need for a residential unit.

SUB-Ensure that every site created by subdivision has safe and efficient access for motorists, pedestrians, and cyclists, consistent with that required for the intended use of the site.

P2

SUB-Other than infrastructure sites or reserve sites, ensure that every site created by subdivision on which a building may be erected has all of the following features:

P3

1. Access to sunlight;
2. Adequate size and appropriate shape to contain a building square;
3. Access to infrastructure and facilities consistent with those required for the intended use of the site;
4. Sufficient provision of and access to suitable water supply for firefighting purposes, consistent with that required for the intended use of the site;
5. Access to an existing reticulated stormwater system or sufficient suitable land to accommodate effective on-site stormwater management.
6. In Residential Zones, adequate size, shape, orientation, and access for outdoor living space;
7. In Commercial and Mixed Use Zones, General Industrial Zone, and Knowledge Zone, adequate size and shape for outdoor storage space;
8. In those areas of the General Rural Zone and Māori Purpose Zone where a reticulated water supply is unavailable, sufficient suitable land to accommodate on-site potable water supply; and

	9. In the General Rural Zone, Māori Purpose Zone and in those townships without a reticulated wastewater disposal network, sufficient suitable land to accommodate on-site wastewater treatment and disposal.
SUB-P6	Require the subdivision layout to respond to and follow natural and physical features such as the underlying landscape, topography, and established vegetation.
SUB-P10	Manage the temporary adverse visual amenity and nuisance effects associated with preparing land for subdivision.

105. The subdivision will not comply with the density requirements under the PDP as Yorktown, SCA-RD18 requires all lots to achieve a minimum net area of 1ha. Unlike the Operative District Plan, those areas held as part shares within a shared accessway cannot be included within the lot size calculation as it does not form part of the net area of each lot. That being said, I consider that the slight shortfall with regards to lot size will have indiscernible adverse effects on the character and amenity of the zone compared to that which is required to be achieved under the PDP.
106. The size and shape of the lots are considered appropriate, and safe and efficient access for motorists will be able to be provided for. Appropriate services are also able to be provided or retained to each of the proposed lots and the subdivision layout appropriately responds to the natural and physical features of the site.
107. Any adverse visual effects associated with the subdivision should be minimal and given the scale of the work required, adverse nuisance effects can be appropriately mitigated via conditions of consent, if approved.
108. For the reasons discussed, I consider that the subdivision will not be inconsistent with the outcomes sought by the above objectives and policies.

General Rural Zone

Objectives

GRUZ-Subdivision, use, and development in rural areas that:

O1

1. supports, maintains, or enhances the function and form, character, and amenity value of rural areas;
2. prioritises primary production, over other activities to recognise its importance to the economy and wellbeing of the district;
3. allows primary production to operate without being compromised by reverse sensitivity; and
4. retains a contrast in character to urban areas.

Policies

General

GRUZ-Maintain or enhance rural character and amenity values of rural areas by:

P1

1. retaining a low overall building density, and predominance of vegetation cover;
2. enabling primary production while managing adverse effects of intensive primary production, and mineral extractive industries;
3. managing the density and location of residential development; and
4. retaining a clear delineation and contrast between the district's rural areas and urban areas, including Christchurch City.

Density

GRUZ-P2	<p>Avoid the development of <u>residential units</u> on <u>sites</u> that are smaller than the required minimum <u>site size</u>, except where:</p> <ol style="list-style-type: none"> a. the development has been provided for through a legacy clause; b. the minimum residential density requirement is achieved through <u>balance land</u> that adjoins the proposed <u>undersized allotment</u> in a coherent form to maintain a predominance of open space immediately surrounding the <u>undersized allotment</u>; or c. the development is for a <u>temporary activity</u>, or <u>temporary accommodation</u>.
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109. The subdivision will not significantly impact upon the rural character and amenity of the zone despite the lots being slightly undersized under the PDP (which requires a net area of 1ha per lot to be achieved). With regards to GRUZ- P2, the rules that apply to the erection of future dwellings on lots within Yorktown under the PDP only refer to the site needing to be 1ha. Having spoken with Councils Policy Department the omission of 'net' is deliberate to ensure any lot in this locality granted resource consent prior to the allotment size requirement of 1ha (net) having legal effect can still be built on as a permitted activity. On that basis, the subdivision will not be creating lots that cannot be built on under the PDP.
110. The predominance of vegetative cover and low overall building density will also be appropriately controlled through the relevant site coverage and built form requirements of the relevant District Plan. I therefore consider the proposal to be consistent with the above objectives and policies.

Summary – Proposed District Plan Objectives and Policies

111. Overall, I consider that the proposal is not inconsistent with the outcomes sought by the above objectives and policies for Yorktown, SCA-RD18.

Weighting Between District Plans

112. Section 104(1)(b) requires decision makers to take account of any relevant plan or proposed plan. Where there is conflict between an operative and proposed plan, a weighting assessment is required to determine which plan should be afforded dominant weight.

Summary – Operative District Plan

113. I conclude that the effects of the proposal are acceptable and the proposal is consistent with the objectives and policies of the Operative District Plan. The application can therefore be granted under the Operative District Plan.

Summary – Proposed District Plan

114. I conclude that the effects of the proposal are acceptable and the proposal is not inconsistent with the objectives and policies of the Proposed District Plan. The application can therefore be granted under the Proposed District Plan.

Weighting Assessment

115. In this case, as the conclusions reached in the above assessment lead to the same conclusion under both the Operative District Plan and Proposed District Plan, no weighting assessment is required.

Canterbury Regional Policy Statement

116. This proposal is not considered to be of a nature or scale that challenges the provisions of the Regional Policy Statement.

National Policy Statement for Highly Productive Soils

117. The application site consists of Class 3 soils. Under the NPS, the site therefore meets the definition of highly productive land. As the objective of the NPS is protect highly productive land for use in land based primary production, both now and in the future, consideration needs to be given to whether this subdivision will be consistent with the outcome sought by this legislation.

The key policies I consider relevant to the proposal are:

Policy 4: The use of highly productive land for land-based primary production is prioritised and supported

Policy 7: The subdivision of highly productive land is avoided, except as provided in this National Policy Statement

Policy 8: Highly productive land is protected from inappropriate use and development.

Policy 9: Reverse sensitivity effects are managed so as not to constrain land-based primary production activities on highly productive land

118. As outlined in the National Policy Statement for Highly Productive Land – Guide to implementation document released by the Ministry for the Environment the weight that can be given to the NPS may be limited if the status of the activity is Controlled or Restricted Discretionary under the District Plan.

119. The subdivision application is a Restricted Discretionary Activity, and the implementation guide states that the relevance and impact of the NPS is determined by the matters of discretion. The ability to have regard to the relevant provisions of the NPS-HPL under section 104(1)(b)(iii) is limited to the matters over which discretion is restricted. If a Restricted Discretionary Activity does not have any matters of discretion relating to matters covered by the NPS-HPL, then the NPS-HPL must be recognised but it is given less weight and it cannot be a reason to decline the application.

120. In this case, the matters of discretion relevant to proposal under the District Plan do not consider the protection of highly productive soils. Therefore, I consider that very little weight should be given the NPS-HPL.

Part 2 Resource Management Act 1991

121. The purpose of the Resource Management Act 1991 is to promote the sustainable management of natural and physical resources. In summary enabling people and communities to provide for their well-being, while sustaining resources and addressing any adverse effects.

122. Based on the assessment in this report, it is my opinion that the proposal is in accordance with the purpose and principles of the Resource Management Act 1991.

Development Contributions

123. The relevant development contributions will be required in accordance with the Local Government Act 2002. These contributions will be obtained through the Council's Long Term Plan (LTP) and charged in accordance with the attached table.

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	13.00	1.00	12.00	4,457.00	53,484.00	8,022.60	61,506.60
Wastewater	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Stormwater	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Reserves	13.00	0.50	12.50	10,352.00	129,400.00	19,410.00	148,810.00
Roading	13.00	1.00	12.00	1,310.00	15,720.00	2,358.00	18,078.00
Roading ODP	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Total Contribution	198,604.00	29,790.60	228,394.60
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Summary

124. The application is to undertake a 13-lot rural subdivision within Existing Development Area, Yorktown (RC235309) and to disturb and remove soil under the NES (RC235466).
125. The application is considered to be in accordance with the objectives and policies of the Operative District Plan and the Proposed District Plan. Effects on the environment are considered to be less than minor.
126. In summary, it is recommended that the application is in order for approval subject to certain conditions to mitigate potential effects on the environment.

Recommendations

235309 - Subdivision

- A. Resource consent 235309 be processed on a **non-notified** basis in accordance with sections 95A-F of the Resource Management Act 1991; and
- B. Resource consent 235309 be **granted** pursuant to sections 104 and 104C of the Resource Management Act 1991 subject to the following conditions imposed under sections 108 and 220 of the Act:

General

1. The following conditions of consent shall be met prior to the issue of the section 224(c) Completion Certificate, at the expense of the consent holder.
2. The subdivision shall proceed in general accordance with the attached approved subdivision plan (marked SDC 235309), the details provided with the application, and the further information submitted, including the creation of any additional utility lots except where varied by the following conditions of consent.
3. The subdivision may be undertaken in stages. If the subdivision is undertaken in stages, the stages shall occur in the following order:
 - Stage 1 - Lot 13
 - Stage 2 – Lots 1 to 12
4. That any building that will not comply with the minimum internal setback requirements of the District Plan (Rural Volume) on Lot 13 shall be removed.
5. The existing 'cottage' (second dwelling) identified on the approved plans on Lot 13 shall be removed from the site.
6. That all required easements shall be created and granted or reserved.
7. That a Consent Notice be registered against the Record of Title for any utility lot created, to the effect that it shall be used as a utility lot only. Ongoing compliance with this condition shall be ensured by way of a consent notice registered against the Record of Title to issue for the utility lot. The consent notice shall be prepared and registered by Council's solicitor at the request and expense of the consent holder.

General engineering

8. Engineering approval:

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

- Water supply
- Sewerage
- Stormwater
- Roothing, including streetlighting and entrance structures
- Upgrade of existing road frontages
- Shared accessways
- Landscaping and irrigation.

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

9. All work shall comply with the conditions set out in the Engineering Approval and be constructed in accordance with the approved engineering plans.

10. All work shall comply with the Engineering Code of Practice, except as agreed in the Engineering Approval.

11. The consent holder shall include with the engineering plans and specifications submitted for Engineering Approval, copies of any other consents required and granted in respect of this subdivision, including any certificate of compliance or consent required by Canterbury Regional Council.

12. Unless specific provision is made otherwise through the Engineering Approval the water supply services to all lots shall extend from the road boundary to a point one metre inside the net area of the lot. Please note that the net area is the area excluding any right of way or accessway.

13. The consent holder shall provide accurate 'as built' plans of all services to the satisfaction of the Development Engineering Manager. All assets being vested in Council shall be provided in an appropriate electronic format for integration into Council's systems. Any costs involved in provision and transfer of this data to Councils systems shall be borne by the consent holder.

14. The consent holder shall provide a comprehensive electronic schedule of any assets to be vested in the Council to the satisfaction of the Development Engineering Manager. The schedule shall include but not be limited to installed material unit costs, type, diameter, class, quantity and include summary details.

Maintenance Bonds (In accordance with the Council's Bonding Policy of Subdivision Works and Large Projects as at the date of issue of this consent)

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

- a. 12 months for roading, water, sewer and stormwater reticulation; and
- b. 24 months for landscaping, reserve assets, stormwater treatment and discharge systems and sewer pump stations.

Corner Splays

16. The corner of Lot 10 shall be splayed with a diagonal line reducing each boundary by a minimum of 6 metres by 6 metres.
17. The corner of Lot 13 shall be splayed with a diagonal line reducing each boundary by a minimum of 15 metres by 15 metres.

State Highway Access - Lot 13 – Stage 1 only

18. The existing vehicle crossing servicing Lot 13 shall be upgraded in accordance with the NZ Transport Agency's Diagram C Standard as outlined in the Planning Policy Manual (2007) and to the satisfaction of the NZ Transport Agency Network Manager. The consent holder shall provide to Council confirmation that the vehicle crossing has been upgraded to the required standard.

Vehicle Crossings and Accessways – Stage 2 only

19. Vehicle crossings to service Lot 1-4, Lot 5-8 and Lot 9-12 shall be formed in accordance with Appendix 10, Diagram E10.C1 of the District Plan (Rural Volume) located not less than 75 metres from the state highway intersection or 60 metres from any other intersection. The vehicle crossing shall be sealed/metalled to match the existing road surface for the full width of the crossing and for the first ten metres (as measured from the edge of the existing formed carriageway towards the property) or to the property boundary, whichever is the lesser.
20. The vehicle accessway serving Lot 1-4, Lot 5-8 and Lot 9-12 shall be formed in accordance with Appendix 10 of the District Plan (Rural Volume).
21. The access crossings to Lot(s) 1-4, Lots 5-8 and Lots 9-12 shall have precast concrete headwalls with RCRRJ Z piping, and be constructed in accordance with the approved Engineering Plans. The minimum diameter of the pipe shall be 600 mm.

Water

22. The net area of each lot shall be provided with an individual potable restricted connection to the Edendale water supply in accordance with the approved Engineering Plans.
23. As part of the works to provide the water supply to the subdivision the applicant will:
 - Provide a new 100 mm diameter water main from 897 Sandy Knolls Road (i.e. south of the intersection with West Coast Road (SH73)) to a new fire hydrant located immediately north of the West Coast Road (SH73) intersection.
 - Enter into a developer's agreement with council prior to commencement of works to connect the newly upgraded 63mm water line from the existing connection point for proposed Lot 13 on West Coast Road (SH73) to the new 100mm diameter main being installed to service this subdivision.
 - Either:
 - i) Provide written approval from FENZ and the Water Races Team for the intended use of the water race for firefighting, or
 - ii) Provide an alternative method or infrastructure that meets FENZ firefighting requirements.

If option ii) applies and alternative methods or infrastructure is proposed, and individual lot owners need to be aware of this, then pursuant to section 221 Resource Management Act 1991

a consent notice shall be registered on the Record of Title for each lot outlining the requirements or approach.

24. Water restrictors shall be installed in the road reserve only.
25. Each lot shall be restricted to 3000 litres of water per day. Individual water tanks will be required for each lot with a minimum tank size of 3 days' supply at the time of building.
Pursuant to section 221 Resource Management Act 1991 a consent notice shall be registered on the Record of Title for each lot to ensure ongoing compliance with this condition.
26. Connection into Council's reticulated water supply shall either be carried out or supervised by Council's contractor CORDE at the cost of the consent holder.
27. Any existing water connections crossing the proposed boundary between Lot 13 and Lot 1 or Lot 13 and Lot 2 shall be disconnected to the satisfaction of Council's Development Engineering Manager. Approval for the reestablishment of individual connections shall be requested separately from this consent.

Sewer

28. Each lot within the subdivision shall obtain a discharge consent which enables any future dwelling to be serviced with its own individual, privately owned and maintained wastewater collection and disposal system in accordance with the requirements of Canterbury Regional Council. These collection and disposal systems shall not be in the form of holding tanks.
Note: Condition 28 does not require the developer to install the wastewater treatment systems. This will be the responsibility of the future lot owners.
29. The appropriate discharge consent or consents for sewage treatment and disposal shall be granted by Canterbury Regional Council (Environment Canterbury) for each lot, and a copy of the decision/s provided to Selwyn District Council, prior to the s224(c) Completion Certificate being issued for the subdivision.

Stormwater

30. Where stormwater discharges from the rights of way are to be undertaken as a permitted activity, confirmation in writing of permitted status shall be provided from Canterbury Regional Council in the form of a certificate of compliance. Where stormwater discharges from rights of way is not a permitted activity and Consent is required from Ecan then evidence of the consent shall be provided to confirm that this has been granted prior to the issue of a Section 224 Certificate.
31. The consent holder shall prepare and submit a Stormwater Design Report and Management Plan in accordance with the requirements of Selwyn District Council and Canterbury Regional Council. This plan shall be provided for Selwyn District Council's approval and sign-off at the consent holder's cost. It 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.
32. The proposed development shall not discharge run off onto adjacent properties unless via a controlled outlet approved as part of the Engineering Design Approval.

33. In the event that an adjacent neighbour's historical stormwater drainage was onto the site, the proposed development must maintain or mitigate the historical discharge.
34. Where a specific discharge consent is issued by Canterbury Regional Council (Environment Canterbury), any consent or associated conditions will be subject to Selwyn District Council acceptance, where these obligations will be transferred to Selwyn District Council. The consent holder will hold, operate and maintain the stormwater consent for a minimum of two years after the section 224(c) Completion Certificate has been issued. Council must be satisfied at the end of this period that all aspects of the system, including but not limited to compliance with consent conditions, operations and maintenance costs are acceptable to Council.

Power and Telephone Services

35. The consent holder shall provide evidence in writing from the relevant Authorities that existing electrical and telephone reticulation has the capacity to provide a service connection to all the lots.

Site Stability Works

36. That the consent holder ensure on a continuing basis (until Records of Title are available for each allotment) that dust is not generated from consolidated, disturbance or transportation of material or earthworks activities by keeping the surface of the material damp or by using another appropriate method of dust suppression.
37. All earthworks completed on site are to be carried out in accordance with New Zealand Standard (NZS) 4431:2022 – Engineered fill construction for lightweight structures.
38. At the completion of all earthworks Certificates satisfying the conditions of New Zealand Standard (NZS) 4431:2022 – Engineered fill construction for lightweight structures are to be provided to the Selwyn District Council. These certificates will be accompanied by a detailed report highlighting the extent and nature of all earthworks undertaken.

Consent Notices

39. That pursuant to Section 221 of the Resource Management Act 1991, a consent notice shall be registered on the Record of Title for each lot recording the following restrictions:

This property is located within the West Melton Observatory Overlay which places restrictions on outdoor lighting (eg, light spill). Unless a resource consent has been granted otherwise, any outdoor lighting shall comply with the requirements of the District Plan. For further information please refer to the relevant rule in the District Plan or contact the duty planner at the Selwyn District Council.

The consent notice shall be prepared and registered by Council's solicitor at the request and expense of the consent holder.

40. A consent notice pursuant to Section 221 of the Resource Management Act 1991 shall be registered against the title of proposed Lots 1, 2 and 13. This consent notice shall read as follows:

Any new dwelling or other noise sensitive development on the site in or partly within 100 metres of the edge of State Highway 73 carriageway must be designed, constructed and maintained to achieve an indoor design noise level of 40 dB LAeq(24hr) inside all habitable spaces

Natural Hazards

41. That a report be provided by a suitably qualified and experienced person confirming that either:

- a) The engineering design of the subdivision is sufficient to mitigate flooding on every site, based on a 200-year Annual Exceedance Probability flood event; or
- b) Where the engineering design is insufficient to satisfy Condition 41(a) above, the required minimum building finished floor height above ground level for dwellings or other principal buildings, in order to achieve a 300mm freeboard above a 200-year Annual Exceedance Probability flood event.

On-going compliance with condition 41(b) above shall be ensured through the registration of a consent notice to this effect on every affected site.

Potential Contamination

42. No construction, development or site preparation work shall occur within the former cottage area and the burn pile, until the soil surrounding the cottage and beneath the burn pile has been remediated in accordance with the information submitted with the land use application RC235466 and in accordance with the Remediation Action Plan required by condition 3 of RC235466.

43. That the consent holder shall submit to the Team Leader Compliance a Site Validation Report prepared in accordance with the Ministry for the Environment Contaminated Land Management Guidelines No.1 – Reporting on Contaminated Sites in New Zealand (Revised 2021) at the end of the remediation process and prior to the issue of S224.

44. Where evidence of a contaminated site not identified in the application is found at any stage of the site development works, then work shall cease at that site until the risk has been assessed by an Suitably Qualified and Experienced 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). Once the risk has been assessed and any required resource consent obtained, the consent holder shall undertake all necessary work to rehabilitate the site in accordance with either the standards for permitted activities or the conditions of the resource consent (as appropriate). All works shall be undertaken at the consent holders' expense.

Attachments

1. Approved Plan

Development Contributions (Subdivision Consents)

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

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

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

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	13.00	1.00	12.00	4,457.00	53,484.00	8,022.60	61,506.60
Wastewater	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Stormwater	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Reserves	13.00	0.50	12.50	10,352.00	129,400.00	19,410.00	148,810.00
Roading	13.00	1.00	12.00	1,310.00	15,720.00	2,358.00	18,078.00
Roading ODP	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Contribution					198,604.00	29,790.60	228,394.60

Notes to the Consent Holder

Lapse Period (Subdivision Consents)

- a) Under section 125 of the RMA, this subdivision consent lapses five years after the date it is granted unless:
 - (i) A survey plan is submitted to Council for approval under section 223 of the RMA before the consent lapses, and that plan is deposited within three years of the approval date in accordance with section 224 of the RMA; or
 - (ii) An application under section 125 of the RMA is made to the council before the consent lapses (five years) to extend the period after which the consent lapses and the council grants an extension.

S.224 Issued requirements

- b) S.224 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.

Monitoring

- c) In accordance with section 36 of the Resource Management Act 1991, the Council's basic monitoring fee has been charged.
- d) 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.
- e) Where the conditions of this consent require any reports or information to be submitted to the Council, please forward to the Council's Compliance and Monitoring Team, compliance@selwyn.govt.nz
- f) Any resource consent that requires additional monitoring due to non-compliance with the conditions of the resource consent will be charged additional monitoring fees on a time and cost basis.

Vehicle Crossings

- g) Any new or upgraded vehicle crossing requires a vehicle crossing application from Council's Assets Department prior to installation. For any questions regarding this process please contact transportation@selwyn.govt.nz. You can use the following link for a vehicle crossing information pack

and to apply online: <https://www.selwyn.govt.nz/services/roads-And-transport/application-to-form-a-vehicle-crossing-entranceway>

Building Act

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

Accessible Carparking Spaces

- i) The District Plan and the Building Code have different requirements for accessible carparking. Therefore, the carparking plan approved as part of this resource consent may not comply with the Building Code. Early engagement with the building consent team is recommended to ensure all requirements can be met.

Regional Consents

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

Impact on Council Assets

- k) Any damage to fixtures or features within the Council road reserve that is caused as a result of construction or demolition on the site shall be repaired or reinstated and the expense of the consent holder.

Engineering approval

- l) Engineering Approval – All applications for Engineering Approval shall be uploaded electronically to the Selwyn District Council Website at the following address: www.selwyn.govt.nz/services/subdivisions/engineering-approval/

The application shall include:

1. Design specifications
2. Design drawings
3. Design calculations
4. Relevant Resource Consents or Certificates of Compliance.

All correspondence regarding engineering approvals is to be directed to: Development.Engineer@selwyn.govt.nz

Maintenance Bonds (In accordance with the [Council's Bonding Policy of Subdivision Works and Large Projects](#) as at the date of issue of this consent)

- m) Maintenance bonds shall be valued at 5% of the total value of works (plus GST).
 1. The resource consent holder shall 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.
 2. 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.

Property numbering

- n) All new residential lots adjoining legal roads and/or private roads/rights of way created by this subdivision will be issued property numbers by Council in accordance with Council Policy. The consent holder shall

supply Council with a finalised Deposited Plan to enable numbers to be generated for issue and adoption.

Water supply, Stormwater, and Sewer

- o) Onsite wastewater and stormwater treatment and disposal system(s) must comply with the requirements the Canterbury Regional Council. Where compliance via a Certificate of Compliance cannot be provided, then a resource consent must be obtained.
- p) The consent holder is reminded of the need to transfer all water take, use and discharge permits to new owners.
- q) Water supply: For supervision purposes a minimum of 2 working days' notice is required. Please note a connection fee being the actual cost quoted by CORDE will apply.
- r) The design for all works, including the works previously discussed with the Development Manager and/or associated with Developers Agreements, is to be submitted for Engineering Approval.

Power and telephone

- s) The Council does not require physical connections to power and telecommunications services in the rural area and all prospective purchasers should investigate likely costs.

Water race

- t) The Consent Holder may be required to maintain the trees along their boundary to meet the requirements of the Water Race Bylaw.
- u) This property is not currently paying for any use of the water race. New lots will need to have this rate added to the property as required and approved.
- v) Any current connection to the water race should be formally approved by the Water Race Team or removed.

Vehicle crossing – Waka Kotahi – NZ Transport Authority

- w) Please note that you will also require approval from Waka Kotahi NZ Transport Agency to work on the road pursuant to Section 51 of the Government Rounding Powers Act 1989.
- x) For major project work, a preliminary meeting should be set up with the Waka Kotahi Regional Corridor Manager in consultation with the Regional Network Outcomes Contractor.
- y) Contact Waka Kotahi Environmental Planning Group to gain all required agreements EnvironmentalPlanning@nzta.govt.nz. And follow the required approval process for gaining access to the road corridor (<https://www.corridoraccess.co.nz/nz/home>). The Regional Network Outcomes Contractor may provide specific approval.

Runanga Advice Notes

- a) Ngai Tahu subdivision guidelines should be incorporated (where appropriate) into the final designs of the subdivision and future development of the site.
- b) An Accidental Discovery Protocol must be implemented for all earthworks involved with the subdivision.
- c) An appropriate Erosion and Sediment Control Plan must be in place for all earthworks required as part of this subdivision.

- d) The riparian margins of the Paparua Water Race where earthworks will be occurring for accessway construction should be planted with locally sourced, indigenous vegetation to help with the uptake of nutrients, binding of soils, and to help increase biodiversity.

RC235466 - Land Use

- A. Resource consent 235466 be processed on a **non-notified** basis in accordance with sections 95A-F of the Resource Management Act 1991; and
- B. Resource consent 235466 be **granted** pursuant to sections 104 and 104C of the Resource Management Act 1991 subject to the following conditions imposed under sections 108 of the Act:
1. That the site shall be remediated in accordance with the information submitted with the application (RC235466), prior to the subdivision of the site.
 2. No construction, development or site preparation work shall occur within the former cottage area and the burn pile, until the soil surrounding the cottage and beneath the burn pile has been remediated and validated in accordance with the following conditions of consent.
 3. Prior to any construction, development or site preparation works occurring on the site in the vicinity of the cottage and burn pile, the consent holder shall submit to the Team Leader Compliance a Remediation Action Plan and Site Management Plan prepared in accordance with Ministry for the Environment Contaminated Land Management Guidelines No.1 – Reporting on contaminated sites in New Zealand (Revised 2021). All work shall be undertaken in accordance with this Site Management Plan.
 4. Soil and material that contains concentrations of contaminants in excess of soil contaminants standards or guidelines for rural residential land use under the National Environmental Standard (NES) for Assessing and Managing Contaminants in Soil to Protect Human Health shall be remediated in accordance with the Remediation Action Plan.
 5. All samples required under the consent shall be collected and analysed in accordance with the Ministry for the Environment Contaminated Land Management Guidelines No. 5 – Site investigation and analysis of soils (Revised 2021).
 6. All contaminated material that is removed from the site shall be taken to an authorised facility for disposal.
 7. Where contaminated material is removed from the site, the consent holder shall submit to the Team Leader Compliance waste manifests from the contractor and/or cartage company that clearly identify the location of removed material in regards to the cottage and burn pile at the end of the remediation process.
 8. Any contaminated material that is removed from around the former cottage location and the burn pile area shall be loaded directly onto trucks and shall not be stockpiled on site, other than within the general remediation areas.
 9. Any replacement soils shall be certified as clean fill by the supplier or tested to confirm that they are suitable for rural residential land use under the National Environmental Standard (NES) for Assessing and Managing Contaminants in Soil to Protect Human Health.
 10. The consent holder shall submit to the Team Leader Compliance a Site Validation Report prepared in accordance with the Ministry for the Environment Contaminated Land Management Guidelines No.1 – Reporting on Contaminated Sites in New Zealand (Revised 2021) at the end of the remediation process.
 11. A copy of the approved Site Management Plan and the Resource Consent Decision shall be kept on site at all times and be readily available to all people involved in any earthworks or soil disturbance on site.

12. Where evidence of a contaminated site not identified in the application is found at any stage of the site development works, then work shall cease at that site until the risk has been assessed by an Suitably Qualified and Experienced 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). Once the risk has been assessed and any required resource consent obtained, the consent holder shall undertake all necessary work to rehabilitate the site in accordance with either the standards for permitted activities or the conditions of the resource consent (as appropriate). All works shall be undertaken at the consent holders' expense.

Attachments

1. Approved Plan

Notes to the Consent Holder

Lapse Period (Land Use Consents)

- a. Pursuant to section 125 of the Resource Management Act 1991, if not given effect to, this resource consent shall lapse ten years after the date of this decision unless a longer period is specified by the Council upon application under section 125 of the Act.

Monitoring

- b. In accordance with section 36 of the Resource Management Act 1991, the Council's specialised monitoring fee has been charged.
- c. 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.
- d. Where the conditions of this consent require any reports or information to be submitted to the Council, please forward to the Council's Compliance and Monitoring Team, compliance@selwyn.govt.nz
- e. Any resource consent that requires additional monitoring due to non-compliance with the conditions of the resource consent will be charged additional monitoring fees on a time and cost basis.

Vehicle Crossings

- f. Any new or upgraded vehicle crossing requires a vehicle crossing application from Council's Assets Department prior to installation. For any questions regarding this process please contact transportation@selwyn.govt.nz. You can use the following link for a vehicle crossing information pack and to apply online: <https://www.selwyn.govt.nz/services/roads-And-transport/application-to-form-a-vehicle-crossing-entranceway>

Building Act


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

Regional Consents

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


Impact on Council Assets

- i. Any damage to fixtures or features within the Council road reserve that is caused as a result of construction or demolition on the site shall be repaired or reinstated and the expense of the consent holder.

<p>Reported and recommended by</p>  <p>Charlotte Scotchbrook, Senior Resource Management Planner Senior Resource Management Planner</p>	<p>Date: 17 August 2023</p>
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Decision

That the above recommendations be adopted under delegated authority.

 <p>Rosie Flynn, Team Leader Resource Consents</p>	<p>Date: 18 August 2023</p>
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**AS APPROVED BY
SELWYN DISTRICT COUNCIL
Planning Department**

**RESOURCE CONSENT
235309**

18/08/2023 scotcc

NOTES

Survey District: Canterbury
 Legal Description: RS 6469
 Area: 13.3546 Ha
 Applicants: Yorktown Developments Limited
 Registered Owner: Yorktown Developments Limited
 Comprised In: CB12A/721 (Limited)
 Local Authority: Selwyn District Council
 Zone: Existing Developments (Yorktown)

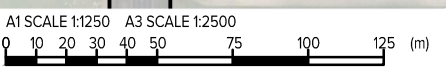
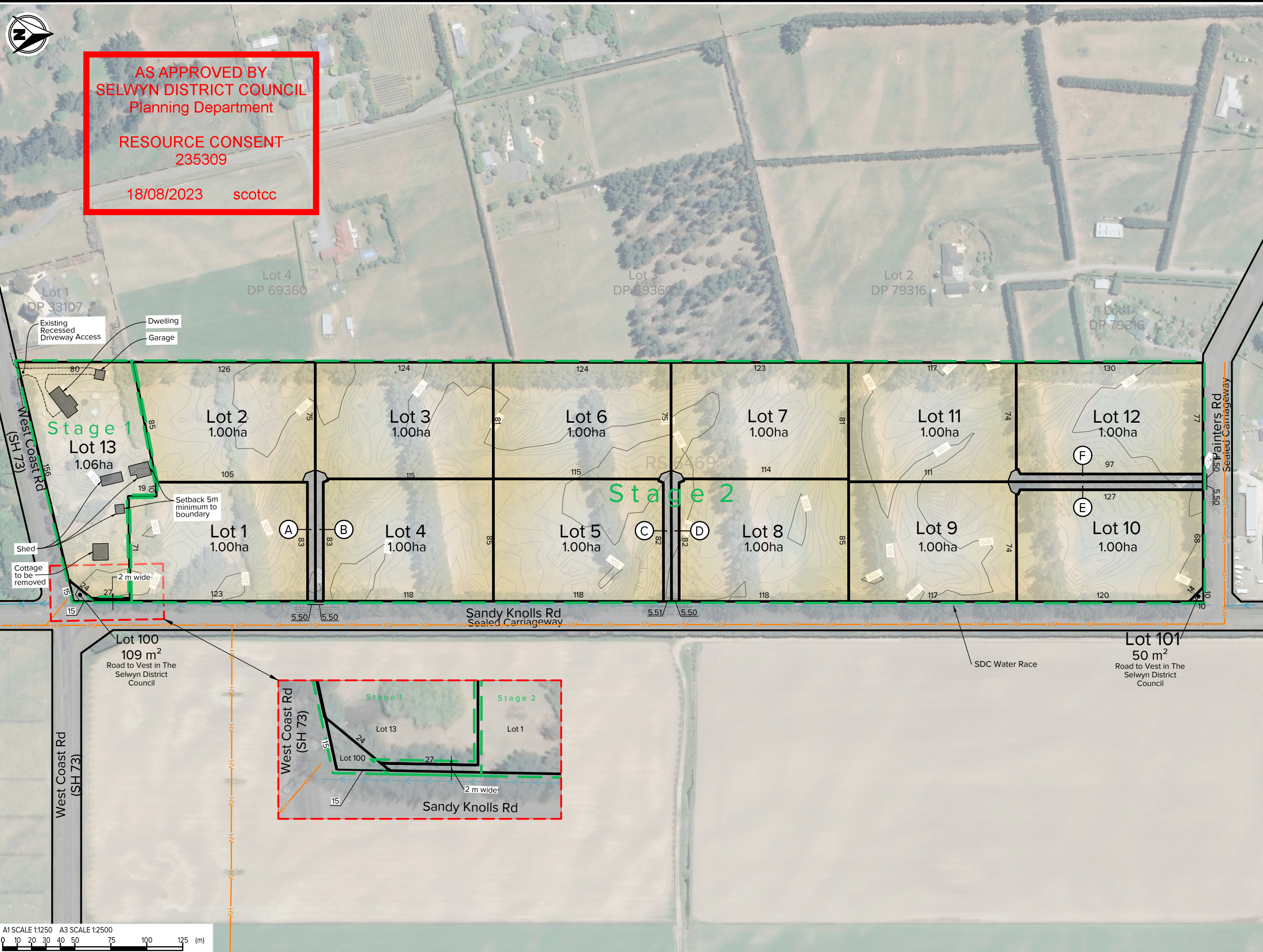
- All dimensions subject to final survey.
- Easements to be confirmed on site.
- Locations of services are approximate only, to be confirmed on site.
- Applicable Prior Consents: N/A

LEGEND

- Proposed Lot Boundary
- Proposed Easement Boundary
- Legal Road Boundary
- Abuttal Boundary
- Water Race
- Electrical Cable - Overhead
- Stage Boundaries

Memorandum of Easements

Nature	Shown	Burdened Land	Benefitted Land
Right of Way, Right to convey water, electrical power and telecommunications	A	Lot 2	Lots 1,3,4
	B	Lot 3	Lots 1,2,4
	C	Lot 6	Lots 5,7,8
	D	Lot 7	Lots 5,6,8
	E	Lot 9	Lots 10,11,12
	F	Lot 11	Lots 9,10,12



Rev#	Description	Drawn	Date
J	ROW amended	led	02.08.23
I	For Consent		02.08.23
H	Stages Added		02.06.23
G	Survey data added		22.05.23
F	Change Lots No		02.05.23

INOVO PROJECTS
 Level 1, 93 Manchester St, Christchurch 8022
 Ph. 03 377 3290
 11 Clayton St, Newmarket, Auckland 1149
 Ph. 09 600 1099
 www.inovo.nz

Scale A1 1:1250
 Scale A3 1:2500
 DO NOT SCALE FROM DRAWING

Drawn RT
 Approved PM
 Date 12.08.2021
 Client **YORKTOWN DEVELOPMENTS LIMITED**

Project **1544 STATE HIGHWAY 73 WEST MELTON**

Drawing Title **LOTS 1 - 13 BEING A PROPOSED SUBDIVISION OF RS 6469**

Status **FOR CONSENT**
 Drawing No. **15046-AP-001** Rev J