



Resource Consents Unit

Application for a Resource Consent (Land Use)

Resource Management Act 1991 - Form 9

Submit your application online at: onlineservices.ccc.govt.nz; orEmail your application to resourceconsentapplications@ccc.govt.nz; or

Deliver to: Resource Consents Unit, Christchurch City Council, 53 Hereford Street, Christchurch; or

Send to: Resource Consents Unit, Christchurch City Council, PO Box 73014, Christchurch Mail Centre, Christchurch 8154.

For enquiries phone: (03) 941 8999

About this form

This form is to be used for an application for land use consent under Section 88 of the Resource Management Act 1991. It must be accompanied by plans, a Certificate of Title and other supporting information.

A deposit (minimum application fee) is required to be paid before processing will commence (refer Resource Management Fee Schedule). An invoice will be issued when the application has been received.

Applications are checked for completeness prior to acceptance. Please ensure that you have compiled your documents carefully to avoid delays in accepting your application. A checklist is included at the end of this form.

1. Pre-application information

Have you had a pre-application meeting or other discussions with Council staff about this proposal? Yes No

If yes, what was the name of the planner or other staff member(s)? *Danielle Bailey*

Date of pre-application meeting (if applicable): *17 Aug 2016* Meeting reference no: *PRE40004977*

2. Application Site

Location of the proposed activity (street address): *Groynes Park Drive (100 Johns Road)*

Legal description of application site: *Lot 901 DP 475955 (Superlots 501 and 502)*

I have provided a Certificate of Title (Computer Register) less than 3 months old, including a copy of any consent notice, covenant or other encumbrance to which the Council is a party. Note: These can be obtained from Land Information New Zealand: <https://apps.linz.govt.nz/survey-titles/order-copy/>.

OR

I request that the Council obtain a copy of the Certificate of Title (Computer Register) and any relevant encumbrances from Land Information New Zealand and on-charge the cost to me.

3. Applicant details

Please note that the applicant is responsible for the fees associated with this application, unless specified otherwise in Section 5.

Full name (including middle name): *Company*

OR

Registered Company / Trust / Organisation name: *Groynes Development (2012) Limited*

Contact person / Trustee names: *Joe O'Connell*

Landline: *03 323 9091*

Mobile: *021 122 6995*

Email: *joe@groynespark.co.nz*

Postal Address: *PO Box 29-432, Christchurch*

Post Code: *8440*

The applicant is the:

- Owner Occupier Lessee Prospective purchaser of the application site
- Other (please specify): *Developer*

4. Agent details

Name of Agent: *Heather Blewett (on behalf of)*

Context Architects Limited

Name of firm: *Context Architects Limited*

Landline: *03 550 1550*

Mobile: *027 527 0044*

Email: *heather.blewett@context.net.nz*

Postal Address: *PO BOX 5227, Papanui, Christchurch*

Post Code: *8542*

5. Invoicing details

All consent-related invoices are to be made out to:

- Applicant Agent
- Existing 'on-account' customer (state name of PMO/organisation): -
- Other (specify below):

Name: -

Email: -

Postal Address: - Post Code: -

(Please note: any refunds will be paid to the receipted name unless written authorisation has been received from the receipted person or company)

6. Owners and occupiers of the application site

The full name and postal address of each owner and occupier of the application site (if different to the applicant):

Eminence Investments Limited - 4 Ballyroney Place, East Tamaki, Auckland 2013

7. Description of proposal

Describe the proposed activity to be carried out on the site (e.g. to build a new dwelling with attached garage):

20 new 'high density' homes over two previously consented superlots. New homes provide a range of dwelling types and sizes, ranging from 2 - 4 bedrooms over 1-2 stories. All properties have private garages.

8. Areas of non-compliance

List all of the areas of non-compliance with the rules in the City Plan, District Plan and any relevant National Environmental Standard *(use additional pages if necessary)*:

Please refer to attached AEE

9. Assessment of Effects

Assessment of any effects on the environment in accordance with Schedule 4 of the Resource Management Act 1991, including reference to the assessment matters in the City/District Plan where relevant. *This section MUST be completed to a level of detail that corresponds with the scale and significance of the effects that the proposed activity may have on the environment. (Use additional pages if necessary).*

Please see attached

10. National Environment Standard (NES)

This section relates to the National Environmental Standard (NES) for Assessing and Managing Contaminants in Soil to Protect Human Health. www.mfe.govt.nz/laws/standards/contaminants-in-soil

The NES includes regulations controlling **soil disturbance, change of use, subdivision and removal/replacement of fuel storage systems** on properties which have been used either now or in the past for a hazardous activity or industry (known as HAIL) that may have resulted in contamination of the soil.

Please answer the following questions to determine whether the NES applies to your proposal.

Is the application site listed on Environment Canterbury's Listed Land Use Register (LLUR)? Yes No
www.llur.ecan.govt.nz

If YES, please include a copy of the LLUR statement with your application.

If the site is not listed on the LLUR, is an activity described on the Hazardous Substances and Industries List (HAIL) currently being undertaken on the piece of land to which this application relates, or is it more likely than not to have ever been undertaken on the land? Yes No

The HAIL list is available at: www.mfe.govt.nz/laws/standards/contaminants-in-soil

Type of HAIL activity: *ACT 4587 A10 - Persistent pesticide bulk storage or use*

If the answer to either of the above questions is YES, then the NES may apply, depending on the proposed activity. Please identify whether the application involves any of the activities below.

(If the answer to both of the above questions is NO, you do not need to answer the remaining questions in this section)

Will the proposed activity involve disturbance of more than 25m³ of soil (per 500m² of disturbed area)? Yes No
 Volume of soil disturbance: *approx 650.5m³ over 4,667.6m²*

Will the proposed activity involve removal of more than 5m³ of soil (per 500m² of disturbed area) from the site? Yes No

Volume of soil removal:

Does the application involve changing the use of the land to one which, because the land has been subject to a HAIL activity, is reasonably likely to harm human health? (e.g. service station to office, orchard to residential) Yes No

Does the application involve removing or replacing a fuel storage system or parts of it? Yes No

Does the application involve subdivision of the land? Not as part of Land Use consent (subdivided later) Yes No

If the answer to any of the above activity questions is also YES, then the NES will apply.

- Soil disturbance or removal exceeding the specified volumes requires resource consent.
- Changing the land use or subdividing the land will require resource consent if the permitted activity requirements of the NES are not complied with. These include provision of a Preliminary Site Investigation carried out by a suitably qualified and experienced practitioner.
- Removal or replacement of a fuel storage system will require consent if the permitted activity requirements of the NES are not complied with.

Does the proposed activity require resource consent under the NES? Yes No

If YES, an assessment of the application under the NES must be provided as part of your Assessment of Effects on the Environment (refer Section 9 below). A Detailed Site Investigation may be required.

11. Other Applications

Have you applied for, or are you required to apply for, any other resource consents for this project, either from the Christchurch City Council or Environment Canterbury, and if so, what type?

		Has been applied for:	Is required to be applied for:	Has been obtained:	Reference No. (if applicable):
Christchurch City Council	Subdivision Consent	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

DEVELOPMENT CONTRIBUTIONS – Your development, if granted, may also incur development contributions under the Local Government Act 2002 in accordance with the Council's Development Contributions Policy. Any development contributions payable will be invoiced to the applicant.

15. Additional notes for the applicant

1. This application is for resource consent under the Resource Management Act 1991. In processing the application the Council can only consider relevant matters under the Resource Management Act. Please be aware that there may be a range of other matters which could affect your ability to carry out the proposed development or activity, and it is your responsibility to investigate these.
2. If your proposal involves building work or change of use of a building you may also require a building consent under the Building Act 2004. This must be applied for separately. Dependant on the nature of the proposal, other consents or licences may also be required under such legislation as the Health Act 1956 and the Sale of Liquor Act 1989.
3. You may apply for two or more resource consents that are needed for the same activity on the same form.
4. The written approval of persons the Council considers may be adversely affected by the proposal may be required as part of the application, if it is to be processed on a non-notified basis. This will be determined after the application has been lodged and assessed, and a site visit carried out.
5. Consultation with neighbours and other affected persons is at the discretion of and is the responsibility of the applicant.
6. The costs incurred in receiving and checking incomplete applications are invoiced to the applicant. To avoid delays and cost please ensure that you submit a complete application.
7. If further information is required after your application is accepted, you will be advised as soon as possible and processing of the application will be suspended until the information is received.
8. All applicants are asked to check the accuracy of the information supplied. Inaccuracies in information supplied can cause difficulties at a later date, such as additional costs, delays and legal proceedings initiated by the Council and/or by other persons.
9. If resource consent is granted the applicant has a legal obligation to comply with any conditions of the consent.

16. Checksheet

This checksheet has been produced to assist you in the preparation and lodgement of your application. The provision of correct and accurate information will ensure that delays are kept to a minimum. Please complete all sections using either a ✓ or Y where the information is provided, or X or N where the information is not required.

Customer use		For office use only
<input checked="" type="checkbox"/>	a. Application Form P-001 (1 copy):	<input type="checkbox"/>
	<input checked="" type="checkbox"/> Completed and signed application form, including a full description of the proposal, a list of the ways in which it does not comply with the City Plan, District Plan and/or NES, and an assessment of effects on the environment.	
<input checked="" type="checkbox"/>	b. Location of Application Site:	<input type="checkbox"/>
	<input checked="" type="checkbox"/> Copy of current Certificate of Title (Computer Register) less than 3 months old, including any consent notices, covenants or other encumbrances to which the Council is a party. <i>(Note: The Council can obtain this from Land Information New Zealand on your behalf)</i>	
<input checked="" type="checkbox"/>	c. Application Fee / Deposit:	<input type="checkbox"/>
	[Please invoice] Fees payable and internet banking details are set out in the Resource Management	
<input checked="" type="checkbox"/>	d. Site Plan (1:200) showing (where relevant):	<input type="checkbox"/>
	<input checked="" type="checkbox"/> Location and use of all existing and proposed buildings in relation to legal and internal boundaries	
	[n/a] Location of any waterway and dimensions from its banks to any new buildings and/or earthworks;	
	<input checked="" type="checkbox"/> Vehicle access, manoeuvring, parking areas and driveway gradients;	
	<input checked="" type="checkbox"/> Outdoor living, service and storage space;	
	<input checked="" type="checkbox"/> Landscape plan showing location, species and height of all existing and proposed plants;	
	[n/a] Location of protected trees on the site or adjoining sites;	
	[n/a] Location of street trees on road reserve adjoining the application site;	
	<input checked="" type="checkbox"/> Areas of proposed filling or excavation, retaining walls and existing and proposed ground levels;	
	<input checked="" type="checkbox"/> Building coverage (proposed and existing) in square metres; and	
	[n] Surveyed ground and floor levels (especially at critical points to show City Plan compliance).	
<input checked="" type="checkbox"/>	e. Floor Plans (1:100 / 1:50) showing (where relevant):	<input type="checkbox"/>
	<input checked="" type="checkbox"/> Proposed uses;	
	<input checked="" type="checkbox"/> Gross floor areas for each use;	
	<input checked="" type="checkbox"/> Location of all/any kitchen facilities;	
	<input checked="" type="checkbox"/> Doors and windows; and	
	<input checked="" type="checkbox"/> Overall dimensions of all buildings.	
<input checked="" type="checkbox"/>	f. Elevations (1:100 / 1:50) showing (where relevant):	<input type="checkbox"/>
	<input checked="" type="checkbox"/> Recession planes from accurate levels;	
	<input checked="" type="checkbox"/> Maximum height; and	
	<input checked="" type="checkbox"/> Doors and windows.	
[n/a]	g. Relocated buildings (in addition to other information on this checksheet):	<input type="checkbox"/>
	<input type="checkbox"/> The current address of the building;	
	<input type="checkbox"/> Photographs of each side of the building;	
	<input type="checkbox"/> A description of the building, including exterior materials and the condition of the building;	
	<input type="checkbox"/> A description of any restoration work proposed to bring the building up to an acceptable visual standard after it has been relocated (e.g. repairs, repainting, reroofing); and	
	<input type="checkbox"/> A description of the character of the environment into which the building is being relocated, including photos of neighbouring houses.	
[n/a]	h. Waterway setback intrusions (in addition to other information on this checksheet):	<input type="checkbox"/>
	<input type="checkbox"/> The location of the required waterway setback, measured in accordance with the definition of banks of waterways in Appendix 2 of Part 9 of the City Plan;	
	<input type="checkbox"/> The amount of building intrusion within the setback (in m ²), including any proposed decking;	
	<input type="checkbox"/> Volume and location of proposed excavation and filling within the waterway setback;	

	Other Land Use Consent	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Environment Canterbury	Water Permit	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Discharge Permit	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Coastal Permit	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

OR

No additional resource consents are needed for the proposed activity.

Have you applied for a Project Information Memorandum (PIM) or a building consent for this project? Yes No

If yes, what is the project number?

BCN

12. Development Contributions

The following information is required for assessment of levies under the 2013-2022 Development Contributions Policy.

Residential development

The use of land or buildings for living accommodation purposes including residential units such as dwellings, serviced apartments and unit/strata development but excluding retirement villages and travellers accommodation such as hotels, motels, hostels.

Existing:	
Number of residential units:	2 (consented superlots)

New total (Existing plus proposed):	
Number of residential units:	16 total (DC paid previously)

Has a residential unit been demolished/removed from the site? Yes No Date: / /

The following section applies when there will be more than one residential unit on the site:

Gross floor area (all buildings): 2,632.82m²

Gross floor area of each unit: refer to drawings (Attach separate page if necessary)

The following section applies where there will be two or more attached residential units on the site:

Refer to drawings for individual site coverage. Total is approximately 2,392m² over all sites (See definition at end of this section)

Non-residential Development

The use of land or buildings for commercial premises/offices, shopping centres, supermarkets, service stations, market, bulk goods/home improvement stores, retail facilities, manufacturing industries, restaurants, drive-in fast food restaurants, warehouse/storage, retirement villages and commercial accommodation.

Existing:			
Impervious surface area:*	m ²		
Landscaping area (lawn/garden):	m ²		
Gross floor area for each land use activity:			
Gross floor area:	m ²	Land use:	
Gross floor area:	m ²	Land use:	
Gross floor area:	m ²	Land use:	
Total gross floor area:	m ²		

* Impervious Surface Area includes the area of roofs, paving and gravel.

New total (Existing plus proposed):			
Impervious surface area:*	m ²		
Landscaping area (lawn/garden):	m ²		
Gross floor area for each land use activity:			
Gross floor area:	m ²	Land use:	
Gross floor area:	m ²	Land use:	
Gross floor area:	m ²	Land use:	
Total gross floor area:	m ²		

Special Assessment

If the development is one that is not recognised as a residential or non-residential land use (as above), please provide the following information for a special assessment of development levies.

Existing:	
Impervious surface area:*	m ²
Traffic movements per day:	
Litres of water usage per day:	

New total (Existing plus proposed):	
Impervious surface area:*	m ²
Traffic movements per day:	
Litres of water usage per day:	

* Impervious Surface Area includes the area of roofs, paving and gravel.

Note: For mixed use developments please complete all relevant sections above.

Connections to Council Infrastructure

Does this development require connection/s to the following:

- Water supply Yes No
- Stormwater Yes No
- Wastewater Yes No

13. Declaration

I have completed all relevant sections of this form (including the checksheet in Section 16), and I understand that my application may be returned as incomplete if it does not include all of the relevant information.

I understand that the fees paid on lodgement **are a deposit only**, and that the Council will invoice all costs actually and reasonably incurred in processing this application.

All of the information provided with this application is, to the best of my knowledge, true and correct. I understand that all information submitted as part of an application is required to be kept available for public record, therefore the public (including business organisations and other units of the Council) may view this application, once submitted. It may also be made available to the public on the Council's website. If there is commercially sensitive information in your application please let us know. If you would like to request access to, or correction of, your details, please contact the Council.

Signature of Applicant: (or person authorised to sign on behalf of applicant)



Date: 1.12.2016 Print name: Joe O'Connell

If you are signing this application on behalf of a company/trust/other entity (the applicant), you are declaring that you are duly authorised to sign on behalf of the applicant to make such an application.

14. Fee information

The required deposit (Minimum Application Fee) must be paid before processing of the application will start. A further invoice will be issued when the processing of this application has been completed if the cost of processing it exceeds the deposit paid. If the cost of processing the application is less than the deposit a refund will be issued to the **person who paid the fee**.

Where the application fee is to be charged to an **account holder** no deposit is required. Instead the actual fees will be invoiced on completion of processing.

Interim invoices may be issued on a monthly basis for all applications, including where the applicant is an account holder.

The Resource Management Fees Schedule can be viewed at: <http://www.ccc.govt.nz/consents-and-licences/resource-consents/fees-and-charges/resource-management-fees>

DEBT RECOVERY - Where an invoiced amount has not been paid by the stated due date, the Council may commence debt recovery action. The Council reserves the right to charge interest, payable from the date the debt became due, and recover costs incurred in pursuing recovery of the debt.

MONITORING FEES – Please note that if this application is approved you will be required to meet the costs of monitoring any conditions applying to the consent, pursuant to Section 35 of the Resource Management Act 1991.

- An assessment of the effects of the intrusion on the waterway environment, covering the assessment matters in Part 9, Clause 5.9.2 of the City Plan; and
- For 'upstream' and 'downstream' rivers, an assessment of how the proposal may affect the cultural values of the waterway (refer to the Mahaanui Iwi Management Plan at www.mkt.co.nz)

i. **HAIL (land contamination) information:**

- Details of any known areas of contamination, or potential contamination identified on Environment Canterbury's Listed Land Use Register (www.llur.ecan.govt.nz) and/or in a contamination investigation report.
- A copy of the LLUR statement if the site is listed on the Register.
- If the land is contaminated or potentially contaminated (refer Section 8 of this form) a report from a suitably qualified and experienced practitioner (e.g. consultant experienced in investigating and managing contaminated land) outlining how the works will be managed to avoid potential effects on the health of neighbours and people living and working on the site, and on the environment. A Preliminary Site Investigation or Detailed Site Investigation may be required.

j. **Assessment of Environmental Effects:**

- An assessment of effects on the environment in accordance with Schedule 4 of the RMA, at a level of detail that corresponds with the scale and significance of the effects that the proposed activity may have on the environment.
This assessment may require technical specialist reports on matters such as traffic; heritage; noise; protected trees; contaminated land; geotechnical assessment; landscape; and urban design.

Note: This is a preliminary checklist only. It is general in nature and does not cover all rules in the City/District Plan, nor is all of the information relevant to all types of application. Please check with a planner at the Council if you are unsure of the information requirements for your particular application. Please also note that the detailed technical review of your application may reveal the need for you to supply further information, in which case you will be advised as soon as possible.



COMPUTER FREEHOLD REGISTER UNDER LAND TRANSFER ACT 1952



R. W. Muir
Registrar-General
of Land

Search Copy

Identifier 712248
Land Registration District Canterbury
Date Issued 23 December 2015

Prior References

713446	713447	713448
713449	713450	713451
713452		

Estate Fee Simple
Area 20.4465 hectares more or less
Legal Description Lot 901 Deposited Plan 475955

Proprietors

Eminence Investments Limited

Interests

Subject to a right to drain water over part marked A on DP 475955 specified in Easement Certificate 604499.4 - 27.5.1986 at 9:28 am

Appurtenant hereto are rights to drain water specified in Easement Certificate 604499.4 - 27.5.1986 at 9:28 am

The easements specified in Easement Certificate 604499.4 are subject to Section 309 (1) (a) Local Government Act 1974

Subject to a right of way over part marked A, C, E, F, G, H and a right to convey electric power and telephonic communications over part marked A, C, D, F, G, J all on DP 475955 created by Transfer 893281.6 - 21.8.1990 at 2:49 pm

Appurtenant to the parts formerly Lot 5 DP 56012 and Section 10 SO Plan 477941 is a right to drain water created by Transfer 893281.6 - 21.8.1990 at 2:49 pm

The easements granted by Transfer 893281.6 are subject to Section 309 (1)(a) Local Government Act 1974

A155923.1 Gazette Notice declaring the adjoining State Highway No. 1 fronting the within land to be a limited access road - 30.1.1995 at 10:55 am

9771404.1 CAVEAT BY GROYNES DEVELOPMENT (2012) LIMITED - 1.7.2014 at 4:31 pm

10192308.4 Surrender of the right to drain water marked A on DP 475955 specified in Easement Certificate 604499.4 as appurtenant to Lot 2 DP 409460, Lots 1-13, 25-36, 121, 126-134, 146-149, 501, 502, 801, 802 DP 475955 and Sections 4 & 7 SO 477941 - 23.12.2015 at 1:00 pm

10192308.5 Surrender of the right to drain water marked A on DP 56012 created by Transfer 893281.6 - 23.12.2015 at 1:00 pm

Subject to a right of way (in gross) over part marked O, P, Q, S, T and U on DP 475955 in favour of Christchurch City Council created by Easement Instrument 10192308.8 - 23.12.2015 at 1:00 pm

The easements created by Easement Instrument 10192308.8 are subject to Section 243 (a) Resource Management Act 1991

Subject to rights (in gross) to drain sewage over part marked P, Q, S, T and U, to drain water over part marked N, O, P, U and K and to convey water over part marked P, S, R, U and T all on DP 475955 in favour of Christchurch City Council created by Easement Instrument 10192308.9 - 23.12.2015 at 1:00 pm

The easements created by Easement Instrument 10192308.9 are subject to Section 243 (a) Resource Management Act 1991

Identifier**712248**

Subject to a right (in gross) to convey electricity over part marked R and S on DP 475955 in favour of Christchurch City Council created by Easement Instrument 10192308.10 - 23.12.2015 at 1:00 pm

The easements created by Easement Instrument 10192308.10 are subject to Section 243 (a) Resource Management Act 1991

Subject to a right (in gross) to convey electricity over part marked I on DP 475955 in favour of Orion New Zealand Limited created by Easement Instrument 10192308.11 - 23.12.2015 at 1:00 pm

The easements created by Easement Instrument 10192308.11 are subject to Section 243 (a) Resource Management Act 1991

Subject to a right (in gross) to convey telecommunications and computer media over part marked I, T and U on DP 475955 in favour of Enable Networks Limited created by Easement Instrument 10192308.12 - 23.12.2015 at 1:00 pm

The easements created by Easement Instrument 10192308.12 are subject to Section 243 (a) Resource Management Act 1991

10192308.16 Encumbrance to Christchurch City Council - 23.12.2015 at 1:00 pm

Resource Consent Application

5 December 2016

Submitted via Online Services Portal
www.onlineservices.ccc.govt.nz

To whom it may concern,

LOTS 501 & 502 GROYNES DEVELOPMENT, CHRISTCHURCH – RESIDENTIAL DEVELOPMENT

On behalf of our client Groynes Development (2012) Limited, we wish to apply for a land use resource consent for 16 dwellings on previously consented 'super lots' 501 & 502 within the Groynes Park subdivision, Christchurch.

BACKGROUND

This application is based on the policies and objectives presented in the *Christchurch Replacement District Plan* and the *North West Belfast Outline Development Plan*. The sites, previously identified as Living Zone G, are now confirmed as being within the *Residential New Neighbourhood (RNN)* zone in stage two of the *Christchurch Replacement District Plan*. To note - the planning map on the proposed district plan website shows all of lot 501 and part of lot 502 within the *Commercial Land (CL)* zone, however we understand this is an error on the website based on the sub-division resource consent and pre-application meeting discussions. For this reason we have assess the proposals based on the RNN zone rules, rather than the CL zone.

A pre-application meeting was held on 17 August 2016 - for reference a copy of the pre-application meeting minutes are attached. Feedback from the pre-application meeting has informed design development by increasing glazing to street frontages, reduced overlooking windows to internal boundaries and increasing the range of materials to provide more visual interest.

PROPOSAL

The proposed development forming this application seeks consent to build 16 dwellings comprising four standalone (two storey) homes on lot 501, and a further six (two storey) townhouses and six standalone (single storey) homes on lot 502. Each dwelling is provided with private garaging and off-street parking, as well as north facing private outdoor space.

The proposals seek to create a positive addition to the street, and set a high quality precedent for the rest of Groynes Park. Vehicular access off the laneway to the rear of the lots (in all but one case), reduces the dominance of the car along Eminence Drive, increasing visual amenities and vehicular safety. Each individual dwelling has its own north facing courtyard creating a private outdoor living space whilst providing passive surveillance and activity along the lane.

PLANNING INFORMATION

The property is identified as being within the Residential New Neighbourhood zone. The site also sites within the *Air Noise Contour (50dBA ldn)* and *Christchurch International Airport Protection Surfaces* overlays.

Chapter 14 outlines the objectives and policies as well as the relevant rules for Residential New Neighbourhood. These have been used, alongside decision text Decision 29 *Residential New Neighbourhood Zone and correction to Decision 11 concerning Wigram Business Park* to assess the proposals. We have identified areas of 'non-compliance' within these relevant rules and these are assessed on the following pages.

For the purpose of this report we consider the proposals for lost 501 and 502 to be a *comprehensive residential development* due to the scale of the overall development, and the fact these have been designed to be built at the same time. The sites are intended to be subdivided to create separate titles once a land use consent and build programme is confirmed.

ASSESSMENT OF ENVIRONMENTAL EFFECTS

The residential activities proposed for the site are identified as a permitted activity within *14.9.2 Activity status table – activity P1*. There are no proposals to store heavy vehicles, or carry out vehicular / boat repair work that would breach *P1 specific standard a & b*.

In consultation with council planning and urban design teams, we believe we have developed a scheme that aligns with the policies and objectives outlined under *14.1 Objectives and Policies* and which generally complies with the rules outlined within *14.9.3 Built form standards*. Where non-compliance is proposed, they have been identified and discussed through the consultation process, and an assessment of the effects on both neighbours and the environment generally is outlined below.

14.9 Rules – Residential New Neighbourhood zones.

14.9.3.1 Building Height

Whilst we consider the proposal to be part of a comprehensive development (permitted up to 11m), all buildings sit below the 8m maximum height plane and therefore comply with the general development rules for individual lots.

14.9.3.2 Site Coverage

- a. The maximum percentage of the net site area covered by buildings excluding:
 - Fences walls and retaining walls.
 - Eaves and roof overhands up to 600mm in width from the wall of a building
 - Decks, terraces, balconies, porches, verandahs, bay or box windows which
 - Are no more than 800mm above ground level and are uncovered or unroofed.
 - Are greater than 800mm above ground level and are covered or roofed are in total no more than 6m² in area for any one site.

(text from decision text 29)
3. Comprehensive residential development on any site that does not meeting rule 14.9.3.17 45%

Assessing the dwellings on an individual basis, as a comprehensive residential development (point 3 above), all sites comply except for lot 137 and 138, which are less than 3% over. We consider the effects of this breach to be negligible as the overall development averages less than 45%, and the range of typologies which create this difference adds diversity and provides a range of house typologies for the community.

The total site coverage (%) for each lot are summarised below, please refer to drawings for site areas and GFA's:

- Lot 122 - 44.6%
- Lot 123 - 33.5%
- Lot 124 - 44.9%
- Lot 125 - 41.4%
- Lot 135 - 36.2%
- Lot 136 - 43.2%
- Lot 137 - **47.1%**
- Lot 138 - **47.3%**
- Lot 139 - 37.8%
- Lot 140 - 42.3%
- Lot 141 - 44.8%
- Lot 142 - 38.9%
- Lot 143 - 38.0%
- Lot 144 - 37.7%
- Lot 1/145 - 41.4%
- Lot 2/145 - 44.2%

14.9.3.3 Outdoor living space

- a. Accessible outdoor living space shall be provided on site for each residential unit, and can be a mix of private and communal areas, at ground level or provided by way of above ground balconies, and shall meet the following areas and dimensions:

Activity / Area	Minimum total area	Minimum private area	Minimum dimension
I Residential units (two bedrooms or more)	30m ²	16m ²	4m for a private ground floor space of communal space....

- b. Outdoor living space shall not be encumbered by parking or access arrangements
 c. At least one private outdoor living space shall be accessible from a living area of the residential unit.
 d. This rule does not apply to retirement villages or a comprehensive residential development.

This rule does not apply to a comprehensive development, however in assessing each site individually the following areas are provided. These areas comply with the 30m² minimum total area and 4m minimum dimensions required of residential units (two bedrooms or more):

- Lot 122 - 102.5m²
- Lot 123 - 87.97m²
- Lot 124 - 97.98m²
- Lot 125 - 116.72m²
- Lot 135 - 46.75m²
- Lot 136 - 39.15m²
- Lot 137 - 115.68m²
- Lot 138 - 67.55m²
- Lot 139 - 89.76m²
- Lot 140 - 38.63m²
- Lot 141 - 117.10m²
- Lot 142 - 170.85m²
- Lot 143 - 174.42m²
- Lot 144 - 170.19m²
- Lot 1/145 - 78.41m²
- Lot 2/145 - 45.60m²

14.9.3.4 Daylight recession planes

- a. Buildings shall not be projected beyond a building envelope constructed by recession planes (as shown in Appendix 14.14.2 Diagram C), from points 2.3 metres above....

As the individual lots will be subdivided once a land use consent is confirmed, the internal boundaries and recession planes between the proposed lots are not considered. Instead, as a comprehensive development the outlook, sunlight and visual amenity to each home have been designed to minimise overlooking and overshadowing between homes. Generally primary outlooks to living spaces are provided to the street and garden.

14.9.3.5 Minimum building setbacks from internal boundaries and railway lines.

The minimum building setback from internal boundaries shall be as follows:

All other accessory buildings where the total length of walls or parts of the accessory building within 1 metre of each internal boundary does not exceed 10.1 metres in length.

- | | |
|--|---|
| 1. All buildings not listed below. | 1 metres |
| 2. Where residential buildings on adjoining sites have a ground floor window of a habitable space located within 1.8m of the common internal boundary. | 1.8m from neighbouring window from a minimum length of 2m either side of the window. This rule also applies to accessory buildings. |
| 3. All other accessory buildings where the total length of walls or parts of the accessory building within 1 metre of each internal boundary does not exceed 10.1 metres in length | Nil |
| 4. Buildings that share a common wall along an internal boundary | Nil |

5. All other buildings where the internal boundary of the site adjoins an access or part of an access. 1metre
- c. For a retirement village or a comprehensive residential development, this rule applies only to the internal boundaries on the perimeter of the entire development.

As this development is being assessed as a comprehensive development the above rules do not apply however should the lots be assessed on an individual basis the following breaches are identified.

Lot 501:

Generally, all external walls with ground floor windows are at least 1.8m from the proposed internal boundaries. In all cases the windows adjacent to the internal boundaries are not the primary outlook and provide secondary natural light only. Lot 123 has an external window at only 1.1m from the internal boundary however this is a secondary window and does not overlook any neighbouring windows.

Many of the garages and connecting laundry spaces are built up to or set within 1m. of the boundary, whilst many of these are greater than 10.1m in length, due to their design we consider their effects to be more of a landscaped element which forms an edge to the neighbouring outdoor living space. The position of these do not affect the outlook of any habitable spaces.

Lot 502:

Generally, homes are proposed with a minimum building set back a minimum of 1m from the internal boundary and where windows are facing these boundaries they are located 1.8m from the boundary. The two storey townhouses share an intertennacy wall.

Many of the garages and connecting laundry spaces are built up to the boundary or set within 1m. Whilst many of these are greater than 10.1m in length, due to their design we consider their effects to be more of a landscaped element which forms an edge to the neighbouring outdoor living space. The position of these do not affect the outlook of any habitable spaces.

14.9.3.6 Minimum setback and distances to living area windows and balconies

- a. The minimum setback from an internal boundary for a living area window, including studio units, shall be 3m (and 4m for living area windows and balconies on floors above ground level)
- b. For a retirement village or a comprehensive residential development, this rule applies only to the internal boundaries on the perimeter of the entire development

As this development is being assessed as a comprehensive development the above rules do not apply however should the lots be assessed on an individual basis the following breaches are identified.

In all cases living space are proposed with a primary windows facing private outdoor space or the street. Where living room windows to living spaces are facing east or west and are less than 3m to the internal boundaries, these windows are provided as a secondary natural light source and are positioned to avoid direct overlooking between properties.

14.9.3.7 Landscaping

- a. The full length of the road frontage not used as vehicular or pedestrian access, shall be landscaped to a minimum depth of 2m
- c. This rule does not apply to a comprehensive residential development.

As this development is being assessed as a comprehensive development the above rules do not apply however should the lots be assessed on an individual basis the residences comply with point a.

For the purpose of this assessment we have not applied these rules to the laneway as this is treated as the primary vehicular access. Please refer to site plans to show how this boundary has been softened with the use of deeper planting at regular intervals.

14.9.3.8 Fencing in the road boundary setback

- a. The maximum height of any fence in the required building setback from a road boundary shall be 1.2 metres.
- b. This rule does not apply to fences or other screening structures location on an internal boundary between two properties zoned residential or resident and commercial or industrial.
For the purpose of this rule, a fence of other screening structure is not the exterior wall of a building or accessory building.
- d. This rule does not apply to a comprehensive residential development.

As this development is being assessed as a comprehensive development the above rules do not apply however should the lots be assessed on an individual basis some of the homes will not comply with rule a.

The fences proposed are generally 1800mm high to the laneway however these are set back to the rear of parking areas and they have been design to have a high percentage of transparency so they will not obstruct overlooking onto the laneway. Front fences along Eminence Drive also generally comply, and are proposed at 1.2mm high. Some of the fencing to three corner lots however are proposed at 1.8m high to provide privacy to private outdoor space. Where these are proposed (lots 125, 135 and lot 2/145), there is a mix of solid and visually transparent fencing structures, with the visually transparent sections located opposite windows to increase natural surveillance to the street. In all cases, the front boundary is kept low to keep sightlines to the street corners open. Given the sensitive balance of privacy and overlooking required to this medium density development, we consider this approach to be appropriate to the street, and will create a strong yet visually permeable edge to the street.

14.9.3.9 Parking Areas

- a. Parking areas shall be separated from adjoining road by either planting, fences, or a combination thereof. The standards in rule 14.9.3.7 (landscaping) and 14.9.3.8 (Fencing in the road boundary setback) apply.
- b. This rule does not apply to a retirement village or a comprehensive residential development.

As this development is being assessed as a comprehensive development the above rules do not apply, however should the lots be assessed on an individual basis the proposed homes may not comply with rule a (dependent on the interpretation of this).

Secondary parking spaces (and garages) are provided directly off the laneways (excluding lot 139). Planting cannot be provided here as the openings provide the vehicular access. Parking is offset by planting between neighbouring garages where possible and visual amenity is increased to the area generally by removing parking of the main street. The landscaped areas fronting the laneway are proposed to remain un-fenced and treated as semi-private space to the adjoining home.

To Eminence drive, the parking area to lot 139 is proposed off the street and directly in front of the garage. Whilst the vehicular cross over cannot be screened with planting, the rest of the boundary will be planted as indicated in the site plan.

14.9.3.10 Garages

- a. Garages shall not comprise more than 50% of the ground floor elevation viewed from any one road boundary on any one site and shall not be more than 6.5m wide. For garages with the vehicle door generally facing a shared access road or road boundary the minimum garage setback shall be 5.5m from the shared access (not including access allotments) or road boundary....
- c. This rule does not apply to a retirement village or a comprehensive residential development.

As this development is being assessed as a comprehensive development the above rules do not apply however should the lots be assessed on an individual basis the residences do not comply with rule a.

To mitigate impact of the proposed garages and parking bays to the laneway, garages are offset by planting banks and trees between neighbouring garages where possible. Increased set backs are not provided as the laneway is designed to provide safe manoeuvring. Given the size of each section, the two street frontages would take away most of the usable site area should the setbacks be provided, and we do not believe this is the intention of the policies and objectives. For this reason the laneways have been treated as a private space.

The garages are generally removed from the main street elevation (except lot 139), increasing visual amenities and road safety along Eminence Drive. Garages on the laneway have a minimal setback as shown, not complying with the minimum 5.5m rule. We consider this to be the intention of the laneway and appropriate to the intended character of the area.

14.9.3.11 Road boundary building setback

- a. The minimum building setback from road boundaries shall be 4m except where b or c applies....
- d. This rule does not apply to a comprehensive residential development.

As this development is being assessed as a comprehensive development the above rules do not apply however should the lots be assessed on an individual basis the residences do not comply with rule a.

Generally, the minimum setback is 3m, which we consider to provide a suitable level of privacy while allowing for a generous planting buffer. The road frontages generally step along the elevation providing visual interest and a varied street frontage. Given that this garden space is south facing, a larger green space would only take away from more usable north facing private outdoor space. We therefore consider the set-backs to provide an appropriate level of privacy to the homes, overlooking to the street and semi-private front yards.

14.9.3.12 Ground Floor habitable space and overlooking of street.

- a. The ground floor of a residential unit shall have a habitable space with a window area of at least 2m² facing the road boundary.....
- c. This rule does not apply to a comprehensive residential development.

As this development is being assessed as a comprehensive development the above rules do not apply, however should the lots be assessed on an individual basis all lots comply apart from lot 123.

Lot 123 has one window from main living area overlooking the street at ground level, however if we consider the front door sidelights, and the generous first floor windows the required window area would increase far beyond the required 2m² facing the road boundary. Given that the remaining street frontage complies, we consider the effects on this one exception to be negligible. The floor plans for lot 501 have been previously considered by the developer and the project brief required the design of these homes to remain as previously proposed. The variation in plan is to provide four unique house types which provide a range of sizes and living arrangements to act as display homes.

14.9.3.13 Service, Storage and waste management spaces.

- a. For multi-unit residential complexes and social housing complexes only:
 - i) each residential unit shall be provided with at least 2.25m² with a minimum dimension of 1.5 metres of outdoor or indoor space at ground floor level for the dedicated storage of waste and recycling bins;
 - ii) each residential unit shall be provided with at least 3m² with a minimum dimension of 1.5 metres of outdoor space at ground floor level for washing lines; and
 - iii) the required spaces in a. and/or b. for each residential unit shall be provided either individually, or within a dedicated shared communal space.

The development as a 'comprehensive development' may be considered a multi-unit development. An individual and dedicated zone for waste management to each unit has been proposed. They have been designed to provide space for 3 standard size wheelie bins for regular council collections. Where possible bin storage areas have been located with access to the rear laneway and are screened using planting and / or fencing. Generally the wheelie bins area is only 1.2m² however ample space is available should these need to increase in size. In addition to this area, each home is provided with usable space for a washing line at ground level meeting the requirements. Generally where possible these have been screened and/or separated from the main outdoor living space all as indicated on the attached plans.

14.9.3.14 Minimum unit size

- a. The minimum net floor area including toilets and bathrooms, but excluding car parking, garaging or balconies) for any residential unit shall be as follows....
 - 3. 2 bedrooms 60m²
 - 4. 3 or more bedrooms 90m²
- b. This rule does not apply to residential units in a retirement village or a comprehensive residential development.

All dwellings are over the minimum 90m² net internal area excluding garages and car parking. This includes the 2 bedroom home on lot 501.

14.9.3.15 Water supply for fire fighting

- a. Sufficient water supply and access to water supplies for firefighting shall be made available to all residential units via council's urban fully reticulated system and in accordance with the New Zealand Fire Service Firefighting Water Supplies Code of Practice (SNZ PAS:4509:2008)

This subdivision has been design with this in mind. These requirements will be illustrated and met at building consent stage.

14.9.3.16 Outline development Plan

- a. Any activity shall be in accordance with the development requirements in a relevant outline development plan.

All proposals are residential and therefore comply with the original intent of the north west Belfast outline development plan. The sites were zoned as 'high density' sites and the proposals consider a more dense development with smaller sites.

14.9.3.17 Comprehensive residential developments – development site area.

- a. The minimum area of any comprehensive residential development site shall be 6000m²

The definition of comprehensive development has not been defined by council. The area of this proposal is less than 6,000m² however the proposals have been designed holistically and with consideration to how they work alongside one another. Given that they form part of the larger sub-division and were zone with an increased density in mind, we feel the rules for a comprehensive development are the most appropriate to the proposals and have been assessed as such.

NES – LAND CONTAMINATION

The sites are registered under the LLUR as being contaminated (persistent pesticide bulk storage or use) based on the previous farming use. This contamination was addressed as part of the sub-division consent and construction works with a detailed site investigation completed and soils removed from site. Please refer to the earthworks calculations below – this will be greater than 25m³ per 500m² and therefore triggers the NES requirements.

Lot 501	Area	Volume
A20 Site Proposed		
Lot 122	326.4	
Lot 123	236.0	
Lot 124	271.9	
Lot 125	319.9	
TOTAL	1,154.2 m²	
A30 Floor (Footprint)		
Lot 122	135.5	
Lot 123	81.2	
Lot 124	121.2	
Lot 125	128.9	
Sub-total	466.9 m²	140.0 m ³
A81 Landscaping		
Lot 122	29.4	
Lot 123	33.3	
Lot 124	21.0	
Lot 125	43.1	
Sub-total	126.8 m²	19.0 m ³
TOTAL	593.6 m²	159.0 m³

Lot 502	Area	Volume
A20 Site Proposed		
Lot 135	240.9	
Lot 136	209.3	
Lot 137	316.6	
Lot 138	324.4	
Lot 139	227.9	
Lot 140	221.0	
Lot 141	331.8	
Lot 142	382.7	
Lot 143	402.7	
Lot 144	394.1	
Lot 1/145	219.9	
Lot 2/145	242.0	
TOTAL	3,513.4 m²	
A30 Floor (Footprint)		
Lot 135	106.8	
Lot 136	90.8	
Lot 137	150.2	
Lot 138	153.2	
Lot 139	84.8	
Lot 140	94.4	
Lot 141	150.0	
Lot 142	150.0	
Lot 143	150.0	
Lot 144	150.1	
Lot 1/145	91.5	
Lot 2/145	106.2	
Sub-total	1,477.9 m²	443.4 m³
A81 Landscaping		
Lot 135	20.3	
Lot 136	29.6	
Lot 137	34.1	
Lot 138	28.9	
Lot 139	47.3	
Lot 140	33.0	
Lot 141	31.8	
Lot 142	25.5	
Lot 143	24.1	
Lot 144	25.2	
Lot 1/145	7.8	
Lot 2/145	12.6	
Sub-total	320.1 m²	48.0 m³
TOTAL	1,798.0 m²	491.4 m³

In summary the total proposed earthworks disturbance will be approximately 159m³ over 1,154m² for lot 501 and 491m³ over 3,513m² for lot 502. Generally the soil from the landscaped areas will remain on site, but the excavation for the foundations may be taken off site, dependant on the soil conditions and detailed foundation design.

A plan was approved and implemented as part of the previous subdivision application and therefore we believe there is no longer contaminated soil on the sites. For this reason we do not believe there is any risk to human health, nor any specific requirements for the groundworks on site. Please refer to RMA92020418 and subsequent targeting soil investigations attached to this proposal.

SUMMARY

We believe that the proposed development meets the anticipated quality for the zone and is generally aligned with the Christchurch Replacement District Plan objectives and policies. It responds to the street and is suited to the neighbourhood. We believe that it will not have a significant negative effect on the environment or amenity of any neighbouring property. On this basis, we respectfully request that you grant our clients resource consent approval.

Yours sincerely,



Heather Blewett
On behalf of Context Architects Limited

Groynes Park

Project number: P16-061

For: Groynes Development (2012) Ltd

Lots 501 & 502 Groynes Park
Christchurch

Sheet Index

ID	Sheet Name
A1001	Proposed Masterplan & Street Elevations
A1101	Lot 122 Concept Plans
A1102	Lot 123 Concept Plans
A1103	Lot 124 Concept Plans
A1104	Lot 125 Concept Plans
A1106	Lots 135, 136, 1/145 & 2/145 (House Type A)
A1107	Lots 139 & 140 (House Type B)
A1108	Lots 137, 138, 142 & 143 (House Type C)
A1109	Lots 141 & 144 (House Type D)



501 RENDER



501 RENDER



502 RENDER

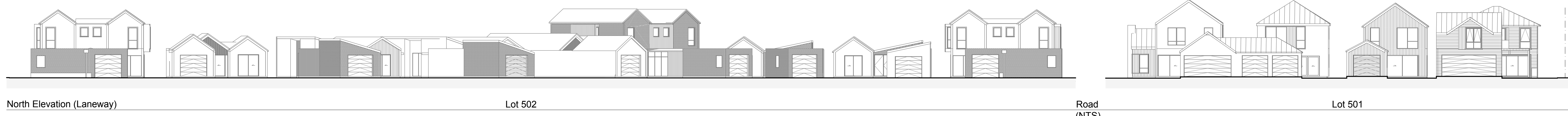


502 RENDER

RESOURCE CONSENT
05/12/16



Context Architects Limited
www.contextarchitects.com
Auckland | 09 358 0140 | auckland@context.net.nz |
Level 1, 326 New North Road, Kingsland, Auckland, New Zealand
Christchurch | 03 550 1550 | christchurch@context.net.nz |
75 Perry Street, Papanui, Christchurch, New Zealand



North Elevation (Laneway)

Lot 502

Road (NTS)

Lot 501



South Elevation (Street)

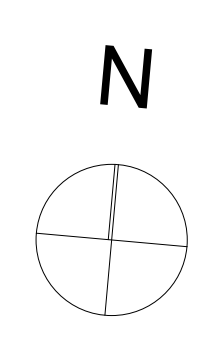
Lot 501

Road (NTS)

Lot 502



Proposed Full Site Plan



TREES

Suggested planting to gardens and laneway - Small fruit trees such as lemon, apple and apricot are proposed within courtyard gardens, with specimen trees such as Magnolia Grandiflora, Robinia Frisia or Kowhai (*Sophora microphylla*) to front yards and laneway landscaping.



LOW LEVEL PLANTING

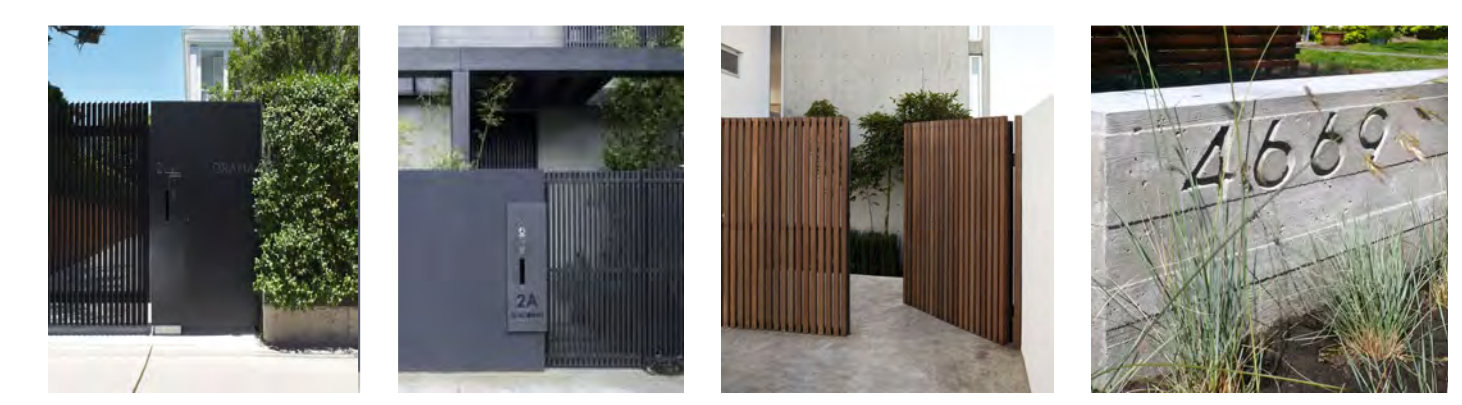
Low-level mass planting throughout creates semi-private buffer zones to the front and back of individual residences. Planting beds within private gardens may be left to the home owners selection or as a vegetable garden.

Native species to be selected based on location and sun. Species to include areas of ferns, grasses and flowering plants such as Astelia, Blechnum, Carex, Kawakawa, Libertia, Rengarenga and Sweet Fern.



SCREENING AND FENCES

Walled boundaries are designed to provide some transparency to steets and laneways through a mix of solid elements and statted screens / railings (to gates and openings opposite windows). Generally fences to these private gardens are 1.8m high, including internal boundaries. To the south, the street boundary is defined using a mix of lower 1.2m high fencing and hedges. Numbering and mail boxes are provided to Eminence Drive.



PRIVATE OUTDOOR SPACE

Private outdoor space to eachhome is provided in the form of courtyard gardens. Generally the minium dimension of these spaces is 4m and they will be carefully planned to provide usable entertaining areas with growing space and planting.



PLAN LEGEND

- Proposed dwelling footprint
- Indicative paved area
- Indicative deck (open slatted)
- Indicative lawn
- Indicative planting

B	05/12/16	RESOURCE CONSENT
A	11/10/16	Client Issue for Information

Rev Issue date Notes
 Do not scale.
 The contractor shall verify all dimensions before commencing work, and all discrepancies to be referred to Context Architects Limited for clarification.
 These plans are confidential and are not to be discussed or copied without the express permission of Context Architects Limited.
 Copyright © Context Architects Limited.



Context Architects Limited
 www.contextarchitects.com
 Auckland | 09 358 0140 | auckland@context.net.nz |
 Level 1, 328 New North Road, Kingsland, Auckland, New Zealand
 Christchurch | 03 550 1550 | christchurch@context.net.nz |
 75 Perry Street, Papanui, Christchurch, New Zealand

Groynes Park

Lots 501 & 502 Groynes Park
 Christchurch

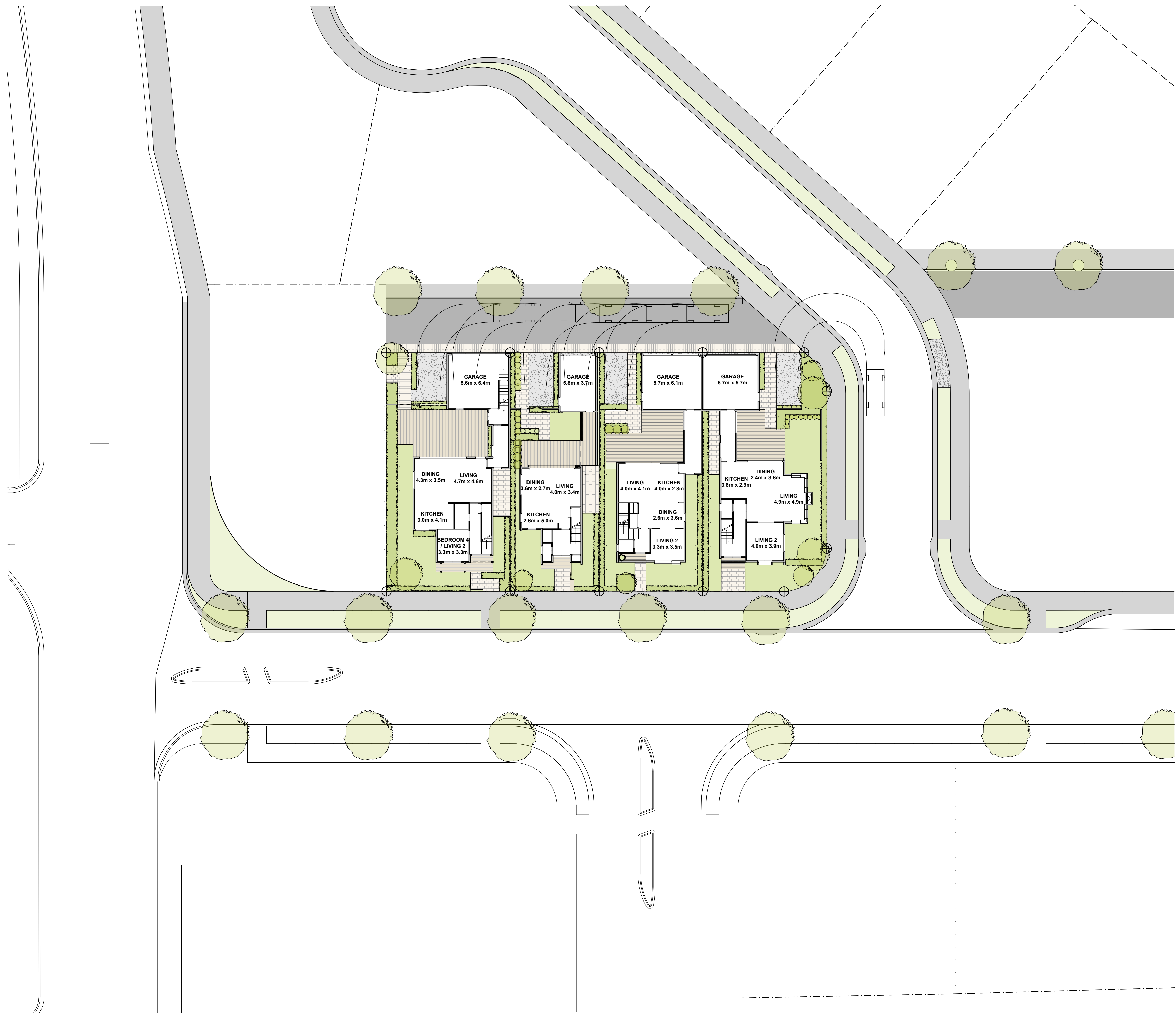
Client
 Groynes Development (2012) Ltd

Consultants
 Structural Engineer Services Engineer Quantity Surveyors Planning Consultant Project Management Geotechnical
 Structural Engineer Services Engineer Quantity Surveyors Planning Consultant Project Management Geotechnical




Proposed Masterplan & Street Elevations

Issued for
 RESOURCE CONSENT

Scale	1:500 @ A1	
Project no.	Drawing no.	Rev.
P16-061	A1001	B



SITE LANDSCAPING LEGEND

-  Tree (4m min. mature height and 2m min. at time of planting)
-  Low level planting / hedge (maintained to 1m max. height at vehicle crossings to a depth of 2m from boundary)
-  Low level planting/lawn

A RESOURCE CONSENT - RF11

Rev Date Notes

Do not scale.
 The contractor shall verify all dimensions before commencing work, and all discrepancies to be referred to Context Architects Limited for clarification.
 These plans are confidential and are not to be discussed or copied without the express permission of Context Architects Limited.
 Copyright © Context Architects Limited



Context Architects Limited
 www.contextarchitects.com
 Auckland | 09 358 0140 | auckland@context.net.nz |
 Level 1, 328 New North Road, Kingsland, Auckland, New Zealand
 Christchurch | 03 550 1550 | christchurch@context.net.nz |
 75 Perry Street, Papanui, Christchurch, New Zealand

Project
Groynes Park

Lot 501 & 502 Groynes Park
 Development Christchurch

Client
 Groynes Development (2012) Ltd

Consultants

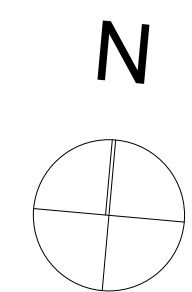
Structural Engineer	TBC
Services Engineer	TBC
Quantity Surveyors	TBC
Planning Consultant	TBC
Project Management	TBC
Geotechnical	TBC

Title
Site Plan - Lot 501




Issued for
 Resource Consent

Scale
 1:100 @ A1

Project no.	Drawing no.	Rev.
P16-061	A1006	A



SITE LANDSCAPING LEGEND

-  Tree (4m min. mature height and 2m min. at time of planting)
-  Low level planting / hedge (maintained to 1m max. height at vehicle crossings to a depth of 2m from boundary)
-  Low level planting/lawn



A RESOURCE CONSENT - RF1

Rev Issue date Notes
 Do not scale.
 The contractor shall verify all dimensions before commencing work, and all discrepancies to be referred to Context Architects Limited for clarification.
 These plans are confidential and are not to be discussed or copied without the express permission of Context Architects Limited.
 Copyright © Context Architects Limited.



Context Architects Limited
 www.contextarchitects.com
 Auckland | 09 358 0140 | auckland@context.net.nz |
 Level 1, 328 New North Road, Kingsland, Auckland, New Zealand
 Christchurch | 03 550 1550 | christchurch@context.net.nz |
 75 Perry Street, Papanui, Christchurch, New Zealand

Project
The Groynes - Stage 1A

Lot 502

Client
 Groynes Park (2012) Development LTD

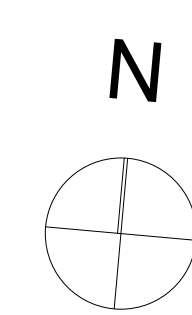
- Consultants
- Structural Engineer -
 - Services Engineer -
 - Quantity Surveyors -
 - Planning Consultant -
 - Project Management -
 - Geotechnical -

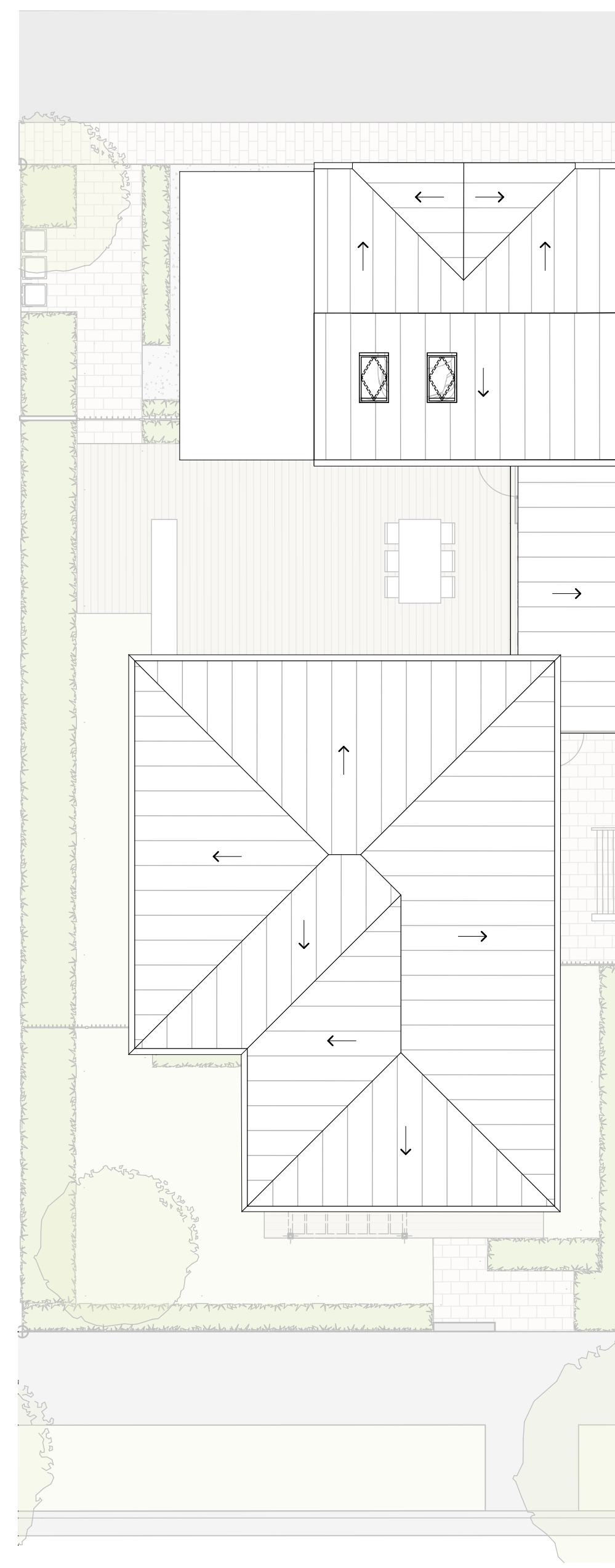
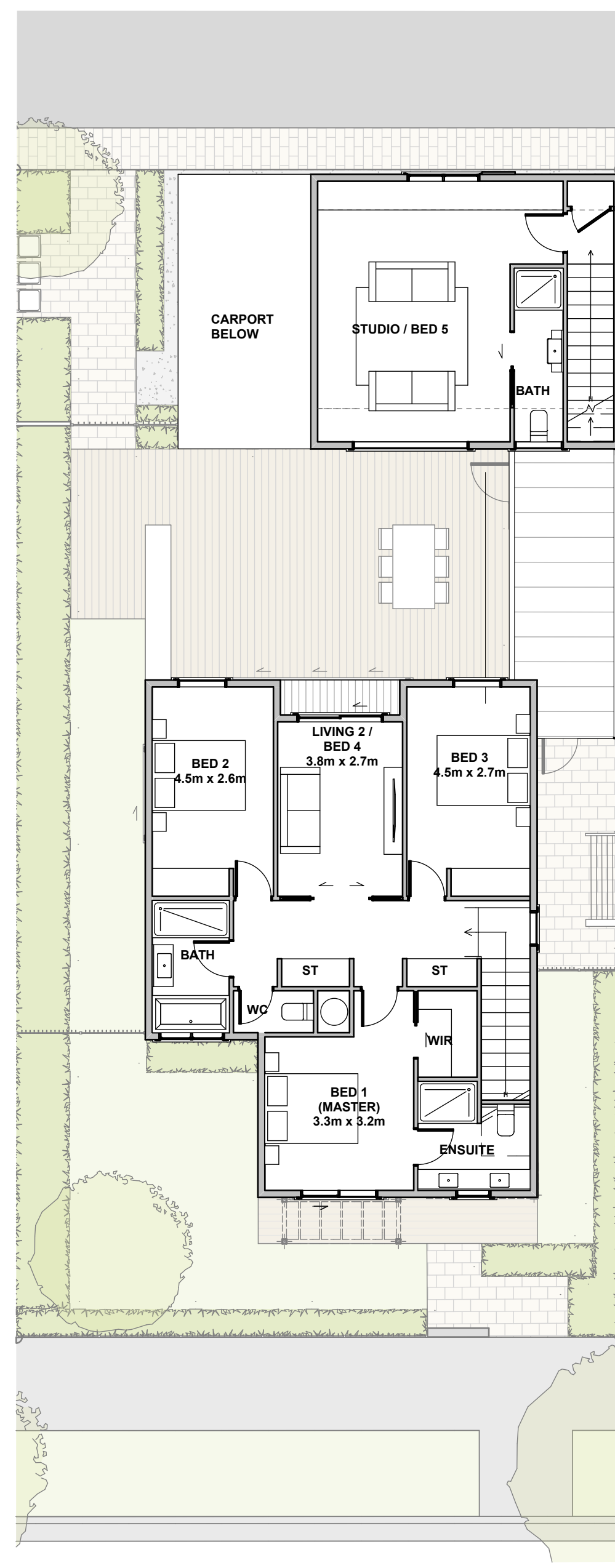
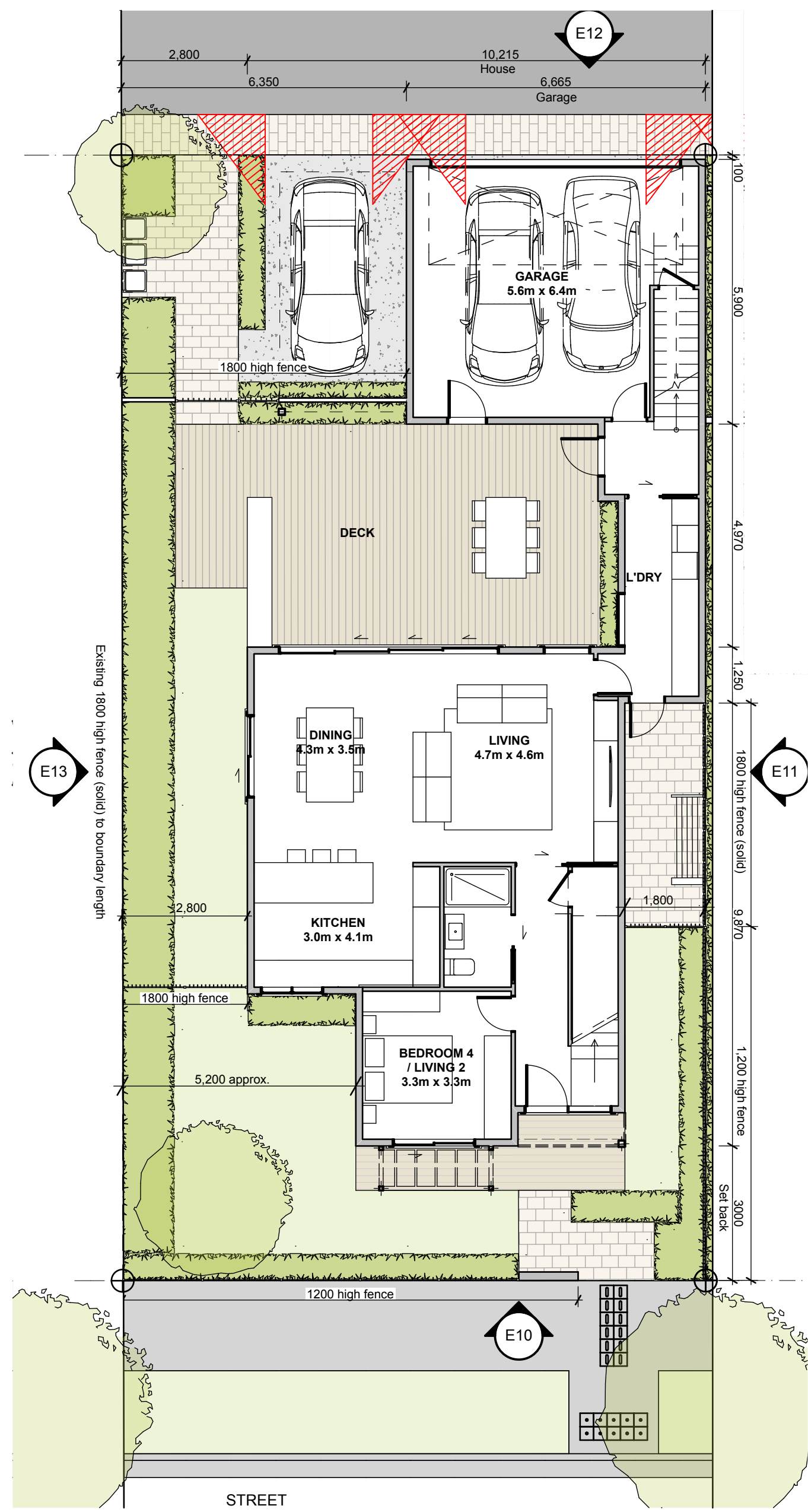
Title
Site Plan - Lot 502

Issued for
 Resource Consent

Scale
 1:100 @ A1

Project no.	Drawing no.	Rev.
P16-061	A1005	A





LOT 122 ELEVATION LEGEND

- Metal tray roofing - Dark natural colour
- Weatherboard cladding - Light natural colour
- Weatherboard cladding - Dark natural colour
- Timber cladding - Natural finish (vertical)

SITE LANDSCAPING LEGEND

- Tree (4m min. mature height and 2m min. at time of planting)
- Low level planting / hedge (maintained to 1m max. height at vehicle crossings to a depth of 2m from boundary)
- Low level planting/lawn
- Solid fencing (max. height as indicated)
- Slatted fencing (max. height as indicated)
- △ Vehicle crossing visibility splay (2m x 1.5m)

PROPOSED LOT INFORMATION

Site area	326.4 m ²
Total GFA	262.0 m ²
Site coverage	42.1 %
Outdoor space	102.5m ²
(min 4m dimension)	

C	RESOURCE CONSENT - RF11
B	5/12/2016 RESOURCE CONSENT
A	11/10/2016 Client Issue for Information

Rev Date Notes

Do not scale.

The contractor shall verify all dimensions before commencing work, and all discrepancies to be referred to Context Architects Limited for clarification.

These plans are confidential and are not to be discussed or copied without the express permission of Context Architects Limited.

Copyright © Context Architects Limited.



Context Architects Limited

www.contextarchitects.com

Auckland | 09 358 0140 | auckland@context.net.nz
 Level 1, 328 New North Road, Kingsland, Auckland, New Zealand
 Christchurch | 03 550 1550 | christchurch@context.net.nz
 75 Perry Street, Papanui, Christchurch, New Zealand

Groynes Park

Lot 501 & 502 Groynes Park
Development Christchurch

Client
Groynes Development (2012) Ltd

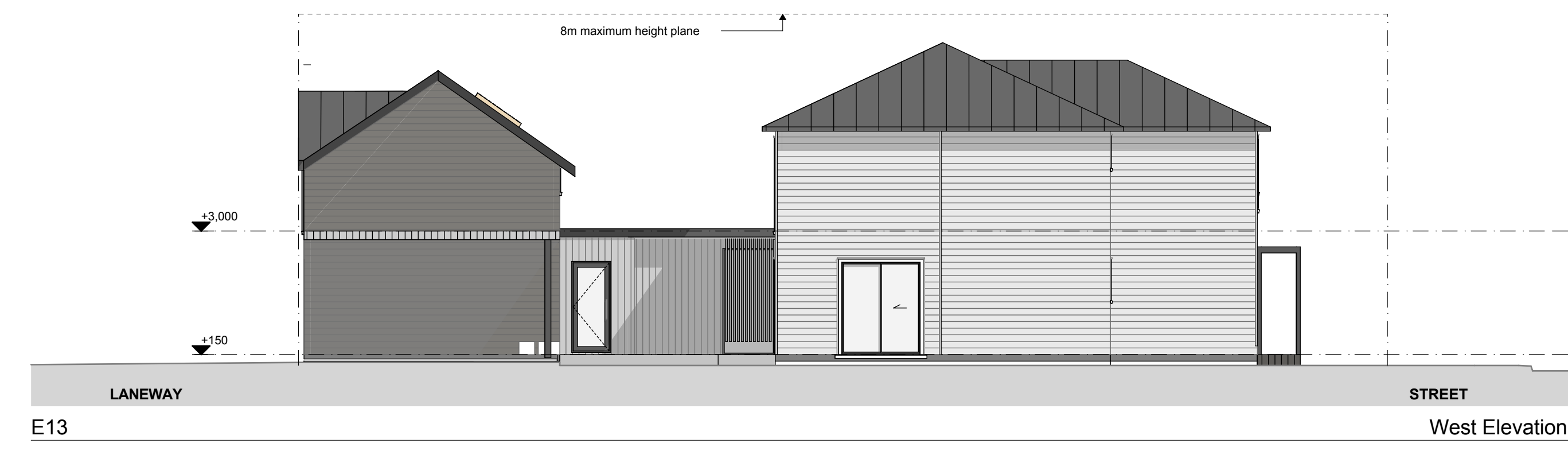
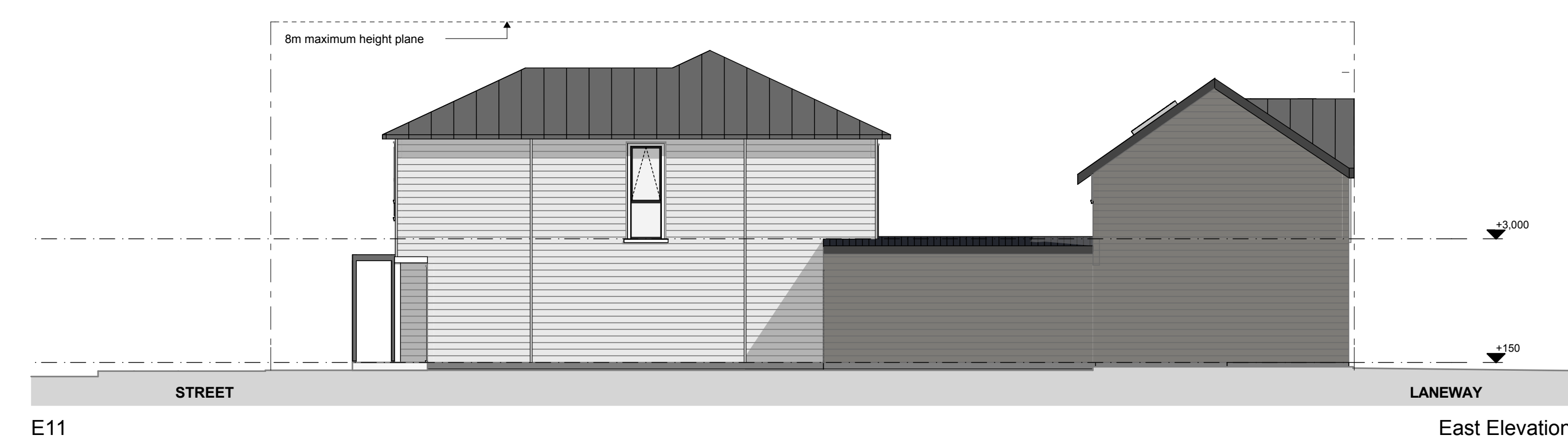
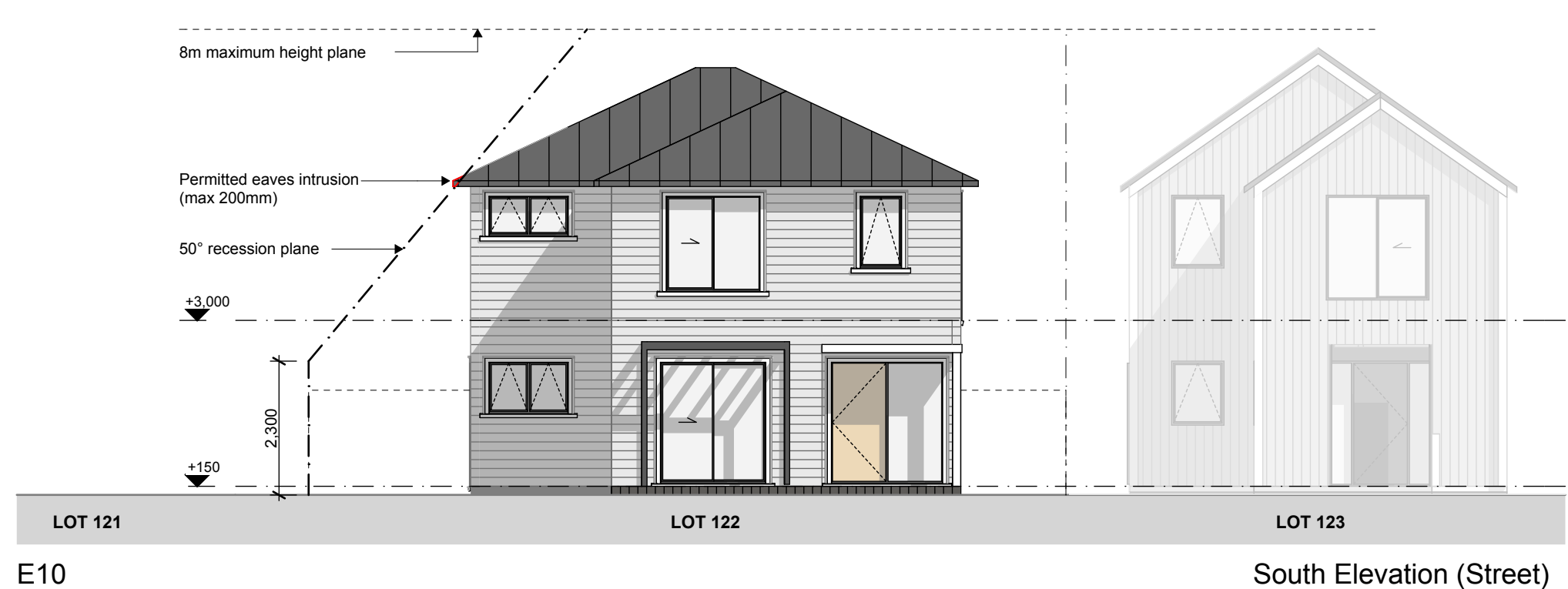
Consultants

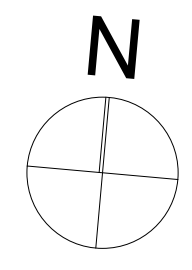
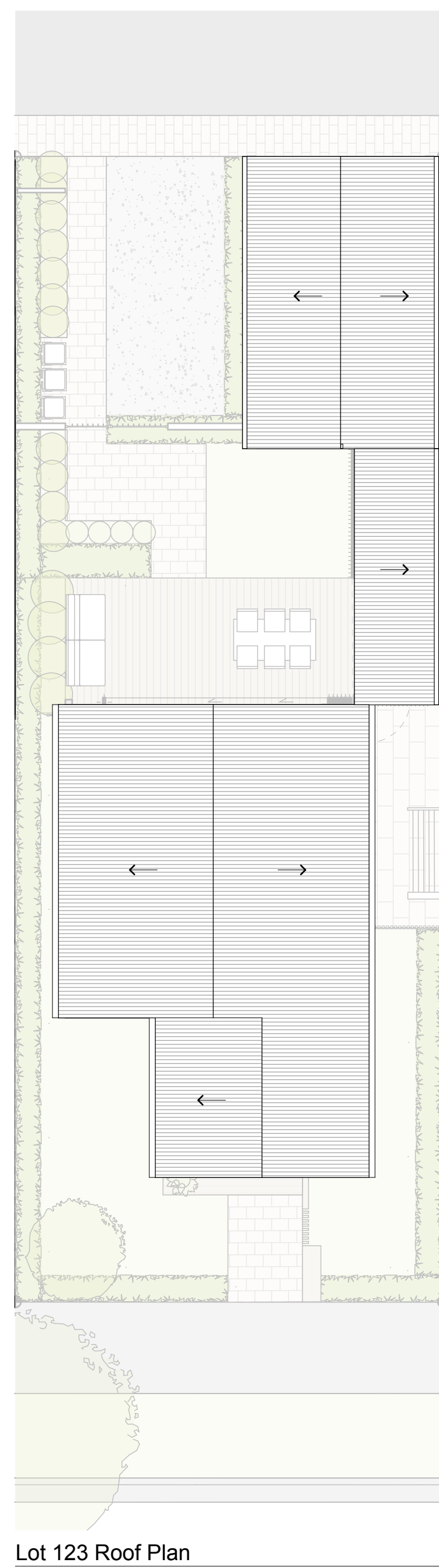
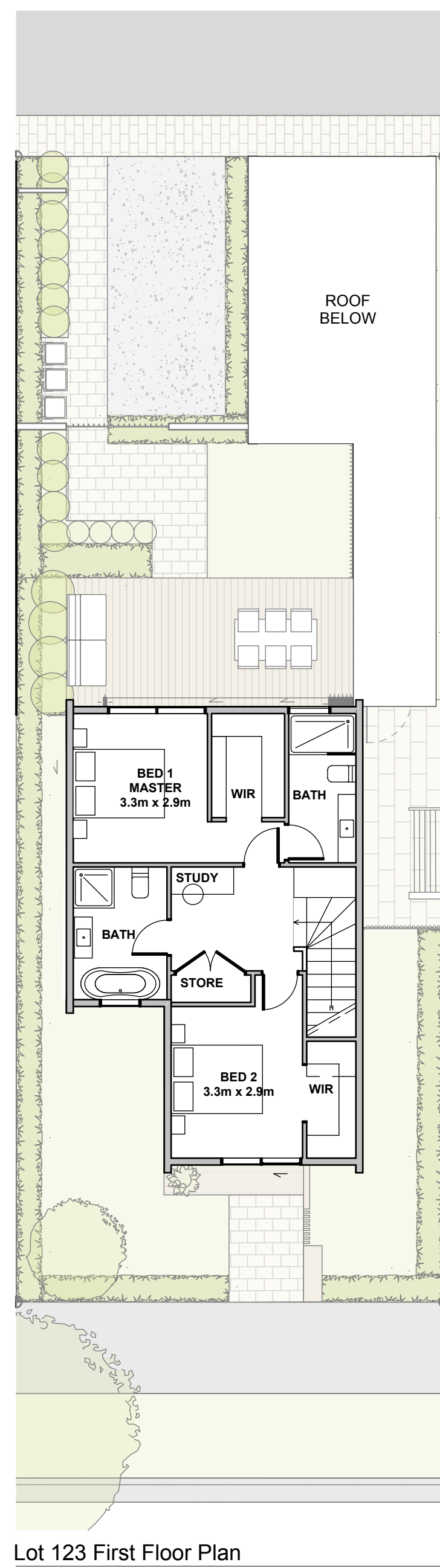
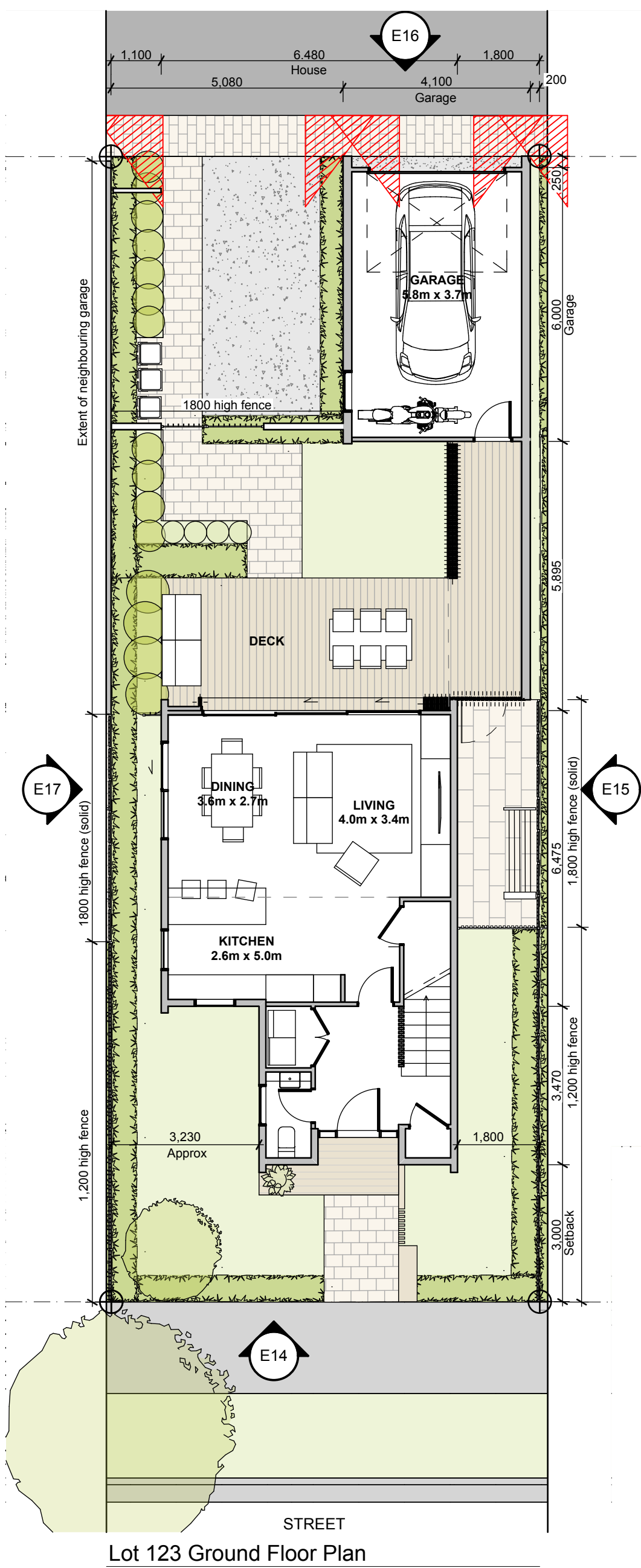
Structural Engineer	TBC
Services Engineer	TBC
Quantity Surveyors	TBC
Planning Consultant	TBC
Project Management	TBC
Geotechnical	TBC

Lot 122 Concept Plans

Issued for
Resource Consent

Scale	1:100 @ A1	
Project no.	Drawing no.	Rev.
P16-061	A1101	C





LOT 123 ELEVATION LEGEND

- Metal tray roofing - Light natural colour
- Render Finish - Off white / White colour
- Timber cladding - Natural finish (vertical)

SITE LANDSCAPING LEGEND

- Tree (4m min. mature height and 2m min. at time of planting)
- Low level planting / hedge (maintained to 1m max. height at vehicle crossings to a depth of 2m from boundary)
- Low level planting/lawn
- Solid fencing (max. height as indicated)
- Slatted fencing (max. height as indicated)
- Vehicle crossing visibility splay (2m x 1.5m)

PROPOSED LOT INFORMATION

Site area	235.23m ²
Total GFA	136.39m ²
Site coverage	33.53%
Outdoor space	87.97m ²

C	RESOURCE CONSENT - RF11
B	5/12/2016 RESOURCE CONSENT
A	11/10/2016 Client Issue for Information

Rev Date Notes
 Do not scale.
 The contractor shall verify all dimensions before commencing work, and all discrepancies to be referred to Context Architects Limited for clarification.
 These plans are confidential and are not to be discussed or copied without the express permission of Context Architects Limited.
 Copyright © Context Architects Limited.



Context Architects Limited

www.contextarchitects.com
 Auckland | 09 358 0140 | auckland@context.net.nz | Level 1, 328 New North Road, Kingsland, Auckland, New Zealand
 Christchurch | 03 550 1550 | christchurch@context.net.nz | 75 Perry Street, Papanui, Christchurch, New Zealand

Groynes Park

Lot 501 & 502 Groynes Park
 Development Christchurch

Client
 Groynes Development (2012) Ltd

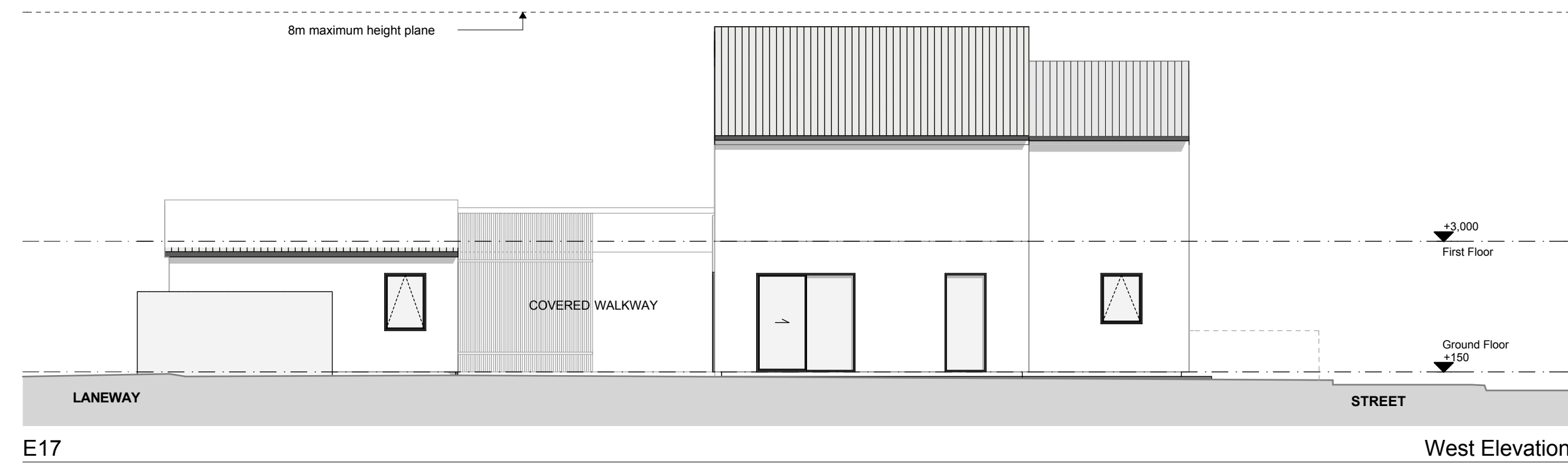
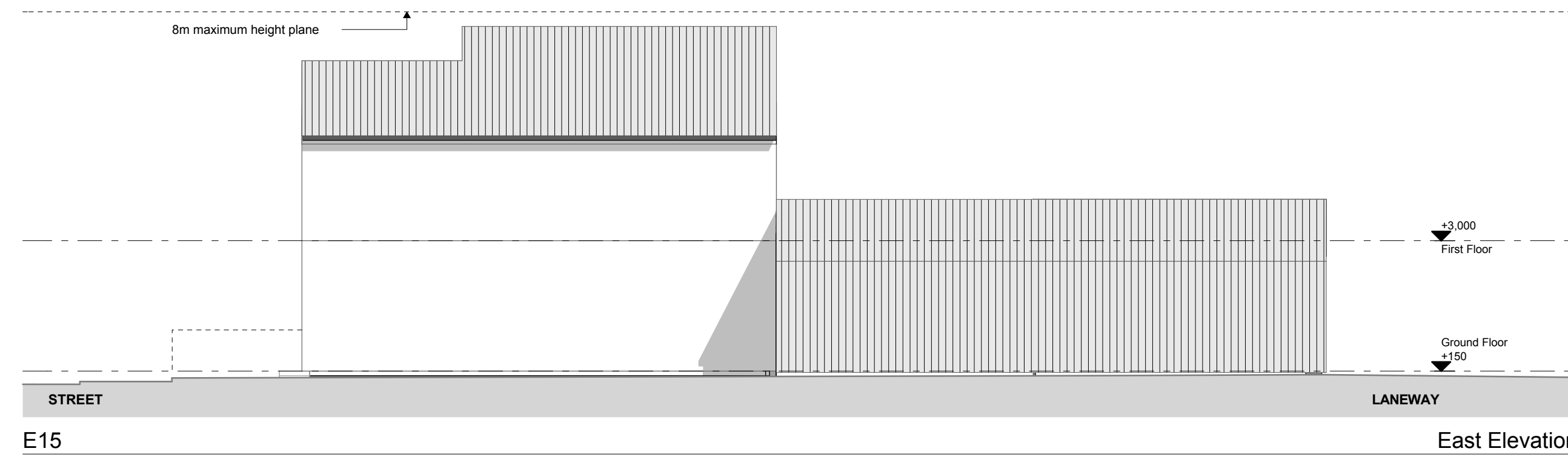
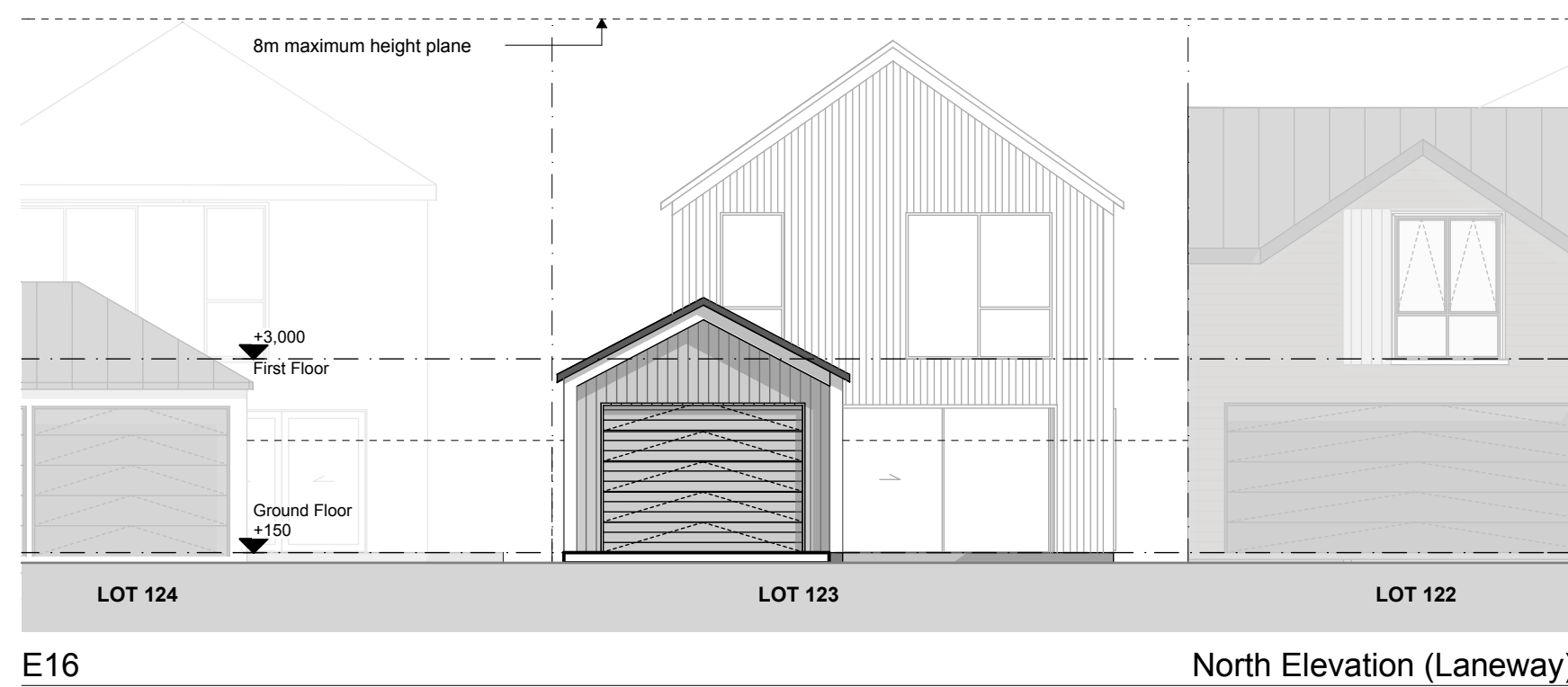
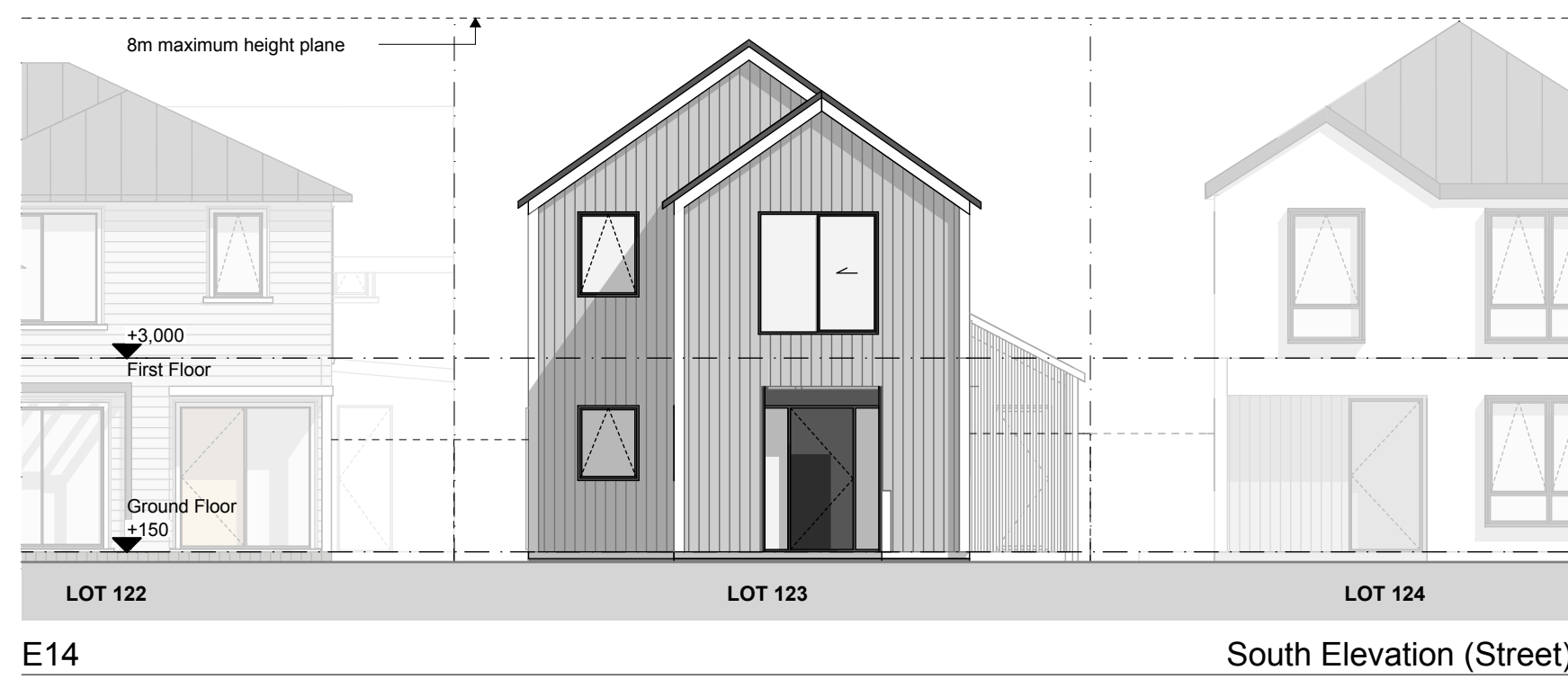
Structural Engineer	TBC
Services Engineer	TBC
Quantity Surveyors	TBC
Planning Consultant	TBC
Project Management	TBC
Geotechnical	TBC

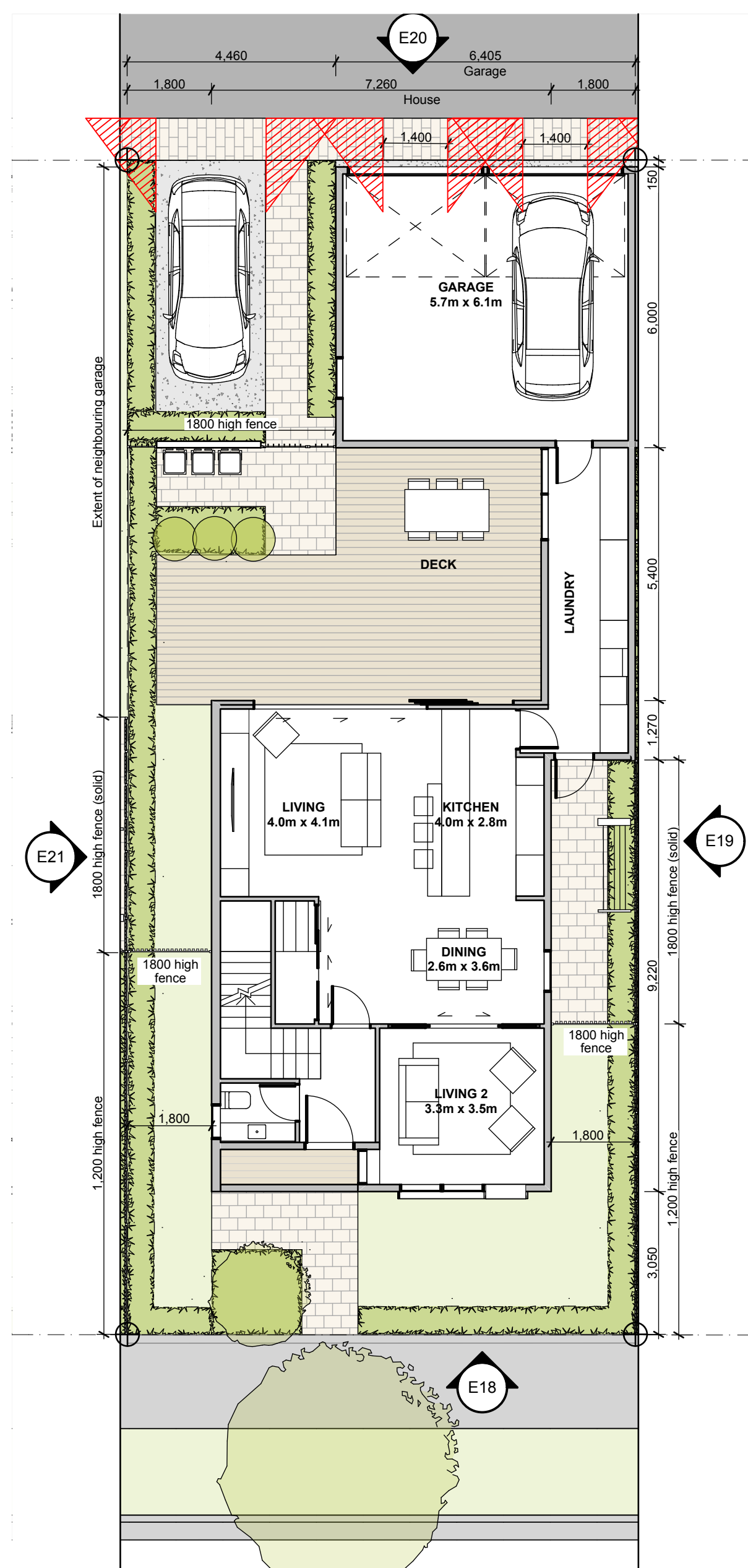
Lot 123 Concept Plans

Issued for
 Resource Consent

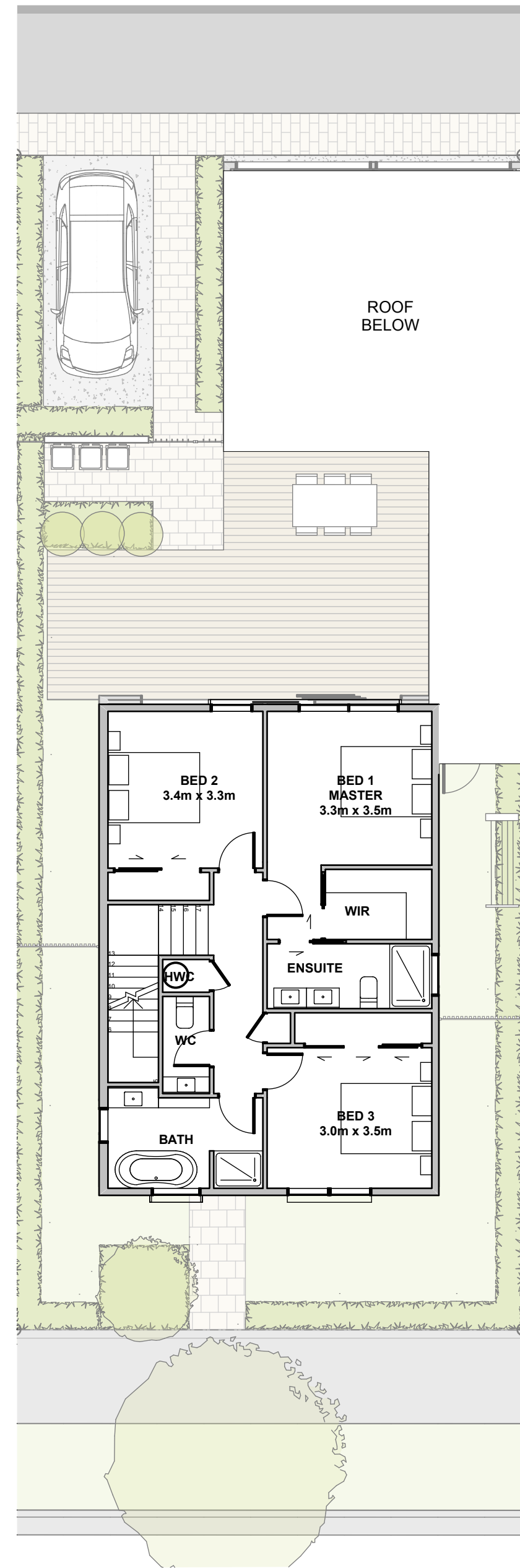
Scale
 1:100 @ A1

Project no.	Drawing no.	Rev.
P16-061	A1102	C

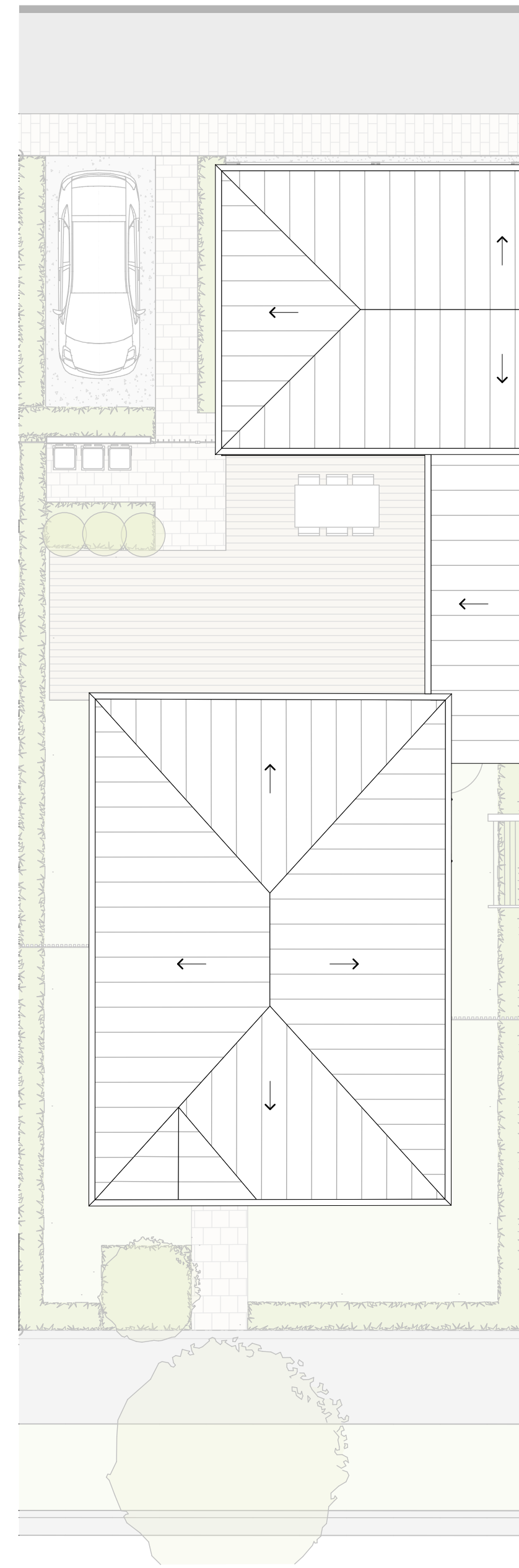




Lot 124 Ground Floor Plan



Lot 124 First Floor Plan



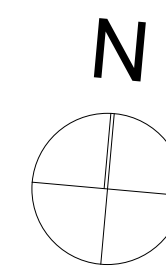
Lot 124 Roof Plan



View from Laneway



View from Street



LOT 124 ELEVATION LEGEND

- Metal tray roofing - Dark natural colour
- Render - White
- ▨ Timber cladding - Natural finish - Vertical grain

SITE LANDSCAPING LEGEND

- Tree (4m min. mature height and 2m min. at time of planting)
- Low level planting / hedge (maintained to 1m max. height at vehicle crossings to a depth of 2m from boundary)
- Low level planting/lawn
- ▭ Solid fencing (max. height as indicated)
- ▨ Slatted fencing (max. height as indicated)
- ▧ Vehicle crossing visibility splay (2m x 1.5m)

PROPOSED LOT INFORMATION

Site area	272.06m ²
Total GFA	197.94m ²
Site coverage	44.89%
Outdoor space	97.98m ²

C	RESOURCE CONSENT - RF11
B	5/12/2016 RESOURCE CONSENT
A	11/10/2016 Client Issue for Information

Rev Date Notes
 Do not scale.
 The contractor shall verify all dimensions before commencing work, and all discrepancies to be referred to Context Architects Limited for clarification.
 These plans are confidential and are not to be discussed or copied without the express permission of Context Architects Limited.
 Copyright © Context Architects Limited.



Context Architects Limited

www.contextarchitects.com
 Auckland | 09 358 0140 | auckland@context.net.nz |
 Level 1, 328 New North Road, Kingsland, Auckland, New Zealand
 Christchurch | 03 550 1550 | christchurch@context.net.nz |
 75 Perry Street, Papanui, Christchurch, New Zealand

Groynes Park

Lot 501 & 502 Groynes Park
 Development Christchurch

Client
 Groynes Development (2012) Ltd

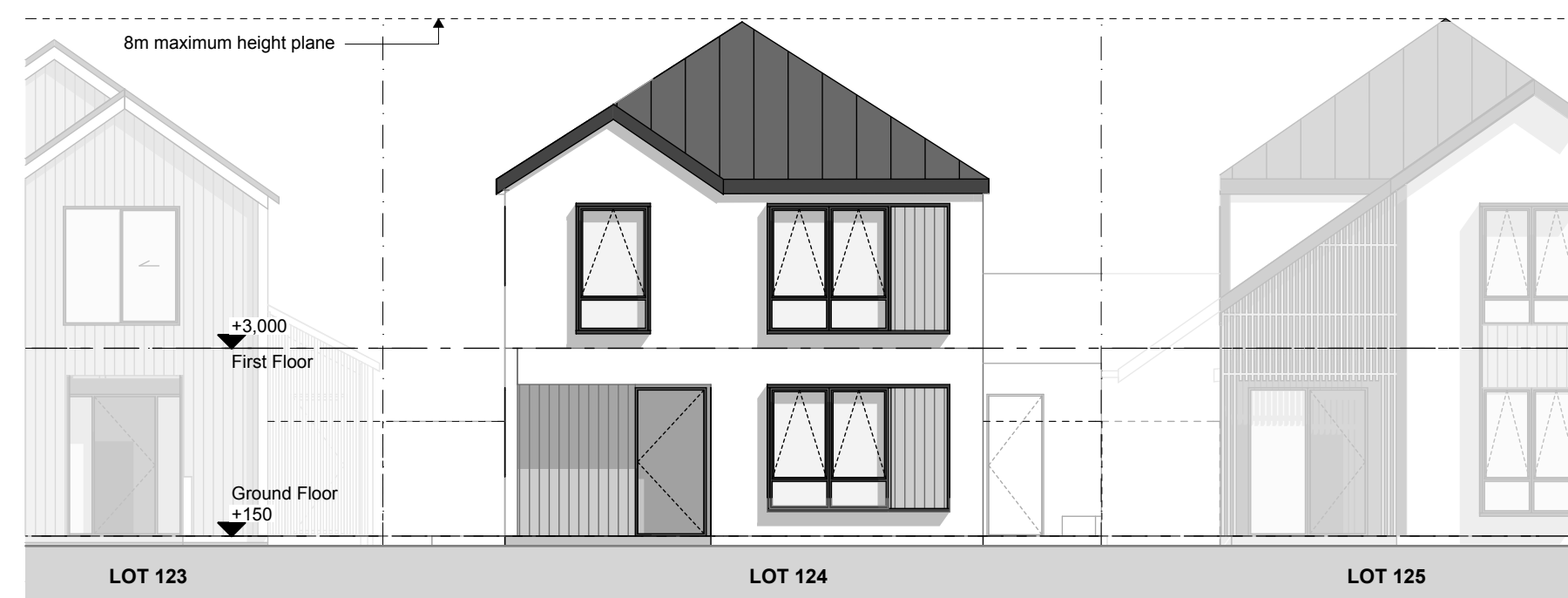
Structural Engineer	TBC
Services Engineer	TBC
Quantity Surveyors	TBC
Planning Consultant	TBC
Project Management	TBC
Geotechnical	TBC

Lot 124 Concept Plans

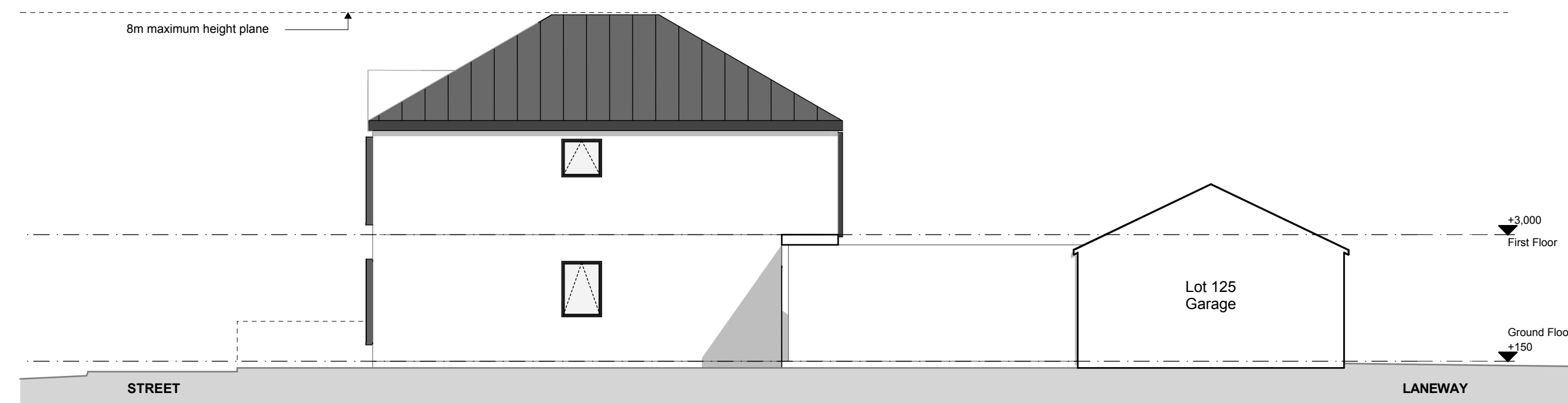
Issued for
 Resource Consent

Scale
 1:100 @ A1

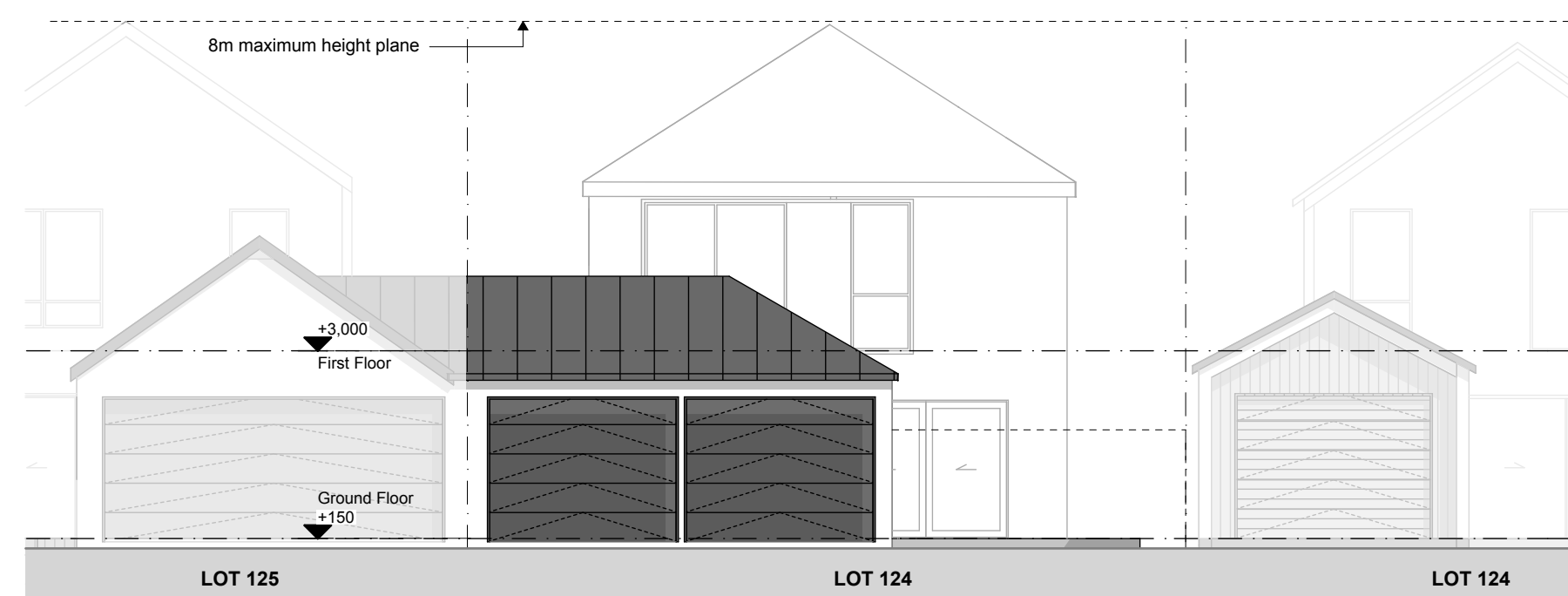
Project no.	Drawing no.	Rev.
P16-061	A1103	C



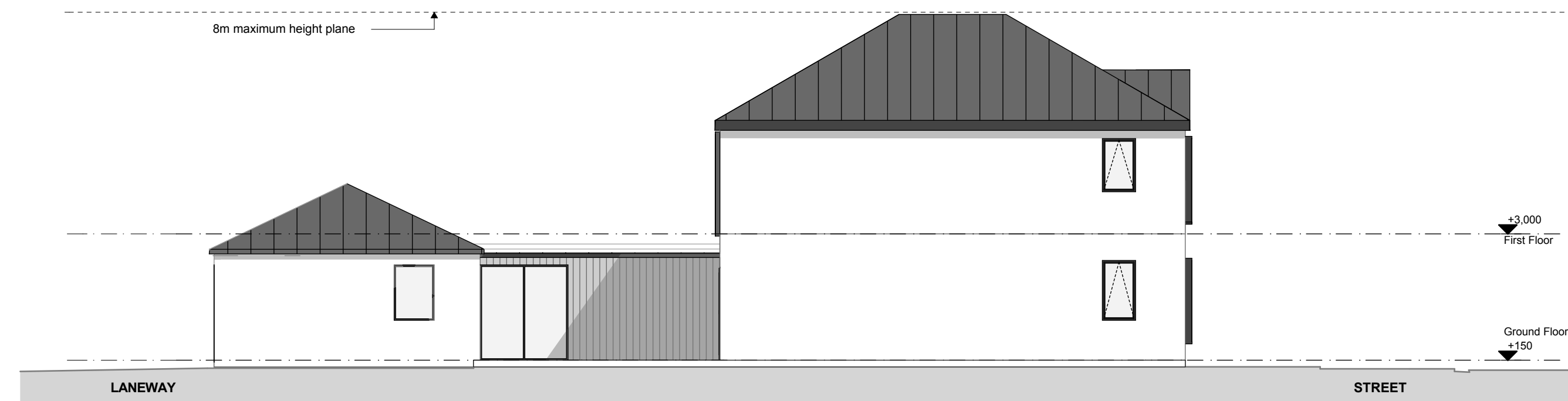
E18 South Elevation (Street)



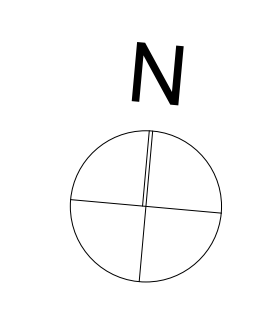
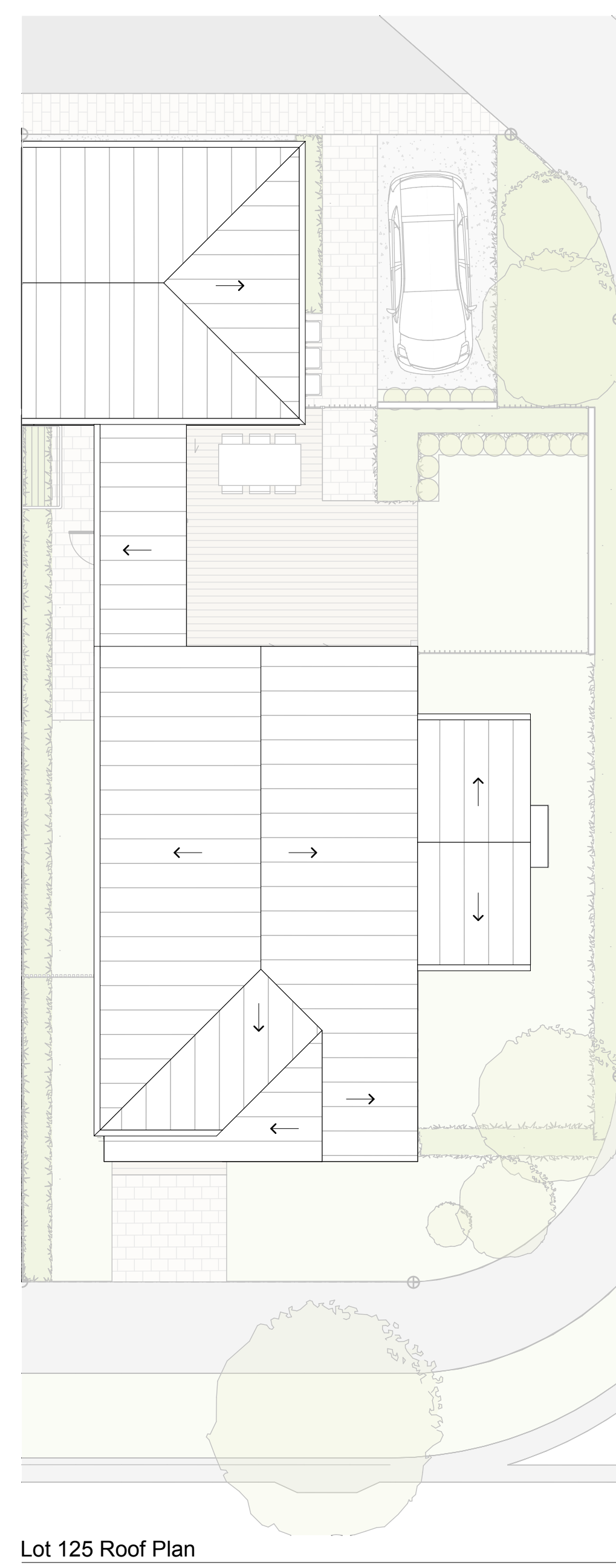
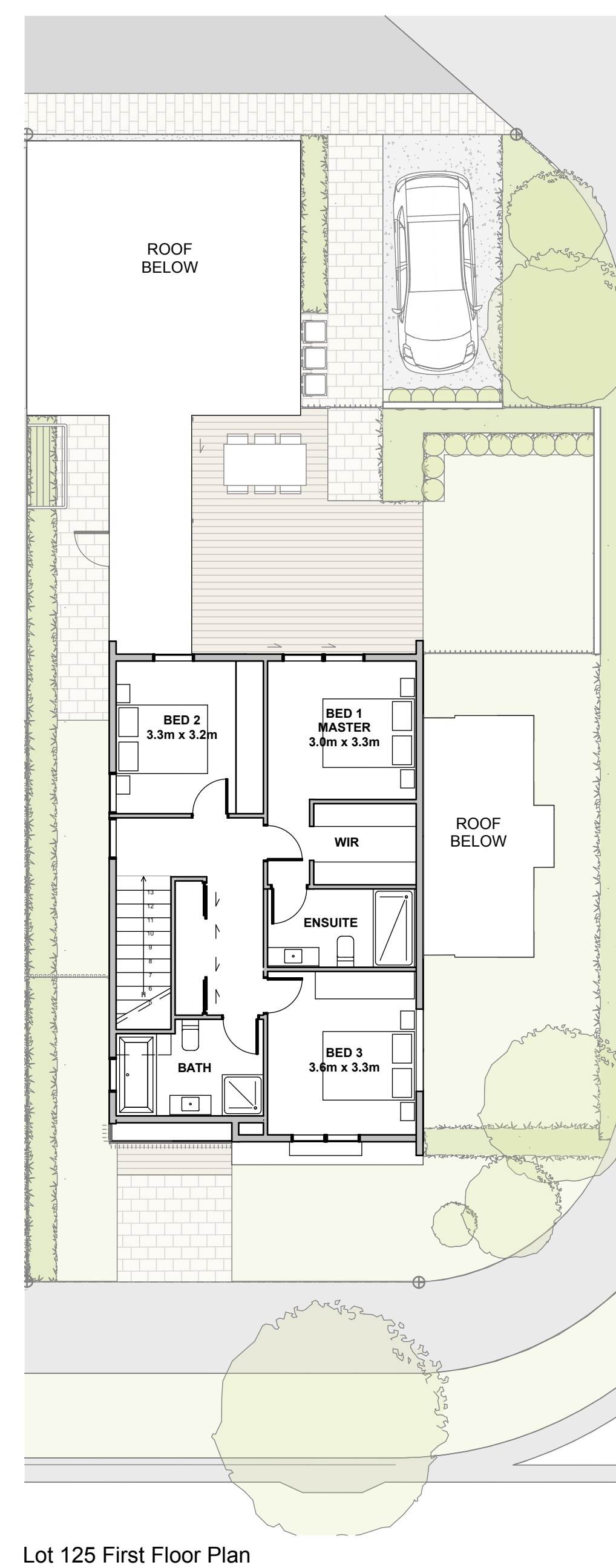
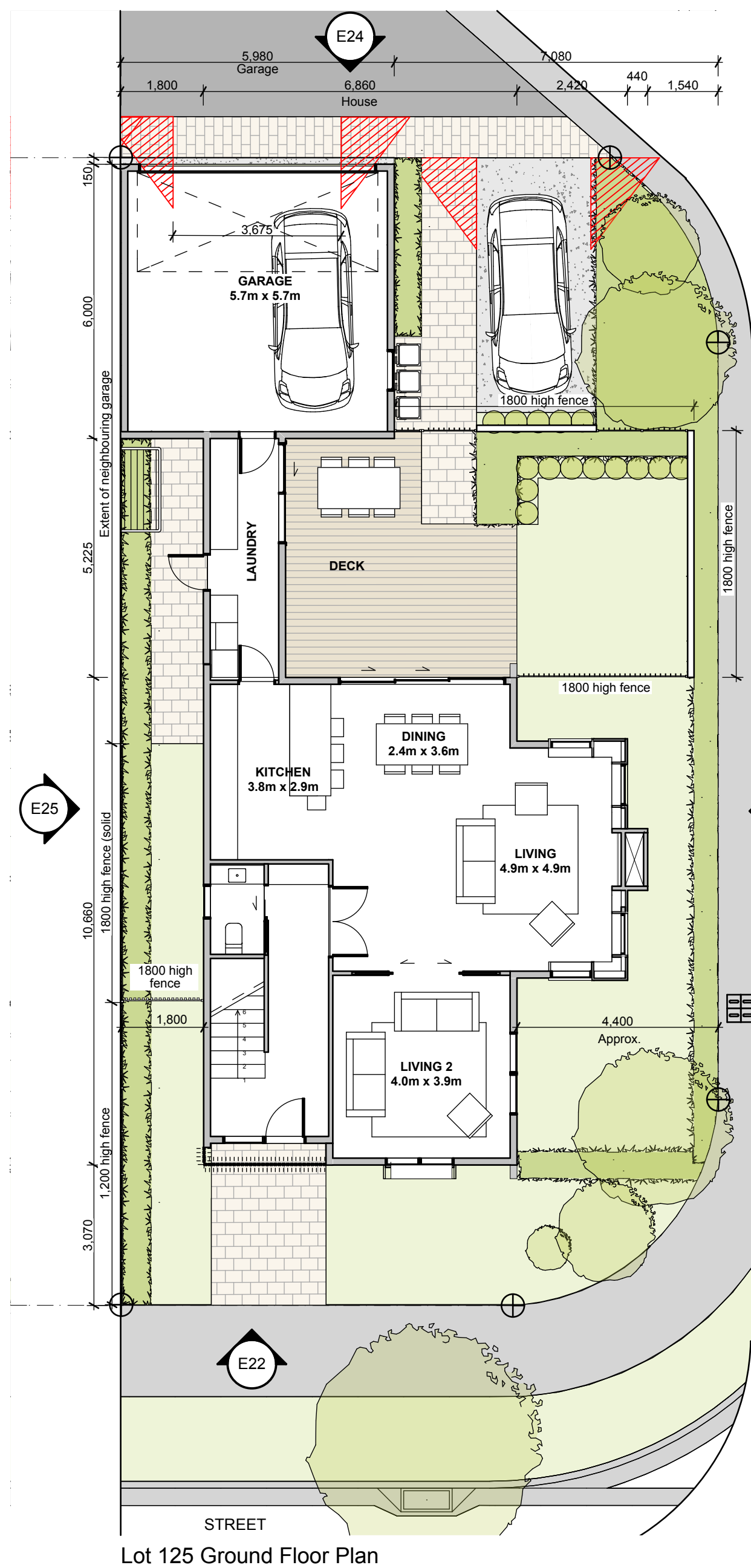
E19 East Elevation



E20 North Elevation (Laneway)



E21 West Elevation



- LOT 125 ELEVATION LEGEND**
- Wide tray metal roofing - Dark natural colour
 - Render - White
 - Render or metal tray - Dark natural colour
 - Timber cladding - Natural finish - Vertical grain
 - Timber battens - Natural finish - Vertical grain

- SITE LANDSCAPING LEGEND**
- Tree (4m min. mature height and 2m min. at time of planting)
 - Low level planting / hedge (maintained to 1m max. height at vehicle crossings to a depth of 2m from boundary)
 - Low level planting/lawn
 - Solid fencing (max. height as indicated)
 - Slatted fencing (max. height as indicated)
 - Vehicle crossing visibility splay (2m x 1.5m)

PROPOSED LOT INFORMATION

Site area	318.71m ²
Total GFA	205.13m ²
Site coverage	41.47%
Outdoor space	116.72m ²

C	RESOURCE CONSENT - RF11
B	5/12/2016 RESOURCE CONSENT
A	11/10/2016 Client Issue for Information

Rev Date Notes

Do not scale.
 The contractor shall verify all dimensions before commencing work, and all discrepancies to be referred to Context Architects Limited for clarification.
 These plans are confidential and are not to be discussed or copied without the express permission of Context Architects Limited.
 Copyright © Context Architects Limited.

(context)

Context Architects Limited
 www.contextarchitects.com
 Auckland | 09 358 0140 | auckland@context.net.nz
 Level 1, 328 New North Road, Kingsland, Auckland, New Zealand
 Christchurch | 03 550 1550 | christchurch@context.net.nz
 75 Perry Street, Papanui, Christchurch, New Zealand

Project
Groynes Park
 Lot 501 & 502 Groynes Park
 Development Christchurch

Client
 Groynes Development (2012) Ltd

Consultants

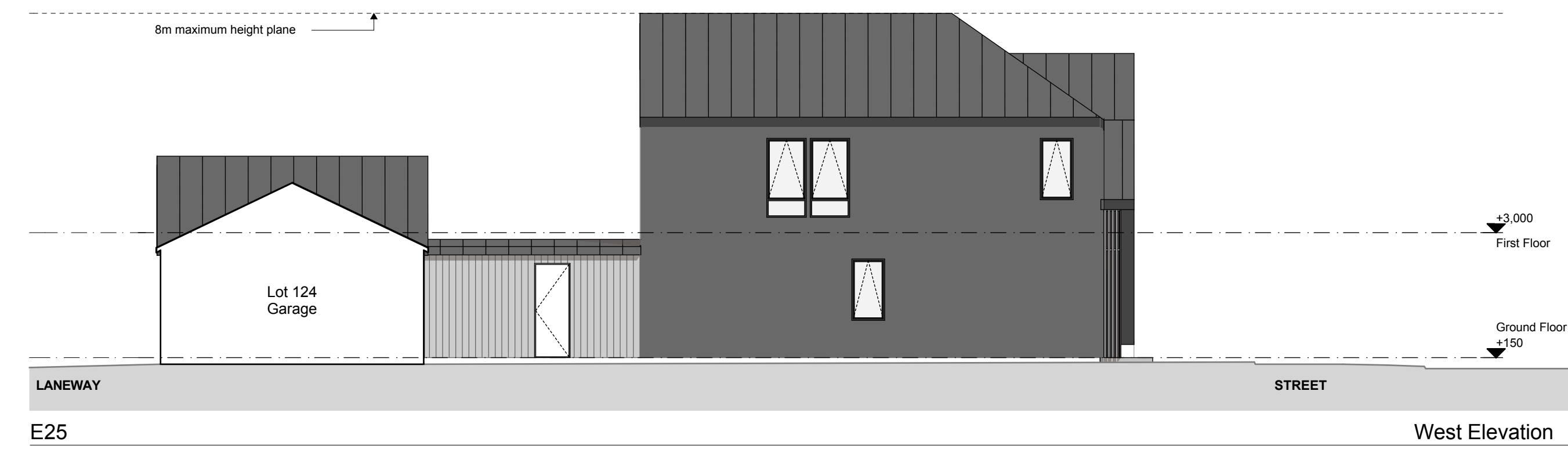
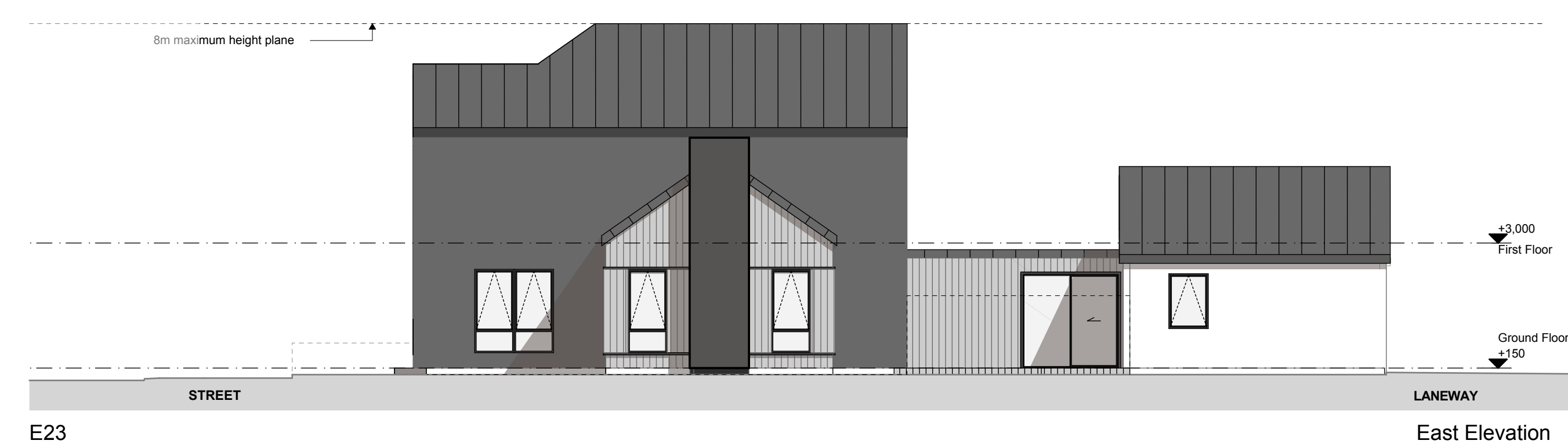
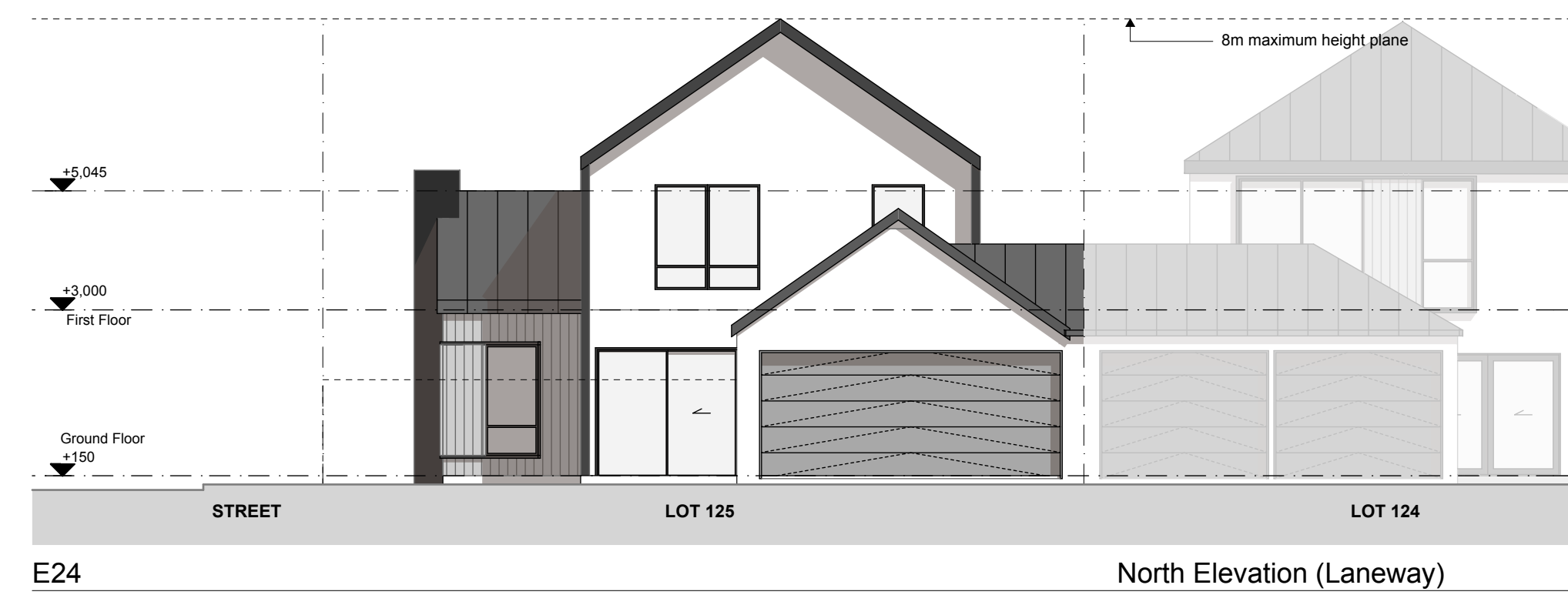
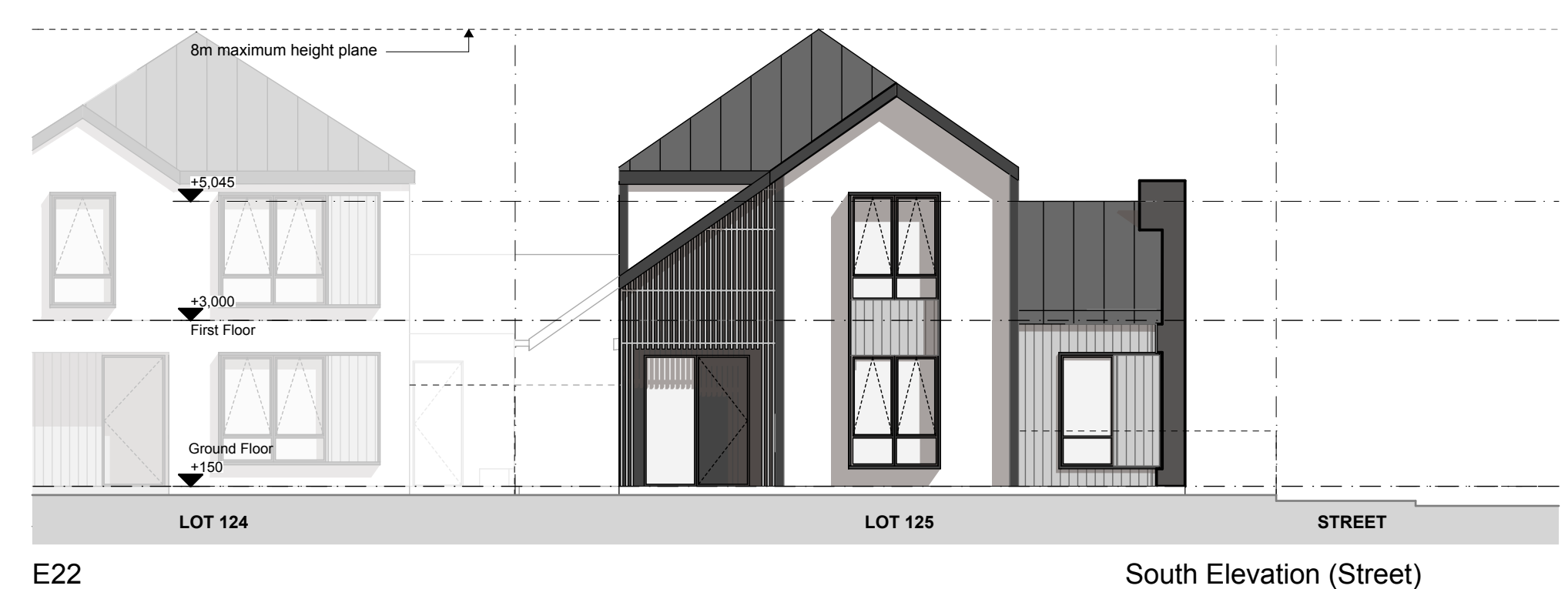
Structural Engineer	TBC
Services Engineer	TBC
Quantity Surveyors	TBC
Planning Consultant	TBC
Project Management	TBC
Geotechnical	TBC

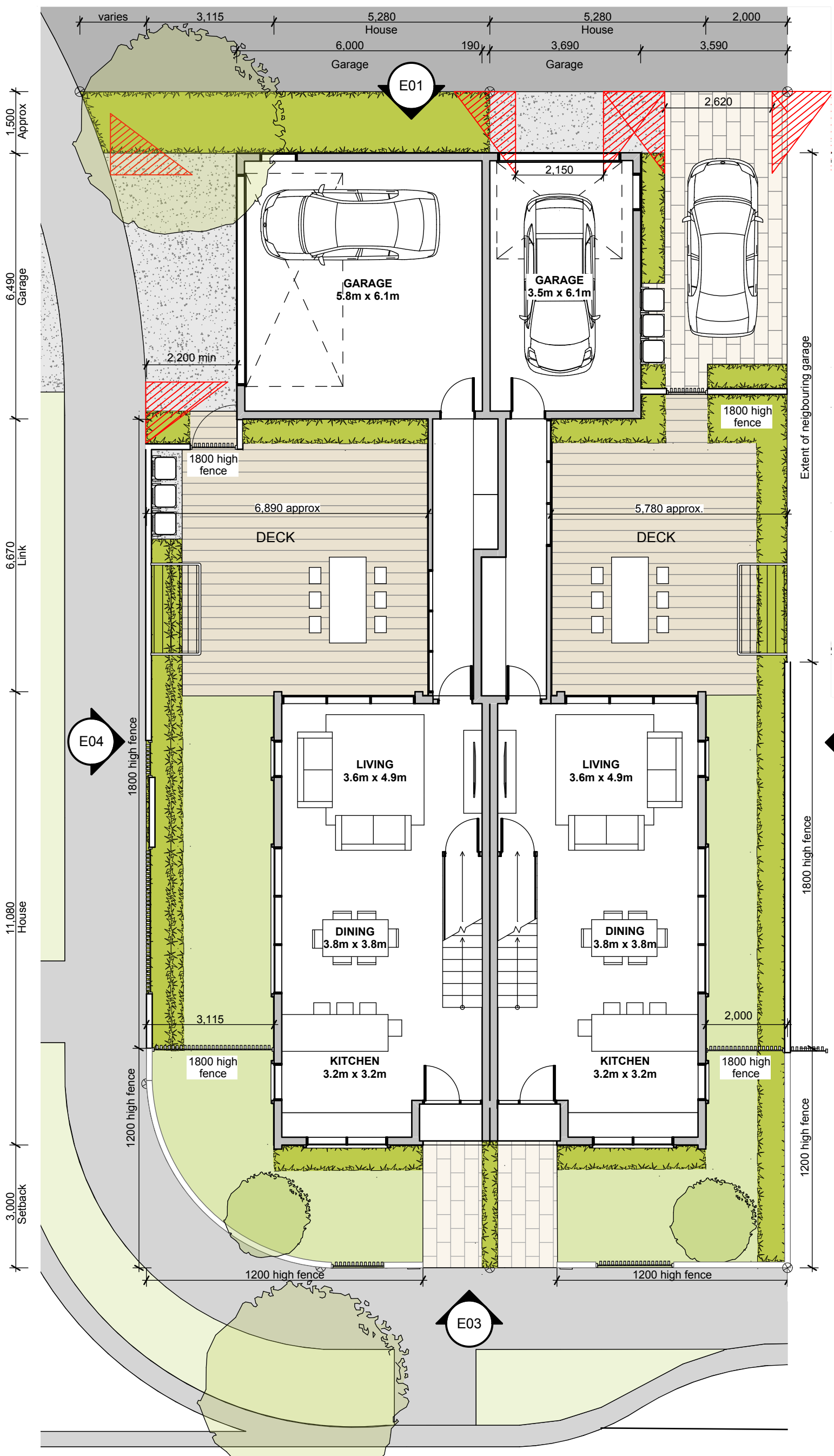
Lot 125 Concept Plans

Issued for
 Resource Consent

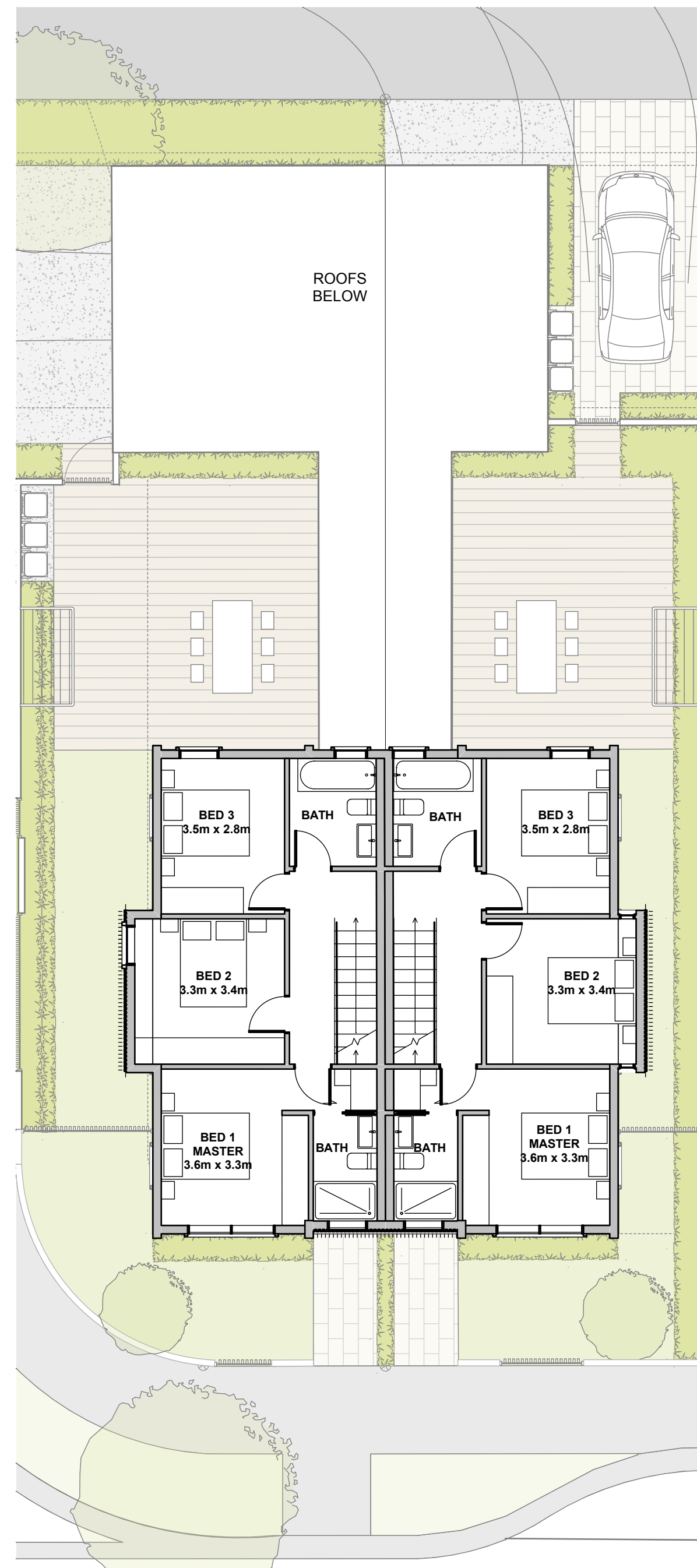
Scale
 1:100 @ A1

Project no.	Drawing no.	Rev.
P16-061	A1104	C

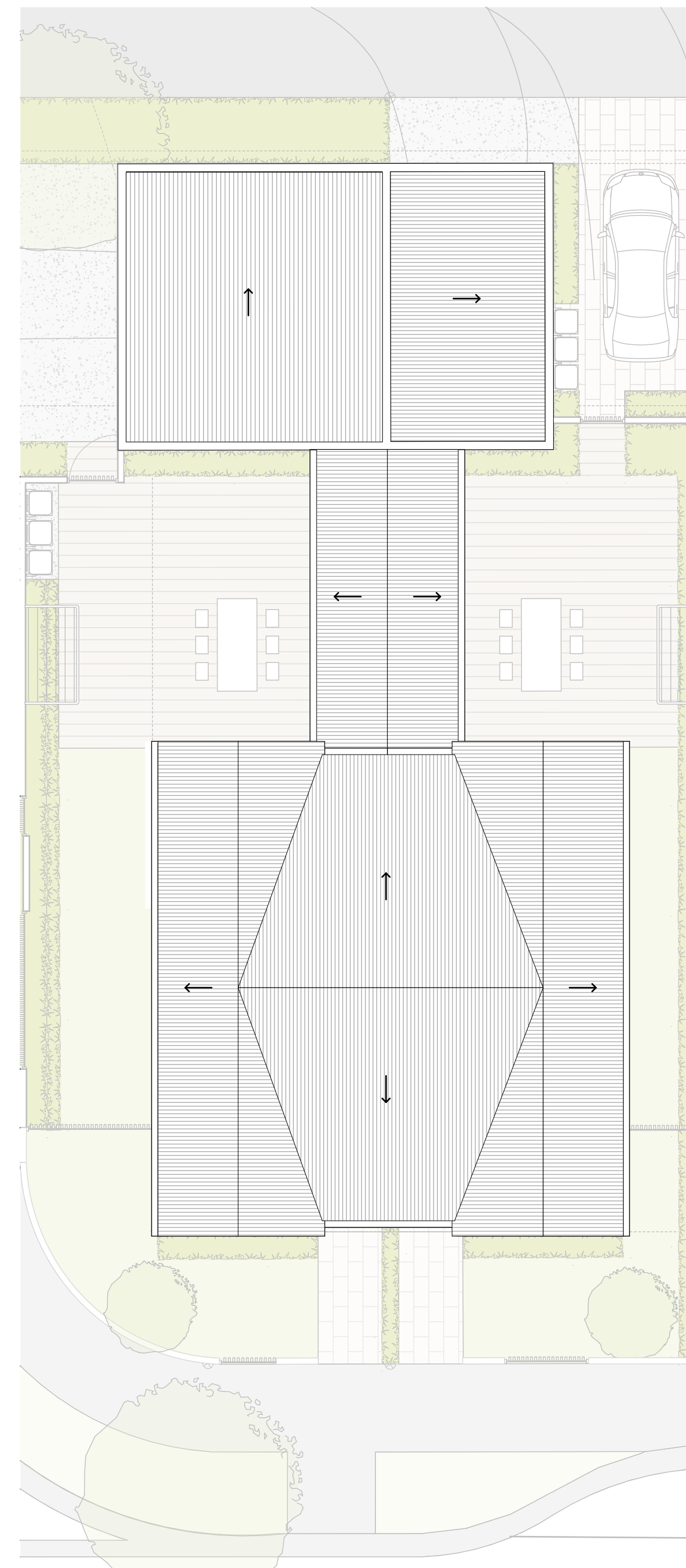




House Type A Ground Floor Plan



House Type A First Floor Plan



House Type A - Typical Roof Plan



ELEVATION LEGEND

- Profiled metal roof
- White render /or white render brick
- Dark render /or dark brick
- Timber cladding / screening

SITE LANDSCAPING LEGEND

- Tree (4m min. mature height and 2m min. at time of planting)
- Low level planting / hedge (maintained to 1m max. height at vehicle crossings to a depth of 2m from boundary)
- Low level planting/lawn
- Solid fencing (max. height as indicated)
- Slatted fencing (max. height as indicated)
- Vehicle crossing visibility splay (2m x 1.5m)

135 PROPOSED LOT INFORMATION

Site area	295.4m ²
Total GFA	165.8m ²
Site coverage	36.2%
Outdoor space	46.8m ²

136 PROPOSED LOT INFORMATION

Site area	209.9m ²
Total GFA	151.2m ²
Site coverage	43.4%
Outdoor space	39.2m ²

1/145 PROPOSED LOT INFORMATION

Site area	221.4m ²
Total GFA	151.2m ²
Site coverage	41.4%
Outdoor space	78.4m ²

2/145 PROPOSED LOT INFORMATION

Site area	240.6m ²
Total GFA	165.8m ²
Site coverage	44.2%
Outdoor space	45.6m ²



C	RESOURCE CONSENT - RF11
B	05/12/16 RESOURCE CONSENT
A	11/10/16 Client Issue for Information

Rev Issue date Notes
 Do not scale.
 The contractor shall verify all dimensions before commencing work, and all discrepancies to be referred to Context Architects Limited for clarification.
 These plans are confidential and are not to be discussed or copied without the express permission of Context Architects Limited.
 Copyright © Context Architects Limited.



Context Architects Limited
 www.contextarchitects.com
 Auckland | 09 358 0140 | auckland@context.net.nz | Level 1, 328 New North Road, Kingsland, Auckland, New Zealand
 Christchurch | 03 550 1550 | christchurch@context.net.nz | 75 Perry Street, Papanui, Christchurch, New Zealand

The Groynes - Stage 1A

Lot 502

Client
 Groynes Park (2012) Development LTD

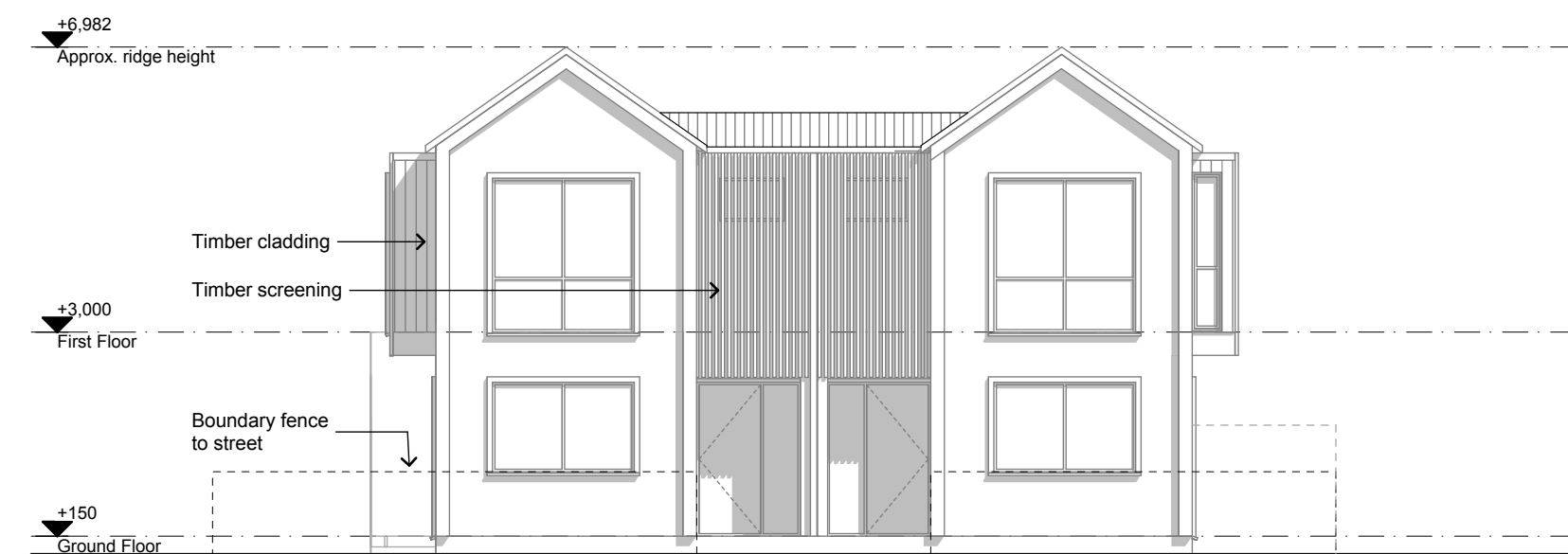
Structural Engineer	-
Services Engineer	-
Quantity Surveyors	-
Planning Consultant	-
Project Management	-
Geotechnical	-

Lots 135,136,1/145 & 2/145 (House Type A)

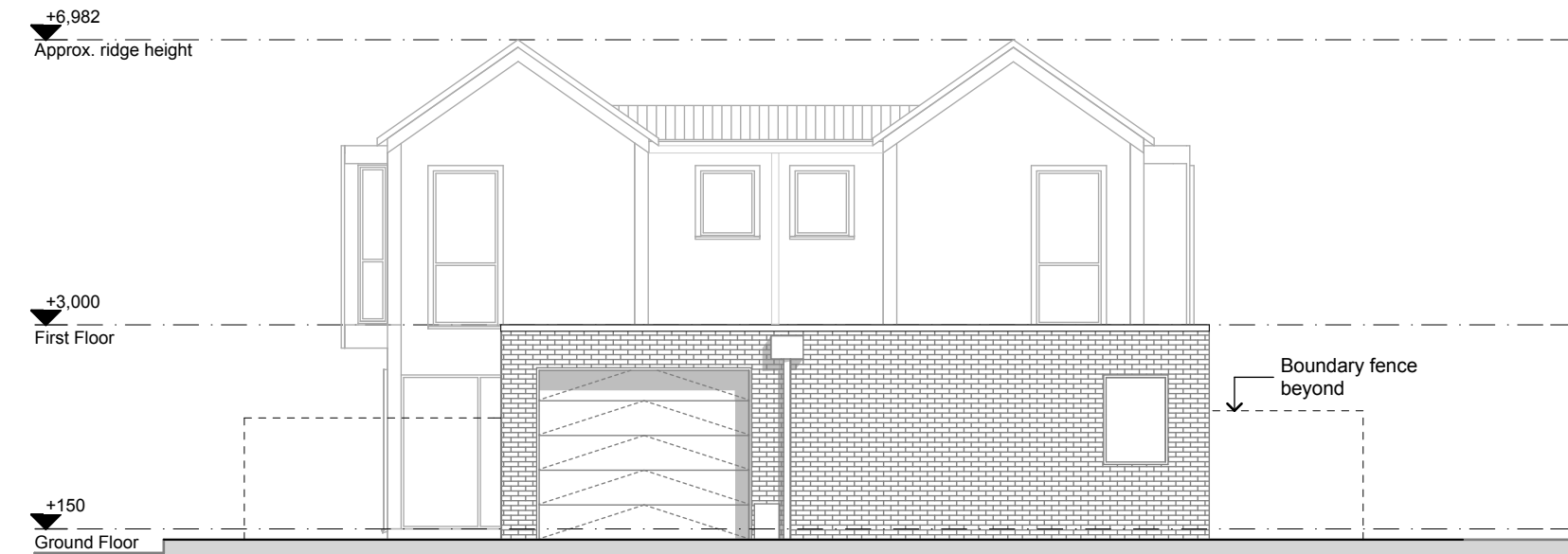
Issued for
 Resource Consent

Scale
 1:100 @ A1

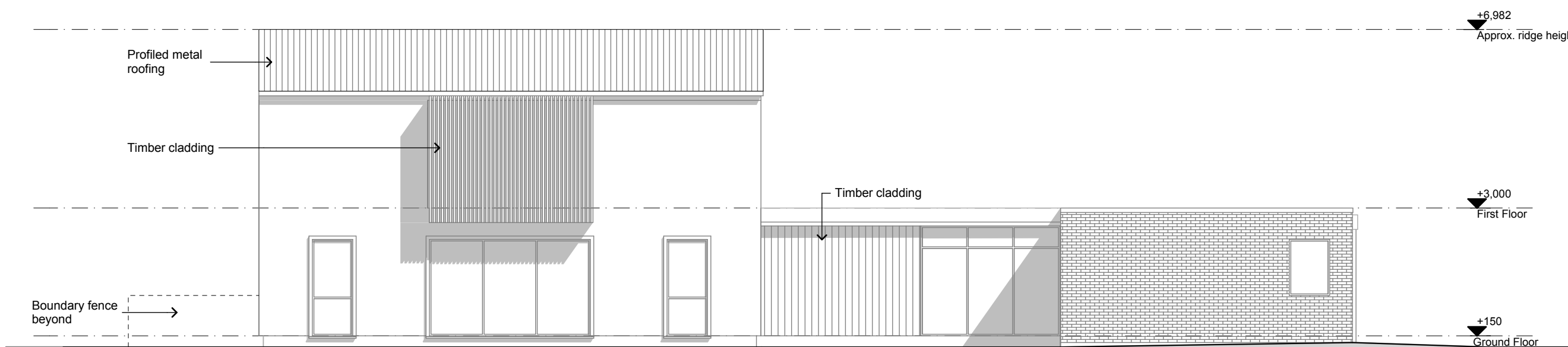
Project no.	Drawing no.	Rev.
P16-061	A1106	C



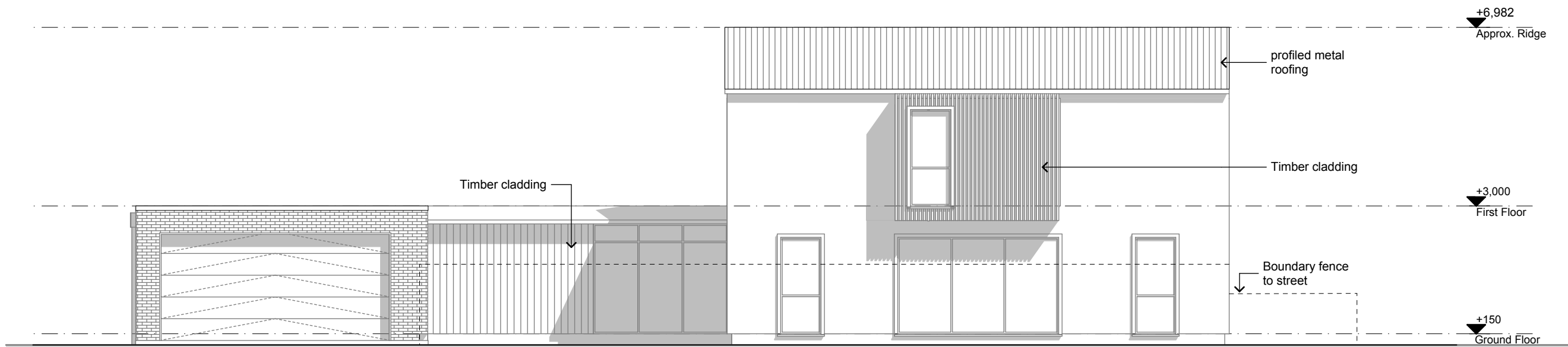
E03 South Elevation (Street)



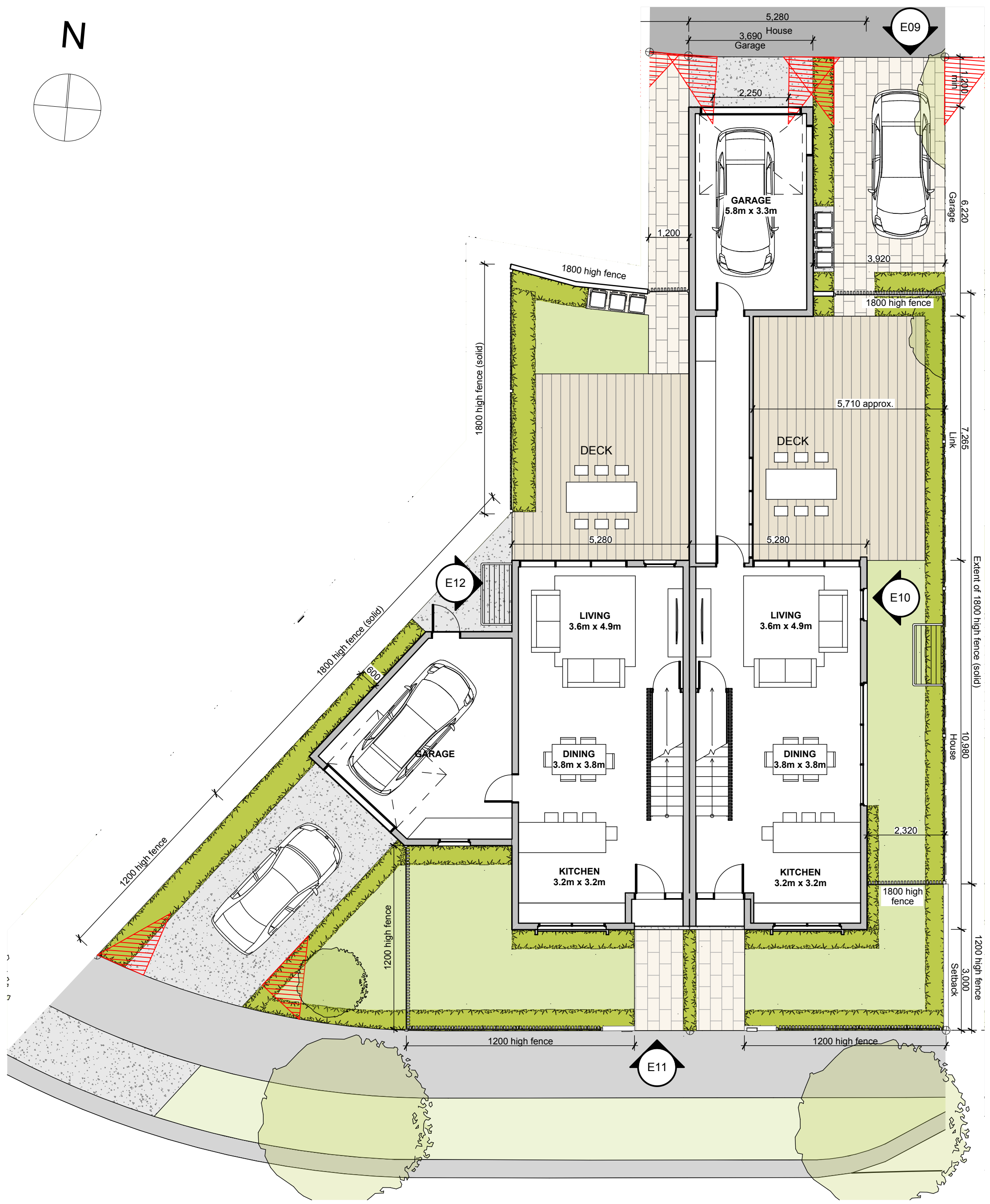
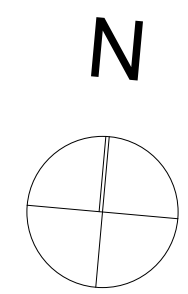
E01 North Elevation (Laneway)



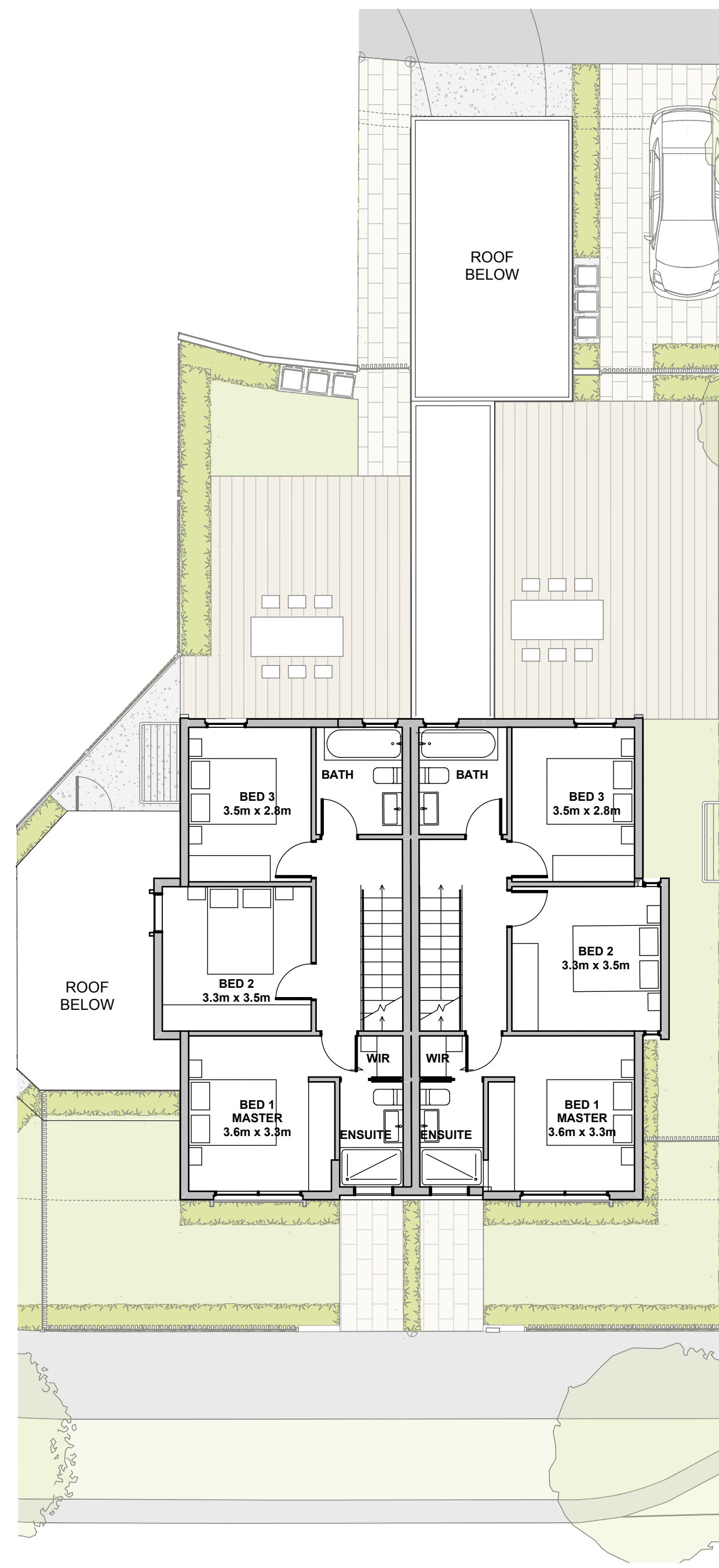
E02 East Elevation



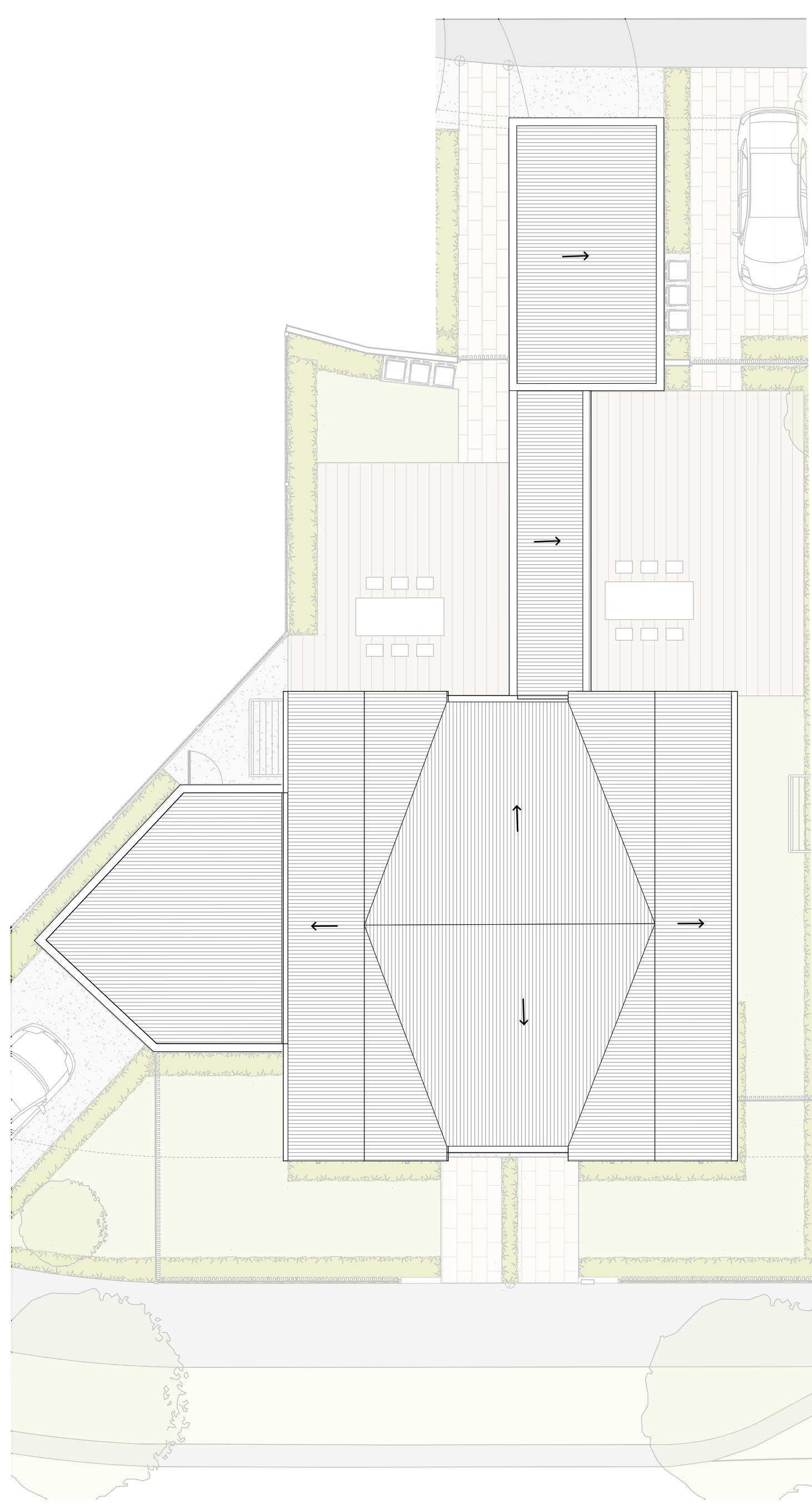
E04 West Elevation



House Type B - Ground Floor Plan



House Type B - First Floor Plan



House Type B - Roof Plan

ELEVATION LEGEND

- Profiled metal roof
- White render /or white render brick
- Dark render /or dark brick
- Timber cladding / screening

SITE LANDSCAPING LEGEND

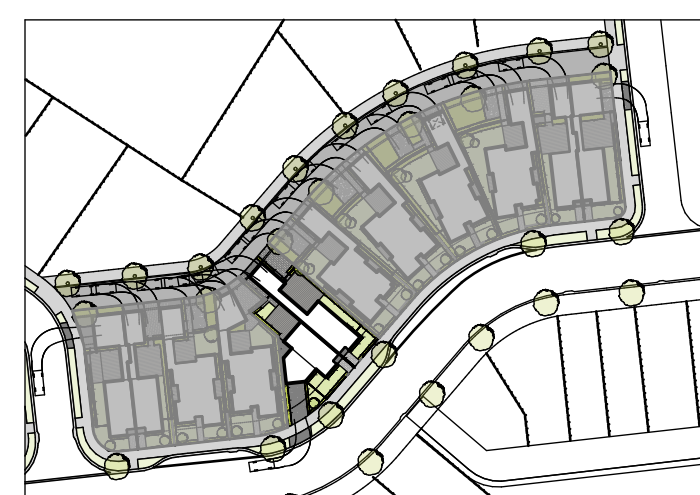
- Tree (4m min. mature height and 2m min. at time of planting)
- Low level planting / hedge (maintained to 1m max. height at vehicle crossings to a depth of 2m from boundary)
- Low level planting/lawn
- Solid fencing (max. height as indicated)
- Slatted fencing (max. height as indicated)
- Vehicle crossing visibility splay (2m x 1.5m)

139 PROPOSED LOT INFORMATION

Site area	227.31m ²
Total GFA	144.5m ²
Site coverage	37.81%
Outdoor space	89.76m ²

140 PROPOSED LOT INFORMATION

Site area	223.61m ²
Total GFA	153.2m ²
Site coverage	42.27%
Outdoor space	38.63m ²



C	RESOURCE CONSENT - RF11
B	05/12/16 RESOURCE CONSENT
A	11/10/16 Client Issue for Information

Rev Issue date Notes
 Do not scale.
 The contractor shall verify all dimensions before commencing work, and all discrepancies to be referred to Context Architects Limited for clarification.
 These plans are confidential and are not to be discussed or copied without the express permission of Context Architects Limited.
 Copyright © Context Architects Limited.



Context Architects Limited
 www.contextarchitects.com
 Auckland | 09 358 0140 | auckland@context.net.nz | Level 1, 328 New North Road, Kingsland, Auckland, New Zealand
 Christchurch | 03 550 1550 | christchurch@context.net.nz | 75 Perry Street, Papanui, Christchurch, New Zealand

The Groynes - Stage 1A

Lot 502

Client
 Groynes Park (2012) Development LTD

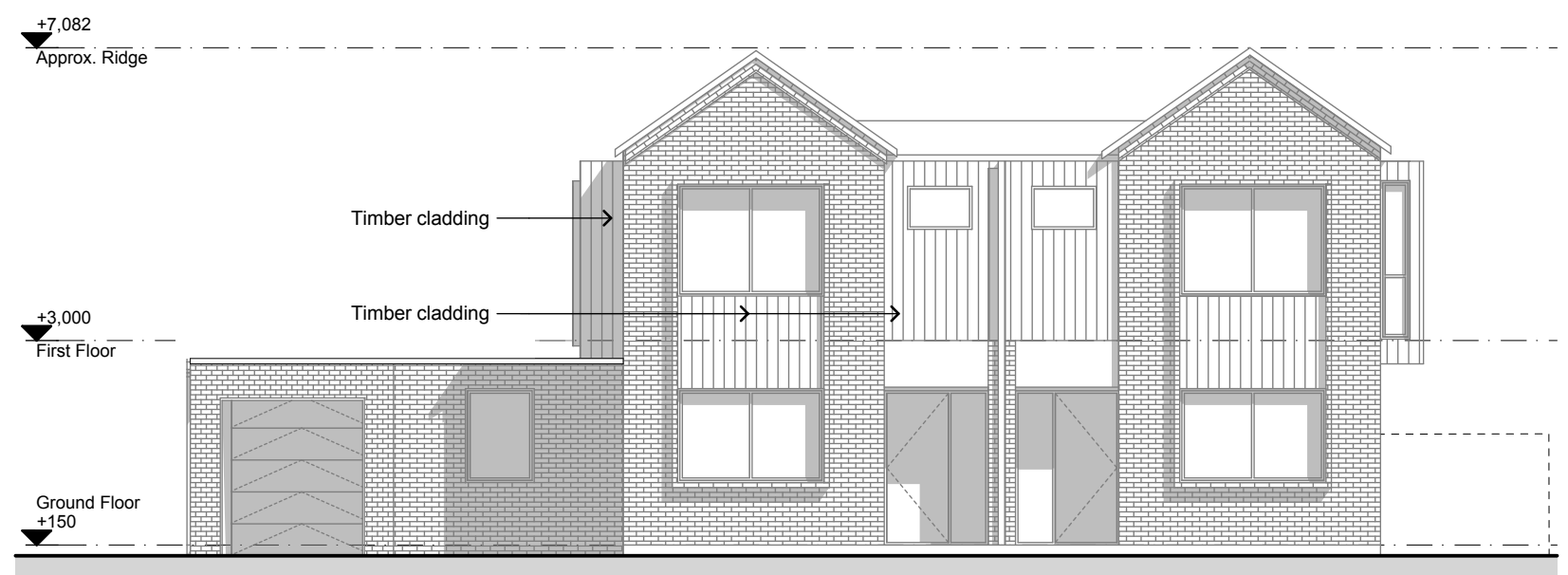
- Consultants
- Structural Engineer -
 - Services Engineer -
 - Quantity Surveyors -
 - Planning Consultant -
 - Project Management -
 - Geotechnical -

Lots 139 & 140 (House Type B)

Issued for
 Resource Consent

Scale
 1:100 @ A1

Project no.	Drawing no.	Rev.
P16-061	A1107	C



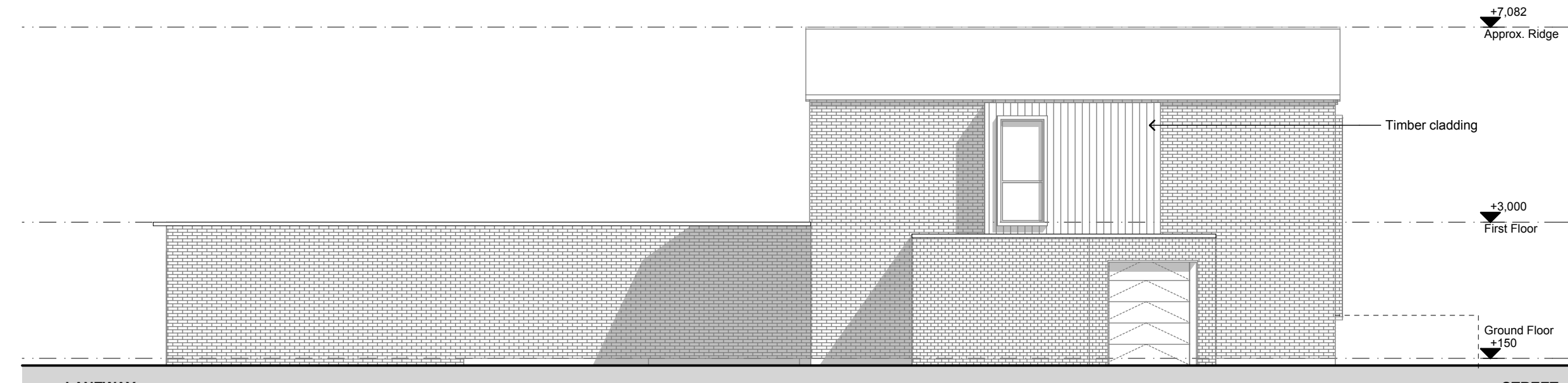
E11 South East Elevation (Street)



E10 North East Elevation

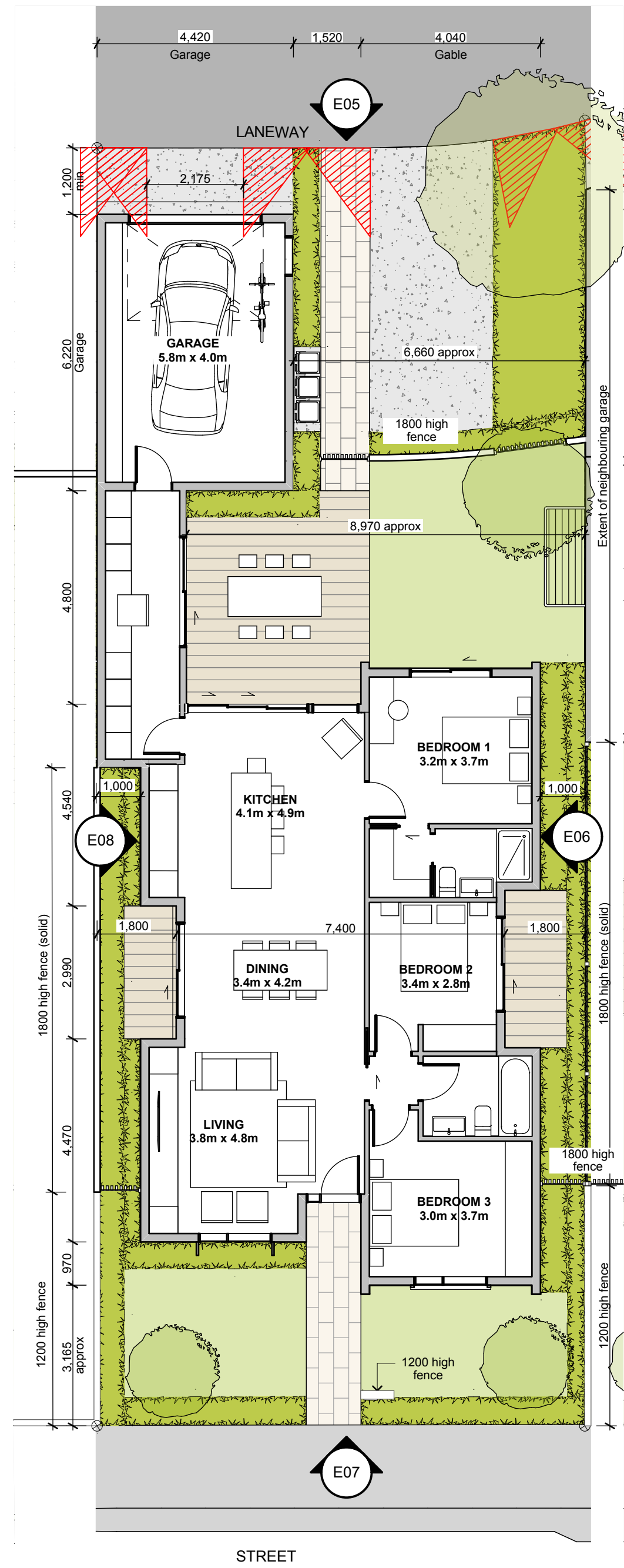


E09 North West Elevation (Laneway)

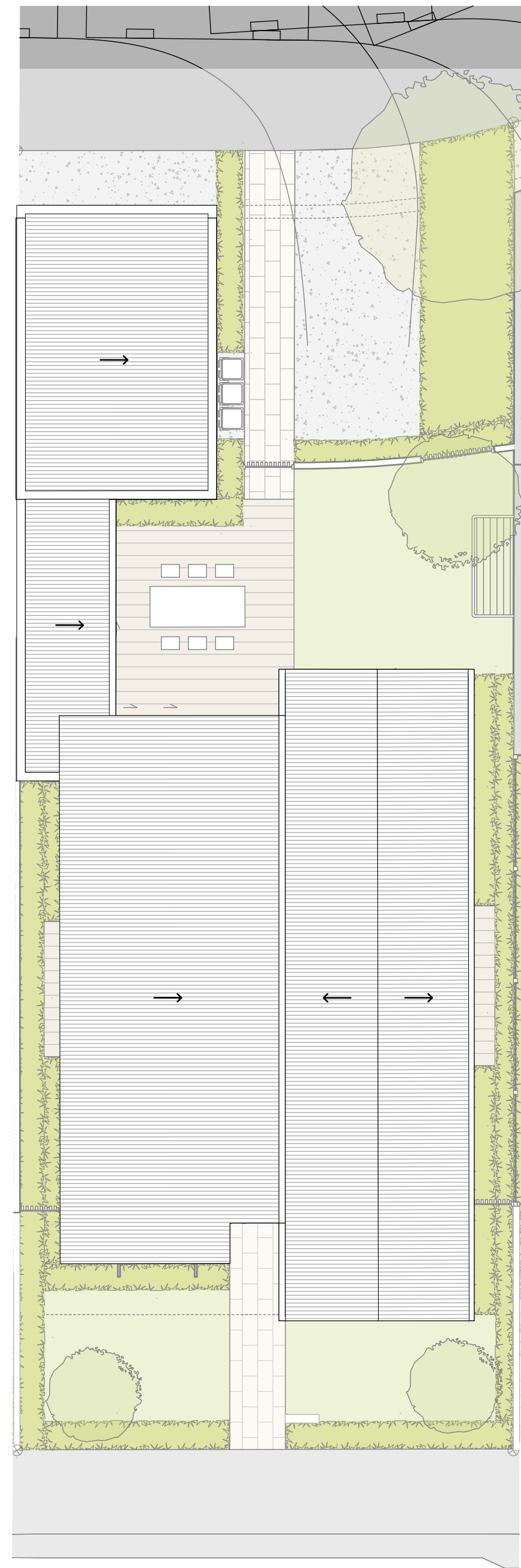


E12 South West Elevation



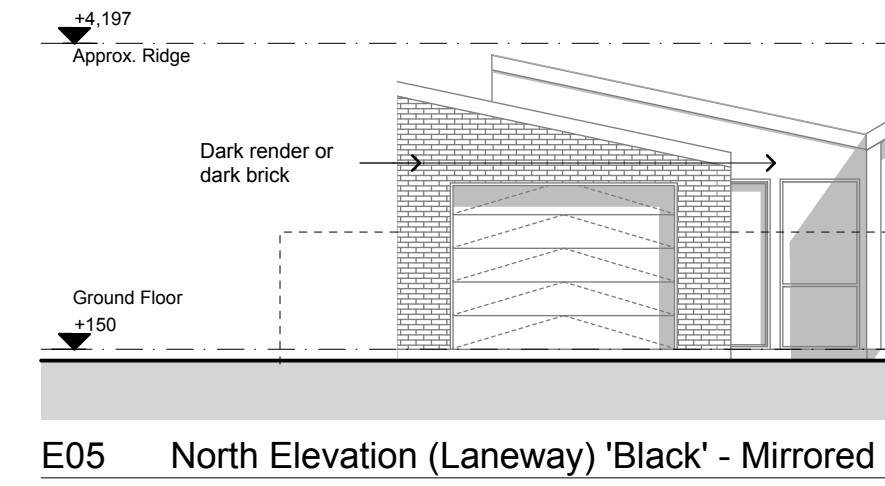


House Type C - Ground Floor Plan

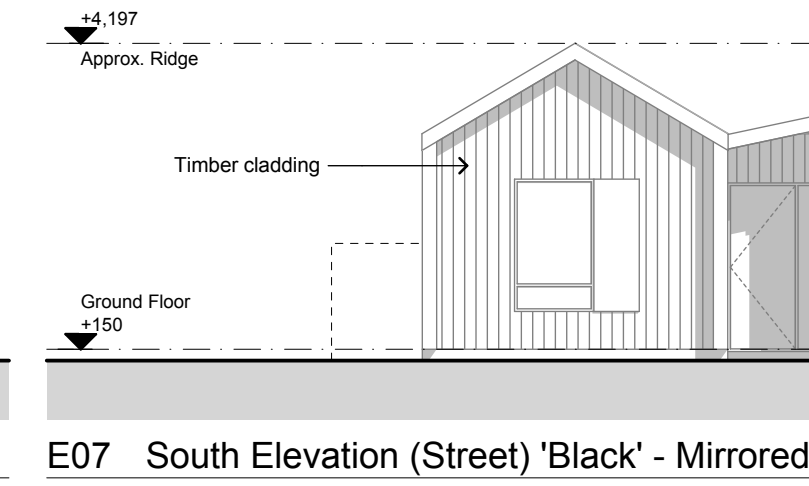


House Type C - Roof Plan

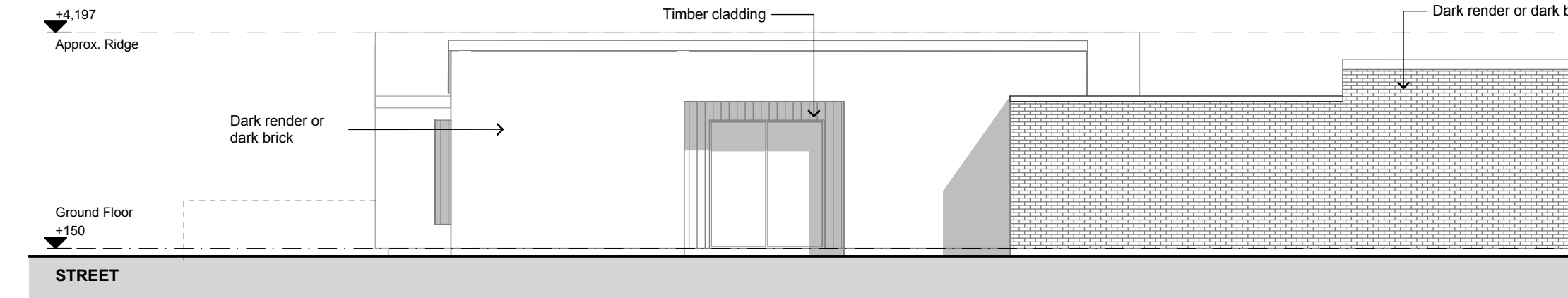
'Black' Variant - Lots 142 & 143



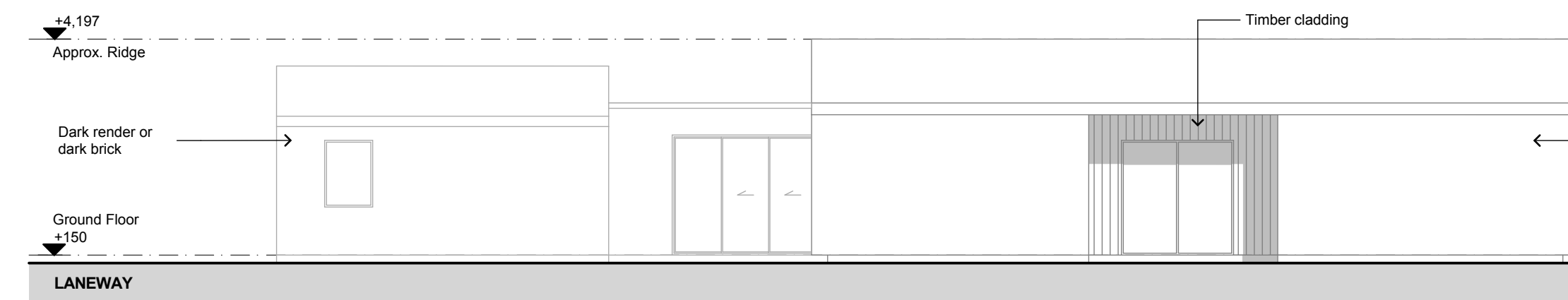
E05 North Elevation (Laneway) 'Black' - Mirrored



E07 South Elevation (Street) 'Black' - Mirrored



E08 East Elevation 'Black' (Mirrored)



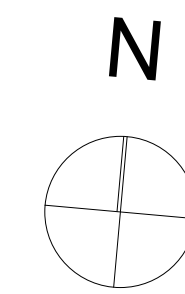
E06 West Elevation 'Black' (Mirrored)



View from Street



View from Laneway



ELEVATION LEGEND

- Profiled metal roof
- White render /or white render brick
- Dark render /or dark brick
- Timber cladding / screening

SITE LANDSCAPING LEGEND

- Tree (4m min. mature height and 2m min. at time of planting)
- Low level planting / hedge (maintained to 1m max. height at vehicle crossings to a depth of 2m from boundary)
- Low level planting/lawn
- Solid fencing (max. height as indicated)
- Slatted fencing (max. height as indicated)
- Vehicle crossing visibility splay (2m x 1.5m)

143 PROPOSED LOT INFORMATION

Site area	402.7m ²
Total GFA	149.0m ²
Site coverage	37.0%
Outdoor space	174.4m ²

142 PROPOSED LOT INFORMATION

Site area	382.7m ²
Total GFA	149.6m ²
Site coverage	39.0%
Outdoor space	170.9m ²

138 PROPOSED LOT INFORMATION

Site area	323.6m ²
Total GFA	152.4m ²
Site coverage	47.1%
Outdoor space	67.6m ²

137 PROPOSED LOT INFORMATION

Site area	316.6m ²
Total GFA	148.8m ²
Site coverage	46.9%
Outdoor space	115.8m ²



C	RESOURCE CONSENT - RF11
B	05/12/16 RESOURCE CONSENT
A	11/10/16 Client Issue for Information

Rev Issue date Notes
 Do not scale.
 The contractor shall verify all dimensions before commencing work, and all discrepancies to be referred to Context Architects Limited for clarification.
 These plans are confidential and are not to be discussed or copied without the express permission of Context Architects Limited.
 Copyright © Context Architects Limited.



Context Architects Limited

www.contextarchitects.com
 Auckland | 09 358 0140 | auckland@context.net.nz | Level 1, 328 New North Road, Kingsland, Auckland, New Zealand
 Christchurch | 03 550 1550 | christchurch@context.net.nz | 75 Perry Street, Papanui, Christchurch, New Zealand

The Groynes - Stage 1A

Lot 502

Client
 Groynes Park (2012) Development LTD

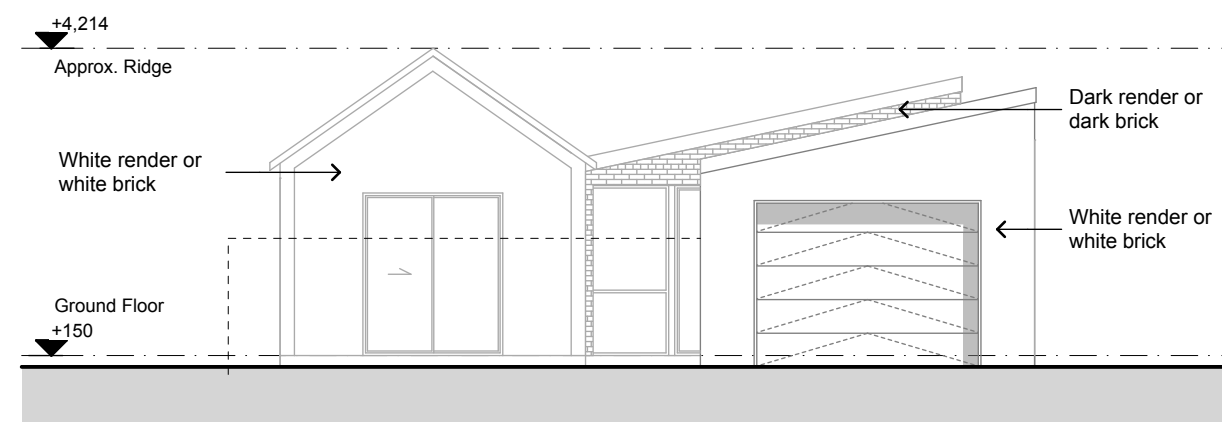
Structural Engineer	-
Services Engineer	-
Quantity Surveyors	-
Planning Consultant	-
Project Management	-
Geotechnical	-

Lots 137,138,142 & 143 (House Type C)

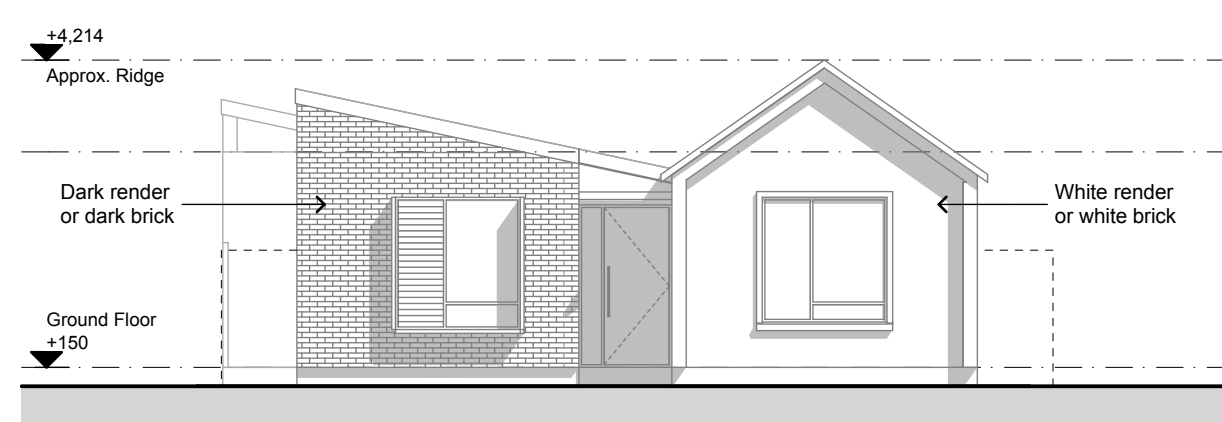
Issued for
 Resource Consent

Scale
 1:100 @ A1

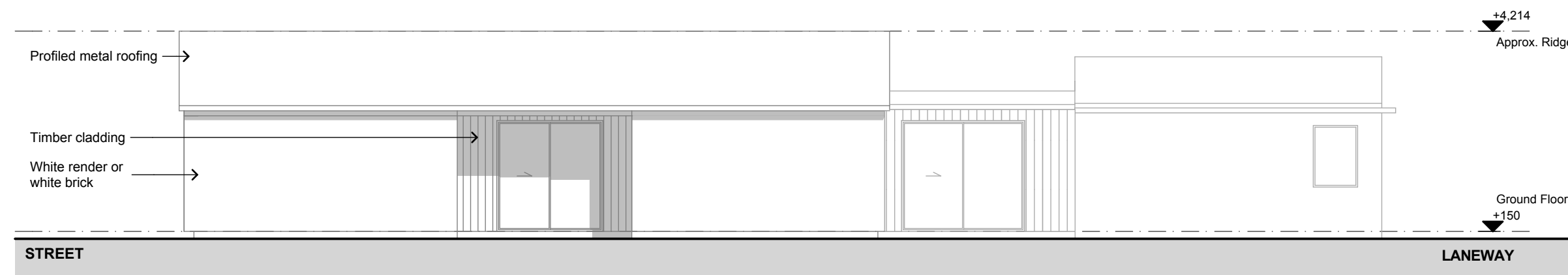
Project no.	Drawing no.	Rev.
P16-061	A1108	C



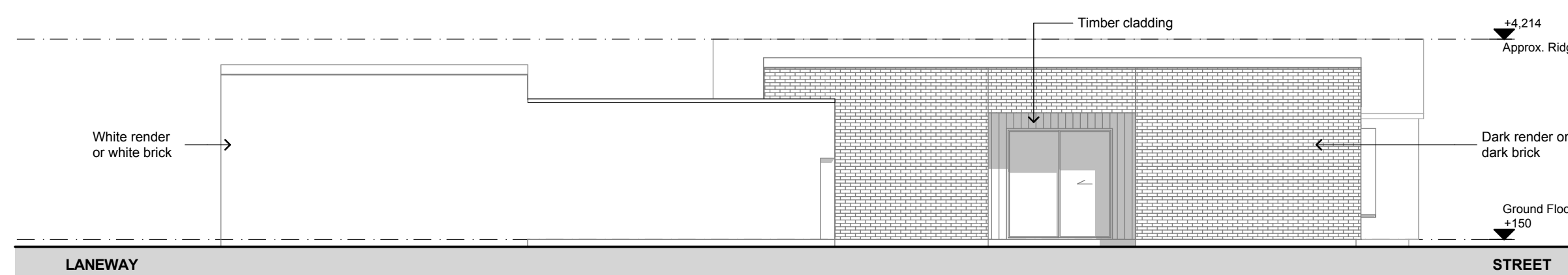
E05 North Elevation (Laneway) 'White'



E07 South Elevation (Street) 'White'



E06 East Elevation 'White'



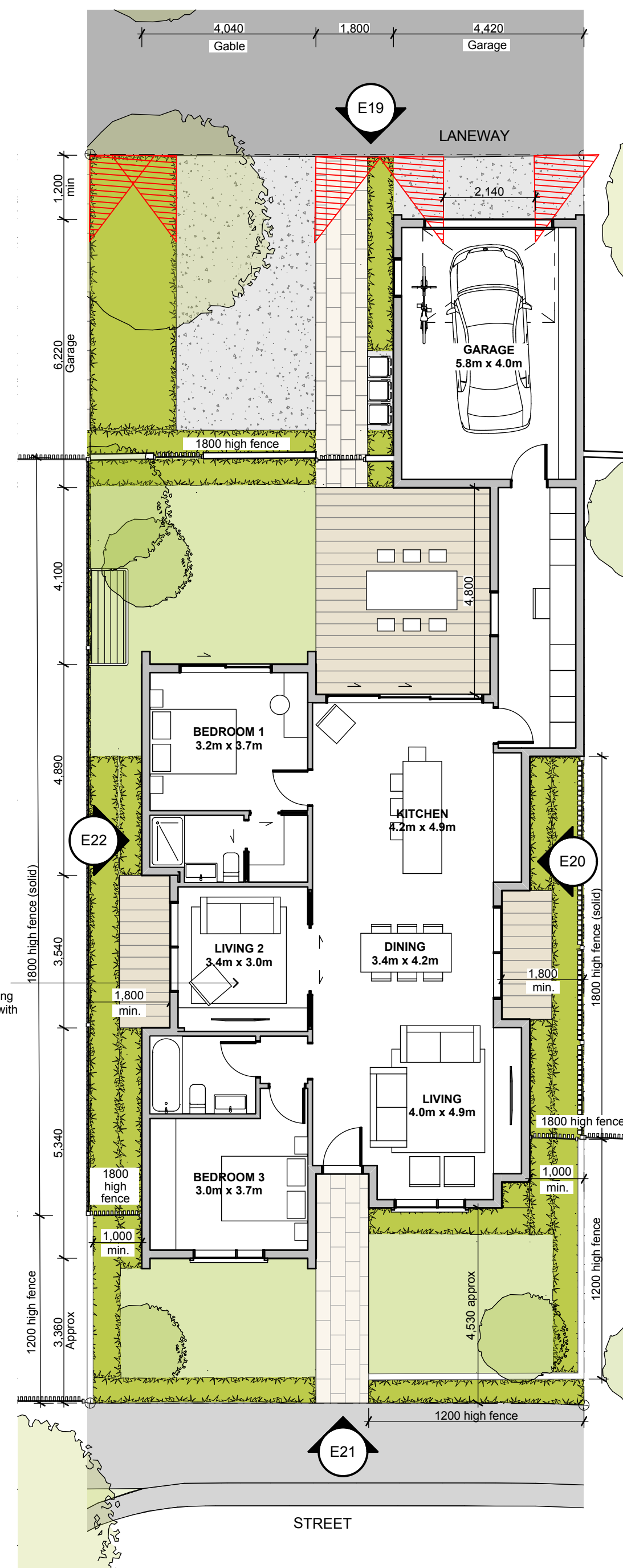
E08 West Elevation 'White'



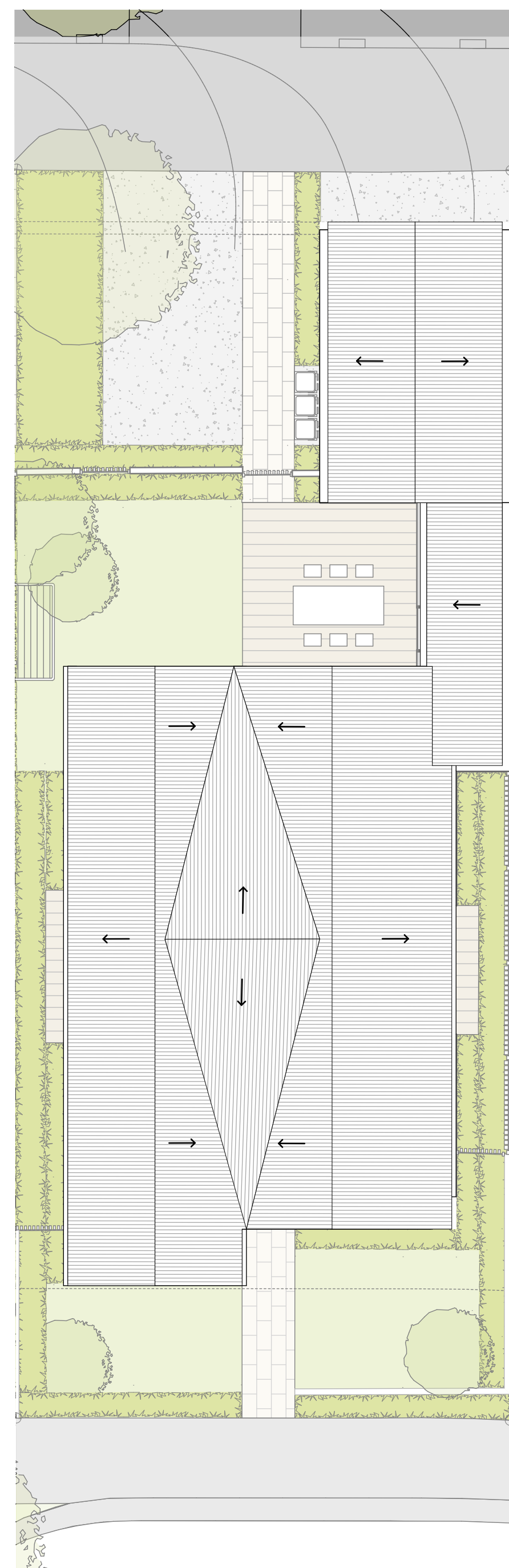
View from Laneway



View from Street



House Type D - Ground Floor



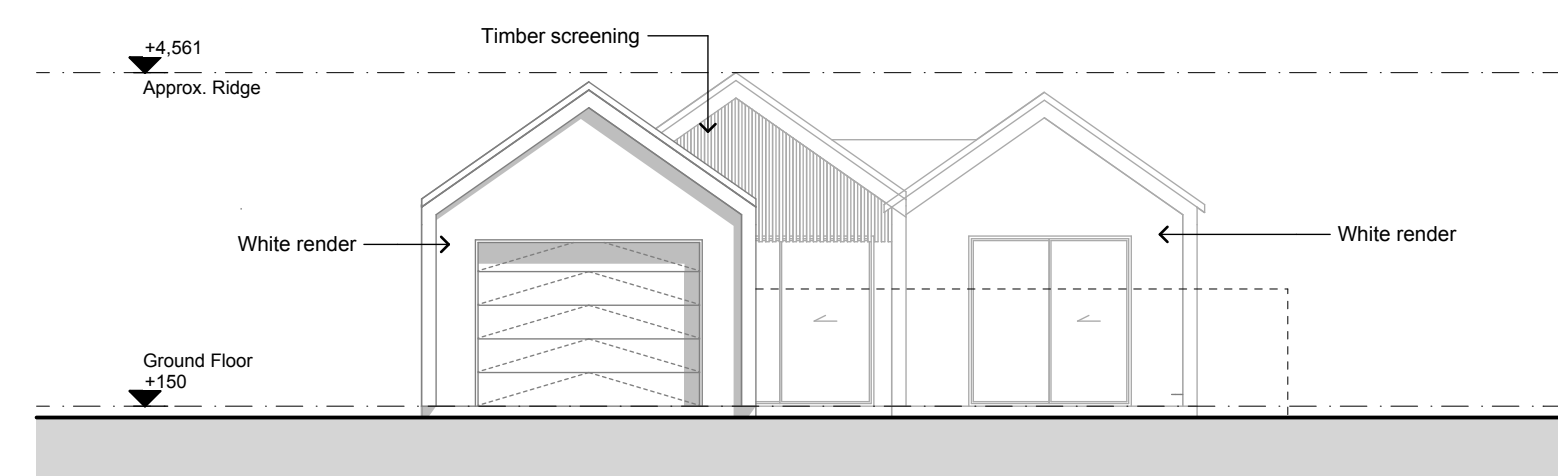
House Type D - Roof Plan



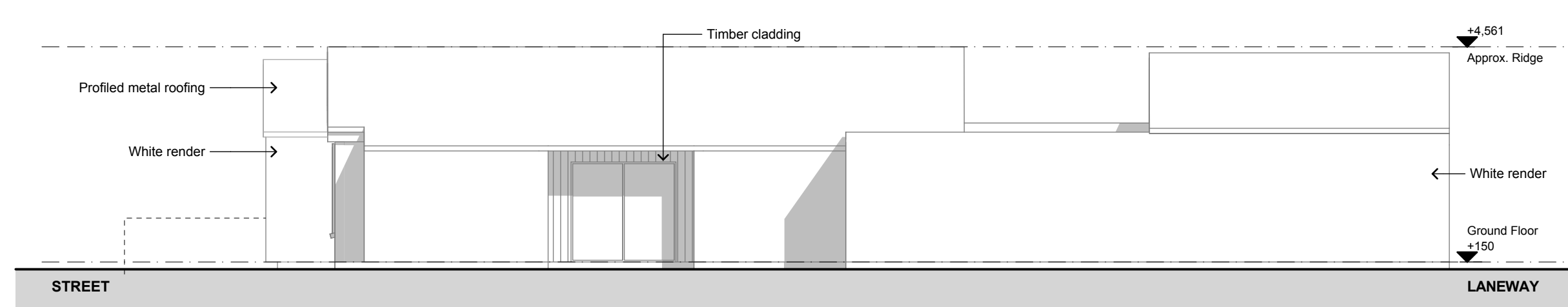
View from Street



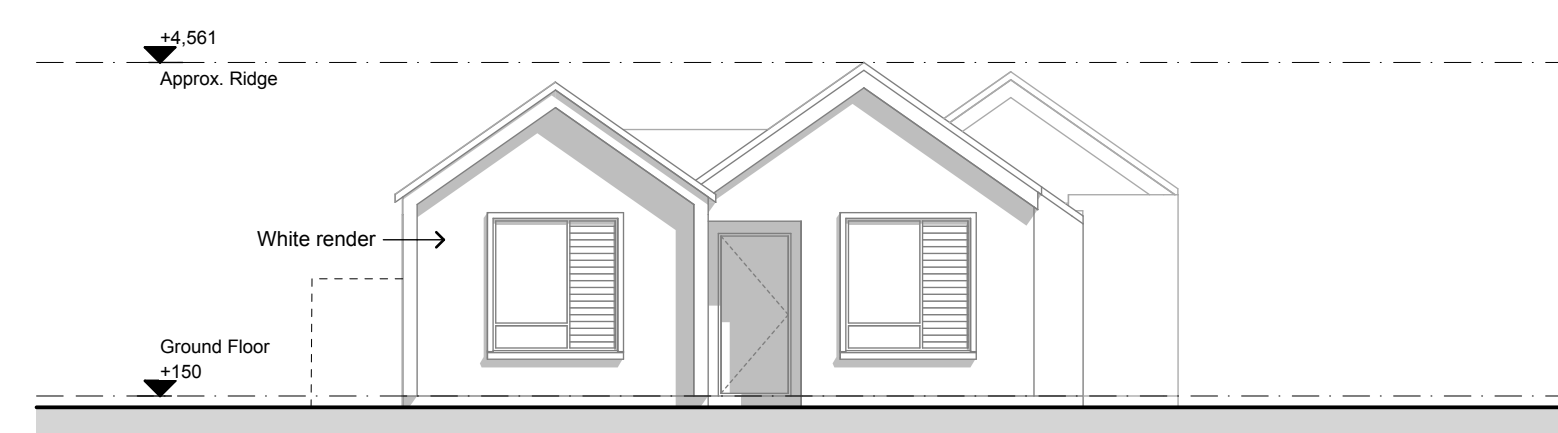
View from Laneway



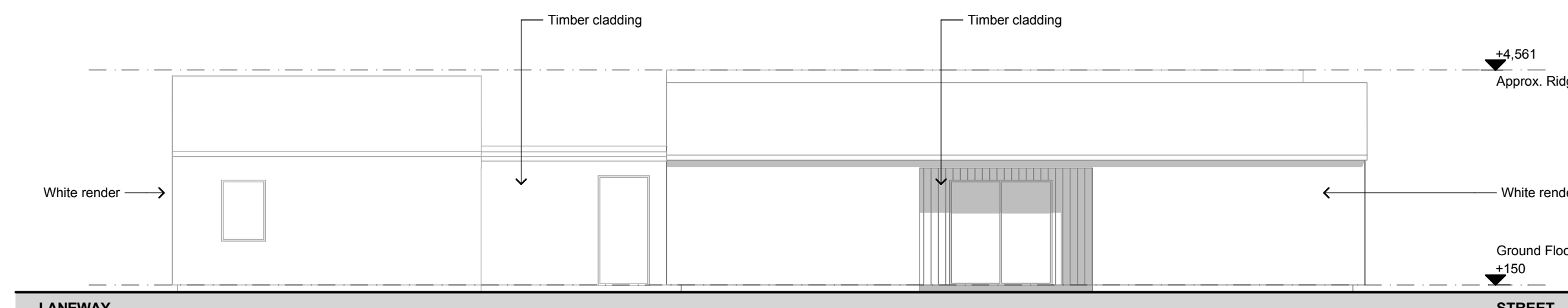
E19 North Elevation (Laneway)



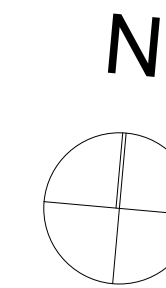
E20 East Elevation



E21 South Elevation (Street)



E22 West Elevation



ELEVATION LEGEND

- Profilled metal roof
- White render / or white render brick
- Dark render / or dark brick
- Timber cladding / screening

SITE LANDSCAPING LEGEND

- Tree (4m min. mature height and 2m min. at time of planting)
- Low level planting / hedge (maintained to 1m max. height at vehicle crossings to a depth of 2m from boundary)
- Low level planting/lawn
- Solid fencing (max. height as indicated)
- Slatted fencing (max. height as indicated)
- Vehicle crossing visibility splay (2m x 1.5m)

141 PROPOSED LOT INFORMATION

Site area	331.81m ²
Total GFA	150.00m ²
Site coverage	44.76%
Outdoor space	117.10m ²

144 PROPOSED LOT INFORMATION

Site area	394.12m ²
Total GFA	150.01m ²
Site coverage	37.68%
Outdoor space	170.19m ²



C	RESOURCE CONSENT - RF11
B	05/12/16 RESOURCE CONSENT
A	11/10/16 Client Issue for Information

Rev Issue date Notes
 Do not scale.
 The contractor shall verify all dimensions before commencing work, and all discrepancies to be referred to Context Architects Limited for clarification.
 These plans are confidential and are not to be discussed or copied without the express permission of Context Architects Limited.
 Copyright © Context Architects Limited.



Context Architects Limited

www.contextarchitects.com
 Auckland | 09 358 0140 | auckland@context.net.nz |
 Level 1, 328 New North Road, Kingsland, Auckland, New Zealand
 Christchurch | 03 550 1550 | christchurch@context.net.nz |
 75 Perry Street, Papanui, Christchurch, New Zealand

The Groynes - Stage 1A

Lot 502

Client
 Groynes Park (2012) Development LTD

Consultants
 Structural Engineer -
 Services Engineer -
 Quantity Surveyors -
 Planning Consultant -
 Project Management -
 Geotechnical -

Lots 141 & 144 (House Type D)

Issued for
 Resource Consent

Scale
 1:100 @ A1

Project no.	Drawing no.	Rev.
P16-061	A1109	C

Report / Decision on a Non-notified Resource Consent Application

(Sections 95A / 95B and 104 / 104B and 104D)

Application Number: RMA92020418
Applicant: Groynes Development (2012) Limited c/- OPUS
Site address: 100, 104F, 124, 136, 140, 150, 150F Johns Road
Legal Description: Lots 1-7, 9, 10 & 11 DP48672
City Plan Zoning: Living G (North West Belfast)
Activity Status: Non-complying

Description of Application: Bulk Earthworks Associated with Residential Subdivision and Erection of Billboard Signage Associated with Residential Development on the Site.

Introduction

This is an application for filling and excavation as a precursor to development of the subject site for residential purposes under the recently approved Living G North West Belfast zone. The land area is to be subject to standard earthworking to remedy any geotechnical issues, and to shape the site in order to facilitate installation of main services and creation of a stormwater drainage system. The consent is a precursor to subdivision consent application for the creation of approximately 328 fee simple allotments and up to 90 lifestyle units.

The subject site is approximately 26 hectares in area and is located at the intersection of Johns Road and Groynes Drive

The earthworking will consist of two stages:

Stage One

- Removal of existing trees
- Stripping of turf and topsoil to stockpile.

Stage Two

- Cut to fill
- Cut to waste
- Imported fill.

Fill and excavation depth could be up to two metres and have an overall volume of 200,000 cubic metres across the full extent of the site.

The applicant has provided a geotechnical report of land condition across the site. This has been reviewed by Council's subdivisions engineer and will form the basis for conditions to be placed on the subdivision approval at the time that that consent is issued. The proposed conditions recommended by the subdivisions engineer are included as an advice note to this consent, recognizing that provision for these requirements may need to be made through the earthworks proposed on site. Geotechnical matters are not dealt with further here.

The application also extends to include the erection of three billboard signs (6 x 3 metres each) two (east and west facing but at an angle of greater than 30 degrees to one another and thus classed as two signs) adjacent to the intersection of Groynes Drive and Johns Road, and a third at the eastern end of the development facing west along Johns Road. The billboard locations are in excess of 550 metres apart along the Johns Road frontage. The full frontage length of the subject site to Johns Road is approximately 640 metres. The billboards are proposed to be time limited in these locations to two years to facilitate selling of the development allotments.

It is noted that the site access /egress point on Johns Road aligns generally with the location indicated in the relevant outline development plan for access point "A3". While the proposal does not include formation of the final intersection design at this point the location is consistent with that identified as suitable for use by traffic from several hundred residential allotments. It is accepted that a construction traffic management plan (CTMP)

will recommend (and decide) a suitable degree of formation alteration at this access point to facilitate the haulage traffic associated with stage two of the proposed works. The applicant has reviewed and accepted proposed conditions to require the approval of this CTMP prior to the commencement of stage 2 works.

Planning Framework

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

These standards became operative on the 1st January 2012 and seek to ensure that land affected by contaminants in soil is appropriately identified and assessed before it is developed and if necessary the land is remediated or contaminants contained to make the land safe for human use.

Pursuant to Regulation 11 of the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (NES) resource consent is required as a **restricted discretionary activity** for disturbing the soil on a piece of land on which there are test results indicating levels in excess of soil contamination standards.

Christchurch City Plan

The Christchurch City Plan became operative in part on the 21st of November 2005. All rules applicable to this application are operative and therefore assessment is required under the City Plan only.

The site is zoned Living G (NWB) under the City Plan and the proposal is to be assessed as a non-complying activity. The Plan anticipates this zone will be developed for low density residential accommodation.

This proposal fails to comply with the following provisions of Part 10 Volume 3 of the City Plan:

Earthworks

Critical Standard 9-5.8.1 - Content of Fill or Excavation Material – Which requires that any filling or excavation of land, is a non-complying activity where:

- (a) the fill or excavated material contains putrescible, pollutant, inflammable or hazardous components; and/or
- (b) fill consists of material other than soil, gravel, sand, silt, or demolition material, and/or has a particle size in excess of 200mm; and/or
- (c) fill material consists of vegetation which comprises more than 5% of any load by volume, and/or which is derived from a different site to the rest of the fill material **except that** this rule shall not apply to any filling or excavation on any land within the Special Purpose (Landfill) Zone, and rule 5.4.1 (b) shall not apply to the Rural Quarry Zone in respect to particle size.

A detailed site investigation completed by Pattle Delamore Partners Ltd (PDP) (Appendix III), shows elevated lead, cadmium and DDT concentrations above the Ministry for the Environment (MfE; 2011) soil contaminant standards for residential land use from two surface samples collected adjacent to the former agricultural store.

Billboards

Development Standard 3.4.1 Area and number – Which requires that in:

- (a) All living zones (except Living 5 Zone, 458-464 Ferry Road (as shown in Part 2, Appendix 12) in the Living 2 Zone and all scheduled activities, other than scheduled metropolitan facilities in Living 4 Zones). The maximum total area of outdoor advertisements on any site shall be 0.5m² except that
 - (i) for residential or other activities on front sites with frontage to a local road the maximum area of any single outdoor advertisement shall be 0.2 m²;
 - (ii) for other (non-residential) activities within a community footprint, fronting an arterial road or on a site in the Living 4A Zone with access to Bealey Avenue, Montreal Street, Durham Street North, Colombo Street and Manchester Street (north of Salisbury Street), the maximum total area of outdoor advertisements shall be 1.0m²;
 - (iii) for temporary outdoor advertisements displayed for electioneering purposes, advising forthcoming cultural, religious, educational or sporting events, or in connection with the sale or redevelopment of a site or building, the maximum total area shall be 3m²

The three billboards proposed are six by three metres in area each (18m²) giving a sum total of **54m²** of signage for the whole of the 28 hectare site.

Development Standard 3.4.3 Height – Which requires that in:

- (a) All living zones (except Living 5 Zone and all scheduled activities, other than scheduled metropolitan facilities in Living 4 Zones); rural, scheduled rural activity - Yaldhurst Transport and Science Museum, scheduled rural industries - sawmilling/timber processing and aggregate processing, Coutts Island Road, open space, conservation, Special Purpose (Wigram) Zone - Area A, Special Purpose (Ferrymead) Zone - Areas A, B, and C, and cultural zones.
- (i) The maximum height of any outdoor advertisement shall be 4m.
- (ii) Any outdoor advertisement shall not intrude a recession plane constructed from points 2.3m above the boundary with a living zone as shown in Part 2, Appendix 1.

The proposed billboards are three metres in height, and the underside of each billboard commences at a height of two metres from the ground, giving a total sign height of five metres above ground level.

This proposal fails to comply with the following provisions of Part 2 Volume 3 of the City Plan:

Development Standard 12.2.6 Street scene - residential and other activities – which requires that

- (a) Minimum building setback from road boundaries shall be 3.0m except that:
- (i) Where a garage has a vehicle door generally facing a road or shared access the minimum garage setback shall be 5.5m from the road boundary or shared access;
- (b) Street frontage and street frontage landscaping and fencing.
- (i) Subject to the exception in rule 12.2.6(a)(ii), the full length of the road frontage shall be landscaped to a depth of 2m except across those parts of the road boundary used as a vehicles or pedestrian crossing, or where necessary to ensure safety/visibility or security surveillance of public spaces.

The proposed billboards will be situated at minimum 2.0 metres of f the site boundary with Johns Road.

This proposal fails to comply with the following provisions of Part 10 Volume 3 of the City Plan:

Development Standard 3.4.5 Street scene – which states that:

The street scene rule for a building in that zone shall apply to free standing outdoor advertisements, three dimensional outdoor advertisements and any structures supporting outdoor advertisements where any such outdoor advertisement fails to comply with Rule 3.4.1 - Area and number and/or Rule 3.4.3 Height in this part of the Plan, except that this rule shall not apply to free-standing outdoor advertisements, three dimensional outdoor advertisements and any structures supporting outdoor advertisements located in the Business 2 Zone.

As noted above the setback requirement in this zone is 3.0 metres from a road boundary, the billboards being proposed at a 2.0 metre setback.

The existing environment

The subject site is recently rezoned land currently in a mix of rough pasture and disused orchard. It forms a large part of the Living G Northwest Belfast zone, much of which is in a similar condition in terms of current land use. Johns Road (the site frontage to the south) is a State Highway, and subject to New Zealand Transport Authority control, the speed limit in this part of Johns Road is generally 70 kilometres per hour. Directly across Johns Road to the south is residential development, approximately 300 metres of this development at the western end is separated from Johns Road by a noise attenuation bund. The remainder of residential development opposite the eastern end of the subject site fronts directly to Johns Road.

Has the applicant requested that the application be publicly notified? [Section 95A(2)(b)]

No

Pursuant to Sections 95A and 104(1), what are the adverse effects of the activity on the environment, and will they be minor? Pursuant to section 95B, who is adversely affected?

As a non-complying activity the Council's assessment of the effects of this proposal is unrestricted and all matters are open to consideration. I note here that the non-complying status of the activity is generated by a non-compliance with the rule related to the excavation of contaminated material. This excavation will be required in order to treat the affected area, and make it suitable for the residential development anticipated by the Living G zoning of the site.

I consider that the adverse effects of the proposal on the environment are for the earthworks component largely technical in nature. They relate generally to amenity issues arising from dust, noise, contamination potential and vehicle movements. The billboards are oversized signs and have the potential to be visually intrusive and distracting to motorists. The earthworks and billboards are discussed separately below.

Earthworks

Nuisance and Amenity

The relevant assessment matters in relation to the filling and excavation rules (I note that there are no specific assessment matters in relation to the rule regarding content of fill) to are listed under clause 5.8.5 in Part 9 and cover a range of issues generally relating to nuisance effects from sediment and dust; the effect of heavy traffic on the road network; loss of versatile soils; visual effects; changes to drainage patterns and ground levels; land stability and future permitted development potential (fill content etc). The reasons for the rules are varied but generally on the same themes.

I note that in such an instance as this where large scale urban subdivision of previously rural land is proposed issues such as drainage (within the site), landform changes and loss of productive soils are not considered relevant. The shift from rural to urban brings about profound changes to the site, and drainage is reconfigured within site boundaries as required to facilitate future development (although without altering adversely the drainage patterns affecting surrounding land). In this instance the earthworks as noted for a precursor to the proposed subdivision and development of the land in accordance with the package of objectives, policies and rules in the City Plan that relate to the Living G (Northwest Belfast) zone. The applicant has proposed mechanisms relating to the control of noise and the management of dust/sediment. These have generally been accepted. Sediment and erosion is managed by the implementation of the erosion and sediment control plan (ESCP) that is required to be accepted by Council prior to works commencing on site. On this basis I am comfortable that sediment and dust can be managed to a level where effects are likely to be less than minor.

In terms of visual effects it is noted that these are largely unavoidable, although temporary. The applicant has accepted conditions relating to visual amenity particularly of stockpiles which are to be set back a minimum of 50 metres from adjoining site boundaries where there is no intervening vegetation to provide screening, and are to be no higher than 6.0 metres. I note that both these requirements will also assist in overall management of dust emissions. I consider on the basis of offered conditions that visual effects associated with the proposed earthworks will be less than minor.

In respect of noise matters the applicant has proposed that noise is controlled pursuant to NZS6803 (Construction Noise). It is accepted that the proposed works fit the definition of construction and that these standards are relevant as opposed to City Plan noise standards. It is noted that no works are to be carried out on site on public holidays.

I consider that in light of proposed conditions the effects of noise on the surrounding environment are likely to be less than minor and appropriate for development of this nature

Traffic

The assessment matters in relation to the high traffic generator rule listed under clause 3.2.14 in Part 13 are generally relevant to the traffic created by the proposed filling activity. These cover a range of issues generally relating to the impact of the proposed traffic generation on use of adjoining roads by all modes of transportation; ability of the adjoining roads to accommodate the additional traffic (including cumulative effects); the impact of any queuing on the frontage road and whether on-street traffic management measures could mitigate or minimise the effects of additional traffic.

The reasons for the high traffic generator rules indicate that there is potential for impact on the transport network to arise from sites generating more than 250 movements a day, and that for most zones (including the subject site) discretion around assessment of breaches of this rule is related to access. The reasons for the rule also note that the post earthquake situation has resulted in change to the traffic environment – particularly in terms of heavy traffic movements associated with the disposal of demolition material.

In respect to this application I note that the earthworks form a precursor to what is essentially permitted development under the Living G (Northwest Belfast) provisions. It is accepted that the volume of material to be moved is substantial, and that associated heavy vehicle movements are numerous, but it is also accepted that this activity is required to be undertaken to facilitate the eventual development of zoned land.

After deliberation it is generally agreed that a widened scope is required for a traffic management plan – actually now a Construction Traffic Management Plan to take into account not only temporary traffic measures but wider issues of vehicle routes in proximity to the site. The CTMP is to be reviewable (and adaptive) and is to

be accepted by Council's Traffic Management Plan Coordinator prior to commencement of works on the subject site.

It is accepted that this adaptive model is an appropriate one to manage potential temporary traffic effects as they arise. With this plan in place (and given that it is able to be reviewed by Council at any time following the commencement of works that it is considered warranted to avoid or mitigate adverse effects) I consider that any traffic effects associated with the proposed earthworks are likely to be less than minor.

Billboards

The following assessment matters from Volume 3 Part 10 are relevant to the proposed billboards and the Plan standards breached:

Area and number

- (i) The visual amenities and characteristics of the locality (including tree or other planting) and whether the proposed display would be obtrusively visible beyond 50 metres (particularly in residential areas).
- (ii) The proximity of dwellings and the visual intrusion of the proposed display from dwellings on adjoining property or across any road from the proposed display.
- (iii) The nature and degree of compatibility of any other existing land use activities within 50 metres of the proposed display.
- (iv) The classification of the road together with the nature of traffic using it and average daily traffic volumes with regard to the potential of the outdoor advertisement to distract motorists.
- (v) The range and nature of land use activities on the site concerned, and whether it necessitates larger outdoor advertisements.
- (vi) The length of the road frontage of the site concerned and the area of display proposed.
- (vii) The area of the proposed display in relation to the architectural characteristics of the building involved, or the site and/or frontage (where no buildings are involved).
- (ix) The likely visual prominence of the proposed display in comparison with what it may have looked like in compliance with the area rule concerned.
- (x) The nature of existing or likely future land use activities in the vicinity of the proposed display, together with any relevant environmental results anticipated for that zone.
- (xi) The sympathy of the proposed outdoor advertisement placement to the architectural features of the building onto which it is to be placed, or the site on which it will be located.
- (xiii) The extent to which advertisements will result in visual clutter and loss of visual coherence of the character and amenity of the environment.

The proposed billboards are to be erected to market the development anticipated on the site, and are time limited to two years. The site will be stripped of buildings and existing vegetation as part of the earthworking and subdivision construction process. There are no buildings or significant natural values to be considered. The site frontage is extensive (approximately 640 metres west to east along Johns Road) and a total of three billboards are proposed. The western sign although classed as two separate signs given the angle at which the faces are positioned relative to one another are in reality a single entity designed to be seen from both directions. When considered in terms of the scale of the site and of the activity ultimately facilitated there by the zoning I consider the billboards are appropriate for the receiving environment. There is a proposed condition of consent (accepted by the applicant) that all billboard lettering content will comply with the relevant rule in the Plan covering lettering sizes for sites on roads with higher speed limits, thus not providing distraction to motorists. Further the billboards are located at opposite ends of the site and thus well separated visually.

The current residential sites over the road are to witness an abrupt change in the local environment over the next several years as the newly created Living G northwest Belfast zone is developed for residential use. I consider that advertising billboards related to the development are a part of that change and are to be reasonably anticipated. The billboards are separated from those sites by the extent of Johns Road and that the eastern billboard faces west rather than south to the sites across Johns Road. The western billboard has the additional buffer of the mounding created on the south side of Johns Road to create visual separation from any residential land use behind it.

Height

- (i) The height relative to the area of the proposed display, and the extent to which it may project from the face of any building or other structure so as to be visible from the street.
- (iii) The number, location and scale of any other outdoor advertisements displayed on the building or site concerned or in the immediate vicinity.

- (iv) The likely visual prominence of the proposed display, by reference to its scale, colour, content, construction or illumination, in relation to the building or site on which it is to be displayed, adjoining buildings or sites and the visual amenities of the street scene generally.
- (v) The potential for the outdoor advertisement to distract driver's attention from traffic signs or controls in the vicinity.

The billboards are to be erected on a steel framework and sit 2.0 metres off the ground level at their lowest point. The top of the billboard itself will be at 5.0 metres. This height is not excessive given the permitted height of structures generally in the zone, and that there will be no other structures on the site for most of the two year signage consent period. As noted above the billboards will comply with the relevant plan standards for roads of this speed limit in terms of lettering size.

Street scene

- (i) The extent to which the proposed outdoor advertisements and support structure will be compatible with the scale of other similar support structures, buildings and other developments in the surrounding area.
 - (ii) The extent to which the proposed outdoor advertisement and support structure will detract from the outlook, pleasantness, coherence, openness and attractiveness of the site as viewed from the street and adjoining sites.
- As noted above the site will generally be vacant and the billboards associated with the development of residential activity on the subject site.

Traffic safety

- (i) The nature of surrounding land use activities.
- (ii) The extent to which the proposed outdoor advertisement relates to the business or activity on the site and the necessity for the business or activity to identify and promote itself with the need to consider wider safety and amenity concerns.
- (iii) Whether the sign has any potential to cause distraction, or confusion to motorists and/or adversely affect traffic safety due to its location, visibility, and/or content including size of lettering, symbols or other graphics.

Again in relation to this assessment matter bundle, as has been noted above, the billboard content will comply with relevant lettering size restrictions to delimit potential to distract motorists. I consider that the billboards are an appropriate form and scale of signage given the need to identify the site and market the residential sites for sale. I consider also that the two year duration of this aspect of the consent is appropriate.

Conclusion

In summary I consider that in light of proposed and suggested conditions (accepted by the applicant) the effects of the proposed earthworking, traffic effects and the erection of the billboards will be delimited to an acceptable level, that is, to a level where adverse effects on other parties are less than minor. I consider that the proposal represents an appropriate approach to the development and marketing of this Greenfield site.

Despite the above, do any special circumstances exist in relation to this application which would lead you to conclude that the application should be publicly notified? If the answer is yes, why? [Section 95A(4)]

No

Who is considered to be adversely affected by the granting of this application? [Section 95E(1)]

For the reasons discussed above I do not consider that any party will be adversely affected by the proposed earthworks and their associated breaches of City Plan standards relating to depth and volume of cut and fill, and content of excavated material, or by the proposed erection of development advertising billboards for a two year period.

How do any relevant objectives, policies, rules or other provisions of the City/District Plan relate to the proposal? [Section 104(1)(b)]

I consider the proposal is consistent with the relevant objectives and policies as it will not compromise residential amenity values, is consistent with the Plan's intent in respect of the management of natural hazards and the provision of infrastructure within Greenfield subdivision sites, and will not increase the incidence of contamination in the environment.

The proposal is to carry out earthworks across the site, a small area of which may contain material contamination. This contaminated material is to be removed from site and disposed at an appropriate facility. No new contamination is being introduced to the site.

The key objectives and policies relating to the earthworks phase of the development are contained under Section 10, Subdivision and Development.

The relevant policy 10.2.3 relating to this application aims to ensure that works associated with the land subdivision process avoid, remedy or mitigate adverse effects on the natural qualities of the environment, particularly natural ground levels, surface vegetation and water quality and availability. Filling is required on this site to ensure it is prepared for development. The proposed filling and excavation of land will not create any permanent landforms that will cause adverse effects on adjoining land.

Policy 10.4.23 relates to ensuring developed land is suitable for its intended land use. Within the policy, contaminated land is identified as a risk to development. The applicant has identified this risk and has commissioned assessments accordingly with the objective to remove/remediate any contaminated land to ensure all land is suitable for its proposed end use.

On the basis of the discussions above, I consider that the proposal is consistent with the City Plan policy framework with respect to development of land.

The applicant proposes management plans to deal with traffic issues also bring the proposal in line in terms of Objectives and Policies regarding transport particularly 7.1.1 Minimising adverse effects of use of the transport system and 7.2.5 – land use control; ultimate land use of the subject site will be in line with anticipated development. This proposal represents anticipated precursor activity to the final development of the site area for residential purposes and the temporary effects of additional vehicle movements will be managed through a CTMP to minimise effects. I note as above that the proposed access / exit point on Johns Road is in the general location of access A3 on the applicable Outline Development Plan in appendix 3X/1(a) in Part 2 Volume 3 of the Plan.

Overall I consider that the proposal is consistent with the relevant objectives and policies of the City Plan

Is the application consistent with Part II of the Act, and are there any other matters which are relevant and reasonably necessary to determine the application? [Section 104(1)(c)]

Part II

I consider the proposal to be consistent with Part II matters in that the proposal will maintain the amenity of the surrounding environment, in accordance with Section 7(c) and 7(f) of the Resource Management Act 1991.

Recovery Strategy for Greater Christchurch

The Recovery Strategy for Greater Christchurch (the Recovery Strategy) prepared by CERA under the Canterbury Earthquake Recovery Act became operative on 1 June 2012. It is a statutory document that must be "read together with, and forms part of" other relevant legislation within the greater Christchurch area. The City and District Plans (and other statutory documents) must not be interpreted or applied in a way that is inconsistent with the Recovery Strategy.

"Recovery" is defined under the CER Act as including both restoration and enhancement (Section 03).

Section 04 identifies the vision for the recovery of Greater Christchurch and supporting goals relating to the six components of recovery: leadership and integration, economic recovery, social recovery, cultural recovery, built environment recovery and natural environment recovery. Of particular relevance to land use activities are the following goals which broadly seek to:

- plan for a well-functioning Christchurch central city and thriving suburban centres;
- facilitate the recovery and development of the Central Business District;
- restore the confidence of the business sector and insurance and finance markets to enable economic recovery and growth;
- restore historic buildings, where feasible, for the benefit of the community;
- deliver quality and accessible community, health, education and social services;

- support innovative urban design, buildings, technology and infrastructure to redefine greater Christchurch as a safe place built for the future;
- rebuild infrastructure and buildings in a resilient, cost-effective and energy-efficient manner;
- have a range of affordable housing options connected to community and strategic infrastructure;
- provide public access to and opportunities for outdoor recreation;
- improve the quality and function of estuaries, waterways and wetlands;
- sorting, storing and processing waste in an environmentally safe and effective manner;

Granting consent to this application is not considered to be inconsistent with the above goals as it is a precursor to the provision of residential allotments.

Are there any matters that have arisen in the assessment of this application that would indicate the application should have been publicly notified [Section 104(3)(d)]

No.

Recommendation:

- A. That the application be processed on a **non-notified** basis in accordance with Sections 95A - 95F of the Resource Management Act 1991.
- B. That for the above reasons the application **be granted** pursuant to Sections 104, 104B, 104D, and 108 of the Resource Management Act 1991, subject to the following conditions:
 - 1. Except where directed by conditions of consent below, the development shall proceed in accordance with the information and plans submitted with the application. The Approved Consent Documentation has been entered into Council records as RMA92020418 (332 pages) and includes the stamped approved plans RMA92020418 pages 1 to 3 being pages 5, 26 and 27 of the Approved Consent Document respectively.

Signage

- 2. Text within the billboards shall conform to the standards in the table below at a minimum.

Speed Limit (km/hr)	Lettering height (mm)		
	Main message	Property name	Secondary message
70	200	150	100
80	250	175	125
100	300	200	150

Note : Further information on the design of roadside signage can be obtained from the following technical standard: Land Transport Safety Authority "Advertising Signs and Road Safety: Design and Location Guidelines" - Road and Traffic Safety Standards series No 7.

Staging

- 3. The proposed earthworks shall be carried out generally in accordance with the proposed in the application (note that the site access locations and their formation and alteration for traffic management purposes and the works in stage 2 are dealt with by the CTMP required by Condition 22 below). Stage 1 is limited to removal of existing trees and stripping of turf and topsoil to stockpile; Stage 2 adds in cut to fill, cut to waste, and the importation of the bulk fill to the site and may not commence until Condition 22 below is satisfied.

General Engineering

4. No work shall commence on site without an Engineering Completion Certificate (IDS – Part 3, Appendix VII), signed by an appropriately qualified and experienced engineer, in respect to the Erosion and Sediment Control measures required to be put in place / constructed in accordance with ECAN Erosion and Sediment Control Guidelines for the work proposed on site; and the accepted ESC Plan being pages 12-19 of the Approved Consent Document.
5. Should the Consent Holder cease, abandon work on site, stop the works for a period longer than 6 weeks, or be required to allow time gaps along the earthworks proposed timeline, it shall first take adequate preventive and remedial measures to control sediment discharge / run-off and dust emission, and shall thereafter maintain these measures for so long as necessary to prevent sediment discharge or dust emission from the site. All such measures shall be of a type and to a standard which are to the satisfaction of the Council's subdivision engineer.
6. The fill related works shall be under control of a nominated and suitably qualified chartered engineer (experienced geotechnical / soil or civil engineer). The engineer will supervise each specific stage and monitor the cut and fill as required. The Code of Practice for Earthfill – NZS 4431:1989 (placing, compaction and testing) is to be applied to these works.
7. At the completion of the earthworks described in the application the Consent Holder shall provide an engineering fill report (including test results in accordance with NZS4402:1988); a plan showing the exact extent of the fill and details: depth of fill, old levels, new "as built" levels / contours and location of fill and cut areas. The information / documents above shall be forwarded to the Subdivision Engineer to be placed into Council's data base (*hazard registry*) for future use.
8. The general new ground level (after the cut and fill works) shall not cause ponding / drainage / run-off related nuisance to the neighbouring properties or any change of the current drainage patterns to the detriment of the surrounding properties.

Site Management

9. Prior to the commencement of the earthworks pursuant to this consent the Consent Holder shall appoint a site supervisor who has the responsibility to ensure that compliance with conditions of this consent are observed at all times. Contact details of that person shall be sent to all properties that immediately adjoin the application site at the commencement of earthworks.
10. At least 2 working days prior to the commencement of any earthworks or construction activity, the consent holder shall notify the Christchurch City Council's Team Leader – Environmental Compliance of the commencement day of earthworks, and the name and contact details of the site supervisor.
11. Signs shall be displayed at the Johns Road frontages during the period that earthworks are undertaken on the site. The signs and notices shall state the name of the contractor and the after-hours contact details for the site supervisor to respond to any issues that may arise during the earthworks and construction period.
12. The Consent Holder shall maintain a complaints register for all aspects of operations in relation to this resource consent including, but not limited to complaints received in relation to dust effects. This shall include the following for each incident:
 - (a) Name and address of complainant (if given)
 - (b) Date and time, description and location of where the alleged dust (or other effect) arose.
 - (c) If the complaint was found to be valid, any mitigation measures undertaken by the Consent Holder to avoid, remedy or mitigate the effect detected by the complainant.

Land Contamination

13. Further investigation of CS1 and CS2 as indicated on Figure 6 of the Environmental Site Assessment by PDP Ltd dated October 2012 is to be undertaken in order to determine the extent of contamination.
14. All work in delineating this area is to be undertaken by a suitably qualified and experience practitioner with regard to the NES and the MfE guidelines referenced therein. If this is not Pattle

Delamore Partners Ltd then the Team Leader Environmental Compliance is to be notified of the choice of consultant in advance of the work commencing.

15. All reports into the further investigation of the area specified in Condition 13 above shall be submitted to the Team Leader Environmental Compliance.
16. Should there be any disposal of soils from the area specified in Condition 13 above, proof of disposal of contaminated soils to an authorised facility shall be provided to the Team Leader Environmental Compliance by way of waste manifests and/or weigh bridge receipts. These can be incorporated into the final report into the further investigation supplied under Condition 15 above.

Dust and Sediment Control

17. Adequate dust control measures must be in place at all times so as to minimise any nuisance to neighbouring properties and to avoid the dispersion of dust from stockpiles. Appropriate equipment including water carts and sprinklers must be available on site at all times and consistently used to avoid nuisance from dust emission.
18. All stockpiles (temporary or long-term) shall be made secure to minimise dust and run-off, as per ECAN erosion and sediment control guidelines. The piles shall be kept moist at all times during the excavation works (to avoid dust leaving the site area) and, when the depositing is finished, stockpiles shall be covered (to prevent dust emission and run-offs) or grassed. If stockpiles with contaminated soil are to remain on site then they shall be secured using specific methods provided by the Environmental specialist.
19. Preventive measures shall be installed to ensure that there will be no uncontrolled runoff during periods of rainfall. Clean water diversion channels shall be used to prevent run-off into existing surrounding properties and to guide surface water into the proposed temporary detention ponds.
20. Stormwater should be directed away from any excavation / cut areas by the construction of shallow stormwater diversion channels along the alignment of future roads. The alignment corridor of the future permanent roads shall be, as far as practicable, used by construction machineries and by the carting trucks during the earthworks (carting routes within the earthwork area). The diversion channels should be directed to a shallow excavation where stormwater can pond prior to infiltration to the sub-surface.

Noise

21. The noise limits in Table 2 of NZS 6803:1999 Acoustics – Construction noise shall apply to earthworks for this project. This effectively precludes the use of site machinery and the importation of fill material between the hours of 8.00pm and 6.30am.

Traffic

22. A Construction **Traffic Management Plan** (CTMP) (in accordance with the Code of Practice for Temporary Traffic Management) is required for all operations that change the normal operation of the road/s adjacent to, near, or leading to or from the site during construction. This shall be prepared by an appropriately qualified and experienced traffic engineer and accepted by Christchurch City Council's Traffic Management Plan Coordinator prior to implementation or starting of any earthworks / construction activity under Stage 2 (importation of bulk fill) on the subject site.

The purpose of the CTMP is to ensure that activities on any public road are planned such that they cause as little disruption, peak traffic delay or inconvenience to road users as possible and without compromising safety.

The CTMP shall include but shall not be limited to:

- Details of all heavy commercial vehicle (HCV) trip movements to and from the site in relation to effects on peak commuter traffic on surrounding roads.
- Details of provision for HCV access (ingress and egress) to and from the site on adjoining roads such as turning lanes and road widening
- Details of temporary traffic management measures proposed during the Construction period such as:

- Formation standards to manage weather conditions, heavy vehicles and the access/egress control to safely manage interaction with pedestrians, cyclists and other vehicles using the frontage roads
- Methods for Controlling the spreading of material (for example mud, dust etc.) beyond the site by vehicles
- Details regarding queuing of vehicles accessing the site
- Details of provision of any road markings and traffic signage during the construction period

The CTMP will be an iterative document and will be required to respond to changing circumstances during the duration of the construction period. Accordingly, provision need to be made in the CTMP for a process to enable regular review and amendment of the CTMP to address:

- Any non-compliance with consent conditions or unresolved complaints issues.
- The ongoing need (or otherwise) for measures adopted in any earlier approved version of the CTMP due to changed circumstances during the construction period that may make previously required measures no longer necessary or redundant:

The CTMP shall be forwarded for acceptance to Lawrence Timpson (Traffic Management Plan Coordinator with Contract Operation Team, phone – 9418942 or 0272281841 - Lawrence.Timpson@ccc.govt.nz).

No site access points other than those indicated in the application plan or agreed with Council's Traffic Operations Engineer are to be used during the earthworks phase without prior Council approval through the CTMP process.

23. The carriageway way, and any hard and/or soft road shoulder areas along the site frontages of the main access routes ways (Groynes Drive and Johns Road) shall be kept tidy and safe for all road users. The developer shall repair, as soon as is practicable, any damage of the roading assets that have occurred during, and because of, the construction hauling activity.
24. Prior to the commencement of Stage 2 of the Project, the Consent Holder shall undertake a pre-construction condition survey of the carriageway/s along the main access roads to the Project site for which the Council is the road controlling authority and submit it to the Roads Corridor Operations Manager. The condition survey shall consist of a photographic or video record of the carriageway, and shall include roughness, rutting defects and surface condition.
25. As soon as practicable following completion of construction of the Project the Consent Holder shall, at its expense, conduct a post-construction condition survey of the road network affected by the Project. The results of the pre and post construction surveys will be compared and where necessary, the Consent Holder shall at its expense arrange for repair of any damage to the carriageways and footpaths (and associated road components), for which the Council is the road controlling authority, where that damage has resulted from the impacts of construction of the Project. Any repairs shall be undertaken to the satisfaction of the Road Controlling Authority.

Landscape and visual

26. Where there is an absence of vegetation adjacent to site boundaries, and there are open views of a stockpile from an immediately adjoining residential land use, the consent holder shall ensure that the proposed stockpile be located within the application site at a minimum distance of 50m from the application site boundaries.
27. Stockpiles shall not exceed a height of 6m above original ground.

Review condition

28. The Resource Consents Manager may review any or all conditions of this consent by giving notice of their intention to do so pursuant to Section 128 of the Resource Management Act 1991, at any time following commencement of the works authorised by this consent for the following purpose: To deal with any adverse effects on the environment, which may arise from the exercise of this consent, and which it is appropriate to deal with at that time.

Duration of Consent

29. The billboards shall be in place on site for a period not longer than two years from the date of this approval.

30. The duration of consent for earth working shall be five years from the date of issue of this consent

Advice Notes:

- Accidental Discovery - Should any archaeological material or sites be discovered during the course of work on the site, the work in that area of the site shall stop immediately and the appropriate agencies including the New Zealand Historic Places Trust and the Manawhenua shall be contacted immediately.

Contact Details:

Mahaanui Kurataiao Limited, PO Box 3246, Level 6, 79 Hereford Street, Christchurch 8140
Attention to Andrea Lobb Ph: 377-4374, Cell: 021-871653 or E-mail: andrea.lobb@ngaitahu.iwi.nz

- The Consent Holder shall be responsible for all of the contracted operations relating to the exercise of this consent and shall ensure that all personnel working on the site are aware of the consent conditions (implicitly of conditions provided for decontamination works), have access to the contents of this consent document and all associated plans (CTMP, & erosion and sediment control plans), and shall ensure compliance with consent conditions.
- There may be other consents required from the Canterbury Regional Council (ECan) under the NRRP – the implementation of this approval may be subject to those consents.
- The Fixed Fee paid application when this application was lodged includes a monitoring fee to cover the cost of setting up a monitoring programme and carrying out a site inspection to ensure compliance with the conditions of this consent. If further site inspections are required due to non-compliance with the conditions, additional time will be charged at an hourly rate of \$113 (incl. GST).

- **Proposed subdivision consent conditions that may require consideration in earthworks phase:**

1.1. Liquefaction Hazard Mitigation

1.1.1 All liquefaction hazard mitigation on site shall be designed in accordance with the Geotechnical Assessment Report prepared by Cook Costello Consulting Engineers, labelled reference 11702 and dated 28 November 2012.

- For mitigation of liquefaction (vertical settlement) and lateral spread (horizontal displacement) hazards, any of the proposed structures shall be designed, in respect to a seismic event for 1 in 500 years period of return for the ultimate limit state (ULS), as defined by NZS1170.5:2004

1.2 Asset Design and Construction

- All infrastructure assets that are to be vested in the Council shall be designed and constructed in accordance with the IDS (latest version, post-earthquake) and the Construction Standard Specifications (CSS). Measures from IDS - Part 4, Part 5 and Part 6 (February 2012 issue) as well as Subdivision Bulletin 25 (August, 2011), shall be used at the design stage.

In addition to the above, to be considered suitable in terms of section 106(1)(a) and (b) of the Resource Management Act, the applicant is to design all infrastructure to resist the effects associated with earthquake induced liquefiable soils. In particular, the infrastructure must be designed in accordance with Condition ([see above](#)) of this consent.

1.3 Quality Assurance

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

1.3.1. Prior to the commencement of physical works on site for the construction of the subdivision

including infrastructure, the Consent Holder shall submit to the Engineering Services Team (to Subdivision Engineer) a Design Report, Plans and Design Certificate complying with clause 3.3.1 of the IDS.

The Design Report and engineering plans are to provide sufficient detail to confirm compliance with the requirements of the IDS and this consent, including compliance with consent conditions requiring mitigation measures in respect to liquefaction related hazards.

- 1.3.2. Prior to the commencement of physical works on site, the Consent Holder shall submit to the Council's Engineering Services Team a Contract Quality Plan for review by the Council subdivision engineer and the "Engineer's Review Certificate", complying with clause 3.3.2 of the IDS.

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

- 1.3.3. Prior to the issue of certification pursuant to section 224(c) of the Resource Management Act, the Consent Holder shall submit to the Engineering Services Team (subdivision engineer) the "Engineer's Report" complying with clause 3.3.3 of the IDS and an "Engineer's Completion Certificate" complying with clause 3.3.3 of the IDS.

The "Engineer's Report" shall provide sufficient detail to confirm compliance with the requirements of the IDS and this consent, including compliance with consent conditions requiring mitigation measures in respect to liquefaction related hazards

Note:

Part 3 of the IDS sets out the Council's requirements for Quality Assurance. It provides a quality framework within which all assets must be designed and constructed. It also sets out the process for reporting to Council how the works are to be controlled, tested and inspected in order to prove compliance with the relevant standards. It is a requirement of this part of the IDS that the Consent Holder provides certification for design and construction as a pre-requisite for the release of the section 224(c) certificate.

The extent of the documentation required should reflect the complexity and/or size of the project.

2. Foundation Design

- 2.1 Land improvement works shall be carried out over areas where the calculated deformation values (vertical deformation) were determined (through calculations) to be over 100 mm (at ULS) and 50 mm (at SLS). The land improvement works shall be carried out prior to Section 224 application stage.
- 2.2 A new geotechnical report with test results collected at the post-improvement earthworks stage shall confirm sufficient compaction and a reduced liquefaction potential for the ground, within the maximum 100 mm at ULS and 50 mm at SLS (vertical settlement related deformation values) shall be presented (to the Subdivision Engineer) prior to section 224 application stage for review and acceptance.
- 2.3. A consent notice, in terms of Section 221 of the Resource Management Act, shall be placed on each lot title demanding specific foundation design in accordance to the geotechnical engineer advice in the post land improvement geotechnical report.
- 2.4. The consent notice shall be registered on the title and shall requires that:
 - 2.4.1. Any structure requiring a Building Consent, in terms of Building Act provisions, shall have specific foundation design by a chartered engineer or by an appropriately qualified geotechnical engineer. The design shall take in consideration the potential for liquefaction and associated effects and shall be in accordance with DBH Guidelines and the indicative test results obtained at post-land improvement works.

Reported and Recommended by: Sean Ward – *Senior Planner*

Date: 11 December 2012

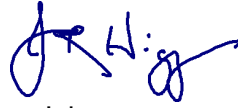
Decision

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

Resource Management Officer Sub-Committee:



Douglas, Dion
12/12/2012 12:32 PM
Planning Team Leader



Higgins, John
12/12/2012 12:30 PM
Resource Consents Manager



18 March 2014

Groynes Development (2012) Limited
c/- Brent Baxter
Groynes Park
PO Box 29-432
CHRISTCHURCH 8540

Dear Brent

TARGETED SOIL SAMPLING INVESTIGATION – 112 JOHNS ROAD, BELFAST, CHRISTCHURCH

1.0 Introduction and Background

Pattle Delamore Partners Limited (PDP) has been engaged by Groynes Park on behalf of Groynes Development (2012) Limited to conduct a targeted soil sampling investigation at 112 Johns Road, Belfast, Christchurch. The targeted sampling was carried out to determine the extent of impacted soils at the site, which was identified from a previous environmental investigation conducted by PDP in 2012, entitled '*Environmental Site Assessment – 100-150 Johns Road, Belfast, Christchurch*', dated 23 October 2012.

The earlier 2012 PDP assessment related to the wider 28 ha property, which was earmarked for a future residential subdivision (Groynes Park). The 2012 assessment comprised a review of the site history to identify potential sources of contamination from past and present land use activities and a subsequent soil sampling investigation to determine the contamination status of the near surface soils across the site. The historical information suggested the property was originally a dairy farm, which was developed into an apple orchard in the mid 1980s until all orchard operations ceased in the mid 1990s. The property was then predominantly vacant land used for sheep grazing and shearing while more recently the site had been cleared in preparation for the future development of the site.

The PDP 2012 report found that the majority of the soil samples across the wider 28 ha site had concentrations of the main contaminants of concern below residential soil standards. However, two surface samples (CS1 and CS2) collected at the two entrances to a former concrete floored agrichemical shed located in the southern portion of the 28 ha site had elevated concentrations above Ministry for the Environment's (MfE) '*Methodology for Deriving Standards for Contaminants in Soil to Protect Human Health*' (MfE, 2011) soil contaminant standard for residential land use (assuming 10% produce consumption). Soil sample CS1 had a lead concentration that exceeded the MfE (2011) standard for residential use while CS2 had lead, cadmium and DDT (as part of the organochlorine pesticide (OCP) suite) concentrations above the MfE (2011) standard for residential land use.

The purpose of this current investigation is to delineate the vertical and lateral extent of impacted soils (namely cadmium, lead and DDT at locations CS1 and CS2) identified from the 2012 PDP investigation and to determine the extent of soil to be removed off-site to ensure the soil remaining on site is suitable for a residential land use setting.

The current investigation has comprised a soil sampling exercise, a review of the laboratory results for targeted contaminants associated with the previous agrichemical storage shed and subsequent comparison with relevant soil contaminant standards for residential land use. A site location map and an aerial photograph showing the former chemical shed and soil sample locations CS1 and CS2 are attached as Figures 1 and 2.

2.0 Site Location and Description

The investigation site is located at 112 Johns Road, Belfast, Christchurch. The legal description of the site is defined as Lot 10 DP 48672 and covers an approximate area of 787 m². It is important to note that the area in the vicinity of the samples CS1 and CS2 adjacent to the former agrichemical shed (i.e. the 'Investigation Area') is part of a wider property currently being developed into a future residential subdivision (i.e. Groynes Park subdivision).

At the time of the September 2013 site visit, the former agrichemical shed and adjoining structures within the Investigation Area had been removed from site in preparation of the residential redevelopment. The approximate grid reference for the Investigation Area is NZMS 260 M35: 7900-5059.

3.0 Targeted Soil Sampling Investigation

The targeted soil sampling exercise was conducted by PDP on 13 September 2013. Details of the soil sampling, soil guideline criteria and results are described below.

3.1 Soil Sampling

A total of eight test pits (CS1 to CS8) were excavated within the Investigation Area to define the lateral and vertical extent of the impacted soils identified during the 2012 PDP investigation. The test pits were excavated by a mechanical excavator to depths of 0.5 m below ground level (bgl). Two test pits were excavated at the two original test locations (CS1 and CS2) adjacent to the recently removed agrichemical shed. The remaining six test pits were excavated around locations CS1 and CS2 to define the lateral extent of the impacted soils.

The general soil profile encountered within the test pits predominately comprised brown sand/silty sand with some subangular to subrounded fine to coarse gravel (topsoil) to a maximum depth of 0.4 m bgl, underlain with brown sandy silt with occasional fine to coarse subrounded gravel to the base of the test pits.

The soil samples were collected directly from the walls of the test pits using a fresh pair of nitrile gloves for each sample. The samples were placed into glass jars with food-grade plastic sealed lids provided by the analytical laboratory. The samples were placed immediately into a chilly bin containing frozen ice packs before being shipped to RJ Hill Laboratories in Hamilton on the same day for analysis. The samples were received by the analytical laboratory on the following day after shipment. A copy of the chain of custody documentation is attached.

All eight soil samples (CS1/2_0.5, CS2/2_0.5, CS3/1_0.0, CS4/1_0.0, CS5/1_0.0, CS6/1_0.0, CS7/1_0.0 and CS8/1_0.0) were analysed for total lead. In addition, five samples (CS2/2_0.5, CS4/1_0.0, CS5/1_0.0, CS6/1_0.0 and CS7/1_0.0) were analysed for cadmium and OCP (a suite which includes DDT).

A site plan showing the location of the soil samples analysed during the current investigation is attached as Figure 3.

3.2 Soil Guideline Criteria

The human health protection values used for heavy metals (i.e. cadmium and lead) and OCP (i.e. DDT) are outlined in MfE (2011). These standards take into account the protection of human health for residential with 10% produce consumption. These standards reflect the anticipated future use of the investigation site.

3.3 Laboratory Results and Comparison to the Soil Contaminant Standards

The laboratory results for the cadmium, lead and DDT concentrations are summarised below while the laboratory report is attached. The soil results table (which also include selected results of CS1 and CS2 from the 2012 investigation) is also attached as Table 1.

Heavy Metals (Cadmium and Lead)

The lead concentrations from the 2013 investigation ranged from 26 mg/kg (CS2/2_0.5) to 147 mg/kg (CS5/1_0.0) and were reported below the MfE (2011) standard for residential land use (210 mg/kg). In addition, the cadmium concentrations ranged from <0.10 mg/kg (CS2/2_0.5) to 1.47 mg/kg (CS5/1_0.0) and were also reported below the MfE (2011) standard for residential land use (3 mg/kg).

OCP

The \sum DDT¹ concentrations from the 2013 investigation ranged from <0.06 mg/kg (CS2/2_0.5) to 25.43 mg/kg (CS5/1_0.0) and were reported below the MfE (2011) standard for residential land use (70 mg/kg).

It should be noted that the remaining individual parameters within the OCP suite were not reported above the laboratory limits of detection (up to <0.04 mg/kg for Total Chlordane) and therefore also below applicable soil standards/guideline criteria for residential land use.

Based on the analytical results, and to ensure that the soil remaining on site contains the tested analytes below applicable soil contaminant standards for residential land use (assuming 10% produce consumption), the soils within the area bounded by test locations CS3 to CS8 would need to be excavated to a depth of 0.5 m bgl and removed from site. A plan showing the approximate extent of soils to be removed as part of the remedial works is attached as Figure 4.

4.0 Off-site Disposal of Soil

It is understood a total of approximately 40-50 m³ of soil was removed off-site in December 2013 and transported to Burwood Landfill for appropriate disposal. PDP attended the site following the soil removal exercise and confirmed the affected soils were removed to a depth of 0.6 m bgl (i.e. an over excavation of the 0.5 m requiring removal). The soil disturbance works and general site contamination matters for the development are detailed within resource consent RMA92020418. A copy of the waste manifest form for the soil disposed at Burwood Landfill is attached. A photograph taken by PDP of the excavated area following the soil removal works is also attached.

¹ Results for DDT, DDD and DDE summed and compared to soil contaminant standard for DDT.

5.0 Summary and Conclusions

A targeted soil sampling investigation has been undertaken at 112 Johns Road, Belfast, Christchurch. The site is part of a wider 28 ha property currently being developed into a residential subdivision. A previous investigation by PDP in 2012 identified cadmium, lead and DDT in the surface soils at two test locations adjacent to a former concrete floored agrichemical shed (CS1 and CS2) above criteria for standard residential land use. The purpose of the current investigation was to delineate the vertical and lateral extent of impacted soils (namely cadmium, lead and DDT) in the vicinity of the former agrichemical shed (i.e. the Investigation Area) identified from the 2012 investigation and to determine the extent of soil to be removed so that soils remaining on site are suitable for standard residential land use.

A total of eight test pits (CS1 to CS8) were excavated within the Investigation Area during the 2013 investigation. Two soil samples (CS1/2_0.5 and CS2/2_0.5) were collected from a depth of 0.5 m bgl at the two original test locations (CS1 and CS2) to define the vertical extent of the impacted soils while the six surface samples CS3/1_0.0, CS4/1_0.0, CS5/1_0.0, CS6/1_0.0, CS7/1_0.0 and CS8/1_0.0) were collected from test pits excavated around locations CS1 and CS2 to define the lateral extent of the impacted soils. All samples were analysed for lead while selected samples were also analysed for cadmium and OCP (a suite which includes DDT).

All results for cadmium, lead and DDT had reported concentrations below the MfE (2011) soil contaminant standards for residential land use based on the consumption of 10% home grown produce. Based on the results of the 2013 soil sampling the lateral and vertical extent of the impacted soils was defined. In December 2013, approximately 40-50 m³ of soil was excavated from the Investigation Area and removed off-site for appropriate disposal at Burwood Landfill.

In summary, all results representing soil remaining on site following the removal the impacted soil to Burwood Landfill within the Investigation Area comply with MfE (2011) soil contaminant standards for residential land use (assuming 10% produce consumption).

6.0 Limitations

- 1) The contents of this letter are based on PDP's understanding and interpretation of current standards and guidelines and do not comprise legal advice. Groynes Development (2012) Limited is responsible for taking its own legal advice on the legal effect and requirements of the standards and guidelines. Unless agreed in writing, the advice provided will not be updated by PDP to take account of subsequent changes to standards and guidelines.
- 2) The laboratory test results provide an approximation of the concentration of the tested parameters and are subject to the inherent limitations of the laboratory techniques used for the tests.
- 3) PDP has sampled and tested only for those chemicals that are described in this letter. The presence or absence of other chemicals at the site is not considered in this letter.
- 4) The information contained within this letter applies to sampling soil undertaken on the dates stated in this letter. With time, the site conditions and environmental standards could change so that the reported assessment and conclusions are no longer valid. Accordingly, the letter should not be used to refer to site conditions and environmental standards applying at a later date without first confirming the validity of the letter's information at that time.

- 5) This letter has been prepared on the basis of information provided by Groynes Development (2012) Limited and others not directly contracted by PDP for the work. PDP has not independently verified the provided information and has relied upon it being accurate and sufficient for use by PDP in preparing the letter. PDP accepts no responsibility for errors or omissions in, or the currency or sufficiency of, the provided information.
- 6) This letter has been prepared by PDP on the specific instructions of Groynes Development (2012) Limited for the limited purposes described in the letter. PDP accepts no liability if the letter is used for any other purpose. PDP also accepts no liability to any other person for their use of or reliance on this letter, and any such use or reliance will be solely at their own risk.

7.0 References

Ministry for the Environment, 2011. *Methodology for Deriving Standards for Contaminants in Soil to Protect Human Health*.

Pattle Delamore Partners Limited, 2012. *Environmental Site Assessment – 100-150 Johns Road, Belfast, Christchurch*, dated 23 October 2012. PDP Report Ref: C02693100

Yours sincerely

PATTLE DELAMORE PARTNERS LIMITED

Prepared by:



Gerard Stark

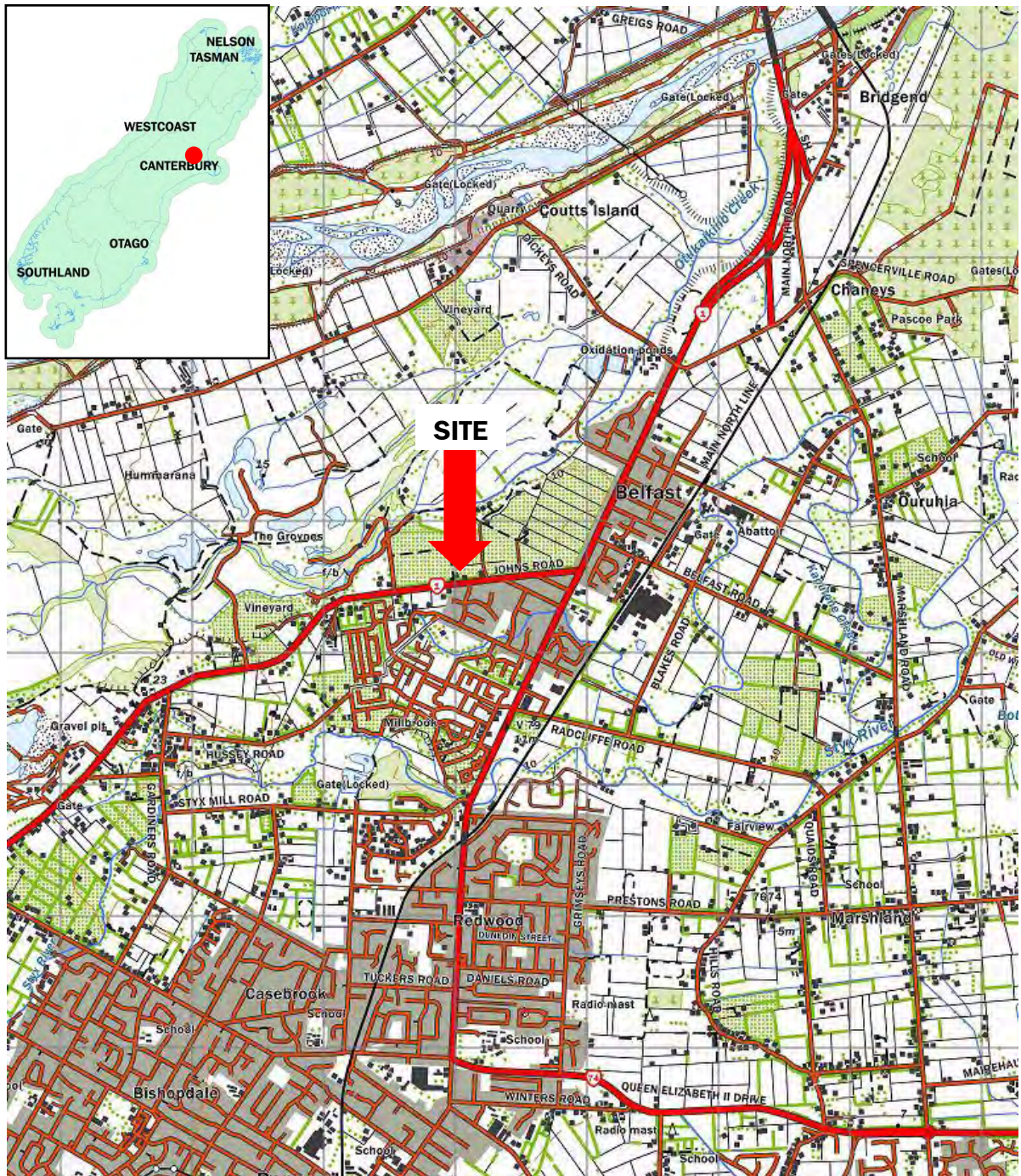
Contaminated Land Services Leader

Reviewed by:



Guy Knoyle

Technical Director – Contaminated Land



NZMS 260 Map M35.

SCALE 1 : 50,000 (A4)

Sourced from Land Information
New Zealand data.
Crown Copyright Reserved.

Figure 1 : Site Location



Figure 2: Previous Site Layout and Sample Locations CS1 and CS2 (2012 Investigation)




CS1/2_0.5
● Soil Sample Location

Approx. 12 m scale
●-----●

Figure 3: Soil Sample Locations (2013 Investigation)



CS3 ●	Test Pit Location
	Extent of Excavation

Approx. 12 m scale ●-----●

Figure 4: Extent of Excavation



Photograph 1: View looking south west across the footprint of the former agrichemical shed. The orange stakes indicate the location of the original samples CS1 and CS2.



Photograph 2: View during the excavation of test pit CS6.



Photograph 3: View within test pit CS1.



Photograph 4: View looking east at the footprint of the former agrichemical shed following the test pitting exercise.



Photograph 5: View of the excavation following the removal of the impacted soils on 14 December 2013.

Table 1: Sample Results (Heavy Metals and OCP) (Including samples CS1 and CS2 from the 2012 investigation) - 112 Johns Road, Belfast, Christchurch

Sample Name	CS1	CS1/2_0.5	CS2	CS2/2_0.5	CS3/1_0.0	CS4/1_0.0	CS5/1_0.0	CS6/1_0.0	CS7/1_0.0	CS8/1_0.0	
Soil Fate	Removed	Removed	Removed	Removed	Remaining	Remaining	Remaining	Remaining	Remaining	Remaining	Human Health Based Soil Contaminant Standards (Residential Land Use with 10% Produce Consumption) ¹
Sample Depth (m)	0.0	0.5	0.0	0.5	0.0	0.0	0.0	0.0	0.0	0.0	
Laboratory Reference	1054500.3	1179993.2	1054500.4	1179993.4	1179993.5	1179993.8	1179993.11	1179993.14	1179993.17	1179993.20	
Date	2 October 2012	13-Sep-13	2 October 2012	13-Sep-13	13-Sep-13	13-Sep-13	13-Sep-13	13-Sep-13	13-Sep-13	13-Sep-13	
Heavy Metals											
Cadmium	1.84	-	8.9	< 0.10	-	0.48	1.47	0.50	0.35	-	3 ²
Lead	230	43	590	26	48	66	147	92	100	47	210
Organochlorine Pesticides (OCP)											
ΣDDT	3.6	-	84.3	<0.06	-	0.58	25.43	6.34	0.52	-	70 ^{3,4}

Notes:

1. Methodology for Deriving Standards for Contaminants in Soil to Protect Human Health (MfE, 2011) - Residential Land Use with 10% Produce Consumption.
2. Based on a default pH of 5.
3. Results for DDT, DDD and DDE summed and compared to soil contaminant standard for DDT.
4. Where one or more of the compounds was below the detection limit, a value of half the detection limit was used in the sum. Where all compounds in the sum are non-detects, the overall detection limit is the sum of the detection limits.

230 Concentration above MfE (2011) standards for residential land use (note that the elevated concentrations are from the 2012 investigation only).

ANALYSIS REPORT

Page 1 of 2

Client:	Pattle Delamore Partners Limited	Lab No:	1179993	SPV1
Contact:	Gerard Stark C/- Pattle Delamore Partners Limited PO Box 389 CHRISTCHURCH 8140	Date Registered:	14-Sep-2013	
		Date Reported:	25-Sep-2013	
		Quote No:	57090	
		Order No:		
		Client Reference:	C02693101	
		Submitted By:	D Slater	

Sample Type: Soil

Sample Name:	CS1/2_0.5	CS2/2_0.5	CS3/1_0.0	CS4/1_0.0	CS5/1_0.0
Lab Number:	1179993.2	1179993.4	1179993.5	1179993.8	1179993.11

Individual Tests

Total Recoverable Cadmium	mg/kg dry wt	-	< 0.10	-	0.48	1.47
Total Recoverable Lead	mg/kg dry wt	43	26	48	66	147

Organochlorine Pesticides Screening in Soil

Aldrin	mg/kg dry wt	-	< 0.010	-	< 0.010	< 0.010
alpha-BHC	mg/kg dry wt	-	< 0.010	-	< 0.010	< 0.010
beta-BHC	mg/kg dry wt	-	< 0.010	-	< 0.010	< 0.010
delta-BHC	mg/kg dry wt	-	< 0.010	-	< 0.010	< 0.010
gamma-BHC (Lindane)	mg/kg dry wt	-	< 0.010	-	< 0.010	< 0.010
cis-Chlordane	mg/kg dry wt	-	< 0.010	-	< 0.010	< 0.010
trans-Chlordane	mg/kg dry wt	-	< 0.010	-	< 0.010	< 0.010
Total Chlordane [(cis+trans)* 100/42]	mg/kg dry wt	-	< 0.04	-	< 0.04	< 0.04
2,4'-DDD	mg/kg dry wt	-	< 0.010	-	< 0.010	0.22
4,4'-DDD	mg/kg dry wt	-	< 0.010	-	0.030	0.67
2,4'-DDE	mg/kg dry wt	-	< 0.010	-	< 0.010	0.037
4,4'-DDE	mg/kg dry wt	-	< 0.010	-	0.084	2.1
2,4'-DDT	mg/kg dry wt	-	< 0.010	-	0.080	3.3
4,4'-DDT	mg/kg dry wt	-	< 0.010	-	0.38	19.1
Dieldrin	mg/kg dry wt	-	< 0.010	-	< 0.010	< 0.010
Endosulfan I	mg/kg dry wt	-	< 0.010	-	< 0.010	< 0.010
Endosulfan II	mg/kg dry wt	-	< 0.010	-	< 0.010	< 0.010
Endosulfan sulphate	mg/kg dry wt	-	< 0.010	-	< 0.010	< 0.010
Endrin	mg/kg dry wt	-	< 0.010	-	< 0.010	< 0.010
Endrin Aldehyde	mg/kg dry wt	-	< 0.010	-	< 0.010	< 0.010
Endrin ketone	mg/kg dry wt	-	< 0.010	-	< 0.010	< 0.010
Heptachlor	mg/kg dry wt	-	< 0.010	-	< 0.010	< 0.010
Heptachlor epoxide	mg/kg dry wt	-	< 0.010	-	< 0.010	< 0.010
Hexachlorobenzene	mg/kg dry wt	-	< 0.010	-	< 0.010	< 0.010
Methoxychlor	mg/kg dry wt	-	< 0.010	-	< 0.010	< 0.010

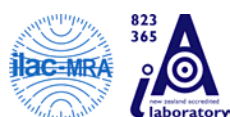
Sample Name:	CS6/1_0.0	CS7/1_0.0	CS8/1_0.0		
Lab Number:	1179993.14	1179993.17	1179993.20		

Individual Tests

Total Recoverable Cadmium	mg/kg dry wt	0.50	0.35	-	-	-
Total Recoverable Lead	mg/kg dry wt	92	100	47	-	-

Organochlorine Pesticides Screening in Soil

Aldrin	mg/kg dry wt	< 0.010	< 0.010	-	-	-
alpha-BHC	mg/kg dry wt	< 0.010	< 0.010	-	-	-



This Laboratory is accredited by International Accreditation New Zealand (IANZ), which represents New Zealand in the International Laboratory Accreditation Cooperation (ILAC). Through the ILAC Mutual Recognition Arrangement (ILAC-MRA) this accreditation is internationally recognised. The tests reported herein have been performed in accordance with the terms of accreditation, with the exception of tests marked *, which are not accredited.

Sample Type: Soil						
Sample Name:	CS6/1_0.0	CS7/1_0.0	CS8/1_0.0			
Lab Number:	1179993.14	1179993.17	1179993.20			
Organochlorine Pesticides Screening in Soil						
beta-BHC	mg/kg dry wt	< 0.010	< 0.010	-	-	-
delta-BHC	mg/kg dry wt	< 0.010	< 0.010	-	-	-
gamma-BHC (Lindane)	mg/kg dry wt	< 0.010	< 0.010	-	-	-
cis-Chlordane	mg/kg dry wt	< 0.010	< 0.010	-	-	-
trans-Chlordane	mg/kg dry wt	< 0.010	< 0.010	-	-	-
Total Chlordane [(cis+trans)* 100/42]	mg/kg dry wt	< 0.04	< 0.04	-	-	-
2,4'-DDD	mg/kg dry wt	0.126	0.021	-	-	-
4,4'-DDD	mg/kg dry wt	0.32	0.066	-	-	-
2,4'-DDE	mg/kg dry wt	0.028	< 0.010	-	-	-
4,4'-DDE	mg/kg dry wt	2.4	0.156	-	-	-
2,4'-DDT	mg/kg dry wt	0.77	0.097	-	-	-
4,4'-DDT	mg/kg dry wt	2.7	0.175	-	-	-
Dieldrin	mg/kg dry wt	< 0.010	< 0.010	-	-	-
Endosulfan I	mg/kg dry wt	< 0.010	< 0.010	-	-	-
Endosulfan II	mg/kg dry wt	< 0.010	< 0.010	-	-	-
Endosulfan sulphate	mg/kg dry wt	< 0.010	< 0.010	-	-	-
Endrin	mg/kg dry wt	< 0.010	< 0.010	-	-	-
Endrin Aldehyde	mg/kg dry wt	< 0.010	< 0.010	-	-	-
Endrin ketone	mg/kg dry wt	< 0.010	< 0.010	-	-	-
Heptachlor	mg/kg dry wt	< 0.010	< 0.010	-	-	-
Heptachlor epoxide	mg/kg dry wt	< 0.010	< 0.010	-	-	-
Hexachlorobenzene	mg/kg dry wt	< 0.010	< 0.010	-	-	-
Methoxychlor	mg/kg dry wt	< 0.010	< 0.010	-	-	-

SUMMARY OF METHODS

The following table(s) gives a brief description of the methods used to conduct the analyses for this job. The detection limits given below are those attainable in a relatively clean matrix. Detection limits may be higher for individual samples should insufficient sample be available, or if the matrix requires that dilutions be performed during analysis.

Sample Type: Soil			
Test	Method Description	Default Detection Limit	Samples
Environmental Solids Sample Preparation	Air dried at 35°C and sieved, <2mm fraction. Used for sample preparation. May contain a residual moisture content of 2-5%.	-	2, 4-5, 8, 11, 14, 17, 20
Organochlorine Pesticides Screening in Soil	Sonication extraction, SPE cleanup, dual column GC-ECD analysis (modified US EPA 8082).. Tested on dried sample	-	4, 8, 11, 14, 17
Total Recoverable digestion	Nitric / hydrochloric acid digestion. US EPA 200.2.	-	2, 4-5, 8, 11, 14, 17, 20
Total Recoverable Cadmium	Dried sample, sieved as specified (if required). Nitric/Hydrochloric acid digestion, ICP-MS, screen level. US EPA 200.2.	0.10 mg/kg dry wt	4, 8, 11, 14, 17
Total Recoverable Lead	Dried sample, sieved as specified (if required). Nitric/Hydrochloric acid digestion, ICP-MS, screen level. US EPA 200.2.	0.4 mg/kg dry wt	2, 4-5, 8, 11, 14, 17, 20

These samples were collected by yourselves (or your agent) and analysed as received at the laboratory.

Samples are held at the laboratory after reporting for a length of time depending on the preservation used and the stability of the analytes being tested. Once the storage period is completed the samples are discarded unless otherwise advised by the client.

This report must not be reproduced, except in full, without the written consent of the signatory.

Ara Heron BSc (Tech)
Client Services Manager - Environmental Division

Request for Analyses

NOTE: Please acknowledge receipt of these samples by signing this form and emailing to submitter.


From: Pattle Delamore Partners Ltd
 Address (Refer to base of sheet): PDP Auckland PDP Wellington PDP Christchurch
 Submitted by: D SLATER Ph No. 03 345 7131

To: HILL LABS
 Quote No.: 57090
 PDP Job No.: C.02698101

Chain of Custody Record

Sent:
 Name: D SLATER
 Signature: [Signature]
 Date and time: 13/9/13

Received: Room temp. Chilled Temp. 12°C
 Name: Emily A.
 Signature: [Signature]
 Date and time: 14 SEP 13 9:06

Job No: _____
 Date Recv: 14-Sep-13 14:28
117 9993
 No of samples: 40 No of Fractions: 72

 3111799338

Results by: Email submitter: daniel.slater @pdp.co.nz Mail (address below)
 Email other: gerard.stark @pdp.co.nz Fax (number below)

Priority: Normal High Urgent
 Results required by: ___ / ___ / ___

Invoice to: PDP Other:

Sample ID	Sample type	No. bottles	Analyses requested	Notes
CS1/1-0.3	S		Hold Cold	
CS1/2-0.5			LEAD	
CS2/1-0.3			Hold Cold	
CS2/2-0.5			LEAD, CADMIUM O.P.C.	
CS3/1-0.0			LEAD	
CS3/2-0.3			Hold Cold	
CS3/3-0.5			Hold Cold	
CS4/1-0.0			LEAD, CADMIUM, OCP	
CS4/2-0.35			Hold Cold	
CS4/3-0.5			Hold Cold	
CS5/1-0.0			LEAD CADMIUM OPC	
CS5/2-0.3			Hold Cold	
CS5/3-0.5			Hold Cold	
CS6/1-0.0			LEAD CADMIUM OPC	
CS6/2-0.3			Hold Cold	
CS6/3-0.5			Hold Cold	
CS7/1-0.0			LEAD CADMIUM OPC	
CS7/2-0.3			Hold Cold	
CS7/3-0.5			Hold Cold	
CS8/1-0.0			LEAD	
CS8/2-0.3			Hold Cold	
CS8/3-0.5			Hold Cold	

Sample type: S Soil GW Groundwater SAL Seawater/saline FW Freshwater LEACH Leachate GEO Geothermal
 SED Sediment BIO Biota TW Tradewaste WW Wastewater P Potable Other: _____

Note: Samples may contain dangerous or hazardous substances

Request for Analyses

NOTE: Please return this form and email to:  3111799338

From: Pattle Delamore Partners Ltd
 Address (Refer to base of sheet): PDP Auckland PDP Wellington PDP Christchurch
 Submitted by: D SLATER Ph No.: 03 345 7131
 To: HILLS
 Quote No.: _____ PDP Job No.: C02693101

Chain of Custody Record

Sent: Name: <u>D SLATER</u> Signature: <u>[Signature]</u> Date and time: <u>13/9/13</u>	Received: <input type="checkbox"/> Room temp. <input type="checkbox"/> Chilled Temp.: _____ °C Name: _____ Signature: _____ Date and time: _____	Notes:
---	--	---------------

Results by: Email submitter: daniel.slater @pdp.co.nz Mail (address below) Fax (number below)
 Email other: gerard.stark @pdp.co.nz
 Priority: Normal High Urgent
 Results required by: _____ / _____ / _____

Invoice to: PDP Other:

Sample ID	Sample type	No. bottles	Analyses requested	Notes
CS9/1-0.0	S		How Cold	
CS9/2-0.3				
CS9/3-0.5				
CS10/1-0.0				
CS10/2-0.4				
CS10/3-0.5				
CS11/1-0.0				
CS11/2-0.3				
CS11/3-0.5				
CS12/1-0.0				
CS12/2-0.5				
CS12/3-0.75				
CS13/1-0.0				
CS13/2-0.4				
CS13/3-0.6				
CS14/1-0.0				
CS14/2-0.5				
CS14/3-0.75				

Sample type: S Soil GW Groundwater SAL Seawater/saline FW Freshwater LEACH Leachate GEO Geothermal
 SED Sediment BIO Biota TW Tradewaste WW Wastewater P Potable Other: _____

Note: Samples may contain dangerous or hazardous substances



Job Information Summary

Client:	Pattle Delamore Partners Limited	Lab No:	1179993
Contact:	Gerard Stark	Date Registered:	14-Sep-2013 3:02:10 pm
	C/- Pattle Delamore Partners Limited	Priority:	High
	PO Box 389	Quote No:	57090
	CHRISTCHURCH 8140	Order No:	
		Client Reference:	C02693101
		Add. Client Ref:	
		Submitted By:	D Slater
		Charge To:	Pattle Delamore Partners

Samples

No	Sample Name	Sample Type	Containers	Tests Requested
1	CS1/1_0.3	Soil	GSoil300	Hold Cold
2	CS1/2_0.5	Soil	GSoil300	Minimum charge for ICP-MS analysis; Total Recoverable Lead
3	CS2/1_0.3	Soil	GSoil300	Hold Cold
4	CS2/2_0.5	Soil	GSoil300	Total Recoverable Cadmium; Total Recoverable Lead; Organochlorine Pesticides Screening in Soil
5	CS3/1_0.0	Soil	GSoil300	Minimum charge for ICP-MS analysis; Total Recoverable Lead
6	CS3/2_0.3	Soil	GSoil300	Hold Cold
7	CS3/3_0.5	Soil	GSoil300	Hold Cold
8	CS4/1_0.0	Soil	GSoil300	Total Recoverable Cadmium; Total Recoverable Lead; Organochlorine Pesticides Screening in Soil
9	CS4/2_0.35	Soil	GSoil300	Hold Cold
10	CS4/3_0.5	Soil	GSoil300	Hold Cold
11	CS5/1_0.0	Soil	GSoil300	Total Recoverable Cadmium; Total Recoverable Lead; Organochlorine Pesticides Screening in Soil
12	CS5/2_0.3	Soil	GSoil300	Hold Cold
13	CS5/3_0.5	Soil	GSoil300	Hold Cold
14	CS6/1_0.0	Soil	GSoil300, GSoil300	Total Recoverable Cadmium; Total Recoverable Lead; Organochlorine Pesticides Screening in Soil
15	CS6/2_0.3	Soil	GSoil300, GSoil300	Hold Cold
16	CS6/3_0.5	Soil	GSoil300, GSoil300	Hold Cold
17	CS7/1_0.0	Soil	GSoil300, GSoil300	Total Recoverable Cadmium; Total Recoverable Lead; Organochlorine Pesticides Screening in Soil
18	CS7/2_0.3	Soil	GSoil300, GSoil300	Hold Cold
19	CS7/3_0.5	Soil	GSoil300, GSoil300	Hold Cold
20	CS8/1_0.0	Soil	GSoil300	Minimum charge for ICP-MS analysis; Total Recoverable Lead
21	CS8/2_0.3	Soil	GSoil300	Hold Cold
22	CS8/3_0.5	Soil	GSoil300	Hold Cold
23	CS9/1_0.0	Soil	GSoil300	Hold Cold
24	CS9/2_0.3	Soil	GSoil300	Hold Cold
25	CS9/3_0.5	Soil	GSoil300	Hold Cold
26	CS10/1_0.0	Soil	GSoil300	Hold Cold
27	CS10/2_0.4	Soil	GSoil300	Hold Cold
28	CS10/3_0.5	Soil	GSoil300	Hold Cold
29	CS11/1_0.0	Soil	GSoil300	Hold Cold
30	CS11/2_0.3	Soil	GSoil300	Hold Cold
31	CS11/3_0.5	Soil	GSoil300	Hold Cold
32	CS12/1_0.0	Soil	GSoil300	Hold Cold

Samples

No	Sample Name	Sample Type	Containers	Tests Requested
33	CS12/2_0.5	Soil	GSoil300	Hold Cold
34	CS12/3_0.75	Soil	GSoil300	Hold Cold
35	CS13/1_0.0	Soil	GSoil300	Hold Cold
36	CS13/2_0.4	Soil	GSoil300	Hold Cold
37	CS13/3_0.6	Soil	GSoil300	Hold Cold
38	CS14/1_0.0	Soil	GSoil300	Hold Cold
39	CS14/2_0.5	Soil	GSoil300	Hold Cold
40	CS14/3_0.75	Soil	GSoil300	Hold Cold

SUMMARY OF METHODS

The following table(s) gives a brief description of the methods used to conduct the analyses for this job. The detection limits given below are those attainable in a relatively clean matrix. Detection limits may be higher for individual samples should insufficient sample be available, or if the matrix requires that dilutions be performed during analysis.

Sample Type: Soil			
Test	Method Description	Default Detection Limit	Samples
Environmental Solids Sample Preparation	Air dried at 35°C and sieved, <2mm fraction. Used for sample preparation. May contain a residual moisture content of 2-5%.	-	2, 4-5, 8, 11, 14, 17, 20
Organochlorine Pesticides Screening in Soil	Sonication extraction, SPE cleanup, dual column GC-ECD analysis (modified US EPA 8082).. Tested on dried sample	-	4, 8, 11, 14, 17
Total Recoverable digestion	Nitric / hydrochloric acid digestion. US EPA 200.2.	-	2, 4-5, 8, 11, 14, 17, 20
Total Recoverable Cadmium	Dried sample, sieved as specified (if required). Nitric/Hydrochloric acid digestion, ICP-MS, screen level. US EPA 200.2.	0.10 mg/kg dry wt	4, 8, 11, 14, 17
Total Recoverable Lead	Dried sample, sieved as specified (if required). Nitric/Hydrochloric acid digestion, ICP-MS, screen level. US EPA 200.2.	0.4 mg/kg dry wt	2, 4-5, 8, 11, 14, 17, 20

Application Number 13/026

Permit number

13/026

To be completed by Environmental Compliance Team

Permission is given to (Company Name)

to dispose of (Units)

Of product description

Received from where (source/company)

Contained in (container types)

at at a time as specified
or arranged with the Landfill site manager/ laboratory manager

Time

Supervision and/or Particular care Required

Waste Type Code

Date

Signature

DECLARATION BY WASTE GENERATOR

Company Name

Address

Telephone Fax

I certify that the particulars in Section 1 are correct for the waste to be collected for disposal

Name of authorised person/position

Date waste disposed of Waste generator Signature

DECLARATION BY TRANSPORTER

Transport Company Name

Address

Telephone

Vehicle Registration Number

I am carrying for disposal, only materials described in Section 1 and 2 above.

Date Waste disposed of Drivers Signature

CCC RECEIVING OFFICER TO COMPLETE

Landfill of treatment works) (after disposal)

N	5749005
E	2486790
RL	21

Quantity Received Signature

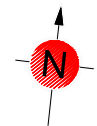
BLUE COPY

Transporter retains **blue copy** after disposal

Memorandum of Proposed Easements in Gross			
Purpose	Shown As	Servient Tenement	Grantee
Pedestrian Right of Way	N	Lot 315	Christchurch City Council
	O	Lot 316	

Memorandum of Proposed Easements			
Purpose	Shown As	Servient Tenement	Dominant Tenement
Right of Way Right to Drain Sewage Right to Convey Water Right to Convey Electricity Right to Convey Telecommunications and Computer Media	A	Lot 114	Lot 502 Lots 146-149
	B	Lot 48	Lots 507 & 508
	C	Lot 197	Lot 517 Lots 193-196
	D	Lot 73	Lot 72
	E	Lot 69	Lot 68
	F	Lot 83	Lots 80 & 90 Lots 81 & 87
	G	Lot 84	Lots 85 & 86 Lots 87 & 88
	H	Lot 119	Lots 118, 120, & 375
	I	Lot 114	Lot 514
	J	Lot 252	Lot 253
	K	Lot 814	Lot 815
	L	Lot 287	Lot 519 Lots 271 & 281 Lots 288 & 289
	M	Lot 703	Lot 1 & 2 Lot 400/160

SITE DENSITY					
	Units	Area m ²	Average Area m ²	Density % Residential Units	Density % Residential Area
Density A	167	52758	316		
Density A Lifestyle Village	78	28956	371	61.3%	46.1%
Density B	153	91454	595	38.3%	51.6%
Density C	2	4010	2005	0.5%	2.3%
Mixed Use	-	3415	N/A		
Spite Strip	2	143	N/A		
Reserves	N/A	22445	N/A		
Right of Ways	N/A	7220	N/A		
Road to Vest in Council	N/A	49999	N/A		
Western Belfast Bypass	N/A	26123	N/A		
Total	400	286523			



Legend

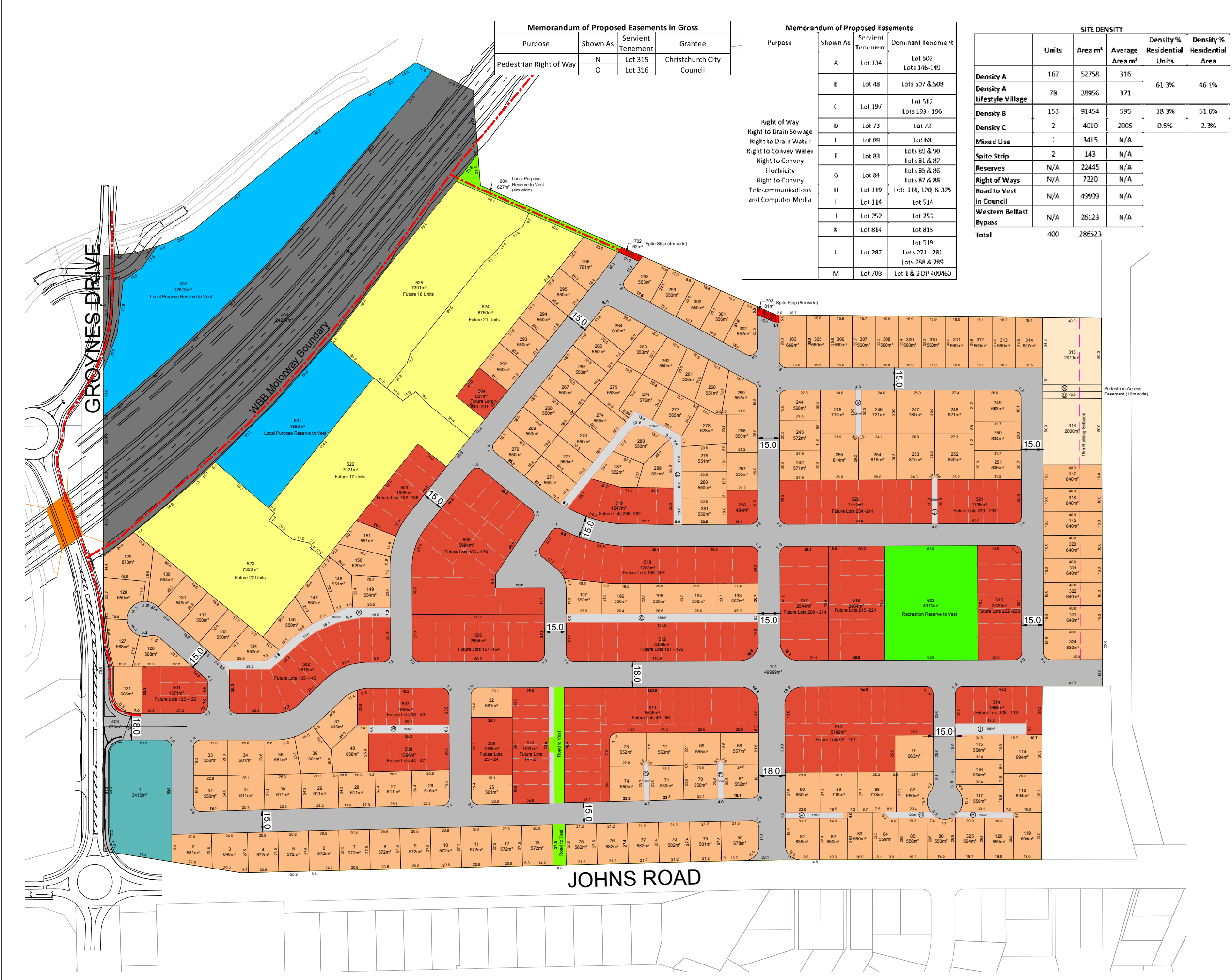
- Density A ($\leq 549\text{m}^2$)
- Density A (Lifestyle Village)
- Density B (550-1999m²)
- Density C (>2000m²)
- Mixed use
- Reserves
- Walkways
- Spite Strip
- Right of ways
- Road to vest in council
- Stormwater Basin
- Western Belfast Motorway Boundary, NZTA
- Possible Future Subdivision Boundaries
- Waimairi Walkway

Notes:
For Consent Purposes Only
Areas and Dimensions are approximate
and subject to final survey. Areas are
Net Areas.
Additional easements may be required to
protect services.

Revision	Amendment	Approved	Revision Date
R1	Lot Boundary Amendments	SJB	10/08/2012
R2	Lot Boundary Amendments	SJB	15/08/2012
R3	Lot Boundary Amendments	SJB	28/08/2012
R4	Lot Boundary Amendments	SJB	12/12/2012
R5	WBB Motorway Boundary	SJB	18/01/2013
R6	Lot Boundary Amendments	SJB	28/02/2013
R7	Road & Accessway Amendments	SJB	15/05/2013

OPUS Christchurch Office
P O Box 1482
Christchurch 8140, New Zealand
+ 64 3 363 5400

Drawn	Designed	Approved	Revision Date
C Yaxley	S Becker	S Becker	15.05.2013
Project No. 6-DQ558.00		Scale 1:1250 @ A1, 1:2500 @ A3	
Project Groynes Development (2012) Ltd Residential Subdivision Johns Road, Christchurch			
Sheet Concept Plan			
Drawing No. 6/3278/1/2604	Sheet No. 01	Revision R7	



1:1250 @ A1
1:2500 @ A3
0 20 40 60 80 100 120 m

CONSENT

Meeting Record

Site Address:	Groynes Park Drive (100 Johns Road)		
Project Description:	Proposed project is Concept plans for new homes at Groynes Park, forming high density residential sites.		
Date	17 th August 2016	Pre-application #	PRE40004977
Meeting Start Time:	11:00 a.m.	Meeting Finish Time:	12:00 p.m.

Council Attendees

Name:	Role:	Contact Information:
Danielle Bailey	Planner	Danielle.bailey@ccc.govt.nz
Mike Calvert	Traffic Engineer	Mike.calvert@ccc.govt.nz
Josie Schroder	Principal Advisor Urban Design	Josie.schroder@ccc.govt.nz
Craig Marshall	Public Advice Officer	

Applicant and Agent Attendees

Name:	Role/Company:	Email Address:
Heather Blewett	Context Architects – Project Lead	heather.blewett@context.net.nz
Joe O'Connell	Groynes Development (2012) Ltd – Land Developer	
Hamish Lamont	Groynes Development (2012) Ltd – Marketing Manager	hamish@venterra.co.nz
Laura Stevens	Context Architects – Architectural Graduate	

Meeting Discussion and Action Points

Meeting Record

Applicant

- Have updated the building style.
- Parking
- On the subdivision, Groynes Park have released stage one. Retail will be separate. Some lots were density A.
- Lot 501 – Very particular typology, north facing sections with north facing courtyard. Vehicle access is also to the north via a lane. Units range from 2 bed to 4 bedrooms. Lot 502s brief is quite similar to 501.
- Lot 501 will have a suite of houses.
- Comply with three metre setbacks from road
- Have updated the architectural look and feel of lot 122. Providing a ground floor bedroom space. There is an opportunity for a minor dwelling to be put on top of the garage however outdoor living may be an issue
- Minor units will be single bedroom
- Lot 502 – lots of sections only accessed by the laneway. There is a demand for 3 bedroom 2 bathroom houses, there is a demand for single story also. Have included two story houses at key points. Have looked how to reduce parking required in the lane an open car pad on the

sections. Will use substantial tree planting throughout the lane however this is different at both ends. All building forms are setback 1500, this helps with not having garage doors on the laneway.

Danielle Bailey

- The application site was zoned Living G NW Belfast but is now zoned Residential New Neighbourhood (RNN) under the Proposed Replacement Plan. At present the both sets of rules are applicable but the appeal period for the RNN decision ends of the 19th August and from this date the rules will be treated as operative under the RMA (depending on the appeals). You may wish to contact myself or the Duty Planner (03 941 8999) to discuss the effect of any appeals after the 19th August.
- The application will need to be assessed against the rules and provisions relating to the RNN zone.
- Whilst a definition of a 'comprehensive residential development' has not been confirmed by the hearings panel, it is likely to include 'the development of three or more residential units which are designed, consented and constructed in an integrated manor'. A final definition will be released as part of Stage 3 of the Plan Review.
- The development will not meet rule 14.9.3.17 (600m² site requirement), but can still be assessed as a comprehensive residential development.
- The application will be reviewed by an urban designer and assessed against the matters outlined in 14.13.27 of the RNN decision.
- The site at lot 122 has a detached second unit. The applicant is advised to look at the provisions of a 'minor residential unit' under the RNN decision. Additional outdoor living space and an additional car park will be required for the minor unit (refer to 14.9.2 (P2)). As lot 122 does not contain an 'existing residential unit' and is undersized, the activity may be assessed as discretionary.
- It would be useful to provide some details around how the smaller unit will be used to support an argument that the unit is a minor residential unit rather than a secondary dwelling.
- There may be some additional development contributions for the minor residential unit. The applicant may wish to discuss this with a Development Contributions Assessor (03 941 8999). If the second unit is not self-contained i.e. no kitchen, it may be considered a sleep-out, in which case DC's may not apply.
- Dwellings under 150m² require 1 car park and dwellings over 150m² will require 2 car parks.
- The applicant will need to consider rule 14.9.3.13 and the provision of service and waste spaces.
- The applicant may wish to consider the height of the proposed decks as decks above 0.8m from ground level will be included in the site coverage calculation.

Josie Schroder

- Residential New Neighbourhood zone rules apply.
- Comprehensive development – requires a 6000m² land area but currently no definition of what a comprehensive development is, will come through in Stage 3 IHP decisions.
- The proposal does not meet the 6000m² rule but in my view could be considered comprehensive development and assessed as such as a restricted discretionary activity, particularly if interface with adjacent development blocks across the lanes are taken into account i.e. relationship across the lane and the street.
- With the minor unit some outdoor living will be required with the minimum expectation of at least a balcony required in the RMD zone, including dimensions.
- There is potential for some flexibility in the 3m street setback if better balance across the site achieve i.e. sunlight access to allow better use of outdoor living space. At the equinox people start or finish using their outdoor areas. Winter is not an issue as it is only about sun penetrating into living spaces that needs to be considered
- There is no internal setback rules if this is a comprehensive development.
- Need to give Council an idea of how the entire area works together and a sun diagram, landscaping etc. will be required.
- The 8m width of laneway allows for amenity planting, which is important given the relationship of backs to fronts and the use of the lane as an address for the sites to the north of the lane. Look at the sweep paths to identify locations for tree planting and landscaping within the lane to

reduce the dominance of garaging. Currently consider there is too much emphasis on car parking and garaging in what is intended as a higher density area. Need to have balance on the site due to the sites being smaller.

- Living room setbacks are three metres as it was under the previous rules. As the proposed is only 1.8 you will have to show how this works with the neighbouring sites.
- Provide a landscape and materials palette. It would be useful to have an intention of a landscape palette and the scale of the trees being used.
- Starting to see a sameness across developments, try and add some colour and identity to the houses. Can bring in subtle colours that add definition.
- Make sure there is a good level of glazing along street frontages.
- Generally very supportive of the development

Mike Calvert

- Would only need about 6.5 metres wide laneway for access to garages instead of 8 metres (needs to be checked with swept paths). This would allow for landscaping to occur on the laneway
- For Lot 502's lane want an area where pedestrians can pause and see what is coming down the lane from lot 502. Happy with a two metre opening as this gives people a chance to see what is coming and provides space for people with prams
- Can reverse onto a collector road. There will be a driveway off the bend in lot 502, it is not ideal however it does comply with the city plan
- There are some lanes that council will collect from however it comes down to council's policy on rubbish collection in private lanes. The policy can be read on <http://www.ccc.govt.nz/the-council/plans-strategies-policies-and-bylaws/policies/rubbish-and-recycling-policies/private-lane-refuse-and-recycling-policy/> It would appear, from my reading of the policy, that the lanes (other than the western-most lane) would qualify for the rubbish vehicles to go down the lanes. Will need to apply to the solid waste section of Council.

Invoicing				
Name	Time			Amount Due
	PRE	MEETING	POST	
Mike Calvert	-	1.0	-	\$200.00
Danielle Bailey	1.0	1.0	0.33	\$419.40
Council Administration Officer	0.25	1.0	0.25	\$172.50
Sub Total				\$791.90
Less up to ½ hour per officer meeting time				-\$247.50
			Amount Due	\$544.40

How to pay your invoice:

You can use internet banking to pay Pre Application Meeting fees. Please note that all payments will be credited to our account on the next business day. Any payment made without your details below may take some time to be lodged against the correct account. *Please note this will show as "RENT" in the description.*

Our details are:

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

The information required to identify your payment:

Particulars: Name of Customer
Code: PRE Number (you will find this on your invoice or above)
Reference: Invoice Number

NOTE:

Preliminary application advice is given without prejudice on the basis of information available at the time of the meeting. Please note that the provision of further information or changes in project scope may impact on this advice.

For reference, please include your Preliminary Application number when applying for a consent (e.g. PRE4000XXXX)

Danielle Bailey
Christchurch City Council,
Civic Offices, 53 Hereford Street,
Christchurch, 8011

Dear Danielle,

APPLICATION FOR RESOURCE CONSENT RMA/2016/3647

Response to RFI requested dated 24th January 2017

Many thanks for your letter dated 24th January requesting additional information for the above application.

In response to your request, please see attached two new drawings showing the ground floor plans across the sites for lots 501 and 502. Also attached please find updated drawings which include minor changes to the planting and landscaping to aid visibility and vehicular access.

Below, please see responses to your queries with notes on where to find the information in the revised drawings.

General:

1. Firefighting water supply - The developer has confirmed that there is sufficient water supply and access for firefighting via the council's urban reticulated system. This was assessed as part of the sub-division consent (RMA 92014364) and is still provided.

2. Flood management area – Opus Engineers carried out the civil engineering design for the subdivision, and have provided us with the following information in relation to your query:

“The development has been designed with a fully compliant stormwater system with secondary flow paths and full protection from flooding.

The ‘Flood water level’ for the first flush basin adjacent to the Western Belfast Bypass is 18.83m.

The wetland design flood level is 17.94m.

The lowest ground level for Lot 502 is 19.83m which is 1m above the ‘flood water level’ which is way more than required for any free board or flood risk.

The subdivision stormwater system has been design, as required by the CCC subdivision consent RMA92014364, for a 2% AEP (Annual Exceedance Probability) storm event.”

Please see attached a site survey plan from Opus, showing that the finished site levels are well above the minimum level (19.25m) required. At this stage the FFL of the homes is proposed to be min. 150mm above the finished ground level.

Traffic:

1. Sweep paths and vehicle maneuvering along Karos Lane – An additional site plan has been drawn and attached for both Lots 501 & 502, showing sweep paths into garages and parking spaces. To lot 501 it is assumed the car can move onto the opposite side of the carriage way to allow a forward entry. Should this not be possible, a car can park in the driveway and/or garage in one reverse maneuver by first moving across the carriage way when this is clear. Given that the lane only serves 5 homes, this is similar to a shared driveway and we therefore consider this effects of this non-compliance to be less than minor.

2. Visibility splays – Fencing heights have been indicated on the lot / house type plans. Please note there are no fences proposed directly to Karos Lane – these are set back to separate parking from private garden areas, and hedging / low level planting is now noted as being maintained to 1m max. height at vehicle crossings.

Visibility splays have been shown at car parking spaces and garage entrances to both lots. For lot 502, the visibility splays illustrated are taken from the legal boundary and shown to parking spaces and garages showing a clear

field of vision for the width of a car. As the garages are set back less than 2m from the boundary, in places the clear width between the vision splays reduces to 2m wide (just wider than the width of the 99th percentile car). Whilst the city plan indicates this should be at the edge of the formed access, we suggest this demonstrate that in all cases a 2m clear width is provided for a car to maneuver safely within the property boundary. In any case, the vehicular access is to the south of the laneway, with a footpath is provided to the north therefore further reducing the risk to pedestrians.

To lot 501, the minimal garage set back limits the visibility from garages. The proposed narrow paved strip (900mm) along the laneway (adjacent to the rear of the garages) is intended to reduce the visual width of the carriage way to approximately 5m. This allows for two way traffic with a pedestrian footpath in addition to this to the north.

If taken from the edge of the paved strip (as shown), visibility splays will provide driveways with safe maneuvering, as outlined for lot 502. The garage to lot 124 is restricted in width with only around 1.4m clear between visibility splays.

Whilst the car parking to lots 501 does not comply, we suggest that safe maneuvering is provided as pedestrians are provided with a safe footpath to the north, the carriage way will be slow moving, and there are a total of only 5 dwellings served from the lane. This is a similar approach to a shared access or driveway and will be treated as such by residents. For these reasons we suggest the non-compliance has a less than minor effect on the neighbours and surrounding environment and that the proposals are appropriate for the character of the lane.

Urban Design:

1. Tree planting heights – Annotation has been added to the typical lot plans to indicate a minimum mature height of 4m, with a minimum 2.0m height at the time of tree planting. The indicative species as noted on drawing A-1001 include fruit trees, yellow Robinia and Kowhai. Tree planting within fenced gardens will be left to the residents, however planting to the front yards and along the laneway will be completed as part of the initial construction programme.

2. Planting heights – Annotation has been added to the Lot Plans to indicate a 1m max. maintained planting height at vehicle crossings. To front gardens hedges / low level planting will be maintained at 1.2m high. Planting within fenced gardens will be left for residents to confirm and maintain. Indicative low level planting species are shown to A-1001, and hedge species are to be confirmed dependent on soil and sunlight conditions.

3. Fencing – The extent of fencing (both 1.2m and 1.8m high) has been annotated more clearly on the typical lot plans. The sketch model views included provide an accurate summary of the proposals, and the examples of fencing shown on A-1001 indicate materials.

4. Ground floor plan – An additional site plan has been drawn and attached for both Lots 501 & 502 showing the ground floor plans and the relationship between proposed dwellings. Please refer to individual lot plans to show dimensions for minimum offsets from boundaries.

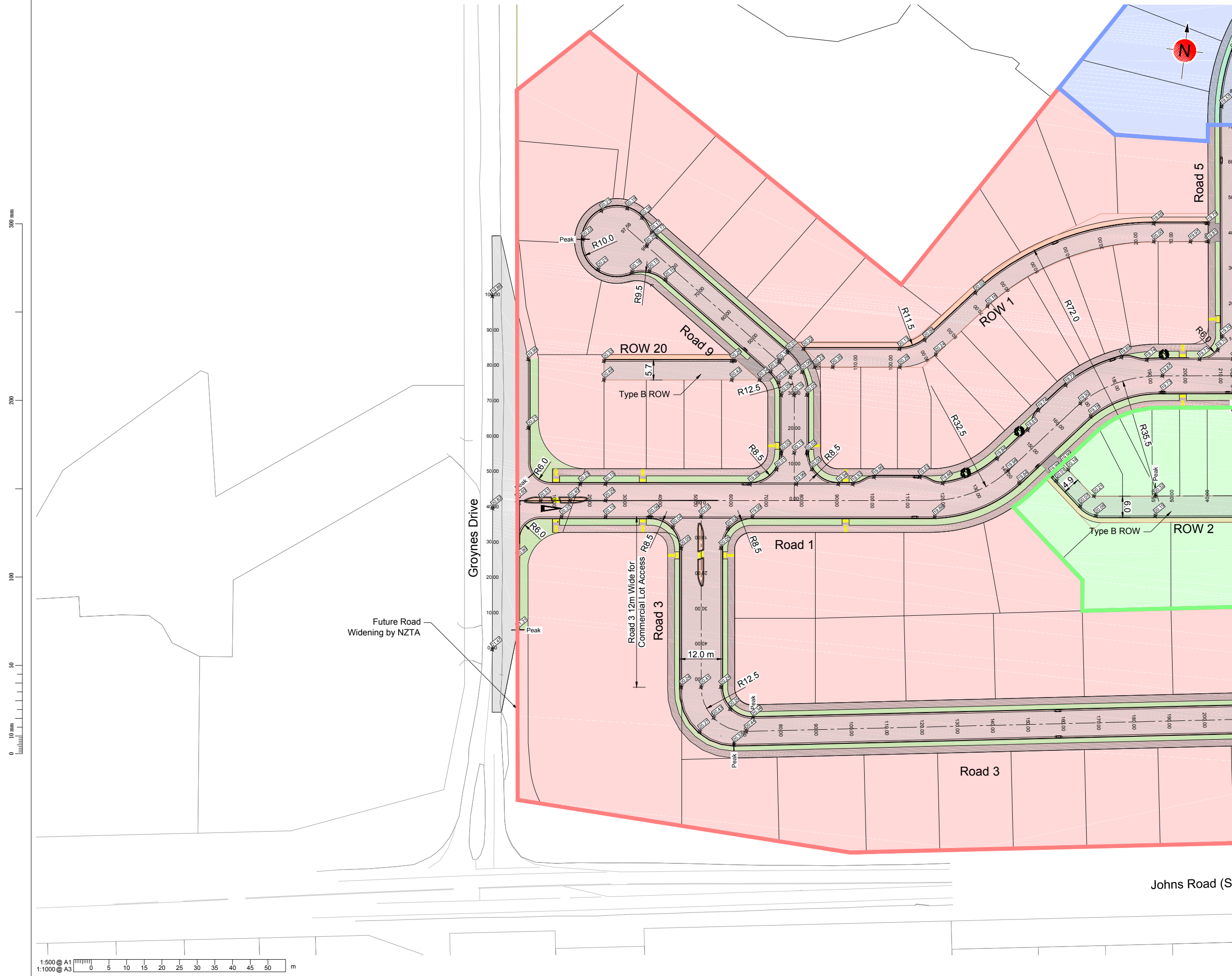
5. Paving and cladding materials – Please see attached the materials palette proposed. This will be confirmed at detailed design stages, but a condition as part of the resource consent that this is to be approved if changed would be acceptable to the developer.

I trust this provides the information required to assess the proposals. Please do not hesitate to contact us should you require any further clarification.

Yours sincerely,



Heather Blewett
PROJECT LEAD



Staging

- Stage 1A (Complete)
- Stage 7
- Stage 1B
- Stage 2A

Refer to Sheet 50
for Roding Notes

Revision	Amendment	Approved	Revision Date
R4	Kerb Cutdowns Added for future NZTA Footpath	SMG	10.06.14
R6	Kerb Radius Amended	SMG	22.05.2015



PO Box 1482
Christchurch 8140
New Zealand

Drawn	Designed	Approved	Revision Date
N. McBain	N. McBain	S-M. Goh	16.05.2016

Project No. 6-DQ558.00 Scale 1:500 @ A1

Project: Groynes Development (2012) Ltd
Residential Subdivision
Johns Road, Christchurch

Sheet: **Roding Details - Sheet 1 of 5**

Drawing No.	Sheet No.	Revision
6/3278/1/7604	51	R7

1:500 @ A1
1:1000 @ A3
0 5 10 15 20 25 30 35 40 45 50 m

TYPICAL MATERIALS

Cladding:



Coloured render (natural colours)



Brick (white, buff or charcoal)



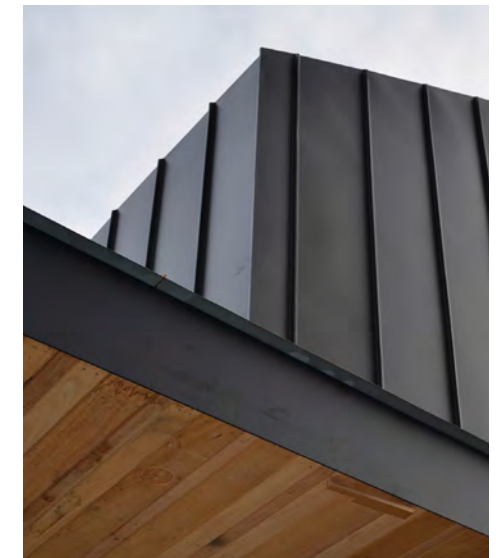
Timber (natural finish)



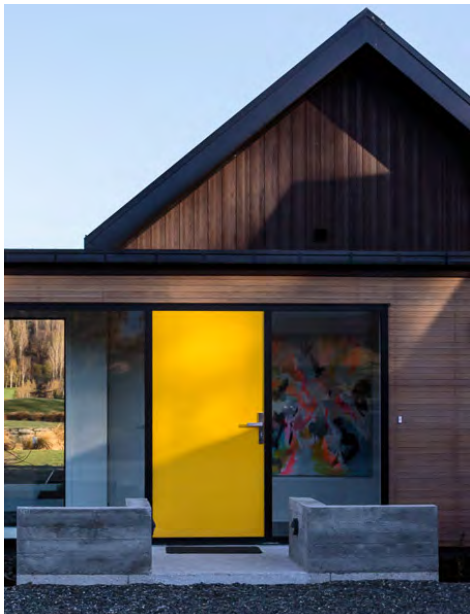
Timber (natural finish)



Timber (dark stain)



Metal (natural colour)



External appearance:

Whilst repeated house types are used, a range of materials including render, brick, timber and metal are proposed to provide visual interest and identify unique street addresses. Where possible additional detailing around windows and at entrances will be encouraged, as well as individual front doors and garage doors along the laneway.

Generally a natural palette is proposed so the buildings sit comfortably alongside one another, but variation in tone and colour selected is also encouraged to provide greater variation.

Final materials and colours will be selected once a contractor and investor is established, and detailed design is to be approved by the sub-division developer to ensure the quality and suitability of the proposals.

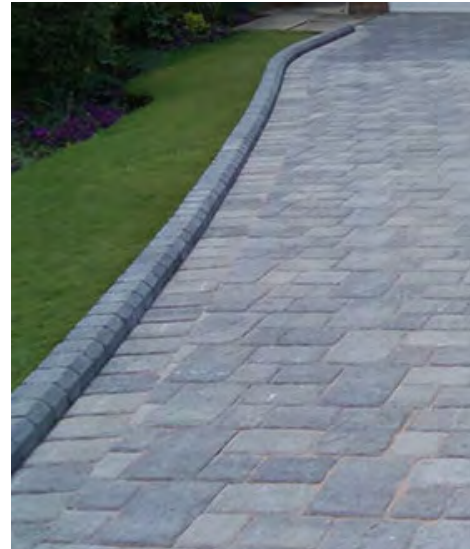
Driveways and footpaths:



Coloured concrete (natural)



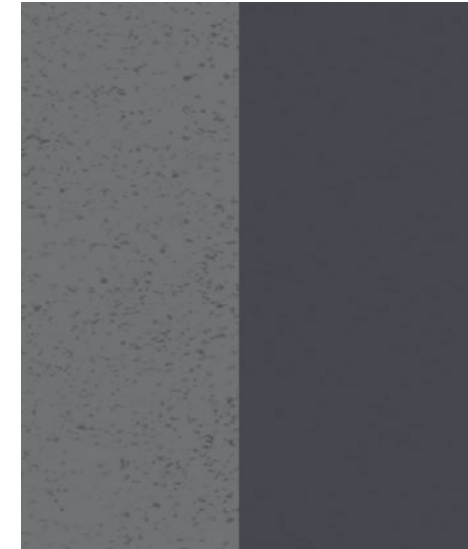
Exposed aggregate (natural)



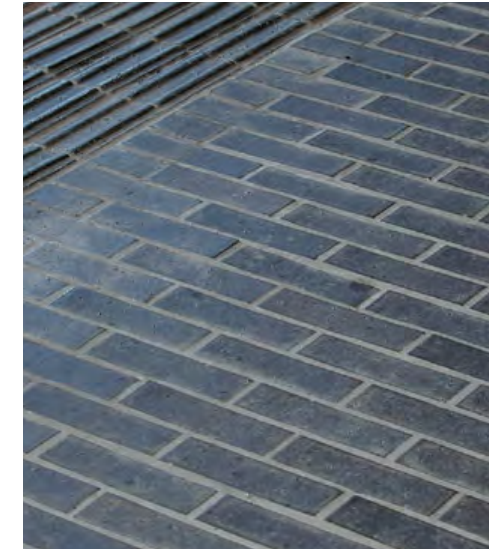
Block paving (natural)



Coloured concrete (natural colours)



Coloured concrete (natural colours)



Brick paving (natural)