

## Report / Decision on a Non-notified Subdivision Consent Application

Sections 95A / 95B and 104 and 104C

**Application Number:** RMA/2022/2447  
**Applicant:** Oak Property 2018 Limited  
**Site address:** 11 Hulbert Street  
**Legal Description:** Lot 3 DP 5708  
  
**Zone:** District Plan: Residential Medium Density  
 Proposed Plan Change 14: High Density Residential  
**Overlays and map notations:** District Plan: Liquefaction Management Area; Flood Management Area  
 Proposed Plan Change 14: Sunlight Access Qualifying Matter  
  
**Activity Status - subdivision:** Controlled  
**Activity Status - land use:** Restricted Discretionary  
  
**Description of Application:** Five Lot Fee Simple Subdivision

### The proposal

Application seeks to subdivide an existing fee simple title into five fee simple titles. A new dwelling is to be established on each of the proposed Lots 1 - 5. A building consent BCN/2022/5649 and land use consent RMA/2022/2466 have been granted for the development. This subdivision application is merely to give land tenure to the residential units.

A wastewater capacity approval was granted through the building consent approval process.

A minimum floor level certificate (RMA/2022/214) has been issued for the site

Land use consent RMA/2022/2466 has been granted for the five residential units, this addressed earthworks, waterway setbacks, residential design, outdoor living space, recession plane intrusions and living window setback matters.

### Relevant rules and activity status

#### Christchurch District Plan

The site is zoned Residential Medium Density

#### Land use rules

The proposal requires land use consent for a restricted discretionary activity under the following rule(s):

Activity status rule	Standard not met	Reason	Matters of control or discretion	Notification clause
14.5.1.3 RD18	14.5.2.8 Minimum setback for balconies and living space windows from internal boundaries	The living windows on Lots 2 -5 are not setback 4.0m from the shared access	14.15.3 - Impacts on neighbouring property 14.15.18 - Minimum building, window and balcony setbacks	No clause
14.5.1.3 RD17	14.5.2.7 Minimum setbacks from internal boundaries and railway lines	Dwellings on Lots 2 – 5 are not setback 1.0m from the shared access	14.15.3 - Impacts on neighbouring property 14.15.18 - Minimum building, window and balcony setbacks Whether the reduced setback will enable buildings to be	No clause

Activity status rule	Standard not met	Reason	Matters of control or discretion	Notification clause
			maintained without requiring access via the rail corridor	

### **Subdivision rules**

The proposal requires subdivision consent for a restricted discretionary activity under the following rule(s):

Activity status rule	Standard not met	Reason	Matters of control or discretion	Notification clause
8.5.1.3 RD4	-	Subdivision within a Flood Management Area is classified as a restricted discretionary activity.	8.7.4 - General matters 8.8.7 - Flood Management Area	8.4.1.1

Access from the application site is classified in the District Plan as a local road.

### **National Environmental Standard**

The National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (NES) controls subdivision of land and soil disturbance where an activity on the Hazardous Activities and Industries List (HAIL) is being carried out or is more likely than not to have been carried out.

In this case there is no evidence to suggest that the application site is HAIL land therefore the NES does not apply.

### **Proposed Plan Change 14 Housing and Business Choice**

Proposed Plan Change 14 (PC14) is relevant to this proposal. It was notified on 17 March 2023 and proposes amendments to the objectives, policies and rules associated with residential development across relevant residential zones in accordance with the Medium Density Residential Standards (MDRS) in Schedule 3A of the RMA (as modified by the sunlight access qualifying matter). PC14 also includes other residential intensification provisions directed by the National Policy Statement on Urban Development 2020 and seeks to amend the objectives, policies and rules associated with commercial development within and around the central city, suburban commercial centres and planned high frequency and capacity public transport.

With regard to the MDRS, the site is identified as being within a qualifying matter area; Sunlight Access. As a result, the rules do not have immediate legal effect given section 86BA(1)(c)(ii) and the operative district plan rules continue to apply. While the objectives and policies have legal effect from the date of notification, Policy 2 of the MDRS requires that the MDRS (including the objectives and policies) does not apply where a qualifying matter is relevant.

The submission period closes on 3 May 2023. The only rules currently in legal effect are those relating to heritage protection, which are not relevant to this application.

### **Effects on the environment and adversely affected persons [Sections 95D, 95E and 104(1)(a)]**

#### **Subdivision**

As a restricted discretionary activity the assessment of the effects of the subdivision is limited to the matters over which the Council has limited its discretion outlined in Chapter 8 of the Christchurch District Plan.

This site is identified on the planning maps as being in a flood management area. The building consent and land use processes have considered flood management, floor levels and drainage patterns which have all been accepted for the proposed development under those consents.

A minimum floor level certificate (RMA/2022/214) has also been issued for the site specifying a minimum floor level of 12.3m RL above Christchurch Drainage Datum. A finished floor level of 12.31m RL is shown on the granted building consent and is therefore permitted under Land Use Rule 5.4.3.1 (P3).

I consider that as there are no vacant allotments being created, nor any earthworks are proposed as part of this subdivision application, there are no effects in terms of flood management arising from the proposed subdivision on the site.

All other General Matters under Chapter 8 have been assessed to determine the conditions of this consent. General matters include assessing criteria for subdivision design, transport networks, servicing and infrastructure and hazard constraints. Specialist inputs from council staff and relevant experts have been obtained. Servicing and infrastructure comments have been received from Mr Nigel Baker. Geotechnical and flood management factors have been assessed in the section 106 component of this report. Conditions of consent have been recommended to meet the relevant criteria. This includes conditions for services, infrastructure, building commitment and access construction. I consider that the matters requiring consideration contained within Rule 8.7.4 to be suitably addressed.

### **Land Use**

The above identified land use non-compliances, which have restricted discretionary status, are considered technical non-compliances which have occurred due to lot boundaries having now been shown. The residential units have obtained land use consent and building consent approval, which gives the right to lawfully establish the five residential units (currently under construction) on the underlying allotments. I note that the owners of the site are the developers and I am satisfied that they have given their approval to the non-compliances by virtue of this application. This proposed subdivision application is merely to create a fee simple tenure for each site reflecting what was approved by the land use consent and building consents. The placement of buildings in relation to the outside boundaries of the site, and to one another, does not change in the subdivision proposal from what has already been consented. There are no adverse effects on neighbours or the wider community that have not already been assessed under the approved land use consent.

Furthermore I note that the development is in accordance with the approved land use consent and that the subdivision will not change any of the consented non-compliances.

### **Conclusion**

The proposed subdivision is generally anticipated within the zone, and I consider that any adverse effects on the environment can be adequately mitigated by the recommended conditions of consent.

In regards to the land use component of this application, I note that a notification decision is required because not all of the non-compliances are subject to a non-notification clause. In this instance, I am satisfied that the effects of all non-compliances are less than minor given that the physical form of the development on the site is established under the approved land use consent noted above.

<b>Notification assessment [Sections 95A and 95B]</b>
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Sections 95A and 95B set out the steps that must be followed to determine whether public notified or limited notification of an application is required.

### **Public notification**

- Step 1. The application does not meet any of the criteria for mandatory notification in section 95A(2).
- Step 2. The application does not meet any of the criteria in section 95A(5) precluding public notification. Although Rule 8.4.1.1 a. precludes public notification of the subdivision consent there is no such rule for the land use activity.
- Step 3. There are no rules or NES requiring public notification, and any adverse effects on the environment will be no more than minor (section 95A(8)).
- Step 4. There are no special circumstances that warrant public notification (section 95A(9)).

### **Limited notification assessment**

- Step 1. There are no affected groups or persons as outlined in section 95B(2) and (3).
- Step 2. The application does not meet any of the criteria in section 95B(6) precluding limited notification, as there are no rules precluding it and the application is not for a controlled activity land use consent.
- Step 3. No persons are considered to be affected under section 95E (sections 95B(7) and (8)).
- Step 4. There are no special circumstances that warrant notification to any other persons (section 95B(10)).

### **Conclusion on notification**

There is no requirement for public or limited notification of either the subdivision or land use aspect of this application.

## Other Section 104 matters

The application is:

- Consistent with the relevant objectives, policies and matters of control / matters of discretion in the District Plan which essentially seek to maintain or enhance the amenities of the built environment, and ensure that the creation of new allotments does not adversely impact on physical infrastructure or the cost of its provision.
- Consistent with objectives and policies insofar as the subdivision does not materially alter the assessment of the proposal with the objectives and policies in Chapter 14. In respect to Chapter 8 Objectives and policies the subdivision of the land makes suitable provision for the services, access, infrastructure and buildings provided through the earlier development process. Further, the proposal is not contrary to the objectives and policies of the District Plan.
- Able to be granted consent without public notification, pursuant to Section 104(3)(d).

The National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health is not relevant to this application as there is no evidence to suggest that the land has been used, or is more likely than not to have been used, for an activity on the Hazardous Activities and Industries List.

Taking guidance from the most recent case law<sup>1</sup>, the District Plan is considered to be the mechanism by which the purpose and principles of the Act are given effect to in the Christchurch District. It was competently prepared through an independent hearing and decision-making process in a manner that appropriately reflects the provisions of sections 5-8 of the Act. Proposed Plan Change 14 has commenced the implementation of the MDRS as required by the Act, and the objectives and policies proposed by the Plan Change and discussed above are intended to give effect to the National Policy Statement on Urban Development. As this site is within a qualifying matter area, the Plan change has signalled that intensification provisions of the MDRS are not considered appropriate on this site. The qualifying matter status is subject to challenge via submissions, but due to the early stage in the process I cannot give consideration to the MDRS in relation to this site.

## Section 106

### ***s106 Consent authority may refuse subdivision consent in certain circumstances***

- (1) *A consent authority may refuse to grant a subdivision consent, or may grant a subdivision consent subject to conditions, if it considers that—*
- (a) *there is a significant risk from natural hazards; or*
  - (b) *(repealed)*
  - (c) *sufficient provision has not been made for legal and physical access to each allotment to be created by the subdivision.*
- (1A) *For the purpose of subsection (1)(a), an assessment of the risk from natural hazards requires a combined assessment of—*
- (a) *the likelihood of natural hazards occurring (whether individually or in combination); and*
  - (b) *the material damage to land in respect of which the consent is sought, other land, or structures that would result from natural hazards; and*
  - (c) *any likely subsequent use of the land in respect of which the consent is sought that would accelerate, worsen, or result in material damage of the kind referred to in paragraph (b).*

This section of the Act is particularly relevant in relation to geotechnical concerns following the Canterbury earthquakes. The land is identified as being within the Liquefaction Management Area in the Christchurch District Plan and rule 5.5.2a does not apply as there are no vacant allotments being created. The land is classified Technical Category 2 where minor to moderate land damage from liquefaction is possible in future significant earthquakes.

A geotechnical investigations report from Kirk Roberts Consulting was included in the issued building consent BCN/2022/5649 for a new residential dwelling on each of the proposed allotments. The report states that a site inspection and site testing was carried out on the site. It recommended specific foundation design on the site, which was taken into account, and suitably addressed under the building consent. This is because provisions under the Building Act ensure that new residential units are constructed to a standard which ensures that they have adequate resistance to seismic and flooding events. Subdivision of the site will not change the use of the

<sup>1</sup> *R J Davidson Family Trust v Marlborough District Council* [2018] NZCA 316

land, nor is it likely to accelerate or worsen any natural hazard or increase the likelihood of material damage to the land or the buildings.

Flooding has been assessed above in this report (and in the previous land use consent) and is not considered to be an issue for the subdivision of this site. The subdivision will not alter the effects of flooding either on the land or on surrounding land.

The subdivision consent sets out to provide the new dwellings with their own fee simple titles. As the site is considered to be developed, with the proposed residential dwellings on lots 1 - 5 to be constructed as a condition of this consent, it is considered there are no grounds to refuse consent under section 106(1)(a), as outlined in Council Bulletin 23.2. In terms of section 106(1)(c) I am satisfied that adequate legal and physical access is provided to each allotment.

## Recommendations

### LAND USE CONSENT

- (A) That the application be processed on a **non-notified** basis in accordance with Sections 95A – 95E of the Resource Management Act 1991.
- (B) That the application **be granted** pursuant to Sections 104, 104C, 108 and 108AA of the Resource Management Act 1991, subject to the following condition:
  - 1. The development shall proceed in accordance with the information and plans submitted with the application.

### SUBDIVISION CONSENT

- (A) That the application be processed on a **non-notified** basis in accordance with Sections 95A – 95E of the Resource Management Act 1991.
- (B) That the application **be granted** pursuant to Sections 104, 104C and 106 of the Resource Management Act 1991, subject to the following conditions imposed pursuant to Sections 108, 108AA and 220 of the Resource Management Act 1991:

- 1. **Compliance with Application Information**

The survey plan, when submitted to Council for certification, is to be substantially in accordance with the stamped approved application plan.

- 2. **Water Supply**

All lots shall be supplied by individual water meters as approved by Council's Water Supply Team for subdivision.

Details of the meter serial number and the lot they serve is to be provided as part of the 224 application and forwarded to [Delwyn.Harrison@ccc.govt.nz](mailto:Delwyn.Harrison@ccc.govt.nz) and [waterreadings@ccc.govt.nz](mailto:waterreadings@ccc.govt.nz).

- 3. **Sewer and Stormwater**

Sanitary sewer and stormwater laterals are to be laid to at least 600mm inside the net site area of all residential lots.

- 4. **Access Construction Standards**

The right of way shall be formed and sealed in accordance with the CCC [Infrastructure Design Standard](#).

An Engineer's completion report is to be submitted to the Subdivision Engineers (Planning Team 5) as part of the 224 application that includes the following.

- a) An Engineer's Completion Certificate from Appendix VII of the Christchurch Infrastructure Design Standard Part 3 signed by a suitably qualified person stating that the access and related services have been constructed in accordance with the consent conditions, the CSS and the CCC Infrastructure Design Standard.
- b) A set of as-built drawings of the access and associated drainage.
- c) Benkelman Beam Test results (where applicable).
- d) For concrete pavements, a drawing showing dimensioned cross-sections is to be provided.

- e) Nuclear Density Test results over the kerb and channel sub-base, over “V” channel sub-base (if provided as stormwater solution) and/or over compacted sub-base (AP 40) for a concrete formation or for any pavers based hardstanding area (if that is part of the access / parking area / common area / access leg / ROW).

A Subdivision Engineering Officer is to be contacted to arrange an on-site inspection of the work. Inspections will not occur until photographic evidence has been received that all works have been completed.

**5. Vehicle Access**

Vehicle crossing for the right of way from the road carriageway to the road frontage is to be constructed in accordance with the Council’s Construction Standard Specification Part 6, Clause 6 and Standard Details SD606, SD607, SD608, SD611, SD612, SD615 & SD616. For new formation, Clegg hammer test results complying with clause 6.5 ‘Metalcourse’ are to be supplied with the 224c Conditions Certificate request.

Note: New or extensions to vehicle crossings require application to Council prior to construction.  
<https://ccc.govt.nz/transport/legal-road/vehiclecrossing>

Any existing vehicle crossing becoming redundant is to be restored to kerb and channel.

Any damage to the pavement and existing formation (vehicle crossing, footpath along the development street frontage, road area along the development street frontage) is to be repaired to the standard as specified in the CSS, Part 6 (Roading) Section 6.0.

**6. Visibility Splay**

The access visibility area on Lot 5 being 1.5m wide x 2.0m deep shown as area Z on the stamped approved plan attached hereto shall not have any vegetation above a height of 1.0m and/or any fencing or other structures greater than 1.0m in height.

*Note: This is an ongoing condition of Consent for which a consent notice pursuant to s221 of the Resource Management Act will be issued.*

**7. Telecommunications and Energy Supply**

All lots shall have telecommunications and electrical supply laid to the net site area of each lot.

As-built plans and photographic evidence of the telecommunications and energy supply ducts or cables is to be supplied showing that the ducts or cables have been laid to the net area of each lot. Alternatively if the telecommunications connection is wireless, evidence that a sufficient connection can be achieved shall be provided.

The consent holder is to provide a copy of the reticulation agreement letter from the telecommunications network operator and a letter from the electrical energy network operator, or their approved agent, to confirm capacity is available to adequately service the sites.

**8. Right of Way Easements (Private Ways)**

The rights of way easements as set out on the application plan shall be duly granted or reserved.

**9. Service Easements**

The service easements as set out on the application plan or required to protect services crossing other lots shall be duly granted or reserved.

**10. Party Wall Easements**

The party wall easements as set on the application plan shall be duly granted or reserved.

**11. Building Commitment**

The buildings approved by building consent number BCN/2022/2466 are to be erected on Lots 1 - 5. For the purposes of this condition ‘erected’ means the building has passed the 205 (pre-lining/bracing/plumbing) and 252 (drainage) mandatory building inspections pursuant to the Building Code.

The development is to be in accordance with resource consent RMA/2022/2466.

## 12. Consent Notice

The following consent notice pursuant to Section 221 of the Resource Management Act 1991 will be issued by the Council:

### Visibility Splay

The access visibility area on Lot 5 being 1.5m wide x 2.0m deep shown as area Z on the plan attached hereto or shown on DP Plan (TBA) shall not have any vegetation above a height of 1.0m and/or any fencing or other structures greater than 1.0m in height.

*Note: Council will prepare the Consent Notice.*

## ADVICE NOTES FOR CONSENT HOLDERS, TO BE READ IN CONJUNCTION WITH THE DECISION

### Lapsing of this consent

This resource consent for subdivision will lapse **5 years** after the date of commencement of consent (i.e. the date of this letter) unless it has been given effect to by the Council issuing a certificate pursuant to Section 223 of the Resource Management Act 1991.

Application may be made under Section 125 of the Resource Management Act 1991 to extend the duration of the resource consent, and this must be submitted and approved prior to the consent lapsing.

### Lapsing of s223 Certification

The s223 certification will lapse **3 years** after the date of issue, the Section 223 certificate will lapse (if that certified plan has not been deposited in accordance with Section 224 of the Resource Management Act 1991). The s223 certificate can be re-certified only if the subdivision consent has not lapsed.

### Your Rights of Objection

If you do not agree with the Council's decision on this resource consent application, the conditions, or any additional fees that have been charged, you may lodge an objection with the Council under Section 357 or 357B of the Resource Management Act 1991. You have 15 working days from the date you receive this letter within which to lodge your objection **to the decision**. Objections **to additional fees** must be received within 15 working days of the date on which you receive the invoice. Your objection must be in writing and should clearly explain the reasons for your objection.

### Commencement of this consent

The commencement date for your resource consent is the date of this letter advising you of the Council's decision, unless you lodge an objection against the decision. The commencement date will then be the date on which the decision on the objection is determined.

### Water Supply

If there are any cross boundary water supply connections outside of the right of way the consent holder shall provide evidence of approval from Council's, Water Supply Team (water.connections@ccc.govt.nz) prior to the s223 Certification

### Services

New sewer and stormwater pipelines will be inspected and approved under building consent BCN/2022/5649 issued for this development.

### Minimum Levels and Filling

Minimum site levels have been set at building consent stage.

### Development Contributions

This proposal has been assessed for development contributions (DCs) under the provisions of the [Christchurch City Council Development Contributions Policy](#) (DCP). The proposal has been found to create additional demand on network and community infrastructure or reserves.

To help fund community facilities, the Local Government Act 2002 (LGA) allows a council to require development contributions if the effect of a development requires the council to provide new or upgraded infrastructure.

This Notice informs you of the DCs required by the Council for the development but is not a request for payment. An invoice will be issued by the Council when it requires payment of the DC's. Payment will be required before issue of a code compliance certificate for a building consent, commencement of the resource

consent activity, issue of a section 224(c) certificate for a subdivision consent or authorisation of a service connection, whichever is first. An invoice can be issued earlier at your request. Council may also issue an invoice, at its discretion, if it considers the development is already utilising Council infrastructure for which DCs are being required.

## Development contribution assessment summary

Development Contributions Summary						Application Ref:		RMA/2022/2447		
								Assessment		
Customer Name	Oak Property 2018 Limited									
Project Address	11 Hulbert Street									
Assessment Date	26/01/2023									
		Existing HUE	Proposed HUE	Net Increase to HUE Demand	Discount	Chargeable HUE	HUE Rate (incl GST)	DC Charge (incl GST)	Reduction (incl GST)	Net DC Charge (incl GST)
Activity	Catchment	A	B	C	D	E	F	G	H	I
Network Infrastructure										
Water Supply	Central North	1.00	4.36	3.36	0.00%	3.36	\$1,340.85	\$4,505.26	\$0.00	\$4,505.26
Wastewater Collection	City	1.00	4.36	3.36	0.00%	3.36	\$300.85	\$1,010.86	\$0.00	\$1,010.86
Wastewater Treatment & Disposal	Christchurch	1.00	4.36	3.36	0.00%	3.36	\$1,075.65	\$3,614.18	\$0.00	\$3,614.18
Stormwater & Flood Protection	Avon	1.00	1.37	0.37	0.00%	0.37	\$954.01	\$352.78	\$0.00	\$352.78
Road Network	Medium Density	1.00	4.36	3.36	0.00%	3.36	\$1,136.95	\$3,820.15	\$0.00	\$3,820.15
Active Travel	Metro Zone	1.00	4.36	3.36	0.00%	3.36	\$979.46	\$3,290.99	\$0.00	\$3,290.99
Public Transport	Metro Zone	1.00	4.36	3.36	0.00%	3.36	\$553.63	\$1,860.20	\$0.00	\$1,860.20
Community Infrastructure	District Wide	1.00	4.36	3.36	0.00%	3.36	\$988.43	\$3,321.12	\$0.00	\$3,321.12
Total Network & Community Infrastructure								\$21,775.54		\$21,775.54
Reserves										
Regional Parks	District Wide	1.00	4.36	3.36	0.00%	3.36		\$390.53	\$0.00	\$390.53
Garden & Heritage Parks	District Wide	1.00	4.36	3.36	0.00%	3.36		\$542.37	\$0.00	\$542.37
Sports Parks	District Wide	1.00	4.36	3.36	0.00%	3.36		\$1,302.84	\$0.00	\$1,302.84
Neighbourhood Parks	Medium Density	1.00	4.36	3.36	0.00%	3.36		\$269.05	\$0.00	\$269.05
Total Reserves								\$2,504.79		\$2,504.79
										GST 15%
										Total Development Contribution
										\$3,167.00
										\$24,280.33

Where both a resource consent and building consent are required as part of the same development, a development contribution (DC) assessment will be undertaken for both consents. However the applicant need only pay for one assessment. As a result, the Council will only invoice in accordance with either the assessment on the resource consent or the assessment on the building consent, whichever is the lower of the two (after any corrections or reassessments undertaken in accordance with the DCP).

The DC assessment is valid for 24 months from the date the assessment is issued (usually with the consent). If the original assessment expires before payment is made, reassessment of the DCs required will be carried out at the same time the invoice is generated.

Reassessments will incorporate any increases to the development contribution requirement in line with the Producers Price Index (PPI) as described in Parts 2.9 and A.7.3 of the DCP. PPI adjustments will incorporate all years between the original application and the time the reassessment is carried out.

## Reconsiderations and objections

Under section 199A of the Local Government Act 2002 you can request that the Council reconsider the required DC on the following grounds:

- the development contribution was incorrectly calculated or assessed under the DCP; or
- the Council incorrectly applied its DCP; or
- the information used to assess your development against the DCP, or the way the Council has recorded or used it when requiring a development contribution, was incomplete or contained errors.

A Request for Reconsideration form must be lodged with Council within 10 working days of receiving this DC Notice.

Under section 199C of the Local Government Act 2002 you can object to the assessed DC requirement on the following grounds:

- the development contribution was incorrectly calculated or assessed under the DCP; or
- the territorial authority incorrectly applied its DCP; or
- the information used to assess your development against the DCP, or the way the territorial authority has recorded or used it when requiring a development contribution, was incomplete or contained errors.



An Objection to DCs form must be lodged with the Council within 15 working days of receiving this DC Notice or a reconsidered assessment. A deposit of \$1,000.00 will be required to lodge an objection.

A form to request a reconsideration or lodge an objection can be found on our website.

To request an invoice please contact a Development Contributions Assessor by phone on (03) 941-8999 or email [developmentcontributions@ccc.govt.nz](mailto:developmentcontributions@ccc.govt.nz). Once an invoice has been issued payment is required within 30 days. Please quote the project number with all correspondence.

Further information regarding development contributions can be found on our website [www.ccc.govt.nz](http://www.ccc.govt.nz) or by contacting a Development Contributions Assessor on (03) 941-8999.

### Council Site Characteristics Information

The Councils Site Characteristics Information on this site is as follows:

Administrative Purposes	Guest accommodation (including whole unit listings on Airbnb; BookaBach; etc.) generally requires a resource consent in this zone when the owner is not residing on the site. For more information, please refer to: <a href="https://ccc.govt.nz/providing-guest-accommodation/">https://ccc.govt.nz/providing-guest-accommodation/</a> .
Built Features	Borelog/Engineer Report Image Available
District Plan	Property or part of property within the Liquefaction Management Area (LMA) Overlay which is operative.
District Plan	Property or part of property within the Christchurch District Plan (operative) Residential Medium Density Lower Height Limit Overlay
District Plan	This property or part of this property is close to at least one waterway with a setback within which District Plan rules apply to activities including buildings, earthworks, fences and impervious surfacing. Any part of the property within the setback will be affected by those rules.
District Plan Zone	Property or part of property within the Residential Medium Density Zone which is operative.
Ecan Requirement	There may be objectives, policies or rules in a regional plan or a regional bylaw that regulate land use and activities on this site. Please direct enquiries to Canterbury Regional Council (Environment Canterbury).
Ecan Requirement	A resource consent or permit may also be required from the Canterbury Regional Council or other territorial authority, particularly with respect to water bodies managed by those authorities. Please refer to the relevant regional plan and any relevant bylaws, and contact the Christchurch City Council if you are uncertain which authority manages the water body in question.
Flooding Related	The Council has a report, Coastal Hazard Assessment for Christchurch and Banks Peninsula (2017), that indicates this property or part of this property may be susceptible to coastal inundation (flooding by the sea). The 2017 report considers four sea level rise scenarios through to the year 2120. A copy of the 2017 report and other coastal hazard information can be found at <a href="http://www.ccc.govt.nz/coastalhazards">www.ccc.govt.nz/coastalhazards</a> .
Flooding Related	Property or part of property within the Flood Management Area (FMA) Overlay which is operative.
Flooding Related	This property may be affected by flooding by some tsunami scenarios as shown in reports by GNS and NIWA commissioned by ECan and CCC. Links to reports can be found at <a href="https://ccc.govt.nz/tsunami-evacuation-zones-and-routes/">https://ccc.govt.nz/tsunami-evacuation-zones-and-routes/</a> and on ECan's web site <a href="https://www.ecan.govt.nz">https://www.ecan.govt.nz</a> by searching for the terms tsunami hazard.
Flooding Related	This property is in the yellow tsunami evacuation zone. It could potentially be flooded only in a large distant source tsunami. Evacuation is not necessary after a long or strong earthquake. Evacuation is only necessary under an official Civil Defence Tsunami Warning to evacuate the yellow zone. Tsunami sirens should prompt turning on the radio or visiting <a href="https://ccc.govt.nz/services/civil-defence">https://ccc.govt.nz/services/civil-defence</a> . Stay out of the zone until told it is safe to go back. For more information visit <a href="https://ccc.govt.nz/services/civil-defence/hazards/tsunami-evacuation-zones-and-routes/">https://ccc.govt.nz/services/civil-defence/hazards/tsunami-evacuation-zones-and-routes/</a>
Ground Characteristic	Christchurch City Council holds indicative information on liquefaction hazard for Christchurch. Information on liquefaction, including an interactive web tool, can be found on the Council website at <a href="http://ccc.govt.nz/liquefaction">ccc.govt.nz/liquefaction</a> . Depending on the liquefaction potential of the area that the property is in, the Council may require site-specific investigations before granting future subdivision or building consent for the property.

Land Characteristic Other	Land Information New Zealand (LINZ) engaged Tonkin and Taylor to provide a Geotechnical Report on Ground Movements that occurred as a result of the Canterbury Earthquake Sequence. The report indicates this property may have been effected by a degree of earthquake induced subsidence. The report obtained by LINZ can be accessed on their website at <a href="https://www.linz.govt.nz">https://www.linz.govt.nz</a> and search Information for Canterbury Surveyors.
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### Health of Land

In the event that soils are found to have visible staining, odours and/or other conditions that indicate soil contamination, then work must cease until a Suitably Qualified and Experienced Practitioner (SQEP) engaged by the consent holder has assessed the matter and advised of the appropriate remediation and/or disposal options for these soils. The consent holder shall immediately notify the Council Attention: Team Leader Environmental Health, by way of email to [EnvResourceMonitoring@ccc.govt.nz](mailto:EnvResourceMonitoring@ccc.govt.nz). Any measures to manage the risk from potential soil contamination shall also be communicated to the Council prior to work re-commencing.

### Earthworks

Chapter 8, Rule 8.9 of the Christchurch District Plan refers to Earthworks and specifies the maximum permitted depth of excavation and fill. There is no exemption for subdivisions, therefore any excavating or filling exceeding this depth will require a further resource consent.

**Reported and recommended by:** Angela O'Reilly, Subdivision Planner

**Date:** 28<sup>th</sup> April 2023

<b>Decision</b>
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That the above recommendations be adopted for the reasons outlined in the report.

**Delegated officer:**



Sean Ward  
Team Leader Planning  
28/04/2023

SCALE 1 : 200 (A3)	SIZE A3
DRAWING NO SC-01	REV A



4 Meadow Street, PO Box 5558, Papanui, Christchurch

P 03 352 5599	AMBERLEY 03 314 9200
F 03 352 5527	ASHBURTON 03 307 7021
TOLL FREE 0508 787 887	DARFIELD 03 318 8151

REV	DATE	REVISION DETAILS
A	01/07/22	FOR SUBDIVISION CONSENT

DRAFTED SRS	VERIFIED
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VED

DATE \_\_\_\_\_

PROJECT

SIMON WILLIAMS - 11 HULBERT STREET

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TITLE

PROPOSED SUBDIVISION OF LOT 3 DP 5708

RT CB358/105

SHEET 1 OF 1