

Appendix 6

Draft Consent Conditions

Schedule 1

DRAFT CONDITIONS OF CONSENT

Resource Consent No: SP/0074/23 & LU/0155/23

General

- 1 The proposal shall proceed in general accordance with the information and plans submitted with the application, the further information provided in response to the Section 92 request, and any revised information provided through the hearing process, except where another condition of this consent must be complied with. This information is entered into council records as SP/0074/23 & LU/0155/23. A copy of the approved plans is attached.
- 2 The completed compact housing development shall consist of no more than seven dwelling units.

Landscaping

- 3 The site shall be landscaped and fenced in accordance with the approved 'Site Landscaping Plan' prepared by Christopher Beer Architect Limited dated 24 October 2023 attached to this decision. The landscaping shall be implemented to the acceptance of Council's Consents Team Leader.

Construction

- 4 At least one week prior to the commencement of construction works on site, the consent holder must provide the owner and occupier of each adjoining property, with a letter describing the works to be undertaken on site. The letter must set out the expected duration of the works, and contact details for the site manager or consent holder in the event that there are concerns with the works.
- 5 That construction on site must be restricted to the hours of 7.30am to 6.00pm Monday to Saturday. No works must be undertaken on Sundays or public holidays.
- 6 All noise associated with the proposed works must comply with the requirements for construction noise set out in New Zealand Standard NZS 6803:1999 – Acoustics - Construction Noise.
- 7 The consent holder must ensure that the construction activities are managed in a manner to ensure that there are no dust emissions occurring beyond the boundary of the site that are objectionable or offensive.

Accidental Discovery Protocol

- 8 If taonga (treasured or prized possessions, including Māori artefacts) or archaeological sites are discovered in any area being earth-worked, the consent holder shall cease work within a 100m radius of the discovery immediately and contact local iwi, Heritage New Zealand (HNZ) and Council's Consents Team Leader. Works must not recommence until sign off to continue work is given by Council's Consents Team Leader.
- 9 If during construction activities, any Koiwi (skeletal remains) or similar material are uncovered, works are to cease within a 100m radius of the discovery immediately, and the consent holder must notify the New Zealand Police, local iwi, Heritage New Zealand (HNZ) and Council's Consents Team Leader. Works must not recommence until sign off to continue work is given by Council's Consents Team Leader.

Monitoring

- 10 The consent holder must notify the Waipā District Council enforcement team in writing two weeks prior to the commencement of activities associated with this consent.

Note: This advice should be emailed to:- consentmonitoring@Waipādc.govt.nz.

Landuse Conditions

- 11 Should the consent holder not proceed with subdivision of the site, Conditions 16, 17, and 19 to 32 inclusive, in addition to Conditions 1 to 10 above must be complied with.

Note: This consent has been approved on the basis the landuse and subdivision proceed concurrently, however there is the opportunity for the consent holder to proceed with the landuse without undertaking subdivision of the development. In order to ensure necessary infrastructure is provided to each dwelling, design and construction of infrastructure as outlined in the abovementioned conditions is required.

Subdivision Conditions

General

- 12 The Land Transfer Plan to give effect to this subdivision consent must be in general accordance with the approved plan prepared by Cheal Consultants drawing number 230233-SC001, Revision C, dated 6 November 2023, submitted with application SP/0074/23, unless otherwise altered by the consent conditions. A copy of the approved plan is attached.

Easements

- 13 At the time of Section 223 certification, the following easements must be expressed on the survey plan as follows:
- a) The Right of Way & Right to Convey Water, Electricity, Gas, Telecommunications & Right to Drain Water & Sewage shown as 'A'; and
 - b) Party Walls as shown as 'B' to 'K';
 - c) Right to Drain Water as shown as 'L' to 'P';
 - d) Right of Way as shown as 'Q', 'Q1', 'R', 'R1', 'S', 'S1', 'T', 'T1', 'U', and 'V';
 - e) Right to Drain Sewage as an Easement in Gross as shown as 'Q', 'R', 'W', 'S', 'X', 'T', 'Y', 'Z' and 'A';

on the scheme plan of subdivision SP/0074/23 must be created and duly granted or reserved.

- 14 Easements in Gross, required under Condition 13 above must be a minimum width of 3-metre placed centrally over any existing or proposed Council lines which will be located within any proposed new lots. The easement documentation shall be prepared by the Councils Solicitor and registered against the relevant record of title by the consent holder at their cost.

Amalgamation

- 15 The following amalgamation condition must be expressed on the survey plan as follows:
- a) That Lot 8 hereon (legal access) be held as to seven undivided one-seventh shares by the owners of Lots 1, 2, 3, 4, 5, 6 & 7 hereon as tenants in common in the said shares and that individual Records of Title be issued in accordance therewith. See CSN Request 1871128.

Power

- 16 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

- 17 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. All work must be undertaken at the consent holder's expense.

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

Consent Notice

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

- a) That for subsequent development of Lot 5 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.

Reason: *The above condition is required to ensure that the proximity of the foundation for Lot 5 is to comply with RITS 5.2.9 in relation to the pipe zone of influence.*

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 relevant titles.

Entrance: Closure

- 19 The existing entrance to Lot 4 DPS 6188 shall 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.

Entrance: Construct

- 20 The consent holder shall construct a vehicle crossing to Lot 8. All work is to be completed to the acceptance of Council's Team Leader – Development Engineering and shall be at the consent holder's expense. The following issues shall also be addressed:
- a) A vehicle crossing application will need to be completed.
 - b) All work shall be completed by a Council approved contractor.

Private Way: Design and Construction

- 21 The consent holder shall design and construct the Proposed Private Way shown as 'A' on the scheme plan SP/0074/23. The Design plans shall be submitted to Council for acceptance prior to carrying out any construction work required by this consent. All work associated with the Private Way shall be designed, constructed and completed to the acceptance of the Council's Team Leader – Development Engineering, and at the consent holder's expense. The submitted plans shall include but is not limited to:
- a) Pavement design;
 - b) Longitudinal sections;
 - c) Disposal of stormwater including all structures and erosion control;
 - d) Common services trench; and
 - e) Surface treatment.

Private Way: Quality Assurance Certificates

- 22 Following completion of the Private Way required under Condition 21 – Private Way: Design and Construction 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: Design/Construction Plans

- 23 The consent holder must submit Design/Construction Plans for the water reticulation system to supply the proposed lots and connection to the existing reticulated network as shown on scheme plan SP/0074/23. 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 must include, but is 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 Lots 1 to 7; and
- f) Bedding/service trench details.

Water Supply: Construction

24 The consent holder must construct the water supply reticulation as per the Design/Construction Plans submitted and signed off in accordance with Condition 23 above. All work is to be carried out and completed to the acceptance of Council's Team Leader – Development Engineering and must be at the consent holder's expense.

Water Supply: Quality Assurance Certificates

25 Following completion of the water supply reticulation required under Conditions 23 and 24 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-built Plan

26 Following completion of the water supply reticulation required under Conditions 23 and 24 above, the consent holder must submit an as-built plan of all the water supply reticulation, including connections to Lots 1 to 7. 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

27 The consent holder must submit Design/Construction Plans for the gravity wastewater reticulation system to supply the proposed lots and connection to the existing receiving network shown on scheme plan SP/0074/23. 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 Lots 1 to 7; and
- g) Build over ducting details.

Wastewater: Construction

28 The consent holder must construct wastewater gravity reticulation as per the approved Design/Construction Plans submitted and signed off in accordance with Condition 27 above. All work is to be carried out and completed to the acceptance of Council's Team Leader – Development Engineering and must be at the consent holder's expense.

Wastewater: Quality Assurance Certificates

29 Following completion of the wastewater gravity reticulation required under Conditions 27 and 28 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-built Plan

30 Following completion of the wastewater gravity reticulation required under Conditions 27 and 28 above, the consent holder must submit an as-built plan of all the wastewater gravity reticulation, including connections to Lots 1 to 7. All work must be to the acceptance of Council's Team Leader – Development Engineering and be at the consent holder's expense.

Wastewater: CCTV

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

- a) CCTV report from a suitably qualified professional;
- b) Details on each separate pipe line surveyed highlighting any defects and damages found; and

- c) Suggested remedies for the repair/elimination of defects found.

Stormwater: Private drainage

- 32 The consent holder shall install a stormwater drainage system as per the approved Stormwater Management Plan prepared by Cheal Consultants Limited prepared for Assured Construction Limited dated 4/11/2023. A suitably qualified and experienced Engineer will be required to inspect the site and submit to Council's Team Leader – Development Engineering for approval, design details on the proposed on-site stormwater disposal system. All work shall be at the consent holder's expense.

Schedule 2

DRAFT ADVISORY NOTES

Resource Consent No: SP/0074/23 & LU/0155/23

- 1 This consent is granted by the Council subject to the Council's officers and/or agents being permitted access to the property at all reasonable times for the purposes of carrying out inspections, surveys, investigations, tests, measurements or taking samples.
- 2 Building consent is required from Waipā District Council for the construction of the dwellings.
- 3 Pursuant to Section 36 of the Resource Management Act 1991 the consent holder will be required to pay the actual and reasonable costs incurred by the Waipā District Council when monitoring the conditions of this consent.
- 4 The crossing standards are set out in the Regional Infrastructure and Technical Specification (RITS) and all entrance work within the road corridor is only to be carried out by a Waipā District Council approved Contractor.
- 5 For establishment of the new entrance to the site, a Vehicle Crossing Application will need to be submitted to Council. There is no administration fee for the application to upgrade the entrance.
- 6 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 Submitica web site (www.submitica.co.nz). A Traffic Management Plan for the works will need to be submitted with the CAR.
- 7 Once the Section 224C 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.
- 8 The Regional Infrastructure and Technical Specification ('RITS') sets out a means of compliance for the design, construction and recording of all infrastructure assets.
- 9 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 shall complete a network shutdown request and submit to development engineering, councils shut down applications forms (available on request):

- a) Shutdown request: WS-WSU-07 a(F) – APPENDIX A
- b) 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 three days before the selected date. This is to ensure correct notifications to affected parties can be undertaken. The consent holder will also need to identify any potential high-risk water users and undertake direct liaison with them.

- 10 Meter ROW Confirmation - 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. 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.
- 11 As-built plans and information of all infrastructure assets, which are to be vested in Council, will need to be provided prior to the final inspection. This information is a statutory requirement.
- 12 This consent does not absolve any responsibility of the consent holder to comply with the provisions of the Wastewater Drainage Bylaw 2011 and Water Supply Bylaw 2013.