



28 April 2022

UWC Limited
C/- Davis Ogilvie & Partners Limited
PO Box 589
Christchurch 8140

Attn: D Donaldson

Dear Damienne

Resource consent application - Decision

Consent Number: RC210185
Applicant: UWC Limited
Site Address: 52 Amberley Beach Road, Amberley
Proposed activity: To subdivide into 123 residential lots, two roads to vest, two access lots, four local purpose reserves and balance land in two stages

Your resource consent application has been granted on a non-notified basis subject to the following conditions. A copy of the decision is enclosed for your information.

CONDITIONS OF CONSENT

General

1. *The activity shall proceed in general accordance with the plans prepared by Davis Ogilvie (reference no: 41793/300, Revision F, dated 04/22) and details submitted with the application and referenced as RC210185 in Council records. In particular, the activity shall proceed in two stages as follows:*

Stage 1

- 75 fee simple allotments (Lots 1 to 75);
- Two local purpose (utility) reserves to be vested in Council (Lot 3000 and 3001);
- Part of two roads to be vested in Council (Lot 1000);
- One access lot (Lot 600); and
- Balance land.

Stage 2

- 48 fee simple allotments (Lots 76 to 123);
- The remaining part of the two roads to be vested in Council (Lot 1001);
- Two local purpose (utility) reserves (Lots 3002 and 3003);
- One access lot (Lot 601); and
- Balance land (Lot 4000).

2. *Design and construction shall be in accordance with the requirements of the Hurunui District Plan and the Hurunui District Council Development Engineering Standard 2017 unless otherwise agreed by Hurunui District Council.*

Easements

3. *All services and accessways serving more than one lot, or traversing lots other than those being served and not situated within an existing or proposed public road, shall be protected by easements shown in a memorandum on the survey plan and duly granted and reserved. Easements over wastewater lines to be vested in Hurunui District Council and located within private rights-of-way, shall cover the entire width of the right-of-way.*

Construction management

4. *The Consent Holder shall appoint a single representative who shall be responsible for liaising with Hurunui District Council, submitting information required for consent, preparing engineering plans, monitoring, and supervising construction works, and certifying the works and as-built information. The Consent Holder's representative shall be suitably qualified and experienced and hold the relevant insurances. The person's name and contact details shall be provided to Hurunui District Council.*
5. *The hours of operation for construction activities shall be limited to 7am to 7pm Monday to Saturday (excluding public holidays).*
6. *All construction works shall proceed in accordance with the construction noise standard NZS 6803:1999 'Acoustics – Construction Noise'.*

Earthworks

7. *Measures shall be taken to minimise soil erosion and sediment discharge during all works associated with the development.*
8. *Windblown sand and dust associated with activities on the site shall not cause particulate material which is offensive and objectionable beyond the boundary of the site on which the consent is exercised. For the purposes of this condition, "offensive or objectionable" is to be determined having regard to intensity and duration of dust normally expected in a residential environment.*
9. *All earthworks filling over 300 mm deep shall be carried out in accordance with the requirements of NZS 4431:1989 Earthfill for Residential Development, with clean fill and controlled compaction.*
10. *In the event of accidental discovery of any disturbance of koiwi (human skeletal remains), taonga or artefact material, the consent holder shall:*
 - a) *Cease any further excavation for a period of at least 24 hours.*
 - b) *Immediately advise the New Zealand Police, Hurunui District Council, Te Rūnanga o Ngāi Tahu, Te Ngāi Tūāhuriri Rūnanga, and the New Zealand Historic Places Trust of the disturbance.*
 - c) *The consent holder shall in conjunction with the Te Rūnanga o Ngāi Tahu and Te Ngāi Tūāhuriri Rūnanga, arrange a site inspection by the appropriate tangata whenua and their advisers, including statutory authorities, who will determine whether the discovery is likely to be extensive and whether a thorough site investigation is required. Materials discovered will be handled and removed by iwi responsible for the tikanga appropriate to their removal or preservation.*

Engineering Plans

11. *Prior to commencement of any works the following shall be provided to and certified by Hurunui District Council:*
 - a) *Plans, specifications, and calculations showing all works including standard details.*
 - b) *A sediment and erosion control and dust management plan (including associated drawings showing proposed stockpile locations).*
 - c) *Traffic Management plans.*
 - d) *A Surface Water Report / Surface Water Planning Assessment demonstrating how the requirements of Hurunui District Council's global stormwater discharge consent (Canterbury Regional Council reference: CRC082988) will be met. The report shall include.*
 - (i) *Proposed attenuation system design.*

- (ii) *Proposed surface water pipe network design.*
- (iii) *Proposed soakage sites, and soakage calculations.*
- e) *A copy of Canterbury Regional Council consent for the proposed surface water report.*
- f) *A design certificate in the form of NZS 4404:2010 Schedule 1A.*
- g) *A quality management plan setting out construction and materials testing methodologies and inspection frequencies.*
- h) *A landscaping plan (refer to Council's Tree Management Policy). The landscape plan shall also include the existing and proposed planting along the southern boundary of the site to ensure that a 3 m wide planted buffer is provided.*
- i) *A street lighting proposal and plan (as prepared in consultation with Hurunui District Council and the power supply authority).*

Stormwater

12. *A stormwater treatment and attenuation system shall be provided that complies with Hurunui District Council's Amberley global stormwater discharge consent (Canterbury Regional Council reference CRC082988).*
13. *The stormwater system shall include a treatment chain of vortex type gross pollutant trap device(s), an offline first flush treatment basin, and an attenuation pond.*
14. *The stormwater system shall include control structures/devices that attenuate developed site discharges to the requirements of CRC082988. Pond design shall provide for all weather vehicular access to control structures for maintenance.*
15. *Where the discharge of stormwater to ground is within 1 m of groundwater, the Consent Holder shall obtain a discharge consent from the Canterbury Regional Council and provide a copy to Hurunui District Council.*
16. *Where the Consent Holder proposes discharge of roof water to ground, on-site soakpits shall be designed and installed at the time of subdivision and shall include for:*
 - a) *Design for roof catchment based on 35% of total lot areas.*
 - b) *Construction in accordance with the certified engineering plans including measures to prevent any surface water entering the soakpit prior to completion of each house build.*
 - c) *An overflow pipe discharging to roadside kerb and channel.*
17. *Each roadside lot shall be provided with a kerbside inspection box and kerb outlet and a 100 mm lateral terminating 1.0 m inside the main body of the lot to receive hardstanding run-off and soakpit overflow discharge.*
18. *The Consent Holder shall provide similar detail for certification for surface water discharge from lots served by rights of way.*
19. *A management plan illustrating the operation of the stormwater network including the attenuation pond, as well as the maintenance regime required, shall be submitted to the Hurunui District Council for certification along with the engineering plans. The maintenance regime shall include the requirement that the attenuation pond system is inspected at least once every six months and any accumulated sediment and/or litter is removed to prevent blockages from occurring.*
20. *The Consent Holder shall be responsible for all maintenance and operating costs of the stormwater attenuation pond for a minimum period of two years following the issue of the 224 certificate or when 90% of all residential lots within the subdivision have dwellings constructed and compliance certificates issued under the Building Act 2004, whichever is the shorter period. The operation and maintenance of the utility areas shall be transferred to the Hurunui District Council following this period and approval of the performance and condition of the sites.*

Wastewater

21. Each lot shall be connected to the Amberley wastewater network in accordance with the certified engineering plans.
22. Gravity connection shall be provided to each lot with the exception of Lots 29 – 34 (as detailed in **condition 38**).
23. Gravity connections shall be 100 mm diameter, laid to a point at least 1m inside the lot and at least 1.2m deep.
24. All wastewater infrastructure laid under proposed roads, vehicle crossings, or rights-of-way shall be hardfill backfilled to subgrade level (with GAP65, pit run or similar approved granular material).
25. A CCTV survey shall be carried out on all new wastewater lines to be vested in Hurunui District Council.

Water

26. Each lot shall be connected to the Amberley water supply network in accordance with the certified engineering plans. Connections shall be 20 mm diameter and include associated meter boxes and fittings (excluding meters). Meter boxes within rights-of-way shall be located adjacent to the lot boundary.
27. All water infrastructure laid under roads, vehicle crossings or rights-of-way shall be hardfill backfilled to subgrade level (with GAP65, pit run or similar approved granular material), and ducted where necessary.

Deferment

28. The section 224 certificate shall not be issued until the relevant upgrades to the Amberley water and wastewater networks have been completed.

Roading

29. Roads shall be constructed in accordance with the certified engineering plans, generally as follows:
 - a) General
 - i) Road and right of way widths and layout shall be in general accordance with submitted drawing 41793/300 issue F dated 04/22.
 - ii) Centreline radii shall be an absolute minimum of 20 m and shall provide for a minimum stopping sight distance of 40 m.
 - iii) Right of way 'K' shall be provided with a turning head in accordance with Hurunui District Council Development Engineering Standard 2017 drawing R20.
 - iv) Road and right of way cross-sections shall be in general accordance with submitted drawing 41793/C105 Rev P3 dated 27/01/22.
 - v) Road gradients shall be no flatter than 1:250 (0.4%).
 - b) Footpaths
 - i. Footpaths shall be a minimum of 1.5 m width.
 - ii. Mobility crossings including tactile pavers shall be provided at intersections.
 - iii) Footpaths shall be constructed with a 100 mm thick layer 20 MPa concrete on a minimum of 50 mm AP20 on a suitable subgrade, unless otherwise approved by Hurunui District Council.
 - iv) Concrete construction shall be in accordance with NZS 3109:1997 Concrete Construction
 1. Surface finish shall be Class U5 (screeded, floated, then hard or soft broomed to provide shallow texture).
 2. Concrete shall have a black oxide additive at a rate of 2kg/m³ of concrete unless noted and agreed otherwise with the Hurunui District Council.
 3. Path edges and expansion/contraction joints shall have a 50 mm width smooth trowelled finish.
 - c) Berms

- i) Grass berms shall consist of screened topsoil lightly compacted and raked to a minimum depth of 75 mm. The topsoil shall be free of clods, stones, and other debris. The areas shall be evenly sown with grass seed mix at a rate of 30 grams grass seed / square metre. The seeded surface shall be lightly rolled and watered.
- ii) Grass seed shall consist of Chewings Fescue 'Dawson Ref 70% and Brown Top NZ Certified 30%
- d) Vehicle crossings
 - i) Rights of way and access legs shall be provided with a vehicle crossing in accordance with the certified engineering plans.

30. Benkelman Beam testing shall be carried out on all roads and rights of way prior to surfacing. Tests shall comply with the Hurunui District Council Development Engineering Standard 2017.

Street Lighting

31. Approved LED street lighting shall be installed in accordance with AS/NZS1158 and the certified engineering plans.

Power and telephone

32. Each lot shall be provided with the ability to connect to a telecommunications and electrical supply network at the road boundary of the lot.

Landscaping

33. Landscaping shall be established in accordance with the certified landscaping plans.

Works inspections

34. Works inspections will be carried out to ensure the work is completed in accordance with the certified plans and specifications and to Hurunui District Council standards. These inspections will be undertaken by Council engineering staff for a fee as defined in Council's Schedule of Fees and Charges, payable by the Consent Holder. The Consent Holder shall notify Council at least two working days prior to commencing various stages of the works to enable inspections to be carried out. Any other works directly associated with the development shall also be charged at the rates defined in Council's Schedule of Fees and Charges. The minimum level of inspection shall be as follows:

- Engineering/landscaping plan checking and certification – prior to commencement of works.
- Roads, rights of way and vehicle crossings:
 - following excavation to subgrade / prior to placement of sub-base metal.
 - following placement of sub-base metal / immediately prior to pouring of kerbs.
 - following compaction of basecourse metal / immediately prior to surfacing.
- Footpaths:
 - following excavation to subgrade / prior to placement of sub-base metal.
 - following compaction of basecourse metal / immediately prior to surfacing.
- Wastewater and water reticulation:
 - water or air pressure testing of pipes including laterals and manholes.
 - bedding / prior to backfilling of trenches.
 - disinfection and flushing of lines.
- Power and telecom trenches:
 - bedding / prior to backfilling of trenches.
- Whole of works – prior to issue of a section 224(c) certificate.

Where additional inspections are required because of faulty workmanship or work not being ready contrary to the receipt of a notification, such inspections will be carried out for an additional fee, in accordance with Council's Schedule of Fees and Charges.

Engineering Completion

35. On completion of works the following shall be provided to Hurunui District Council:

- a) Completion certificates in the form of NZS 4404:2010 Schedules 1B, 1C, and (for any filling over 300mm deep) 2A;
- b) Dimensioned A3 hard copy as-built plans (and an electronic copy in suitable format) showing all works and information as detailed in NZS 4404:2010 Schedule 1D and using NZTM2000 projection with levels to NZGD2000 (Lyttleton 1937) datum. Plans shall be certified by a suitably-qualified person stating that they are a true and accurate record of what has been constructed.
- c) Written confirmation from telecommunications and electrical suppliers that each lot has been connected to the respective networks.
- d) Copies of all quality assurance testing and inspection records, including CCTV footage of the new wastewater lines to vest in Hurunui District Council; and
- e) A schedule of quantities for all completed works to be vested in Hurunui District Council (to enable valuation of assets to vest and maintenance bonds).

Maintenance Period

36. The Consent Holder shall be responsible for the maintenance of all subdivision and associated works for a period of 12 months following the date of the issue of the section 224(c) certificate. A bond equal to 5% of the cost of construction works as calculated under **condition 35(e)** shall be lodged with Hurunui District Council for the same period, and maintenance shall include repair of any damage or defects in any of the works or services, however caused, associated with the development of the subdivision.

STAGE 1 – Lots 1-75, Lots 3000-3001, Lot 1000, Lot 600, and balance land

Amalgamation condition

37. That Lot 600 (legal access) hereon be held as to six undivided one-sixth shares by the owners of Lots 29, 30, 31, 32, 33, and 34 hereon as tenants in common in the said shares and that individual Records of Title be issued in accordance therewith (LINZ ref: 1766703).

Wastewater

38. Lots 29-34 shall have gravity connections provided as per **condition 22**, or have provision for a low pressure pumping system to discharge to the main gravity network. A pumped sewer discharge chamber shall be installed at the intersection of right of way 'K' and the proposed public road reserve, and individual LPS sewer laterals shall be provided from 1m inside the main body of Lots 29 – 24 to the discharge chamber.
39. The owners of Lots 29 - 34 shall be advised that should a gravity connection not be provided to the lot:
- a) At the time of building on the lot, an approved private in-ground wastewater pump unit (consisting of a heavy duty E/One submersible grinder pump in an underground polyethylene tank, or similar system as approved by Hurunui District Council) shall be installed and connected to the lot's lateral to cater for wastewater disposal from the lot; and
 - b) The owner of the lot shall be responsible for all costs associated with the installation and on-going operation, repairs, and maintenance of the wastewater system.
40. **Condition 39** shall be secured by consent notice registered on the records of title for Lots 29 - 34.

Roading

41. Lot 1000 shall be vested in Hurunui District Council as road.
42. Amberley Beach Road shall be widened to provide a carriageway width of 12 m with kerb and channel and a footpath formed on the south side. The widening shall extend from the eastern extent of the site to the existing road junction with Teviot View Place.
43. The intersection of the road reserve (Lot 1000) with Amberley Beach Road shall provide for a minimum 11.0 m radii at the boundary of the corners of Lots 2 and 8.

Reserves

44. Lots 3000 and 3001 shall be vested in the Hurunui District Council as local purpose reserves (utility).

Fencing

45. Open pool type fencing, including a mowing strip shall be constructed along the boundaries of Lots 48-49 and 54-55, where they adjoin the reserve (Lot 3000).

46. Open pool type fencing, including a mowing strip shall be constructed along the boundaries of Lots 31-32 where they adjoin the reserve (Lot 3001).

47. Any fencing along the boundary of Amberley Beach Road and Lots 1-2 and 8-11 shall consist of open rural style fencing comprising post and rail.

48. Condition 47 shall be secured by consent notice registered on the records of title for Lots 1-2 and 8-11.

STAGE 2 – Lots 76-123, Lot 1001, Lots 3002-3003, Lot 601, and balance land (Lot 4000)

Amalgamation condition

49. That Lot 601 (legal access) hereon be held as to four undivided one-quarter shares by the owners of Lots 80, 81, 82 and 83 hereon as tenants in common in the said shares and that individual Records of Title be issued in accordance therewith (LINZ ref: 1766703).

Roading

50. Lot 1001 shall be vested in Hurunui District Council as road.

Reserves

51. Lots 3002 and 3003 shall be vested in the Hurunui District Council as local purpose reserves (utility).

52. Open pool type fencing, including a mowing strip shall be constructed along the boundaries of Lots 112 and 113 where they adjoin the reserve (Lot 3002) and Lots 119 and 120 where they adjoin the reserve (Lot 3003).

53. Open pool type fencing, including a mowing strip shall be constructed along the boundaries of Lots 108-113 where they adjoin the reserve (Lot 3001).

Landscaping

52. The 3.0 metre wide landscaping buffer along the southern boundary of Lots 113-118 shall be maintained by the lot owners with any dead, damaged, or diseased plants being immediately replaced with the same or similar species on failure.

53. Condition 52 shall be secured by consent notice on the records of title for Lots 113-118.

ADVICE NOTES

Works inspections

Works inspections are an important component of the works. Please ensure contractors are aware of the inspection requirements outlined in this consent.

Works Access Permit

A Works Access Permit needs to be obtained prior to any works commencing within the road reserve. This can be applied for online at www.beforeudig.co.nz or by ringing 0800 248 344. Part of this process involves preparation and approval of a Traffic Management Plan.

Water Supply

The water supply application has been approved with the following conditions (Ref: WS21294)

- 1. An upgrade of the Carters Road watermain from Bank Street in Amberley to Kowai River Road Pump Station (minimum size DN200 MDPE).*
- 2. An upgrade of the surface booster pumps at Kowai River Road Pump Station.*
- 3. Modifications of pipework around SH1 pump shed are required to ensure treated potable water is supplied from this shed (this will include a bypass and sub main along the state highway verge).*

No water connections will be deemed completed until these upgrades have been undertaken.

Wastewater

Council have identified the wastewater syphon at Hursley Terrace Road is required to be upgraded. No wastewater connections will be deemed completed until this upgrade has been undertaken.

Building consent

A building consent may be required for aspects of this project. Please contact Hurunui District Council's building department on 03 314 8816 for further information and advice.

High Speed Broadband Readiness

It is recommended that allowance is made for high speed broadband connections as part of this development (the cost of installing the necessary ducting, cabling and other infrastructure for this is significantly higher if retrofitted instead of being installed at subdivision stage).

Power and Telephone

There are often significant delays with getting telecom and power service provider approvals and signoffs. The consent holder is advised to contact the relevant service providers early on in the process.

Development Contributions

Development Contributions are required to be paid for each new lot on the plan of subdivision or for each new unit of demand constructed. Development Contributions must be paid prior to the issue of a certificate pursuant to section 224 of the Resource Management Act 1991 for Development Contributions charged as part of a resource consent. These contributions are currently:

Reserves

\$590 for the Queen Mary Development

\$1750 for Amberley Township Reserves

\$1640 for Amberley Rating Area Reserves

Network Infrastructure

\$3060 for District Sewer

\$1540 for District Urban Water

\$1040 for Amberley Stormwater

Please note that a separate connection fee applies in addition to the above costs.

Community Infrastructure

\$620 for Amberley Walking & Cycling Routes

resulting in a total of \$10,240 for each new unit of demand and a total of \$768,000 for Stage 1 (75 new units of demand) and \$491,520 for Stage 2 (48 new units of demand).

Note: The development contributions payable are those shown in the current Hurunui Long Term Plan (The Long Term Council Plan developed by the Hurunui District Council in compliance with the Local Government Act 2002).

While development contributions are not required to be paid until immediately prior to the issue of a certificate pursuant to section 224 of the Resource Management Act 1991, please note the following:

- If a 224 certificate is applied for within 2 years of the subdivision approval, or the development contributions are paid within the above period, the development contributions payable are those indicated in the subdivision decision above.*
- If the development contributions are not paid within the two year period, then the development contributions payable are those indicated in the Hurunui Long Term Community Plan current at the time the 224 certificate is applied for. These may vary from those indicated above.*

Advice notes

You are responsible for making sure you comply with the conditions of this resource consent and that you continue to do so, so the activity remains lawful.

Council officer time is charged as per Council's Fees and Charges in meeting and discharging the conditions of consent.

Start of the consent

The date of this letter is the start date for your resource consent unless you lodge an objection against the decision. In this case the start date will then be the date the decision on the objection is determined.

Giving effect to your consent

You have just received a resource consent decision for a subdivision. Outlined above are the conditions of consent you must meet in order to receive certification under section 224 of the Resource Management Act 1991. These conditions may relate to requirements regarding access-ways, rights-of-way, water, sewer, earthworks, landscaping, etc.

Please do not hesitate to contact the council about meeting your resource consent conditions and the associated auditing. We are here to help you. The Resource Management Act is complex, as can be the conditions for any resource consent. We will do our best to try to reduce any confusion.

Here is a brief explanation of the stages of your consent:

Stage 1: Subdivision consent issued subject to conditions

Valid for five years.

Stage 2: Title plan (Section 223 Certificate)

Surveyor prepares a title plan, which is sealed by the Council. This is valid for three years from the date of the seal.

Stage 3: Complete the conditions of consent

Make sure that you read your notice of decision in full and understand the conditions of consent. Not only will you have to provide services to your subdivision but you must also comply with any audit conditions. Once you have met all your conditions contact your surveyor to apply for the conditions certificate.

Stage 4: Conditions certificate (Section 224 Certificate)

Surveyor requests the conditions certificate (Section 224 Certificate). Council issues the certificate once all the conditions have been met.

Stage 5: Titles issued

Your solicitor organises the conditions certificate (Section 224 Certificate) and other documentation to be submitted to Land Information New Zealand for new titles to be issued.

Lapse of consent

Resource consents are granted to authorise an activity until the expiry date specified on the consent. If the date is not specified in the conditions of the consent, the consent will lapse five years after the start date. This is unless the consent is given effect to, or an application to extend the period is made to us before the

consent lapses. To decide whether to grant an extension, we need to take into account these factors (according to section 125(1A) of the Resource Management Act 1991):

1. whether substantial progress or effort has been, and continues to be, made towards giving effect to the consent; and
2. whether you have obtained approval from persons who may be adversely affected by the granting of an extension; and
3. the effect of the extension on the policies and objectives of any plan or proposed plan.

A subdivision consent is given effect to when the subdivision survey plan has been submitted to us (section 223 of the RMA). If you don't do this within five years you will need to apply for an extension before the consent lapses. Otherwise a new application for resource consent will be required. The survey plan (section 223 certificate) will lapse after three years if it is not deposited in accordance with section 224 of the RMA.

Your rights of objection

If you do not agree with our decision to do with this non-notified resource consent, including, any of its conditions or fees that have been charged, you may lodge an objection. This must be received by us within 15 working days of when you have received this decision.

Please do not hesitate to contact me or a member of the planning team if you wish to discuss this decision.

Yours sincerely



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