



**APPENDIX G**

**Proposed Consent Conditions**

## **CONDITIONS APPLICABLE TO ALL STAGES**

### **GENERAL**

1. The consent holder shall undertake the subdivision in general accordance with the approved Staging Plan prepared by Cogswell Surveys Ltd reference 4297-SP-1 REV G, dated September 2021, unless otherwise altered by the consent conditions.

### **DURATION OF CONSENT**

2. The subdivision is comprised of two (2) stages (and substages), Stage 1 (including sub-stages 1A, 1B, 1C, 1D) and Stage 2 comprising in total 212 residential lots, 1 neighbourhood commercial lot and associated local purpose reserves, utility lots, access lots and roads to vest, as well as three balance lots. Pursuant to Section 123 of the Resource Management Act 1991, the duration of each stage is for the period specified below:
  - (a) All stages are valid for 10 years commencing on the date the consent holder receives Council's decision to the subdivision application.
  - (b) The consent holder must construct the stages identified in condition 2 in accordance with the transportation infrastructure staging conditions set out in **Condition 3**. For clarification, this means Stage 1A – 1D, followed by Stage 2.

### **TRANSPORTATION INFRASTRUCTURE STAGING**

3. Transport infrastructure, including traffic management devices and multi-modal transportation elements shall be established commensurate with land development staging (refer Cogswell Staging Scheme Plan no. 4297-SP-1) as follows:
  - (a) The following shall be completed prior to the issue of section 224 certificates for **Stage 1A**:
    - i. Formation of road widening and markings on Cambridge Road, generally in accordance with Figure 1 and Attachment D of the memorandum prepared by Stantec Limited titled "C2 Structure Plan Area, Subdivision Consent Update Assessment – Traffic", dated 15 September 2021, to the satisfaction of the Waipa District Council, necessary to establish one through traffic lane in each direction together with a painted median and right turn bay at the Road 10 and Road 11 intersections of the subdivision;
    - ii. Formation of Lot 519;
  - (b) The following shall be completed prior to the issue of section 224 certificates for **Stage 1B**:

- i. Formation of Lot 515;
- (c) The following shall be completed prior to the issue of section 224 certificates for **Stage 1C**:
- i. Formation of Lot 521;
- (d) The following shall be completed prior to the issue of section 224 certificates for **Stage 1D**:
- i. Formation of Lot 516;
- (e) The following shall be completed prior to the issue of section 224 certificates for **Stage 2**:
- i. Formation of the Cambridge Road Roundabout intersection;
  - ii. Formation of a mid-block raised table signalised pedestrian crossing on Cambridge Road between Road 10 and Road 11 generally as shown on Figure 2 of the memorandum prepared by Stantec Limited titled “C2 Structure Plan Area, Subdivision Consent Update Assessment – Traffic”, dated 15 September 2021;
  - iii. Formation of a raised table traffic management device at the intersection of Cambridge Road and Road 10;
  - iv. Formation of a raised table traffic management device at the intersection of Cambridge Road and Road 11, together with establishment of a solid central median island on Cambridge Road and restriction of turning movements on Road 11 to left turn entry and left turn egress movements only;
  - v. Formation of a traffic management mode filter device on Road 10 at the intersection of Road 20 for the purpose of preventing through southbound movement along Road 10; and
  - vi. Formation of Lot 518, 520 and Lot 522.

#### **DEVELOPMENT AGREEMENT**

4. Prior to the approval of any works associated with this subdivision a Development Agreement must be concluded between Waipa District Council and the consent holder that establishes the general financial terms and provisions for the overall subdivision. The Development Agreement must establish the framework for the outcomes that will be required as a condition for each Stage.

## EASEMENTS

5. The easements shown on the scheme plan of subdivision [consent reference] shall be created and duly granted or reserved.
6. Where any wastewater, wastewater pumpstation, stormwater or water pipes or cables or power lines 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.
7. Where existing or proposed Waipa District Council wastewater, water or stormwater lines are located within Lots a 3-metre minimum easement in gross in favour of the Waipa District Council is required.
8. 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. Easements in gross must be approved by the Waipa District Council's solicitors at the cost of the consent holder.
9. Where any stormwater overland flow paths associated with any temporary stormwater pond(s) is required to cross another Lot or Lots, a stormwater easement must be created and duly granted or reserved. All costs associated with the easements must be met by the consent holder. The terms of the easements must be approved by the Waipa District Council's solicitor at the cost of the consent holder.
10. The consent holder shall arrange for the cancellation of the following listed easements pursuant to Section 243(e) of the Resource Management Act 1991:
  - (a) H525373.5
  - (b) H525373.6
  - (c) B282670.9
  - (d) B578304.8
  - (e) B282670.8
  - (f) B213633.3
  - (g) B621604.5 cancellation of appurtenant rights as they relate to Lot 5 DPS87758
  - (h) H525373.5
  - (i) H525373.6.

Note: This condition will be satisfied by signing of the certificate.

11. Any existing easements or easements created by previous stages that require cancellation or partial cancellation will require Council approval pursuant to section 243(e) of the Resource Management Act 1991.

#### **LANDSCAPING**

12. Where the implementation and ongoing maintenance of planting is set out in a Council approved landscaping plan and detailed in the Development Agreement, this shall be sufficient for the issue of a Section 224 certificate in accordance with the Resource Management Act.

## **STAGE 1A**

### **GENERAL**

- 1A.1. The consent holder shall submit a survey plan under section 223 of the RMA in general accordance with the approved resource consent subdivision plans for Stage 1A prepared by Cogswell Surveys and entitled "3MS Residential Development: Proposed Subdivision of Lot 2 & Pt Lot 1 DP 29023, Lot 2 DPS 65222, Lot 1 DPS 31006, Lot 1 DPS 75243, Lots 1 & 2 DPS 85575, Stage 1A" (drawings 4297-SP-2 REVG, 4297-SP-3 REVG and 4297-SP-4 REVG), dated September 2021, except as modified to comply with the conditions of consent.
- 1A.2. Lot 514 and Lot 519 shall be shown as road to vest pursuant to Section 238 of the Resource Management Act 1991.

### **ROADING**

#### **Submit Roading Design Drawings**

- 1A.3. The consent holder shall submit design/construction plans for Lot 519 (road to vest) as shown on drawings 4297-SP-2 REVG, 4297-SP-3 REVG and 4297-SP-4 REVG. The Design/Construction plans shall be submitted to Council for acceptance prior to carrying out any construction work required by this consent.

The submitted road design plans shall include:

- (a) Pavement design;
- (b) Connection to existing infrastructure;
- (c) Fixed entrance locations;
- (d) Maintenance access tracks;
- (e) Tracking curve analysis;
- (f) Line marking and signage;
- (g) Longitudinal sections;
- (h) Common services trench;
- (i) Surface treatments;
- (j) Traffic calming measures; and
- (k) Streetscape & berm planting (including location and extent, types of materials, botanical and common name and location (measured position in the berm) of street trees, names, grades, number, planting density of traffic island planting).

### **Construct Roads to Vest**

- 1A.4. The consent holder shall construct the road to vest as shown as Lot 519 as shown on drawings 4297-SP-2 REVG, 4297-SP-3 REVG and 4297-SP-4 REVG as per the accepted design/construction plans submitted under **Condition 1A.3** and to the acceptance of Council's Team Leader – Development Engineering at the consent holder's expense.

***Advice note:** the consent holder shall vest Lot 514 but the construction works will be undertaken by the Waipa District Council, or via an Infrastructure Works Agreement.*

### **Quality Assurance Certificates**

- 1A.5. Following completion of the road required under **Condition 1A.4**, Quality Assurance Certificates from a suitably qualified and experienced professional shall be completed, signed, and submitted to Council's Team Leader – Development Engineering.

### **Roading As-Built Plans**

- 1A.6. The consent holder shall provide as-built plans of the 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.

### **Vehicle Crossings**

- 1A.7. The consent holder must construct the vehicle crossings identified as part of the detailed design acceptance process (**Condition 1A.3**). The vehicle crossings are to be constructed to the standards as set out in the Regional Infrastructure Technical Specifications drawing D3.3.1. All work is to be completed to the acceptance of the Council's Team Leader – Development Engineering and is at the consent holder's expense.

#### ***Advice Notes: Road Corridor / Road Design***

*The Council's standards are set out in the Regional Infrastructure and Technical Specification (RITS) and provide a means of compliance for approval.*

#### ***Property Numbering***

*Once the section 224C completion certificate has been issued by Council for this subdivision, Council will advise the consent holder of property number(s).*

*Reasons: 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.*

## **WATER SUPPLY**

### **Submit Water Reticulation Design**

1A.8. The consent holder shall submit design/construction plans for the water reticulation system to supply the proposed lots and connect to the existing reticulated network. The design/construction plans shall be submitted to Council for acceptance prior to carrying out any construction work required by this consent. The water reticulationsystem shall be designed to the acceptance of Council's Team Leader – Development Engineering, and shall be at the consent holder's expense.

The submitted plans shall include:

- (a) Reticulation layout;
- (b) Pipe size, material, and pressure ratings;
- (c) Hydrant Locations;
- (d) Valves and fittings details;
- (e) Connection locations to service lots;
- (f) Bedding/service trench details; and
- (g) Thrust Block details.

### **Construct Water Reticulation**

1A.9. The consent holder shall construct the water supply reticulation system as per the accepted design/construction plans submitted under **Condition 1A.8**, and to the acceptance of Council's Team Leader – Development Engineering at the consent holder's expense.

### **Quality Assurance Certificates**

1A.10. Following completion of the water reticulation required under **Condition 1A.9**, Quality Assurance Certificates from a suitably qualified and experienced professional shall be completed, signed, and submitted to Council's Team Leader – Development Engineering.

### **Submit As-Built plans**

1A.11. The consent holder shall submit an as-built plans of all water infrastructure including connections to the relevant lots within the subdivision. All work shall be to the acceptance of Council's Team Leader – Development Engineering and be at the consent holder's expense.

#### ***Advice Notes:***

#### ***Water Design***

*The Regional Infrastructure and Technical Specification (RITS) sets out a means of compliance for the design and construction of all Water infrastructure assets.*



### **Location of new water connections**

*The location of the water connection shall comply with all aspects of Waipa District Council Water Supply Bylaw 2013.*

### **Connection to Council's main procedure**

*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:*

*Shutdown request: WS-WSU-07 a(F) – APPENDIX A Shutdown methodology: WS-WSU-07 b(F) – APPENDIX B*

*(These forms can be provided upon request)*

*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 shall also identify any potential high-risk water users and undertake direct liaison with them.*

## **WASTEWATER**

### **Submit Wastewater Reticulation Design**

- 1A.12. The consent holder shall submit design/construction plans for the wastewater reticulation system to supply the proposed lots and existing receiving network. The design/construction plans shall be submitted to Council for acceptance prior to carrying out any construction work required by this consent. This system shall be designed to the acceptance of Council's Team Leader – Development Engineering, and shall be at the consent holder's expense.

The submitted plans shall include:

- (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; and
- (g) Seismic Resiliency details.

### **Construct Wastewater Reticulation System**

- 1A.13. The consent holder shall construct the wastewater reticulation system as per the approved design/construction approved submitted under **Condition 1A.12** and to the acceptance of Council's Team Leader –Development Engineering at the consent holder's expense.

### **Quality Assurance Certificates**

1A.14. Following completion of the wastewater reticulation system required under **Condition 1A.13**, Quality Assurance Certificates from a suitably qualified and experienced professional shall be completed, signed, and submitted to Council's Team Leader – Development Engineering for acceptance.

### **Submit As-Built Plans**

1A.15. As-built plans and information of all wastewater infrastructure assets, which are to be vested in Council, shall be provided to the acceptance of Council's Team Leader – Development Engineering and shall be at the consent holder's expense.

## **STORMWATER**

### **Stormwater – Design**

1A.16. The consent holder shall submit design/construction plans for the stormwater management system. The design/construction plans shall be submitted to Council for acceptance prior to carrying out any construction work required by this consent. The stormwater management system shall be designed to the acceptance of Council's Team Leader – Development Engineering, and shall be at the consent holder's expense. The submitted plans shall include:

- (a) Temporary stormwater management devices;
- (b) Flow direction and grades;
- (c) Pipe sizing and material;
- (d) Longitudinal sections;
- (e) Overland flow paths;
- (f) Receiving network outlet details;
- (g) Bedding details;
- (h) Manhole sizing and details;
- (i) Green Infrastructure details; and
- (j) Connections locations, including rodding eyes.

### **Stormwater – Construction**

1A.17. The consent holder shall construct the stormwater management system as per the accepted design/construction under **Condition 1A.16** and to the acceptance of Council's Team Leader – Development Engineering at the consent holder's expense.

### **Stormwater - Quality Assurance Certificates**

- 1A.18. Following completion of the stormwater management system required under **Condition 1A.17**, Quality Assurance Certificates from a suitably qualified and experienced professional shall be completed, signed, and submitted to Council's Team Leader – Development Engineering for acceptance.

### **Stormwater - As-built Plans**

- 1A.19. As-built plans and information of all stormwater infrastructure assets provided under **Condition 1A.16**, which are to be vested in Council, shall be provided to the acceptance of Council's Team Leader – Development Engineering and shall be at the consent holder's expense.

### **CCTV – WASTEWATER AND STORMWATER**

- 1A.20. The consent holder shall conduct a CCTV survey of all public wastewater and stormwater reticulation constructed for the proposed subdivision, to assess pipe condition, pipe jointing, and gradient variations. The CCTV survey shall be submitted for acceptance to Council's Team Leader – Development Engineering to Council's CCTV recording system, "Retic Manager Ltd". The following matters shall also be included when submitting "Retic Manager Ltd":

- (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.

#### ***Advice Notes:***

#### ***Inspection Guidelines***

*All work shall 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 holders expense.*

#### ***Retic Manager***

*All Councils gravity reticulation systems are submitted through to Retic Manager Ltd. Submitters must register to upload through <https://reticmanager.com/app/account/login>. There is no upload application fee is applicable for submissions to Retic Manager Ltd, although there will be a review charge associated with Development Engineering's audit.*

### **GEOTECHNICAL COMPLETION REPORT**

- 1A.21. Prior to Section 224 Certification, the consent holder shall submit an Earthworks Completion Report. The report shall be prepared by a suitably qualified geotechnical professional and shall 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.
- (b) Confirmation that the earthworks have been carried out to the required standards.
- (c) Confirmation that each Lot has a suitable location on which to erect a dwelling.

If recommended by the submitted geotechnical report, **Condition 1A.24(a)** will require specific foundation design by a Chartered Professional Engineer on any identified Lots.

## **SERVICES – POWER AND TELECOMMUNICATIONS**

### **Power**

- 1A.22. 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 re-siting, repositioning or removal of any electric power lines which exist on the land being subdivided.

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

### **Telecommunications**

- 1A.23. The consent holder must arrange with a telecommunications company for the underground reticulation of telecommunications 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 company 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 re-siting, repositioning or removal of any telephone cables which exist on the land being subdivided.

Where telephone 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 NOTICES**

- 1A.24. The following conditions shall be complied with on a continuing basis by the subdividing owner and subsequent owners:
- (a) If required: for all Lots identified as requiring specific foundation design under **Condition 1A.21**, the foundations of any building must be designed by a Chartered Professional Engineer.

## **STAGE 1B**

### **GENERAL**

- 1B.1. The consent holder shall submit a survey plan under section 223 of the RMA in general accordance with the approved resource consent subdivision plans for Stage 1B prepared by Cogswell Surveys and entitled “3MS Residential Development: Proposed Subdivision of Lot 1000 Stage 1A” (drawings 4297-SP-5 REVG, 4297-SP-6 REVG and 4297-SP-7 REVG), dated September 2021, except as modified to comply with the conditions of consent.
- 1B.2. Lot 515 shall be shown as road to vest on the Section 223 Resource Management Act 1991 survey plan.
- 1B.3. Lot 500 shall be shown as road to vest on the Section 223 Resource Management Act 1991 survey plan.

### **Submit Roading Design Drawings**

- 1B.4. The consent holder shall submit design/construction plans for the road to vest (Lot 515) as shown on drawings 4297-SP-5 REVG, 4297-SP-6 REVG and 4297-SP-7 REVG. The Design/Construction plans shall be submitted to Council for acceptance prior to carrying out any construction work required by this consent.

The submitted road design plans shall include:

- (a) Pavement design;
- (b) Connection to existing infrastructure;
- (c) Fixed entrance locations;
- (d) Maintenance access tracks;
- (e) Tracking curve analysis;
- (f) Line marking and signage;
- (g) Longitudinal sections;
- (h) Common services trench;
- (i) Surface treatments;
- (j) Traffic calming measures; and
- (k) Streetscape & berm planting (including location and extent, types of materials, botanical and common name and location (measured position in the berm) of street trees, names, grades, number, planting density of traffic island planting).

### **Construct Roads to Vest**

- 1B.5. The consent holder shall construct the road to vest as shown as Lot 515 within the scheme plan drawings 4297-SP-5 REVG, 4297-SP-6 REVG and 4297-SP-7 REVG as per the accepted design/construction plans submitted under **Condition 1B.4** and to the acceptance of Council's Team Leader – Development Engineering at the consent holder's expense.

***Advice note:** While Lot 500 will be vested as road, the consent holder is not required to construct this road.*

### **Quality Assurance Certificates**

- 1B.6. Following completion of the road required under **Condition 1B.5**, Quality Assurance Certificates from a suitably qualified and experienced professional shall be completed, signed, and submitted to Council's Team Leader – Development Engineering.

### **Roading As-Built Plans**

- 1B.7. The consent holder shall provide as-built plans of the 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.

### **Vehicle Crossings**

- 1B.8. The consent holder must construct the vehicle crossings identified as part of the detailed design acceptance process (**Condition 1B.4**). The vehicle crossings are to be constructed to the standards as set out in the Regional Infrastructure Technical Specifications drawing D3.3.1. All work is to be completed to the acceptance of the Council's Team Leader – Development Engineering and is at the consent holder's expense.

***Advice note:** While Lot 500 will be vested as road, the consent holder is not required to construct this road.*

#### **Advice Note: Road Corridor / Road Design**

*The Council's standards are set out in the Regional Infrastructure and Technical Specification (RITS) and provide a means of compliance for approval.*

#### **Property Numbering**

*Once the section 224C completion certificate has been issued by Council for this subdivision, Council will advise the consent holder of property number(s).*

*Reasons: 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.*

## **WATER SUPPLY**

### **Submit Water Reticulation Design**

1B.9. The consent holder shall submit design/construction plans for the water reticulation system to supply the proposed lots and connect to the existing reticulated network. The design/construction plans shall be submitted to Council for acceptance prior to carrying out any construction work required by this consent. The water reticulation system shall be designed to the acceptance of Council's Team Leader – Development Engineering, and shall be at the consent holder's expense.

The submitted plans shall include:

- (a) Reticulation layout;
- (b) Pipe size, material, and pressure ratings;
- (c) Hydrant Locations;
- (d) Valves and fittings details;
- (e) Connection locations to service lots;
- (f) Bedding/service trench details; and
- (g) Thrust Block details.

### **Construct Water Reticulation**

1B.10. The consent holder shall construct the water supply reticulation system as per the accepted design/construction plans submitted under **Condition 1B.9**, and to the acceptance of Council's Team Leader – Development Engineering at the consent holder's expense.

### **Quality Assurance Certificates**

1B.11. Following completion of the water reticulation required under **Condition 1B.10**, Quality Assurance Certificates from a suitably qualified and experienced professional shall be completed, signed, and submitted to Council's Team Leader – Development Engineering.

### **Submit As-Built plans**

1B.12. The consent holder shall submit an as-built plans of all water infrastructure including connections to the relevant lots within the subdivision. All work shall be to the acceptance of Council's Team Leader – Development Engineering and be at the consent holder's expense.

#### ***Advice Notes:***

##### ***Water Design***

*The Regional Infrastructure and Technical Specification (RITS) sets out a means of compliance for the design and construction of all Water infrastructure assets.*

### **Location of new water connections**

*The location of the water connection shall comply with all aspects of Waipa District Council Water Supply Bylaw 2013.*

### **Connection to Council's main procedure**

*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:*

*Shutdown request: WS-WSU-07 a(F) – APPENDIX A Shutdown methodology: WS-WSU-07 b(F) – APPENDIX B*

*(These forms can be provided upon request)*

*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 shall also identify any potential high-risk water users and undertake direct liaison with them.*

## **WASTEWATER**

### **Submit Wastewater Reticulation Design**

- 1B.13. The consent holder shall submit design/construction plans for the wastewater reticulation system to supply the proposed lots and existing receiving network. The design/construction plans shall be submitted to Council for acceptance prior to carrying out any construction work required by this consent. This system shall be designed to the acceptance of Council's Team Leader – Development Engineering, and shall be at the consent holder's expense.

The submitted plans shall include:

- (a) Flow direction and grades;
- (b) Pipe sizing and material;
- (c) Bedding details;
- (d) Manhole sizing and details;
- (e) Longitudinal sections; and
- (f) Connections to service Lots.

### **Construct Wastewater Reticulation System**

- 1B.14. The consent holder shall construct the wastewater reticulation system as per the approved design/construction approved submitted under **Condition 1B.13** and to the acceptance of Council's Team Leader –Development Engineering at the consent holder's expense.



### **Quality Assurance Certificates**

1B.15. Following completion of the wastewater reticulation system required under **Condition 1B.14**, Quality Assurance Certificates from a suitably qualified and experienced professional shall be completed, signed, and submitted to Council's Team Leader – Development Engineering for acceptance.

### **Submit As-Built Plans**

1B.16. As-built plans and information of all wastewater infrastructure assets, which are to be vested in Council, shall be provided to the acceptance of Council's Team Leader – Development Engineering and shall be at the consent holder's expense.

## **STORMWATER**

### **Stormwater – Design**

1B.17. The consent holder shall submit design/construction plans for the stormwater management system. The design/construction plans shall be submitted to Council for acceptance prior to carrying out any construction work required by this consent. The stormwater management system shall be designed to the acceptance of Council's Team Leader – Development Engineering, and shall be at the consent holder's expense. The submitted plans shall include:

- (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 locations, including rodding eyes.

### **Stormwater – Construction**

1B.18. The consent holder shall construct the stormwater management system as per the accepted design/construction under **Condition 1B.17** and to the acceptance of Council's Team Leader – Development Engineering at the consent holder's expense.

### **Stormwater - Quality Assurance Certificates**

1B.19. Following completion of the stormwater management system required under **Condition 1B.18**,

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

### **Stormwater - As-built Plans**

1B.20. As-built plans and information of all stormwater infrastructure assets provided under **Condition 1B.17**, which are to be vested in Council, shall be provided to the acceptance of Council's Team Leader – Development Engineering and shall be at the consent holder's expense.

### **CCTV – WASTEWATER AND STORMWATER**

1B.21. The consent holder shall conduct a CCTV survey of all public wastewater and stormwater reticulation constructed for the proposed subdivision, to assess pipe condition, pipe jointing, and gradient variations. The CCTV survey shall be submitted for acceptance to Council's Team Leader – Development Engineering to Council's CCTV recording system, "Retic Manager Ltd". The following matters shall also be included when submitting "Retic Manager Ltd":

- (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.

#### **Advice Notes:**

#### **Inspection Guidelines**

*All work shall 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 holders expense.*

#### **Retic Manager**

*All Councils gravity reticulation systems are submitted through to Retic Manager Ltd. Submitters must register to upload through <https://reticmanager.com/app/account/login>. There is no upload application fee is applicable for submissions to Retic Manager Ltd, although there will be a review charge associated with Development Engineering's audit.*

### **GEOTECHNICAL COMPLETION REPORT**

1B.22. Prior to Section 224 Certification, the consent holder shall submit an Earthworks Completion Report. The report shall be prepared by a suitably qualified geotechnical professional and shall 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.

- (b) Confirmation that the earthworks have been carried out to the required standards.
- (c) Confirmation that each Lot has a suitable location on which to erect a dwelling.

If recommended by the submitted geotechnical report, **Condition B1.25(a)** will require specific foundation design by a Chartered Professional Engineer on any identified Lots.

## **SERVICES – POWER AND TELECOMMUNICATIONS**

### **Power**

- 1B.23. 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 re-siting, repositioning or removal of any electric power lines which exist on the land being subdivided.

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

### **Telecommunications**

- 1B.24. The consent holder must arrange with a telecommunications company for the underground reticulation of telecommunications 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 company 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 re-siting, repositioning or removal of any telephone cables which exist on the land being subdivided.

Where telephone 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 NOTICES**

- 1B.25. The following conditions shall be complied with on a continuing basis by the subdividing owner and subsequent owners:
- (a) If required: for all Lots identified as requiring specific foundation design under **Condition 1B.22**, the foundations of any building must be designed by a Chartered Professional Engineer.

## **STAGE 1C**

### **GENERAL**

- 1C.1. The consent holder shall submit a survey plan under section 223 of the RMA in general accordance with the approved resource consent subdivision plans for Stage 1C prepared by Cogswell Surveys and entitled "3MS Residential Development: Proposed Subdivision of Lot 1001 Stage 1B, Stage 1C" (drawings 4297-SP-8 REVG and 4297-SP-9 REVG), dated September 2021, except as modified to comply with the conditions of consent.
- 1C.2. Lot 521 shall be shown as road to vest on the Section 223 Resource Management Act 1991 survey plan.

### **Amalgamation**

- 1C.3. The following amalgamation conditions must be expressed on the survey plan as follows:
- (a) That Lot 400 hereon (Legal Access) be held as to four undivided one-quarter shares by the owners of Lots 52, 53, 54 and 55 hereon as Tenants in Common in the said shares and that individual Records of Title be issued in accordance therewith.
  - (b) That Lot 401 hereon (Legal Access) be held as to four undivided one-quarter shares by the owners of Lots 67, 68, 69 and 70 hereon as Tenants in Common in the said shares and that individual Records of Title be issued in accordance therewith.

(CSN Request XXXXXXXX).

## **ROADING**

### **Submit Roading Design Drawings**

- 1C.4. The consent holder shall submit design/construction plans for the road to vest (Lot 521) as shown on drawings 4297-SP-8 REVG and 4297-SP-9 REVG. The Design/Construction plans shall be submitted to Council for acceptance prior to carrying out any construction work required by this consent.

The submitted road design plans shall include:

- (a) Pavement design;
- (b) Connection to existing infrastructure;
- (c) Fixed entrance locations;
- (d) Maintenance access tracks;

- (e) Tracking curve analysis;
- (f) Line marking and signage;
- (g) Longitudinal sections;
- (h) Common services trench;
- (i) Surface treatments;
- (j) Traffic calming measures; and
- (k) Streetscape & berm planting (including location and extent, types of materials, botanical and common name and location (measured position in the berm) of street trees, names, grades, number, planting density of traffic island planting).

#### **Construct Roads to Vest**

1C.5. The consent holder shall construct the road to vest as shown as Lot 521 within the scheme plan drawings 4297-SP-8 REVG and 4297-SP-9 REVG as per the accepted design/construction plans submitted under **Condition 1C.4** and to the acceptance of Council's Team Leader – Development Engineering at the consent holder's expense.

#### **Quality Assurance Certificates**

1C.6. Following completion of the road required under **Condition 1C.5**, Quality Assurance Certificates from a suitably qualified and experienced professional shall be completed, signed, and submitted to Council's Team Leader – Development Engineering.

#### **Roading As-Built Plans**

1C.7. The consent holder shall provide as-built plans of the 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.

#### **Vehicle Crossings**

1C.8. The consent holder must construct the vehicle crossings identified as part of the detailed design acceptance process (**Condition 1C.4**). The vehicle crossings are to be constructed to the standards as set out in the Regional Infrastructure Technical Specifications drawing D3.3.1. All work is to be completed to the acceptance of the Council's Team Leader – Development Engineering and is at the consent holder's expense.

#### ***Advice Notes: Road Corridor / Road Design***

*The Council's standards are set out in the Regional Infrastructure and Technical Specification (RITS) and provide a means of compliance for approval.*

#### ***Property Numbering***

*Once the section 224C completion certificate has been issued by Council for this subdivision, Council*

*will advise the consent holder of property number(s).*

*Reasons: 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.*

## **WATER SUPPLY**

### **Submit Water Reticulation Design**

1C.9. The consent holder shall submit design/construction plans for the water reticulation system to supply the proposed lots and connect to the existing reticulated network. The design/construction plans shall be submitted to Council for acceptance prior to carrying out any construction work required by this consent. The water reticulation system shall be designed to the acceptance of Council's Team Leader – Development Engineering, and shall be at the consent holder's expense.

The submitted plans shall include:

- (a) Reticulation layout;
- (b) Pipe size, material, and pressure ratings;
- (c) Hydrant Locations;
- (d) Valves and fittings details;
- (e) Connection locations to service lots;
- (f) Bedding/service trench details; and
- (g) Thrust Block details.

### **Construct Water Reticulation**

1C.10. The consent holder shall construct the water supply reticulation system as per the accepted design/construction plans submitted under **Condition 1C.9**, and to the acceptance of Council's Team Leader – Development Engineering at the consent holder's expense.

### **Quality Assurance Certificates**

1C.11. Following completion of the water reticulation system required under **Condition 1C.10**, Quality Assurance Certificates from a suitably qualified and experienced professional shall be completed, signed, and submitted to Council's Team Leader – Development Engineering.

### **Submit As-Built plans**

1C.12. The consent holder shall submit an as-built plans of all water infrastructure including connections to the relevant lots within the subdivision. All work shall be to the acceptance of Council's Team

Leader – Development Engineering and be at the consent holder’s expense.

**Advice Notes:**

**Water Design**

*The Regional Infrastructure and Technical Specification (RITS) sets out a means of compliance for the design and construction of all Water infrastructure assets.*

**Location of new water connections**

*The location of the water connection shall comply with all aspects of Waipa District Council Water Supply Bylaw 2013.*

**Connection to Council’s main procedure**

*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:*

*Shutdown request: WS-WSU-07 a(F) – APPENDIX A Shutdown methodology: WS-WSU-07 b(F) – APPENDIX B*

*(These forms can be provided upon request)*

*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 shall also identify any potential high-risk water users and undertake direct liaison with them.*

**WASTEWATER**

**Submit Wastewater Reticulation Design**

1C.13. The consent holder shall submit design/construction plans for the wastewater reticulation system to supply the proposed lots and existing receiving network. The design/construction plans shall be submitted to Council for acceptance prior to carrying out any construction work required by this consent. This system shall be designed to the acceptance of Council’s Team Leader – Development Engineering, and shall be at the consent holder’s expense.

The submitted plans shall include:

- (a) Flow direction and grades;
- (b) Pipe sizing and material;
- (c) Bedding details;
- (d) Manhole sizing and details;
- (e) Longitudinal sections; and

- (f) Connections to service Lots.

### **Construct Wastewater Reticulation System**

- 1C.14. The consent holder shall construct the wastewater reticulation system as per the approved design/construction approved submitted under **Condition 1C.13** and to the acceptance of Council's Team Leader –Development Engineering at the consent holder's expense.

### **Quality Assurance Certificates**

- 1C.15. Following completion of the wastewater reticulation system required under **Condition 1C.14**, Quality Assurance Certificates from a suitably qualified and experienced professional shall be completed, signed, and submitted to Council's Team Leader – Development Engineering for acceptance.

### **Submit As-Built Plans**

- 1C.16. As-built plans and information of all wastewater infrastructure assets, which are to be vested in Council, shall be provided to the acceptance of Council's Team Leader – Development Engineering and shall be at the consent holder's expense.

## **STORMWATER**

### **Stormwater – Design**

- 1C.17. The consent holder shall submit design/construction plans for the stormwater management system. The design/construction plans shall be submitted to Council for acceptance prior to carrying out any construction work required by this consent. The stormwater management system shall be designed to the acceptance of Council's Team Leader – Development Engineering, and shall be at the consent holder's expense. The submitted plans shall include:
- (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 locations, including rodding eyes.



### **Stormwater – Construction**

- 1C.18. The consent holder shall construct the stormwater management system as per the accepted design/construction under **Condition 1C.17** and to the acceptance of Council’s Team Leader – Development Engineering at the consent holder’s expense.

### **Stormwater - Quality Assurance Certificates**

- 1C.19. Following completion of the stormwater management system required under **Condition 1C.18**, Quality Assurance Certificates from a suitably qualified and experienced professional shall be completed, signed, and submitted to Council’s Team Leader – Development Engineering for acceptance.

### **Stormwater - As-built Plans**

- 1C.20. As-built plans and information of all stormwater infrastructure assets provided under **Conditions 1C.17**, which are to be vested in Council, shall be provided to the acceptance of Council’s Team Leader – Development Engineering and shall be at the consent holder’s expense.

### **CCTV – WASTEWATER AND STORMWATER**

- 1C.21. The consent holder shall conduct a CCTV survey of all public wastewater and stormwater reticulation constructed for the proposed subdivision, to assess pipe condition, pipe jointing, and gradient variations. The CCTV survey shall be submitted for acceptance to Council’s Team Leader – Development Engineering to Council’s CCTV recording system, “Retic Manager Ltd”. The following matters shall also be included when submitting “Retic Manager Ltd”:

- (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.

#### ***Advice Notes:***

#### ***Inspection Guidelines***

*All work shall 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 holders expense.*

#### ***Retic Manager***

*All Councils gravity reticulation systems are submitted through to Retic Manager Ltd. Submitters must register to upload through <https://reticmanager.com/app/account/login>. There is no upload application fee is applicable for submissions to Retic Manager Ltd, although there will be a review charge associated with Development Engineering’s audit.*

## **GEOTECHNICAL COMPLETION REPORT**

1C.22. Prior to Section 224 Certification, the consent holder shall submit an Earthworks Completion Report. The report shall be prepared by a suitably qualified geotechnical professional and shall 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.
- (b) Confirmation that the earthworks have been carried out to the required standards.
- (c) Confirmation that each Lot has a suitable location on which to erect a dwelling.

If recommended by the submitted geotechnical report, **Condition 1C.25(a)** will require specific foundation design by a Chartered Professional Engineer on any identified Lots.

## **SERVICES – POWER AND TELECOMMUNICATIONS**

### **Power**

1C.23. 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 re-siting, repositioning or removal of any electric power lines which exist on the land being subdivided.

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

### **Telecommunications**

1C.24. The consent holder must arrange with a telecommunications company for the underground reticulation of telecommunications 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 company 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 re-siting, repositioning or removal of any telephone cables which exist on the land being subdivided.

Where telephone 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 NOTICES

1C.25. The following conditions shall be complied with on a continuing basis by the subdividing owner and subsequent owners:

- (a) If required: for all Lots identified as requiring specific foundation design under **Condition 1C.22**, the foundations of any building must be designed by a Chartered Professional Engineer.

## **STAGE 1D**

### **GENERAL**

- 1D.1. The consent holder shall submit a survey plan under section 223 of the RMA in general accordance with the approved resource consent subdivision plans for Stage 1D prepared by Cogswell Surveys and entitled “3MS Residential Development: Proposed Subdivision of Lot 1002 Stage 1C, Stage 1D” (drawings 4297-SP-10 REVG and 4297-SP-11 REVG), dated September 2021, except as modified to comply with the conditions of consent.
- 1D.2. Lot 516 shall be shown as road to vest on the Section 223 Resource Management Act 1991 survey plan.
- 1D.3. Lot 503 shall be shown as Local Purpose Reserve (accessway) to vest on the Section 223 Resource Management Act 1991 survey plan.

### **Amalgamation**

- 1D.4. The following amalgamation conditions must be expressed on the survey plan as follows:
- (a) That Lot 403 hereon (Legal Access) be held as to four undivided one-quarter shares by the owners of Lots 90, 91, 92 and 93 hereon as Tenants in Common in the said shares and that individual Records of Title be issued in accordance therewith.

(CSN Request XXXXXXXX).

### **ROADING**

#### **Submit Roading Design Drawings**

- 1D.5. The consent holder shall submit design/construction plans for the road to vest (Lot 516) as shown on drawings 4297-SP-10 REVG and 4297-SP-11 REVG. The Design/Construction plans shall be submitted to Council for acceptance prior to carrying out any construction work required by this consent.

The submitted road design plans shall include:

- (a) Pavement design;
- (b) Connection to existing infrastructure;
- (c) Fixed entrance locations;
- (d) Maintenance access tracks;
- (e) Tracking curve analysis;

- (f) Line marking and signage;
- (g) Longitudinal sections;
- (h) Common services trench;
- (i) Surface treatments;
- (j) Traffic calming measures; and
- (k) Streetscape & berm planting (including location and extent, types of materials, botanical and common name and location (measured position in the berm) of street trees, names, grades, number, planting density of traffic island planting).

### **Construct Roads to Vest**

1D.6. The consent holder shall construct the road to vest as shown as Lot 516 within the scheme plan drawings 4297-SP-10 REVG and 4297-SP-11 REVG as per the accepted design/construction plans submitted under **Condition 1D.5** and to the acceptance of Council's Team Leader – Development Engineering at the consent holder's expense.

### **Quality Assurance Certificates**

1D.7. Following completion of the road required under **Condition 1D.6**, Quality Assurance Certificates from a suitably qualified and experienced professional shall be completed, signed, and submitted to Council's Team Leader – Development Engineering.

### **Roading As-Built Plans**

1D.8. The consent holder shall provide as-built plans of the 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.

### **Vehicle Crossings**

1D.9. The consent holder must construct the vehicle crossings identified as part of the detailed design acceptance process (**Condition 1D.5**). The vehicle crossings are to be constructed to the standards as set out in the Regional Infrastructure Technical Specifications drawing D3.3.1. All work is to be completed to the acceptance of the Council's Team Leader – Development Engineering and is at the consent holder's expense.

#### ***Advice Notes: Road Corridor / Road Design***

*The Council's standards are set out in the Regional Infrastructure and Technical Specification (RITS) and provide a means of compliance for approval.*

#### ***Property Numbering***

*Once the section 224C completion certificate has been issued by Council for this subdivision, Council will advise the consent holder of property number(s).*

*Reasons: 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.*

## **WATER SUPPLY**

### **Submit Water Reticulation Design**

1D.10. The consent holder shall submit design/construction plans for the water reticulation system to supply the proposed lots and connect to the existing reticulated network. The design/construction plans shall be submitted to Council for acceptance prior to carrying out any construction work required by this consent. The water reticulation system shall be designed to the acceptance of Council's Team Leader – Development Engineering, and shall be at the consent holder's expense.

The submitted plans shall include:

- (a) Reticulation layout;
- (b) Pipe size, material, and pressure ratings;
- (c) Hydrant Locations;
- (d) Valves and fittings details;
- (e) Connection locations to service lots;
- (f) Bedding/service trench details; and
- (g) Thrust Block details.

### **Construct Water Reticulation**

1D.11. The consent holder shall construct the water supply reticulation system as per the accepted design/construction plans submitted under **Condition 1D.10**, and to the acceptance of Council's Team Leader – Development Engineering at the consent holder's expense.

### **Quality Assurance Certificates**

1D.12. Following completion of the water reticulation system required under **Condition 1D.11**, Quality Assurance Certificates from a suitably qualified and experienced professional shall be completed, signed, and submitted to Council's Team Leader – Development Engineering.

### **Submit As-Built plans**

1D.13. The consent holder shall submit an as-built plans of all water infrastructure including connections to the relevant lots within the subdivision. All work shall be to the acceptance of Council's Team Leader – Development Engineering and be at the consent holder's expense.

**Advice Notes:**

**Water Design**

*The Regional Infrastructure and Technical Specification (RITS) sets out a means of compliance for the design and construction of all Water infrastructure assets.*

**Location of new water connections**

*The location of the water connection shall comply with all aspects of Waipa District Council Water Supply Bylaw 2013.*

**Connection to Council's main procedure**

*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:*

*Shutdown request: WS-WSU-07 a(F) – APPENDIX A Shutdown methodology: WS-WSU-07 b(F) – APPENDIX B*

*(These forms can be provided upon request)*

*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 shall also identify any potential high-risk water users and undertake direct liaison with them.*

**WASTEWATER**

**Submit Wastewater Reticulation Design**

1D.14. The consent holder shall submit design/construction plans for the wastewater reticulation system to supply the proposed lots and existing receiving network. The design/construction plans shall be submitted to Council for acceptance prior to carrying out any construction work required by this consent. This system shall be designed to the acceptance of Council's Team Leader – Development Engineering, and shall be at the consent holder's expense.

The submitted plans shall include:

- (a) Flow direction and grades;
- (b) Pipe sizing and material;
- (c) Bedding details;
- (d) Manhole sizing and details;
- (e) Longitudinal sections; and
- (f) Connections to service Lots.

### **Construct Wastewater Reticulation System**

1D.15. The consent holder shall construct the wastewater reticulation system as per the approved design/construction approved submitted under **Condition 1D.14** and to the acceptance of Council's Team Leader –Development Engineering at the consent holder's expense.

### **Quality Assurance Certificates**

1D.16. Following completion of the wastewater reticulation system required under **Condition 1D.15**, Quality Assurance Certificates from a suitably qualified and experienced professional shall be completed, signed, and submitted to Council's Team Leader – Development Engineering for acceptance.

### **Submit As-Built Plans**

1D.17. As-built plans and information of all wastewater infrastructure assets, which are to be vested in Council, shall be provided to the acceptance of Council's Team Leader – Development Engineering and shall be at the consent holder's expense.

## **STORMWATER**

### **Stormwater – Design**

1D.18. The consent holder shall submit design/construction plans for the stormwater management system. The design/construction plans shall be submitted to Council for acceptance prior to carrying out any construction work required by this consent. The stormwater management system shall be designed to the acceptance of Council's Team Leader – Development Engineering, and shall be at the consent holder's expense. The submitted plans shall include:

- (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 locations, including rodding eyes.



### **Stormwater – Construction**

- 1D.19. The consent holder shall construct the stormwater management system as per the accepted design/construction under **Condition 1D.18** and to the acceptance of Council’s Team Leader – Development Engineering at the consent holder’s expense.

### **Stormwater - Quality Assurance Certificates**

- 1D.20. Following completion of the stormwater management system required under **Condition 1D.19**, Quality Assurance Certificates from a suitably qualified and experienced professional shall be completed, signed, and submitted to Council’s Team Leader – Development Engineering for acceptance.

### **Stormwater - As-built Plans**

- 1D.21. As-built plans and information of all stormwater infrastructure assets provided under **Condition 1D.18** which are to be vested in Council, shall be provided to the acceptance of Council’s Team Leader – Development Engineering and shall be at the consent holder’s expense.

### **CCTV – WASTEWATER AND STORMWATER**

- 1D.22. The consent holder shall conduct a CCTV survey of all public wastewater and stormwater reticulation constructed for the proposed subdivision, to assess pipe condition, pipe jointing, and gradient variations. The CCTV survey shall be submitted for acceptance to Council’s Team Leader – Development Engineering to Council’s CCTV recording system, “Retic Manager Ltd”. The following matters shall also be included when submitting “Retic Manager Ltd”:

- (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.

#### ***Advice Notes:***

#### ***Inspection Guidelines***

*All work shall 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 holders expense.*

#### ***Retic Manager***

*All Councils gravity reticulation systems are submitted through to Retic Manager Ltd. Submitters must register to upload through <https://reticmanager.com/app/account/login>. There is no upload application fee is applicable for submissions to Retic Manager Ltd, although there will be a review charge associated with Development Engineering’s audit.*

## **GEOTECHNICAL COMPLETION REPORT**

1D.23. Prior to Section 224 Certification, the consent holder shall submit an Earthworks Completion Report. The report shall be prepared by a suitably qualified geotechnical professional and shall 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.
- (b) Confirmation that the earthworks have been carried out to the required standards.
- (c) Confirmation that each Lot has a suitable location on which to erect a dwelling.

If recommended by the submitted geotechnical report, **Condition 1D.26(a)** will require specific foundation design by a Chartered Professional Engineer on any identified Lots.

## **SERVICES – POWER AND TELECOMMUNICATIONS**

### **Power**

1D.24. 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 re-siting, repositioning or removal of any electric power lines which exist on the land being subdivided.

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

### **Telecommunications**

1D.25. The consent holder must arrange with a telecommunications company for the underground reticulation of telecommunications 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 company 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 re-siting, repositioning or removal of any telephone cables which exist on the land being subdivided.

Where telephone 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 NOTICES

1D.26. The following conditions shall be complied with on a continuing basis by the subdividing owner and subsequent owners:

- (a) If required: for all Lots identified as requiring specific foundation design under **Condition 1D.23**, the foundations of any building must be designed by a Chartered Professional Engineer.

## **STAGE 2**

### **GENERAL**

- 2.1. The consent holder shall submit a survey plan under section 223 of the RMA in general accordance with the approved resource consent subdivision plans for Stage 2 prepared by Cogswell Surveys and entitled "3MS Residential Development: Proposed Subdivision of Lot 1003 Stage 1D, Stage 2" (drawings 4297-SP-12 REVG, 4297-SP-13 REVG, 4297-SP-14 REVG and 4297-SP-15 REVG), dated September 2021, except as modified to comply with the conditions of consent.
- 2.2. Lot 501, Lot 507, Lot 508, Lot 509 and Lot 510 shall be shown as Local Purpose Reserve (Drainage) to vest on the Section 223 Resource Management Act 1991 survey plan.
- 2.3. Lot 504 shall be shown as Recreation Reserve to vest on the Section 223 Resource Management Act 1991 survey plan.
- 2.4. Lot 506 shall be shown as Local Purpose Reserve (Utility) to vest on the Section 223 Resource Management Act 1991 survey plan.
- 2.5. Lot 502, 505 and Lot 511 shall be shown as Local Purpose Reserve (Open Space) to vest on the Section 223 Resource Management Act survey plan.
- 2.6. Lot 512 and Lot 513 shall be shown as Local Purpose Reserve (Pedestrian Access) to vest on the Section 223 Resource Management Act 1991 survey plan.
- 2.7. Lot 517, Lot 518, Lot 520 and Lot 522 shall be shown as road to vest on the Section 223 Resource Management Act 1991 survey plan.

### **Amalgamation**

- 2.8. The following amalgamation conditions must be expressed on the survey plan as follows:
  - (a) That Lot 404 hereon (Legal Access) be held as to five undivided one-seventeenth shares by the owners of Lots 120, 121, 122, 123 and 124 hereon and one undivided twelve-seventeenth share by the owner of Lot 303 as Tenants in Common in the said shares and that individual Records of Title be issued in accordance therewith.

(CSN Request XXXXXXXX).

## ROADING

### Submit Roding Design Drawings

- 2.9. The consent holder shall submit design/construction plans for the local roads to vest (Lot 517 and Lot 520) as shown on drawings 4297-SP-12 REVG, 4297-SP-13 REVG, 4297-SP-14 REVG and 4297-SP-15 REVG. The Design/Construction plans shall be submitted to Council for acceptance prior to carrying out any construction work required by this consent.

The submitted road design plans shall include:

- (a) Pavement design;
- (b) Connection to existing infrastructure;
- (c) Fixed entrance locations;
- (d) Maintenance access tracks;
- (e) Tracking curve analysis;
- (f) Line marking and signage;
- (g) Longitudinal sections;
- (h) Common services trench;
- (i) Surface treatments;
- (j) Traffic calming measures; and
- (k) Streetscape & berm planting (including location and extent, types of materials, botanical and common name and location (measured position in the berm) of street trees, names, grades, number, planting density of traffic island planting).

### Construct Roads to Vest

- 2.10. The consent holder shall construct the roads to vest as shown as Lot 517 and Lot 520 within the scheme plan drawings 4297-SP-12 REVG, 4297-SP-13 REVG, 4297-SP-14 REVG and 4297-SP-15 REVG as per the accepted design/construction plans submitted under **Condition 2.9** and to the acceptance of Council's Team Leader – Development Engineering at the consent holder's expense.

**Advice note:** *the consent holder shall vest Lot 518 and Lot 522 but the construction works will be undertaken by the Waipa District Council, or via an Infrastructure Works Agreement.*

### Quality Assurance Certificates

- 2.11. Following completion of the road required under **Condition 2.10**, Quality Assurance Certificates from a suitably qualified and experienced professional shall be completed, signed, and submitted to Council's Team Leader – Development Engineering.

## **Roading As-Built Plans**

- 2.12. The consent holder shall provide as-built plans of the 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.

## **Vehicle Crossings**

- 2.13. The consent holder must construct the vehicle crossings identified as part of the detailed design acceptance process (**Condition 2.9**). The vehicle crossings are to be constructed to the standards as set out in the Regional Infrastructure Technical Specifications drawing D3.3.1. All work is to be completed to the acceptance of the Council's Team Leader – Development Engineering and is at the consent holder's expense.

### ***Advice Notes: Road Corridor / Road Design***

*The Council's standards are set out in the Regional Infrastructure and Technical Specification (RITS) and provide a means of compliance for approval.*

### ***Property Numbering***

*Once the section 224C completion certificate has been issued by Council for this subdivision, Council will advise the consent holder of property number(s).*

*Reasons: 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.*

## **WATER SUPPLY**

### **Submit Water Reticulation Design**

- 2.14. The consent holder shall submit design/construction plans for the water reticulation system to supply the proposed lots and connect to the existing reticulated network. The design/construction plans shall be submitted to Council for acceptance prior to carrying out any construction work required by this consent. The water reticulation system shall be designed to the acceptance of Council's Team Leader – Development Engineering, and shall be at the consent holder's expense.

The submitted plans shall include:

- (a) Reticulation layout;
- (b) Pipe size, material, and pressure ratings;
- (c) Hydrant Locations;
- (d) Valves and fittings details;
- (e) Connection locations to service lots;

- (f) Bedding/service trench details; and
- (g) Thrust Block details.

### **Construct Water Reticulation**

- 2.15. The consent holder shall construct the water supply reticulation system as per the accepted design/construction plans submitted under **Condition 2.14**, and to the acceptance of Council's Team Leader – Development Engineering at the consent holder's expense.

### **Quality Assurance Certificates**

- 2.16. Following completion of the water reticulation required under **Condition 2.15**, Quality Assurance Certificates from a suitably qualified and experienced professional shall be completed, signed, and submitted to Council's Team Leader – Development Engineering.

### **Submit As-Built plans**

- 2.17. The consent holder shall submit an as-built plans of all water infrastructure including connections to the relevant lots within the subdivision. All work shall be to the acceptance of Council's Team Leader – Development Engineering and be at the consent holder's expense.

#### **Advice Notes:**

##### **Water Design**

*The Regional Infrastructure and Technical Specification (RITS) sets out a means of compliance for the design and construction of all Water infrastructure assets.*

##### **Location of new water connections**

*The location of the water connection shall comply with all aspects of Waipa District Council Water Supply Bylaw 2013.*

##### **Connection to Council's main procedure**

*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:*

*Shutdown request: WS-WSU-07 a(F) – APPENDIX A Shutdown methodology: WS-WSU-07 b(F) – APPENDIX B*

*(These forms can be provided upon request)*

*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 shall also identify any potential high-risk water users and undertake direct liaison with them.*

## **WASTEWATER**

### **Submit Wastewater Reticulation Design**

- 2.18. The consent holder shall submit design/construction plans for the wastewater reticulation system to supply the proposed lots and existing receiving network. The design/construction plans shall be submitted to Council for acceptance prior to carrying out any construction work required by this consent. This system shall be designed to the acceptance of Council's Team Leader – Development Engineering, and shall be at the consent holder's expense.

The submitted plans shall include:

- (a) Flow direction and grades;
- (b) Pipe sizing and material;
- (c) Bedding details;
- (d) Manhole sizing and details;
- (e) Longitudinal sections; and
- (f) Connections to service Lots.

### **Construct Wastewater Reticulation System**

- 2.19. The consent holder shall construct the wastewater reticulation system as per the approved design/construction approved submitted under **Condition 2.18** and to the acceptance of Council's Team Leader – Development Engineering at the consent holder's expense.

### **Quality Assurance Certificates**

- 2.20. Following completion of the wastewater reticulation system required under **Condition 2.19**, Quality Assurance Certificates from a suitably qualified and experienced professional shall be completed, signed, and submitted to Council's Team Leader – Development Engineering for acceptance.

### **Submit As-Built Plans**

- 2.21. As-built plans and information of all wastewater infrastructure assets, which are to be vested in Council, shall be provided to the acceptance of Council's Team Leader – Development Engineering and shall be at the consent holder's expense.

## **STORMWATER**

### **Stormwater – Design**

- 2.22. The consent holder shall submit design/construction plans for the stormwater management system. The design/construction plans shall be submitted to Council for acceptance prior to



carrying out any construction work required by this consent. The stormwater management system shall be designed to the acceptance of Council's Team Leader – Development Engineering, and shall be at the consent holder's expense. The submitted plans shall include:

- (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 locations, including rodding eyes.

#### **Stormwater – Construction**

2.23. The consent holder shall construct the stormwater management system as per the accepted design/construction under **Condition 2.22** and to the acceptance of Council's Team Leader – Development Engineering at the consent holder's expense.

#### **Stormwater - Quality Assurance Certificates**

2.24. Following completion of the stormwater management system required under **Condition 2.23**, Quality Assurance Certificates from a suitably qualified and experienced professional shall be completed, signed, and submitted to Council's Team Leader – Development Engineering for acceptance.

#### **Stormwater - As-built Plans**

2.25. As-built plans and information of all stormwater infrastructure assets provided under **Condition 2.22** which are to be vested in Council, shall be provided to the acceptance of Council's Team Leader – Development Engineering and shall be at the consent holder's expense.

#### **Stormwater – Decommissioning Temporary Stormwater Management Infrastructure**

2.26. The consent holder shall decommission the temporary stormwater management infrastructure (i.e. stormwater soakage basin) servicing stages 1A, 1B, 1C and 1D once the permanent stormwater swale system has been constructed. The decommissioning shall be undertaken at the consent holder's expense, and to the satisfaction of Council's Team Leader – Development Engineering

## **CCTV – WASTEWATER AND STORMWATER**

2.27. The consent holder shall conduct a CCTV survey of all public wastewater and stormwater reticulation constructed for the proposed subdivision, to assess pipe condition, pipe jointing, and gradient variations. The CCTV survey shall be submitted for acceptance to Council’s Team Leader – Development Engineering to Council’s CCTV recording system, “Retic Manager Ltd”. The following matters shall also be included when submitting “Retic Manager Ltd”:

- (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.

### **Advice Notes:**

#### **Inspection Guidelines**

*All work shall 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 holders expense.*

#### **Retic Manager**

*All Councils gravity reticulation systems are submitted through to Retic Manager Ltd. Submitters must register to upload through <https://reticmanager.com/app/account/login>. There is no upload application fee is applicable for submissions to Retic Manager Ltd, although there will be a review charge associated with Development Engineering’s audit.*

## **GEOTECHNICAL COMPLETION REPORT**

2.28. Prior to Section 224 Certification, the consent holder shall submit an Earthworks Completion Report. The report shall be prepared by a suitably qualified geotechnical professional and shall 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.
- (b) Confirmation that the earthworks have been carried out to the required standards.
- (c) Confirmation that each Lot has a suitable location on which to erect a dwelling.

If recommended by the submitted geotechnical report, **Condition 2.31(a)** will require specific foundation design by a Chartered Professional Engineer on any identified Lots.

## SERVICES – POWER AND TELECOMMUNICATIONS

### Power

- 2.29. 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 re-siting, repositioning or removal of any electric power lines which exist on the land being subdivided.

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

### Telecommunications

- 2.30. The consent holder must arrange with a telecommunications company for the underground reticulation of telecommunications 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 company 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 re-siting, repositioning or removal of any telephone cables which exist on the land being subdivided.

Where telephone 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 NOTICES

- 2.31. The following conditions shall be complied with on a continuing basis by the subdividing owner and subsequent owners:
- (a) If required: for all Lots identified as requiring specific foundation design under **Condition 2.28**, the foundations of any building must be designed by a Chartered Professional Engineer.