

RPNZ document ordering service

Document, Interest, Instrument: 12853885.5

Property: 38 Cemetery Road, Wainui, Christchurch City

Legal Description: Lot 2 Deposited Plan 588703

CoreLogic Reference: 3268017/3

Processed: 05 November 2025

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View Instrument Details



Instrument No	12853885.5
Status	Registered
Date & Time Lodged	27 October 2023 18:10
Lodged By	MacFarlane, Olivia Kate
Instrument Type	Consent Notice under s221(4)(a) Resource Management Act 1991



Affected Records of Title	Land District
1120187	Canterbury
1120188	Canterbury
1120189	Canterbury
1120190	Canterbury
1120191	Canterbury
1120192	Canterbury
1120193	Canterbury
1120194	Canterbury
1120195	Canterbury
1120196	Canterbury

Annexure Schedule Contains 3 Pages.

Signature

Signed by Olivia Kate MacFarlane as Territorial Authority Representative on 27/10/2023 05:42 PM

***** End of Report *****



IN THE MATTER OF the Resource Management Act 1991

AND

IN THE MATTER OF DP 588703 and Subdivision Consent RMA/2020/3091

CONSENT NOTICE PURSUANT TO SECTION 221, RESOURCE MANAGEMENT ACT 1991

To: The Registrar-General of Land
Canterbury Land Registration District
LAND INFORMATION NEW ZEALAND

TAKE NOTICE that the land described below is subject to conditions in relation to a subdivision consent as follows:

Water Supply - Lots 1 to 10

This property is provided with a restricted flow water supply and requires the provision of on-site storage in accordance with Council's standards and specifications. A 1m³, 2m³ or 3m³ water connection can be applied for at building consent stage. The minimum storage capacity must be 48 hours normal gross supply.

This property must provide on-site storage for firefighting purposes to comply with the New Zealand Fire Service firefighting Water Supplies Code of Practice (SNZ PAS 4509:2008).

Stormwater Retention Tank - Lots 1 to 10

Stormwater runoff generated from residential roofs shall be captured and detained in a minimum 10 cubic metre stormwater detention tank (or combination of tanks with a total volume of at least 10 cubic metres), but with the final tank volume and outlet configuration to be agreed by the Council Stormwater Planning Engineer at the time of the Building Consent application. Maintenance of the rain tank shall be the responsibility of the property owner and shall be in accordance with the Operations and Maintenance Manual.

Stormwater Treatment Swale - Lots 1 to 10

Stormwater runoff generated from driveways and hardstanding areas shall be treated using one of the following treatment systems:

- A vegetated swale of a minimum length of 30 metres designed in general accordance with Auckland Council's Technical Publication TP10 guidelines, or
- One of the following proprietary devices, designed to treat the runoff from a 5mm/hr intensity rainfall event:
 - Stormwater360 Stormfilter with ZPG Media,
 - Stormwater360 Filterra,
 - Hynds Up-Flo Filter with CPZ Media,
 - SPEL Spelfilter, or
 - SPEL Hydrosystem.
- Maintenance of the treatment swale or system shall be the responsibility of the property owner and shall be in accordance with the Operations and Maintenance Manual, which is held on Council electronic file as TRIM 22/222880.

For any bespoke system (excluding a grass swale) an addendum to the Operations and Maintenance Manual will be required.



Specific Foundation Design - Lots 1 to 10

Any new structure requiring a Building Consent, in terms of Building Act provisions, shall have specific foundation design by a suitably experienced chartered engineer or by an appropriately qualified geotechnical engineer.

All concentrated stormwater or collected groundwater shall be discharged in a controlled manner to the Council stormwater network. The outfalls shall be designed to avoid scour and erosion and in accordance with the Waterways, Wetlands and Drainage Guide.

Building Platforms - Lots 1 to 10

Any new dwelling shall be located within the nominated building location for each respective lot, as shown on the attached plan.

Note: Should construction on an alternative building location be sought that location will need to be supported by a favourable additional geotechnical investigation undertaken by a suitably qualified and experienced geotechnical engineer. An application will then need to be made pursuant to Section 221(3) of the Resource Management Act 1991 to vary this consent notice.

Waterway Landscape Plantings - Lot 5

All landscaping on the bank of the pond at the rear of the site shall be maintained. The location is shown on the attached plan. Any dead, diseased, or damaged landscaping shall be replaced within the following planting season (extending from 1 April to 30 September) with trees/shrubs of similar species to the existing landscaping.

AND THAT you are hereby directed and required to register the same pursuant to Section 221 Resource Management Act 1991.

DESCRIPTION OF LAND AFFECTED

ALL THOSE parcels of land comprising:

- Lot 1 DP 588703 comprised in Record of Title 1120187
- Lot 2 DP 588703 comprised in Record of Title 1120188
- Lot 3 DP 588703 comprised in Record of Title 1120189
- Lot 4 DP 588703 comprised in Record of Title 1120190
- Lot 5 DP 588703 comprised in Record of Title 1120191
- Lot 6 DP 588703 comprised in Record of Title 1120192
- Lot 7 DP 588703 comprised in Record of Title 1120193
- Lot 8 DP 588703 comprised in Record of Title 1120194
- Lot 9 DP 588703 comprised in Record of Title 1120195
- Lot 10 DP 588703 comprised in Record of Title 1120196

DATED this 11th day of October 2023

SIGNED for and on behalf of
CHRISTCHURCH CITY COUNCIL

A handwritten signature in blue ink, appearing to read "M. Regnault", written over a horizontal line.

Marilyn Regnault

Principal Advisor Resource Consents

Authorised Officer (for the purposes of Section 221 Resource Management Act 1991)

