

APPENDIX 6 – APPROVED SUBDIVISION CONSENT FOR KAMA TRUST LANDHOLDINGS WITHIN AREA 6

3 April 2025

B&A ref: 17993
WDC ref: SP/0091/24.03

Kama Trust
C/- Barker & Associates Ltd (Cambridge)
5/47 Alpha Street
Cambridge 3434
Attn: Gareth Moran

Digitally Delivered

Dear Gareth,

RESOURCE CONSENT – DECISION

Application number: SP/0091/24.03
Applicant: Kama Trust
Address: 326 & 342 Peake Road, 98 & 108 Hautapu Road, Cambridge
Proposed activity(s): Section 127 - Change of consent conditions to reflect changes to stormwater soakage basins and conveyancing swales, lots and lot sizes, and vehicle entrances

I wish to advise you of Waipā District Council's decision to **grant** your application for subdivision consent under the Resource Management Act 1991 (RMA). Please see below for the details of the decision and conditions of consent.

The following information provides you with some guidance on your rights and what to do next. It is recommended that you seek independent advice if you are in any doubt as to the processes to be followed.

Objection

If you disagree with any part of this decision or any conditions of this consent, you may lodge an objection in writing to Council within **15 working days** of the receipt of this letter. Your objection must be in accordance with section 357 of the RMA and must include the reasons for your objection.

If you decide to lodge an objection to this consent, please note that you cannot lodge a section 223/224 application for subdivision.

Next Steps

When you're ready to start your subdivision talk to your surveyor/consultant about compliance with conditions of subdivision consent and the next steps in the process.

Lapsing of Consent

This subdivision consent lapses if:

- A survey plan is not submitted to Council under section 223 of the RMA within 5 years of the commencement of the consent; and
- The survey plan is not then deposited with Land Information New Zealand under section 224 of the RMA within 3 years of the plan first being submitted to Council under section 223.

Yours sincerely



Hayley Thomas
PROJECT PLANNER

DECISION ON A SECTION 127 APPLICATION TO CHANGE CONDITIONS OF CONSENT

Pursuant to Section 127 of the Resource Management Act 1991, the Waipā District Council approves the request to amend conditions of subdivision consent SP/0091/24 approved on **4 December 2024**:

Activity:	To change the conditions for SP/0091/24 to reflect changes to stormwater soakage basins and conveyancing swales, lots and lot sizes, and vehicle entrances
Consent Holder:	Kama Trust
Location Address:	326 & 342 Peake Road, 98 & 108 Hautapu Road, Cambridge
Legal Description:	Lot 1 DP 500427 [RT 744575], Lot 2 DP 500427 [RT 744576], Lot 2 DPS 67103 and Lot 1 DP 420007 [RT 476154]

Schedule 1 contains the conditions of consent applicable to LU/0157/24 and is included here for completeness. This consent is subject to the amended conditions attached as Schedule 2. Advisory notes for this consent are attached as Schedule 3. The reasons for this amended decision are attached as Schedule 4.

Dated at Cambridge this 3rd day of April 2025.

For and on behalf of Waipā District Council



Victoria Gorter
CONSENTS TEAM LEADER

Schedule 1

Conditions of Consent

Resource Consent No: LU/0157/24

General

- 1 The proposal must proceed in general accordance with the information submitted with the application, including the further information provided as a result of the Section 92 request, and the except where another condition of this consent must be complied with. This information is entered into council records as LU/0157/24.

Contaminated Soils - Updated Detailed Site Investigation

- 2 Prior to commencement of site development works, the consent holder shall submit an update to the Detailed Site Investigation ('DSI') report prepared for Kama Trust by HD Geo, dated 14 March 2024, project number HD1857. The updated DSI must address the following data gaps in the existing DSI:

- a) An assessment of potential for asbestos to be present in areas where this is a potential contaminant of concern is required.

Note: Asbestos was identified as contaminant of concern in the fill area identified in the northeastern corner of the site however was not analysed in any of the sample locations from within the fill area.

- b) An assessment of the environmental effects and potential discharges in accordance with the Contaminated Land Management Guideline (CLMG) No. 1 (MfE, updated 2021).

Note: There has been no comparison to environmental guidelines. While environmental effects are not covered by the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health, it is considered best practice to compare to environmental guidelines and to assess for potential discharges; and

- c) Further characterisation at location S18.

Note: The source of the elevated arsenic at S18 500 has not been fully investigated. It is not clear if anthropogenic materials were identified during the intrusive investigation and the sample location is approximately 25m from the fill area on the adjacent site.

The updated Detailed Site Investigation must be submitted to Waipā District Council for certification at least 15 working days in advance of site works being undertaken.

Contaminated Soils - Site Management Plan

- 3 Prior to commencement of site development works, the consent holder shall submit a Site Management Plan ('SMP') prepared by a suitably qualified and experienced practitioner in accordance with the current edition of the Ministry for Environment Contaminated Land Management Guidelines No.1 – Reporting on Contaminated Sites in New Zealand, to the Environmental Health Team Leader of the Waipā District Council for certification. The SMP shall detail the procedures, controls and contingency measures that must be implemented for the duration of the works in order to protect human health by ensuring exposure pathways are minimized for the duration of the soil disturbance works and shall include, but not be limited to:
- a) Erosion and sediment controls;
 - b) Environmental controls for stockpiling;
 - c) Procedures to minimise on-site contaminant dispersal;
 - d) Unexpected contamination discovery protocols;
 - e) Transport and disposal of any material transported off-site;
 - f) Include all areas that will be vested with Council.

Note: *The off-site disposal of any potentially contaminated soil may qualify as a discharge of contaminants under the Waikato Regional Plan and therefore the applicant is advised to contact Waikato Regional Council to establish if the disposal activity requires Resource Consent.*

- 4 The procedures in the certified Site Management Plan under Condition 3 shall be implemented during all earthworks on the site.

Contaminated Soils - Remedial Action Plan

- 5 A Remedial Action Plan ('RAP') must be submitted by a suitably qualified and experienced practitioner and provided to the Environmental Health Team Leader of the Waipā District Council. The RAP must:
- a) Include a remediation strategy appropriate to eliminate or sufficiently reduce the human health risk posed by the contaminants.
 - b) Include a remediation methodology that must be implemented accordingly to achieve the remediation goals and to ensure the site is fit for its intended use.
 - c) Include procedures, controls and contingency measures that must be implemented during soil disturbance works to ensure the human health and environmental risks both on and off site are adequately managed.
 - d) Take into account the findings of the updated Detailed Site Investigation Report submitted in accordance with Condition 2 above.

The RAP must be submitted to Waipā District Council for certification at least 15 working days in advance of site works being undertaken.

Any significant variations to the proposed remedial methodology must be submitted to the Environmental Health Team Leader of the Waipā District Council for certification in advance of remedial works being undertaken.

Contaminated Soils - Site Validation Report

- 6 A Site Validation Report ('SVR') must be provided to Waipā District Council as soon as practical after remediation of any impacted areas has been completed. The SVR must confirm that the remediation targets stated in the RAP or in any certified revision of the RAP and relevant consenting requirements have been achieved. The SVR must also report on any residual risks that require ongoing management, if necessary. No development work is to commence until the Site Validation Report has been certified by the Waipā District Council.

Schedule 2

Conditions of Consent

Resource Consent No: SP/0091/24.03

Stage 1 – Boundary Relocation

Subdivision - General Accordance

- 7 The Land Transfer Plan to give effect to this subdivision consent must be in general accordance with the approved plan prepared by Nicklin CE reference 60103C dated 31 October 2024 submitted with application SP/0091/24, unless otherwise altered by the consent conditions. A copy of the approved plan is attached.

Consent Notice

- 8 The following conditions must be complied with on a continuing basis by the subdividing owner and subsequent owners:

- a) The registered and future proprietors of Lot 4000 must ensure onsite stormwater disposal, onsite wastewater disposal and onsite water supply are provided within the site prior to the availability of connection to Council's reticulated infrastructure. As and when the reticulated infrastructure is available within Hautapu Road, or the new road within Lot 1 of SP/0091/24, connection to Council's reticulation will be at the proprietor's expense.

Note: At the time of granting consent for subdivision SP/0091/24, Council's reticulated networks had not been extended to the boundaries of the site and on-site infrastructure is required as an interim measure.

- b) The registered and future proprietors of Lot 4000 must close the westernmost entrance on Hautapu Road and construct a new entrance from 'Road 101' at the time the new road shown as 'Road 101' on SP/0091/24 is formed. The existing entrance must be permanently closed to vehicular traffic, permanently fenced, and the drainage and berm reinstated to the acceptance of Council's Team Leader – Development Engineering at the proprietor's expense.

Note: The existing entrance is too close to the proposed intersection and may operate in an interim capacity only. A new entrance is required to be formed to serve Lot 4000 at the time Lot 101 is constructed.

Power and Telecommunication Confirmation

- 9 At the time of Section 224(c) application, evidence must be provided confirming the power

and telecommunications serving the site are wholly contained within the site boundaries, or easements shown on the plan to protect these services.

Easements - Cancellation

10 The consent holder must arrange for the following easements to be cancelled:

- a) Easement Instrument 6241448.1 for right of way 'A' is to be cancelled as it relates to Lot 1 DP 420007.

This condition shall be satisfied with the signing of a Section 243 Certificate.

Stage 2 – Subdivision of 3 lots into 7 lots, a road, a stormwater reserve and swales, and 2 balance lots

Subdivision - General Accordance

11 The Land Transfer Plan to give effect to this subdivision consent must be in general accordance with the approved plan prepared by Nicklin CE reference 60103F dated 26 March 2025 submitted with application SP/0091/24.03, unless otherwise altered by the consent conditions. A copy of the approved plan is attached.

Subdivision - Amalgamation

12 At the time of Section 223 certification, the following amalgamation must be expressed on the survey plan as follows:

- a) That Lot 102 hereon be held in five undivided one fifth shares by the owners of Lots 2 to 6 hereon as tenants in common. CSN Request 1921462.

Power

13 The consent holder must arrange with a local network electricity operator for the underground reticulation of electricity to serve all lots and pay all costs attributable to such work. The consent holder must submit to the Council written confirmation from the local network operator that satisfactory arrangements have been made for the reticulation of the service to all lots in the subdivision. This is to include, if necessary, the resiting, repositioning or removal of any electric power lines which exist on the land being subdivided.

Where electric power lines are crossing the boundary of any lots registered easements must be created for such services.

Telecommunications

14 The consent holder must arrange with a telecommunications company for the underground reticulation of telecommunication or fibre optic cables to serve all lots and pay all costs

attributable to such work. The consent holder must submit to the Council written confirmation from the telecommunications provider that the reticulation of the service to all lots in the subdivision has been provided. This is to include, if necessary, the resiting, repositioning or removal of any telecommunication cables which exist on the land being subdivided.

Where telecommunication serving any lot are required to cross the boundary of any other lot or lots registered easements must be created for such services.

All work shall be undertaken at the consent holder's expense.

Earthworks - Construction Management Plan

15 Prior to construction activities commencing on site, the consent holder must provide a finalised Construction Management Plan to Council's Team Leader – Development Engineering for certification. The plan must include, but is not limited to:

- a) Site management arrangements;
- b) Proposed construction program;
- c) Construction methodologies;
- d) Traffic Management including Access, Manoeuvring and parking arrangements;
- e) Contaminated Soil Management; and
- f) Accidental Discovery Protocols.

Earthworks - Construction

16 All earthworks must be carried out in accordance with good engineering practice and must:

- a) Be carried out in accordance with the standards stated in the advice note to the acceptance of Council's Team Leader – Development Engineering.
- b) The Construction Management Plan must be implemented, and all activities must be undertaken in accordance with the latest version of the Plan.
- c) Be carried out to avoid or mitigate any detrimental effect on the environment particularly with regards to the dust, the unnecessary destruction of vegetation, the contamination of natural water or the diversion of surface or ground water flows.
- d) Not result in alteration to the existing landform in such a manner that adjoining properties will be detrimentally affected particularly through changes in drainage systems or abrupt changes in ground level.
- e) Avoid any hazard to persons or property.

Earthworks - Sediment and Erosion Control

- 17 The consent holder must ensure that appropriate erosion and sediment control measures are adopted to minimise any sediment leaving the site and entering any stormwater drains or waterway. The measures must be implemented and maintained for the full duration of construction works.

Earthworks - Hours of Work

- 18 All earthworks and construction works must be restricted to the hours between 7:00am to 6:00pm Monday to Saturday. No such work must occur on Sundays or public holidays.

Earthworks - Abandoned Works

- 19 If work on site is abandoned or delayed by a period of more than 3 months, adequate preventative and remedial measures must be undertaken to control sediment discharge, dust and any adverse visual effects and must thereafter be maintained for so long as necessary. In particular, the site must be covered by a vegetative cover which has obtained a density of more than 80% of a normal pasture sward. All other such measures must be of a type and to a standard which are to the acceptance of the Council's Team Leader – Development Engineering.

Earthworks - Completion Report

- 20 Prior to Section 224 completion Certification, the consent holder must submit an Earthworks Completion Report. The Report must be prepared by a suitably qualified geotechnical professional and must demonstrate to the acceptance of the Council's Team Leader – Development Engineering the following matters:
- a) The location, staging and depths of the final cut and fill areas; and
 - b) Confirmation that Conditions 15 to 18 above has been met (including post-earthworks testing on each lot).

Note: *If recommended by the submitted geotechnical report, a consent notice is required on the identified lots for specific foundation design, as per the consent notice below*

Easements - Creation

- 21 The easements shown on the scheme plan of subdivision SP/0091/24.03 shall be created and duly granted or reserved.
- 22 Where any private wastewater, stormwater or water pipes or cables or power cables are required to cross another lot or lots or pass across the boundary of another lot or lots, a 2-metre minimum width easement is to be created and registered against the Record of Title of those lots affected.

- 23 Where proposed Waipā District Council wastewater, wastewater pump-station, water or stormwater lines are located within private lots a 3-metre minimum easement in gross in favour of the Waipā District Council is required. Easements in gross must be approved by the Waipā District Council's solicitors at the cost of the consent holder.

Note: *Easements for pipes and cables must be placed centrally over the pipe or cable location. All costs in connection with the easements must be met by the consent holder.*

Consent Notices

- 24 The following conditions must be complied with on a continuing basis by the subdividing owner and subsequent owners:

- a) The registered and future proprietors of Lots 1 to 7, 3000, and 5000 must ensure onsite stormwater disposal, onsite wastewater disposal and onsite water supply are provided within the site, prior to the availability of connection to Council's reticulated infrastructure. As and when the reticulated infrastructure is available within Hautapu Road, or the new road within Lot 101 of SP/0091/24.03, Lots 1 to 7, 3000, and 5000 must connect to Council's reticulation. All work will be at the proprietor's expense.

Note: *At the time of granting consent for subdivision SP/0091/24.03, Council's reticulated networks had not been extended to the boundaries of the site and on-site infrastructure is required as an interim measure.*

- b) The registered proprietor of Lots 1 to 7, 3000, and 5000 must ensure that new Buildings complies with "New Zealand Fire Service Fire Fighting Code of Practice SNZ PAS 4509:2008". Acceptance of any alternative will require written approval from NZ Fire Service.

Reason: *It is important that any prospective purchaser of Lots 1 to 7, 3000, and 5000 are made aware of this requirement when undertaking building work on Lots 1 to 7, 3000 and 5000. New Zealand Fire Service Fire Fighting Code of Practice SNZ PAS 4509:2008 requires all lots to provide access to an adequate water supply for firefighting purposes where infrastructure services are not provided by Council. Refer to Council Water Supply Bylaw for further information.*

Note: *At the time subdivision SP/0091/24.03 was granted and Lots 1 to 7, 3000, and 5000 were created, Council's reticulated network was not available at the site. On-site servicing is therefore required in the interim until the water supply network is extended, and connection is available.*

- c) That for subsequent development of Lots 1 to 7, 3000, and 5000 a suitably qualified and experienced engineer will be required to inspect the site and submit to Council for approval, at the time of building consent, design details on the foundations of the buildings.

- d) That for subsequent development of Lots 1 to 7, 3000, and 5000 all building layout and design, car parking and landscaping must be in accordance with the Hautapu Industrial Structure Plan within the Waipa District Plan.
- e) That for subsequent development of Lot 7 a 5m landscape strip and amenity tree planting at approx. 30m intervals along Hautapu Road is required in accordance with the Hautapu Industrial Structure Plan within the Waipa District Plan.

Before the deposit of the survey plan the Council must issue a consent notice pursuant to Section 221 of the Resource Management Act 1991 specifying the above condition. Such consent notice must be either prepared or checked at the cost of the subdividing owner by the Council's solicitors and must be registered against the title to all lots.

***Note:** At the time of Section 224(c), if connections to the Council's reticulated network connections for water supply and wastewater is installed, the consent notice under part (a) and (b) above will not be required.*

Road – Lot 101 & 106 - Design/Construction Plans

- 25 The consent holder must submit Design/Construction Plans for the road to vest within Lot 101 & 106 as shown on the SP/0091/24.03. The Design/Construction Plans must be submitted to Council for acceptance prior to carrying out any construction work required by this consent. All work associated with the roads vested to the Council must be designed to the acceptance of the Council's Team Leader – Development Engineering, and at the consent holder's expense. The submitted plans must include, but is not limited to:
- a) Pavement design;
 - b) Connection to existing services;
 - c) Fixed entrance location;
 - d) Tracking curve analysis;
 - e) Line marking and signage;
 - f) Traffic calming measures;
 - g) Road safety audit;
 - h) Longitudinal sections;
 - i) Common services trench;
 - j) Streetlights;
 - k) Kerb and Channel;
 - l) Footpath/Cycleway;

- m) Surface treatment;
- n) Stormwater conveyance between basins;
- o) Intersection with Hautapu Road details;
- p) Urbanisation of the Hautapu Road frontage details; and
- q) Streetscape & berm planting.

Note: *The intersection and Hautapu Road frontage details need align with the Hautapu Industrial Structure Plan details within the District Plan and be cognisant of the Council's project in this area to ensure rework is avoided.*

Road – Lot 101 & 106 - Construct

- 26 The consent holder must construct the road to vest as shown in Lot 101 within the scheme plan of subdivision SP/0091/24.03 as per the certified Design/Construction Plan submitted under Condition 25 above, to the acceptance of Council's Team Leader – Development Engineering, and at the consent holder's expense.

Road – Lot 101 & 106 - Quality Assurance Certificates

- 27 Following completion of the road required under Condition 26 above, Quality Assurance Certificates from a suitably qualified and experienced professional must be completed, signed, and submitted to Council's Team Leader – Development Engineering for acceptance.

Road – Lot 101 & 106 - As-builts

- 28 The consent holder must provide as-built plans of the proposed road to vest, relevant quality assurance, and the structures located within the proposed road to vest prior to the issuing of the section 224 certificate, to the acceptance of Council's Team Leader – Development Engineering.

Road – Lot 101 & 106 - Vesting

- 29 The proposed Lot 101 ('Road 1') and Lot 106 shall be vested in Waipā District Council as Road pursuant to Section 238 of the Resource Management Act 1991. This shall be shown on the Section 223 survey plan.

Road – Lot 101 & 106 - Naming

- 30 The consent holder must undertake road naming for the proposed public road within Lot 101 & 106 on the scheme plan SP/0091/24.03 in accordance with the Waipā District Council Road Naming Policy.

Note: *Road names are required for all roads that serve 6 or more properties. Road names must be approved prior to submitting the Section 224(c) application.*

Access Lot – Lot 102 – Design/Construction Plans

- 31 The consent holder must submit Design/Construction Plans for the right of way in Lot 102 to a road standard in accordance with Council's standards. All work is to be carried out and completed to the acceptance of the Council's Team Leader – Development Engineering and must be at the consent holder's expense. The following issues must also be addressed:
- a) Lot 102 must have an appropriate wide traffic carriageway;
 - b) Test results of in-situ ground for the portion of new pavement to be constructed and for the existing formation;
 - c) Longitudinal sections;
 - d) Disposal of stormwater including all structures and erosion control; and
 - e) Common services trench.

Access Lot – Lot 102 - Construct

- 32 The consent holder must construct the access in Lot 102 within the scheme plan of subdivision SP/0091/24.03 as per the certified Design/Construction Plans submitted under Condition 31 above. The proposed access must be constructed to the Council's standards as set out in the RITS, completed to the acceptance of Council's Team Leader – Development Engineering, and at the consent holder's expense.

Access Lot – Lot 102 - Quality Assurance Certificates

- 33 Following completion of the access in Lot 102 as required under Condition 32 above, Quality Assurance Certificates from a suitably qualified and experienced professional must be completed, signed, and submitted to Council's Team Leader – Development Engineering for acceptance.
- 34 *This condition has been removed by SP/0094/24.03.*

Entrance - Construct

- 35 The consent holder must construct an industrial vehicle crossing to Lot 7, 102, and 5000 within the subdivision. All work is to be completed to the acceptance of Council's Team Leader – Development Engineering and must be at the consent holder's expense. The following issues must also be addressed:
- a) A vehicle crossing application will need to be completed.
 - b) All work must be completed by a Council approved contractor.

Entrance - Upgrade

35A The consent holder must upgrade the existing rural vehicle crossing to Lot 2 DPS 67103 & Lot 1 DP 420007 (342 Peake Road). All work must be completed to the acceptance of Team Leader – Development Engineering at the consent holder’s expense. The following issues must also be addressed:

- a) A vehicle crossing application will need to be completed.
- b) All work must be completed by a Council approved contractor.

35B The existing entrance to Lot 2 DP 500427 (326 Peake Road) must be permanently closed to vehicular traffic, permanently fenced, and the drainage and berm reinstated to the acceptance of Council’s Team Leader – Development Engineering at the consent holder’s expense.

Water Supply - Cross Boundary

36 The consent holder must submit to Council’s Team Leader – Development Engineering written and signed confirmation that, there are no water supply pipelines crossing boundaries between the existing and proposed lots. If any pipelines do cross boundaries, they must be removed/re-laid within the proposed new lots. This must be done at the cost of consent holder.

Water Supply – Design/Construction Plans

37 The consent holder must submit Design/Construction Plans for the water reticulation system to supply the proposed lots and connect to the existing reticulated network shown as on scheme plan SP/0091/24.03. The Design/Construction Plans must be submitted to Council for certification prior to carrying out any construction work required by this consent. This system must be designed to the acceptance of Council’s Team Leader – Development Engineering and must be at the consent holder’s expense. The submitted plans will need to include, but are not limited to:

- a) Reticulation layout;
- b) Pipe size, material, and pressure ratings;
- c) Hydrant locations;
- d) Valves and fittings details;
- e) Connections to service all lots;
- f) Connection and extension of the existing reticulation in Hautapu Road;
- g) Bedding/service trench details; and
- h) Thrust Block details.

Note: The Design/Construction Plans are to include the extension of the network from the pipeline in Hautapu Road. The extension of this pipeline must occur following the completion of Council's project. Should the extension of the Council network be delayed, the consent notices required under Condition 24 will advise landowners of the requirement to have an interim on-site solution.

Water Supply - Construct

- 38 The consent holder must construct the water reticulation as per the certified Design/Construction Plans submitted under Condition 37 above and to the acceptance of Council's Team Leader – Development Engineering at the consent holder's expense.

Water Supply - Quality Assurance Certificates

- 39 Following completion of the construction of the water reticulation required under Condition 38 above, Quality Assurance Certificates from a suitably qualified and experienced professional must be completed, signed, and submitted to Council's Team Leader – Development Engineering for acceptance.

Water Supply – As-builts

- 40 The consent holder must submit an as-built plan of all water supply infrastructure including connections to all lots. All work must be to the acceptance of Council's Team Leader – Development Engineering and be at the consent holder's expense.

Wastewater – Design/Construction Plans

- 41 The consent holder must submit Design/Construction Plans for the wastewater reticulation system to supply the proposed lots and connection to the existing receiving network shown on scheme plan SP/0091/24.03. The Design/Construction Plans must be submitted to Council for acceptance prior to carrying out any construction work required by this consent. This system must be designed to the acceptance of Council's Team Leader – Development Engineering and must be at the consent holder's expense. The submitted plans must include, but is not limited to:

- a) Flow direction and grades;
- b) Pipe sizing and material;
- c) Bedding details;
- d) Manhole sizing and details;
- e) Longitudinal sections;
- f) Connection and extension of the existing reticulation in Hautapu Road to the pump station; and

- g) Connections to service all lots.

Note: *The Design/Construction Plans are to include the extension of the network from the existing pipeline in Hautapu Road to the new pump station. The extension of this pipeline must occur following the completion of Council's project. Should the extension of the Council network and the establishment of the pump station be delayed, the consent notices required under Condition 24 will advise landowners of the requirement to have an interim on-site solution.*

Wastewater - Construct

- 42 The consent holder must construct the wastewater gravity reticulation as per the approved Design/Construction Plans submitted and certified under Condition 41 above and to the acceptance of Council's Team Leader – Development Engineering at the consent holder's expense.

Wastewater - Quality Assurance Certificates

- 43 Following completion of the wastewater gravity reticulation required under Condition 42 above, Quality Assurance Certificates from a suitably qualified and experienced professional must be completed, signed, and submitted to Council's Team Leader – Development Engineering for acceptance.

Wastewater – As-builts

- 44 As-built plans and information of all wastewater infrastructure assets must be provided to the acceptance of Council's Team Leader – Development Engineering and must be at the consent holder's expense.

Wastewater Pump Station - Interim Wastewater Conveyance

- 45 Prior to Section 224(c) application and the wastewater pump station being operative, the consent holder must enter into an Interim Wastewater Conveyance Agreement with the Waipa District Council. This agreement will outline the necessary connectivity of the wastewater pump station and associated infrastructure, ensuring adequate wastewater management for the entire subdivision.

Note: *The above condition is required due to the pump station within this subdivision occurring out of sequence compared to what the planned infrastructure delivery for the growth cell has anticipated. Therefore, Waipa District Council needs assurance on any bespoke interim temporary management of the asset that will be constructed. Items to be confirmed will need to cover the following matters:*

- i) *Pump storage location and duration (if not directed to the terminal pump station 1);*
- ii) *Commissioning deferment (based on timing); and*

- iii) *Management of wastewater interim conveyance (pumped or conveyed via sucker truck, therefore frequency and equipment hire source).*

Wastewater Pump Station – Design/Construction Plans

- 46 The consent holder must submit Design/Construction Plans for the wastewater pump station to supply the proposed lots and existing receiving network shown on scheme plan SP/0091/24.03. The Design/Construction Plans must be submitted to Council for acceptance prior to carrying out any construction work required by this consent. This system must be designed to the acceptance of Council’s Team Leader – Development Engineering and must be at the consent holder’s expense. The submitted plans must include, but is not limited to:
- a) Flow direction and grades;
 - b) Pipe sizing and material;
 - c) Bedding details;
 - d) Manhole sizing and details;
 - e) Longitudinal sections;
 - f) Connections to service all lots;
 - g) Pump sizing details;
 - h) Telemetry and electrical schematic details;
 - i) Scour/air valve locations and details; and
 - j) Odor control details.

Wastewater Pump Station - Construct

- 47 The consent holder must construct the wastewater pump station as per the approved Design/Construction Plans submitted under Condition 46 above and to the acceptance of Council’s Team Leader – Development Engineering at the consent holder’s expense.

Wastewater Pump Station - Quality Assurance Certificates

- 48 Following completion of the wastewater pump station required under Condition 47 above, Quality Assurance Certificates from a suitably qualified and experienced professional must be completed, signed, and submitted to Council’s Team Leader – Development Engineering for acceptance.

Wastewater Pump Station - ADR telemetry alarms (If used)

- 49 The consent holder must provide Council the contact information of the operation and maintenance contractor who be receiving alarms.

Wastewater Pump Station - Vesting

- 50 That Lot 100 shall be vested in Waipa District Council for Local Purpose (Sewer Pump Station) Reserve pursuant to Section 239 of the Resource Management Act 1991. This shall be shown on the Section 223 survey plan.

Stormwater - Design

- 51 The consent holder must submit Design/Construction Plans for the stormwater reticulation system to supply the proposed lots and the existing receiving network shown on scheme plan SP/0091/24.03. The Design/Construction Plans must be based on the information provided in the application and must be submitted to Council for certification prior to carrying out any construction work required by this consent. This system must be designed to the acceptance of Council's Team Leader – Development Engineering and must be at the consent holder's expense. The submitted plans must include, but is not limited to:

- a) Flow direction and grades;
- b) Pipe sizing and material;
- c) Longitudinal sections;
- d) Overland flow paths;
- e) Receiving network outlet details;
- f) Bedding details;
- g) Manhole sizing and details;
- h) Green Infrastructure details; and
- i) Connections, including rodding eyes, to service all new lots.

Stormwater – Construct

- 52 The consent holder must construct the stormwater reticulation as per the certified Design/Construction Plans under Condition 51 above and to the acceptance of Council's Team Leader – Development Engineering at the consent holder's expense.

Note: Confirmation of Council's inspections will need to be made at the Pre-Construction Meetings. Council's Engineers require a minimum of 48 hours' notice prior to an inspection.

- 53 Within 20 days of practical completion having been achieved for the stormwater basin, the consent holder shall notify the Council's Team Leader Development Engineering.

Stormwater – Quality Assurance Certificates

- 54 Following completion of the stormwater reticulation required under Condition 52 above,

Quality Assurance Certificates from a suitably qualified and experienced professional must be completed, signed, and submitted to Council's Team Leader – Development Engineering for acceptance.

Stormwater - As-builts

- 55 As-built plans and information of all stormwater infrastructure assets must be provided to the acceptance of Council's Team Leader – Development Engineering and must be at the consent holder's expense.

Stormwater Basin and Swales - Planting

- 56 The consent holder must provide a detailed Planting Management Plan for Lots 103, 104, and 105 prepared for the design and implementation of the stormwater treatment basin. This plan must include, but not be limited to:
- a) Site plantings including species to be planted, size of plants, and where they are to be planted, density of planting, sourcing of plants and fertilising;
 - b) Site preparation for planting including weed and pest control;
 - c) Timeline for planting;
 - d) Ongoing weed and pest control;
 - e) Supplementary/replacement planting plans specifications; and
 - f) Timing of monitoring maintenance inspections.
- 57 The Planting Management Plan must be submitted to Council's Team Leader – Development Engineering for certification within one month of the commencement of stormwater basin construction on site and must be implemented on site within the first planting season following completion of the basin unless otherwise agreed with the Council's Team Leader – Development Engineering.

Stormwater Basin - Basin Operations and Maintenance

- 58 The Consent Holder must provide a Stormwater Operation and Maintenance Plan ('SOMP') for the stormwater management system applicable to this stage. The objective of the SOMP must be to outline specific operation and maintenance procedures to be implemented to ensure the long-term effectiveness of the stormwater system in achieving the design stormwater management treatment and attenuation functions. The SOMP must provide for all operational, maintenance, planting and monitoring measures associated with the stormwater discharge activity authorised and may include, but not be limited to:
- a) A programme for regular monitoring and inspection of the stormwater management system including details of monitoring and inspection frequency.

- b) A programme for the regular collection and disposal of debris and sediment collected by the stormwater management devices to ensure that attenuation volumes are not compromised and that appropriate contaminant removal procedures are established.
- c) Inspection checklists for all aspects of the stormwater management system including monitoring and maintenance of water quality and vegetation.
- d) Details of who will be responsible for the operation and maintenance works; and
- e) Details of recording and reporting of operation and maintenance activities.

The SOMP must be submitted to the Council's Team Leader – Development Engineering for certification within 1 month of the commencement of the subdivision construction earthworks activities at the site and must be implemented on site for the duration of the stormwater diversion and discharge activities.

Any changes to the approved SOMP must be confirmed in writing by the consent holder and signed off in writing by the Council's Team Leader – Development Engineering prior to the implementation of any changes proposed.

Note: *Waikato Stormwater Management Guideline (TR2020/07) sets out an appropriate means of compliance with all works associated with the wetlands or other specified treatments.*

Note: *Council's standard practice is for the operation and maintenance to align with the defects period and sit with the developer for a 2 year period post completion of construction. The SOMP is used as the documentation that supports the maintenance expectations during this period.*

Stormwater Basin and Swales - Vesting

59 Lots 103, 104, and 105 shall be vested to Council only upon Council's Team Leader Development Engineering being satisfied in all respect of the construction including:

- a) Bulk earthworks and basin shaping;
- b) Inlet and outlet control structures;
- c) Subsoil Drainage (If required);
- d) Landscaping and/or plantings; and
- e) A stormwater operation and maintenance plan being approved.

59A Lots 103, 104, and 105 must be vested in Waipā District Council for Local Purpose Reserve (Stormwater) pursuant to Section 239 of the Resource Management Act 1991. This must be shown on the Section 223 survey plan.

CCTV - New Reticulation

60 The consent holder must conduct a CCTV survey of all public wastewater and stormwater reticulation constructed for the proposed subdivision, to assess, but not be limited to, pipe condition, pipe jointing, and gradient variations. The CCTV survey must be submitted for certification to Council's Team Leader – Development Engineering. The following matters must also be included when submitting CCTV survey:

- a) CCTV report from a suitably qualified professional.
- b) Details on each separate pipeline surveyed highlighting any defects and damages found, and
- c) Suggested remedies for the repair/elimination of defects found.

Note: All work will need to be carried out in accordance with the Guidelines as set out in the New Zealand Pipe Inspection Manual 2019 (4th Edition) and be at the consent holder's expense.

Development Contribution or Development Agreement

61 In accordance with Council's Development Contribution Policy, the consent holder must either:

- a) Prior to the approval of any works associated with this subdivision, sign a Development Agreement with Waipa District Council that establishes the general financial terms, works and provisions for the subdivision. The Development Agreement must establish the framework for the outcomes that will be required.

Or:

- b) The Development Contributions as specified on an approved Development Contribution Notice signed by Council's Chief Executive must be paid prior to the issuing of the certificate under Section 224(c) of the Resource Management Act 1991.

Schedule 3

Advisory Notes

Resource Consent No: SP/0091/24.03 & LU/0157/24

- 1 Waikato Regional Council's "Erosion & Sediment Control, Guidelines for Soil Disturbing Activities" which can be found at <http://www.waikatoregion.govt.nz> is relevant to all construction sites. The design guideline covers cutting tracks, culverts, sediment control measures, such as silt fences, detention ponds, earth bunds, guidelines for re-vegetation.
- 2 Residential Earthworks - NZS: 4431:1989 Code of practice for earth fill for residential development, NZS:4404:2010 (schedule 2A) and Regional Infrastructure Technical Specifications (RITS): "Earthworks and Geotechnical Requirement" demonstrate appropriate means of compliance earth cut/fill practices.
- 3 The Council's standards are set out in the Regional Infrastructure and Technical Specification (RITS) and provide a means of compliance for approval.
- 4 Streetscape design will need to follow relevant standards set out in the Regional Infrastructure and Technical Specification (RITS) and follow the councils Tree Policy 2020. Streetscape design will need to include, but not be limited to, the species, locations, expected heights of any proposed plants and reason for any deviation from the above.
- 5 As-built plans and 'Parks Asset Recognition Form' (provided by council) of landscaping works that are to be owned/managed by Council will need to be submitted as part of the overall roading Asbuilt submission. The Streetscape Asbuilt plans will need to include the following:
 - i) Location and extent, types of materials;
 - ii) Botanical and Common name and location (measured position in the berm) of street trees;
 - iii) Names, grades, number, planting density of traffic island planting; and
 - iv) Installation date.
- 6 Part of the boundary fence appears to encroach on to the Road Reserve. Council may at any time require that all fences be relocated to the legal property boundary at the property owner's expense.
- 7 There are number of trees planted along the boundary fence that are on the Road Reserve. The trees have not been planted by Council and therefore, Council accepts no responsibility for the maintenance of these trees. Council may require at any time that the trees be removed or relocated onto private property at the property owner's expense.

- 8 All contractors or persons undertaking work in the road corridor, for which reinstatement work will be necessary, are required to make a Corridor Access Request (CAR) via the Submittica web site. A Traffic Management Plan for the works will need to be submitted with the CAR.
- 9 Road names must be approved prior to submitting the Section 224(c) application.
- 10 Once the section 224(c) completion certificate has been issued by Council for this subdivision, Council will advise the consent holder of property number(s). Entrances are required to be accurately numbered in accordance with the Rural and urban addressing standard, AS/NZS4819:2011. To conform to the above standard, the existing property numbering may need to change.
- 11 To ensure the new infrastructure constructed can connect to council infrastructure safely and comply to the New Zealand Drinking Water Standards 2005 (Revised 2018), the consent holder must complete a network shutdown request and submit to development engineering, councils shut down applications forms:
 - i) Shutdown request: WS-WSU-07 a(F) – APPENDIX A
 - ii) Shutdown methodology: WS-WSU-07 b(F) – APPENDIX B

As part of these applications requirements, the consent holder will need to provide the compliant pressure and water quality tests 3 days before the selected date. This is to ensure correct notifications to affected parties can be undertaken. The consent holder must also identify any potential high-risk water users and undertake direct liaison with them.

- 12 Meter ROW confirmation – Tap test: At the construction phase, once the visible tail down the property boundary installed, a ‘tap test’ is to be undertaken to confirm correct meter vs property tail. We will be informing this in our pre-construction meetings with the contractor and developers agent outlining the confirmation when necessary. Tap test involves fitting a standard tap to the tail and having the meter lids open to check meter roll over is occurring to the correct meter.
- 13 As-built plans and information on all infrastructure assets must be provided prior to the final inspection. This information is a statutory requirement. The Regional Infrastructure and Technical Specification (RITS) has an acceptable standard for the recording of all council assets.
- 14 All private stormwater infrastructure will need to comply with Waipa District Council’s Stormwater Bylaw 2019:
 - i) Section 7: Protection of Land Drainage Systems – Item 7.5; and
 - ii) Section 9: Private Stormwater Systems - All items.

This advisory note has been added as part of SP/0091/24.03:

- 15 The consent has been granted pursuant to Section 127 of the Resource Management Act 1991 to change a condition. For completeness all the conditions of the original consent are included in the decision. To obtain a copy of the original consent SP/0091/24 & LU/00157/24 granted for the site please contact Council planning staff.

Schedule 4

Reasons for Decision

Resource Consent No: SP/0091/24.03 & LU/0157/24

- 1 Subject to the above conditions, the application is not contrary to the relevant objectives and policies of the Waipā District Plan.
- 2 Any adverse environmental effects resulting from the proposal are deemed to be less than minor, or can be mitigated by the imposition of appropriate consent conditions. The proposal therefore meets the gateways tests of Section 104D of the Resource Management Act, for Non-Complying Activities.
- 3 Any adverse environmental effects resulting from the application are deemed to be less than minor, or can be mitigated by the imposition of appropriate consent conditions.
- 4 The application has not been publicly notified as the adverse effects of the proposal on the wider environment are not more than minor. The application has not been limited notified as the adverse effects on any persons will be less than minor. Accordingly, the application was processed on a non-notified basis.
- 5 Engineering requirements will ensure that the subdivision is adequately provided with services when the site is developed.

This reason has been amended as part of SP/0091/24.03:

- 6 The subject site is shown as 'Area 6' on the Hautapu Industrial Structure Plan, Appendix S5 of the Waipā District Plan. The Structure Plan requires specific infrastructure works prior to development within Area 6. To ensure that the structure plan requirements are imposed at the time of development Consent Notices have been imposed and will be established on each title to ensure future landowners are aware of these requirements, and a development agreement is to be entered into with the applicant.

This reason has been added as part of SP/0091/24.03:

- 7 The consent has been granted pursuant to Section 127 of the Resource Management Act 1991 to change a condition. The scheme plan and subdivision design has been amended to reflect engineering design changes for the stormwater basin and associated swales. As a result of these changes and the timing of their implementation, Stage 3 is no longer required and has been removed.



AMALGAMATION CONDITIONS:

1. THAT LOT 102 HEREON BE HELD IN FIVE UNDIVIDED ONE FIFTH SHARES BY THE OWNERS OF LOTS 2 TO 6 HEREON HEREON AS TENANTS IN COMMON

Conveyance swales to be Constructed as part of Stage 2 Civil Works

All Infrastructure items final location and size are subject to engineering approval.

SCHEDULE OF EXISTING EASEMENTS

PURPOSE	SHOWN	BURDENED LAND	DOCUMENT
RIGHT OF WAY	A	LOT 7 HEREON	EI 6241448.1

MEMORANDUM OF EASEMENTS

PURPOSE	SHOWN	BURDENED LAND	BENEFITTED LAND	CREATED IN STAGE
RIGHT TO DRAIN WATER	D	LOT 5 HEREON	LOT 8 HEREON	2
	E	LOT 3000 HEREON	LOTS 5 & 8 HEREON	2
RIGHT OF WAY, RIGHT TO CONVEY WATER, TELECOMMUNICATIONS & COMPUTER MEDIA, ELECTRICITY & GAS, & RIGHT TO DRAIN WATER & SEWAGE	F	LOT 102 HEREON	LOTS 2 - 7	2
RIGHT TO DRAIN SEWAGE	F	LOT 102 HEREON	LOT 1 HEREON	2

SCHEDULE OF EXISTING APPURTENANT EASEMENTS

PURPOSE	SHOWN	BURDENED LAND	DOCUMENT
RIGHT OF WAY	AREA A	LOT 1 DP 310233	EI 6241448.1

MEMORANDUM OF EASEMENTS IN GROSS

PURPOSE	SHOWN	BURDENED LAND	GRANTEE	CREATED IN STAGE
RIGHT OF WAY, RIGHT TO DRAIN SEWAGE, RIGHT TO CONVEY WATER	B	LOT 8 HEREON	WAIPA DISTRICT COUNCIL	2
RIGHT TO CONVEY WATER, RIGHT TO DRAIN SEWAGE, RIGHT TO DRAIN WATER	F	LOT 102 HEREON		2
RIGHT TO DRAIN SEWAGE	C	LOT 6 HEREON		2



NICKLIN CE
A DIVISION OF NICKLIN ENGINEERING

Proposed Subdivision of
Lot 1 & 2 DP 500427, Lot 2 DPS 67103, Lot 1 DP 420007

98 - 108 Hautapu Road

TOTAL AREA: 15.7256ha

Comprised in RT : 476154, 744576, 744575

NOTES: This plan is to be used by the named client only.
Areas and dimensions are approximate only and are subject to final survey.
This plan is for Subdivision Resource Consent purposes only and not to be used for any other purpose without NCE permission.

Date: 26 Mar 2025

Scale: 1:2000 @ A3

Drawn by: RJK

Client: KAMA TRUST

Ref: 60103 F

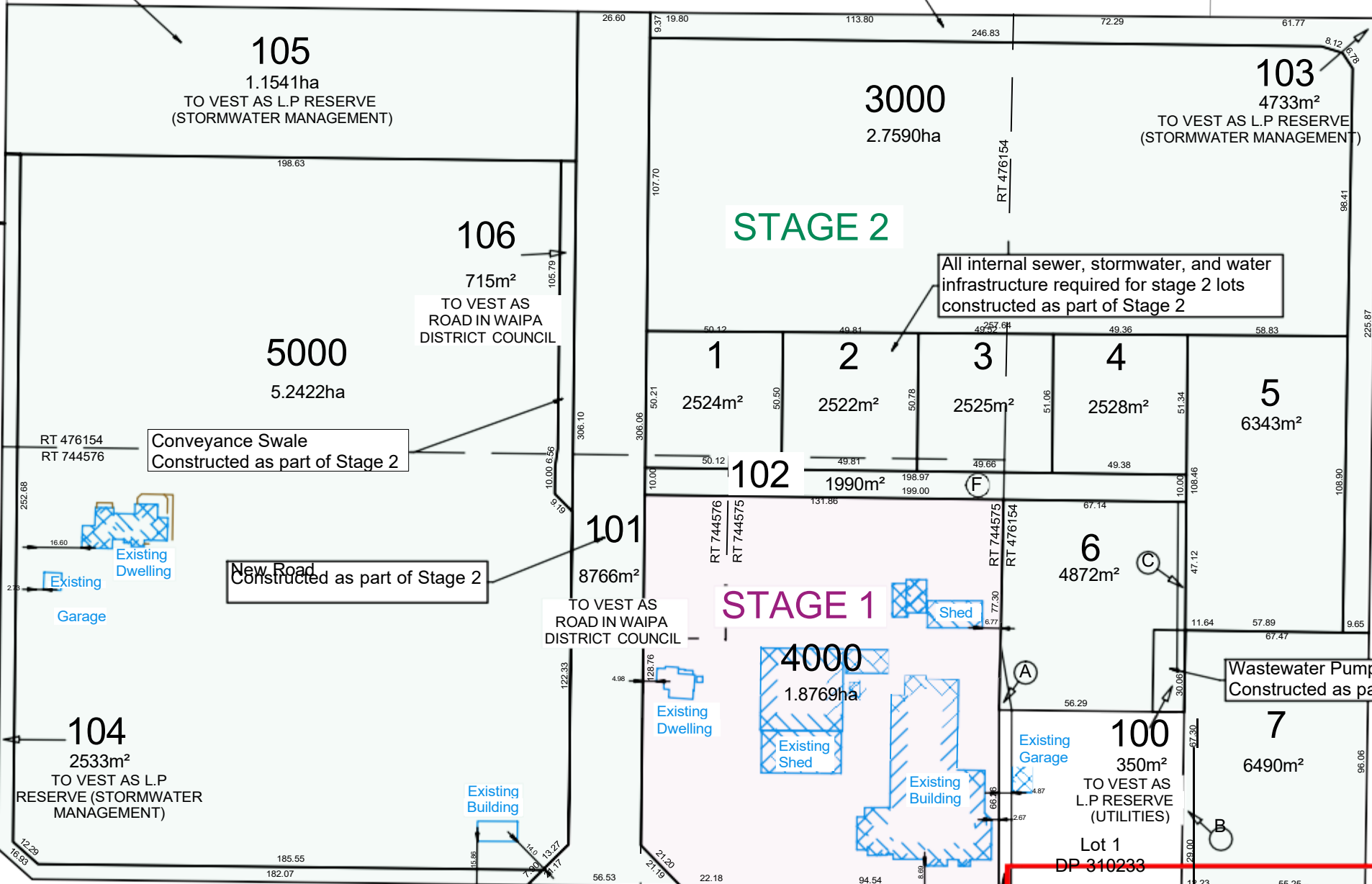
APPROVED

Waipa District Council

Subject to the conditions of the
resource consent SP/0091/24.03

PEAKE ROAD

HAUTAPU ROAD



Lot 1
DP 532855

Lot 1
DP 546845

Lot 2
DP 546845