

Appendix 4 Recommended Consent Conditions

General

- 1 The proposal must proceed in general accordance with the information submitted with the application, except where another condition of this consent must be complied with. This information is entered into council records as LU/0125/23. A copy of the approved plans is attached.

Monitoring

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

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

Landscaping and Fencing Plan

- 3 The consent holder must prepare and submit landscaping and fencing plan to Council's Consents Team Leader for certification prior to construction. The landscaping plan must contain:
 - a) reference to the written description/concept plan;
 - b) a plan of the planted area detailing the proposed plant species, plant sourcing, plant sizes at the time of planting, plant locations, density of planting, and timing of planting;
 - c) a programme of establishment and post establishment protection and maintenance (fertilising, weed removal/spraying, replacement of dead/poorly performing plants, watering to maintain soil moisture, materiality and finished levels of paving;
 - d) location, materiality, height and design of fencing; and
 - e) the construction details of all hard landscape elements (paving, fencing, gates, lighting etc.).

Implement Landscaping and Fencing Plan

- 4 The consent holder must implement the landscaping as per the approved landscaping and fencing plan prior to occupation of the units.

Office Room

- 5 Each unit shall contain no more than three (3) bedrooms.

Upgrade Entrance

- 6 The consent holder shall upgrade, as required, the existing vehicle crossing to LOT 5 DPS 1176 BLK IX CAMBRIDGE SD, prior to the completion of construction works. All work

shall be carried out and 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.

Advice Notes:

Entrance Construction

The crossing standards are set out in the Regional Infrastructure and Technical Specification (RITS).

Approved Contractor

All entrance work within the road corridor is only to be carried out by a Waipa District Council approved Contractor. There are no additional application fees associated with this application.

Entrance Construction - Traffic management

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.com). A Traffic Management Plan for the works will need to be submitted with the CAR.

Property Numbering

Council will advise the consent holder of property number(s) once requested. 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.

Private Way Design and Construction

7 The consent holder must design and construct the Proposed Private Way shown on the Site Plan LU/0125/23 (ECM: 11140418) and the 3 Waters Assessment Report prepared by GDC Consultants Ltd dated 12/07/2023 (Doc set: 11056987 Pg 65 - 104). 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 holders 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.

Advice Notes:

Design & Construction

The Council's standards are set out in the Regional Infrastructure and Technical Specification (RITS).

Sealing Requirements

Rural and Rural Residential areas only require sealing where houses directly adjacent to a Right of Way are likely to be affected by dust and traffic noise.

Proprietary Cell systems Vs Rock lined trenches

Proprietary cell systems offer a far greater option in terms of long term serviceability. They allow for easier ongoing maintenance where systems can be flushed, as opposed rock lined trenches that once filled will require full replacement.

Quality Assurance Certificates

- 8 Following completion of the Private ways required under Condition 7 (Private Way design and Construction) above, 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, within three months of completion of construction works.

Submit Water Reticulation Design

- 9 The consent holder shall submit Design/construction plans for the private water reticulation system to supply the proposed units and connection to the existing reticulated network outlined within the 3 Waters Assessment Report prepared by GDC Consultants Ltd dated 12/07/2023 (Doc set: 11056987 Pg 65 - 104). 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, but is not limited to:
- a) Reticulation layout;
 - b) Pipe size, material and pressure ratings;
 - c) Valves and fittings details;
 - d) Connections to service each unit;
 - e) Commercial water meter and backflow preventer details;
 - f) Bedding/service trench details;
 - g) Thrust Block details (if required).

Advice Note:

Water Design

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

Construct Water Reticulation

10 The consent holder shall construct water reticulation as per the certified design/construction submitted under Condition 9 (Submit water reticulation design) above and to the acceptance of Council's Team Leader – Development Engineering at the consent holder's expense.

Disconnect Existing Water Supply

11 The consent holder shall arrange for Council to disconnect and remove the existing water connection from the Council water supply to LOT 5 DPS 1176 BLK IX CAMBRIDGE SD, at the consent holder's expense, prior to the completion of construction works.

Advice Note:

Disconnection Water Connection

An administrative, and disconnection fee will apply to the application.

Quality Assurance Certificates

12 Following completion of the water reticulation required under Condition 10 (Construct water reticulation) above, 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, within three months of completion of construction works.

Advice Notes:

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.

Submit As-Built Plans

13 The consent holder must submit an as-built plan of all water infrastructure including connections to all units. All work shall be to the acceptance of Council’s Team Leader – Development Engineering, and be at the consent holder’s expense, within three months of completion of construction works.

Advice Note:

As-built plans to be submitted

As-built plans and information on all infrastructure assets shall be provided prior to the final inspection. This information is a statutory requirement. The Regional Infrastructure and Technical Specification (RITS) has an acceptable standard for the recording of all council assets.

Submit Gravity Wastewater Reticulation Design

14 The consent holder shall submit Design/construction plans for the private gravity wastewater reticulation system to supply the proposed lots and existing receiving network outlined within the 3 Waters Assessment Report prepared by GDC Consultants Ltd dated 12/07/2023 (Doc set: 11056987 Pg 65 - 104). 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 must be at the consent holder’s expense. The submitted plans shall 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; and
- f) Connections to service each unit.

Advice Note:

Wastewater Design

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

Construct Gravity Reticulation

- 15 The consent holder must construct wastewater gravity reticulation as per the approved design/construction approved submitted under Condition 14 (Submit gravity wastewater reticulation design) above and to the acceptance of Council’s Team Leader – Development Engineering at the consent holder’s expense.

Quality Assurance Certificates

- 16 Following completion of the wastewater gravity reticulation required under Condition 15 (Construct gravity reticulation) 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, within three months of completion of construction works.

Submit As-Built Plans

- 17 As-built plans and information of all wastewater infrastructure assets must be provided to the acceptance of Council’s Team Leader – Development Engineering and shall be at the consent holder’s expense, within three months of completion of construction works.

Advice Note:

As-built plans to be submitted

As-built plans and information on all infrastructure assets will need to be provided prior to the final inspection. This information is a statutory requirement. The Regional Infrastructure and Technical Specification (RITS) has an acceptable standard for the recording of all council assets.

Submit Stormwater Management Plan

- 18 The consent holder shall provide a Stormwater Management Plan, from a suitably qualified professional, to Council’s Team Leader – Development Engineering and must be at the consent holder’s expense prior to carrying out any construction work required by this consent. The submitted plan shall include, but is not limited to:
- a) Geotechnical investigations;
 - b) Catchment analysis;
 - c) Flood management;
 - d) Water sensitivity design;
 - e) Ecological requirements; and
 - f) Specific catchment requirements.

Advice Notes:

Stormwater Management Guide Lines

Waikato stormwater management guideline (TR2020/07) and Waikato stormwater runoff modelling guideline (TR2020/06), set out an appropriate means of compliance.

C1 – 3 specific requirements

Stormwater management plan: Cambridge C1 and C2/C3 infrastructure Cambridge West Pukeroro and Waikato river catchments, sets out an appropriate means of compliance with the specific C1 -3 specific catchment requirements.

Stormwater Design

19 Each The consent holder must submit Design/construction plans for the stormwater reticulation system to supply the proposed lots and existing receiving network outlined within the 3 Waters Assessment Report prepared by GDC Consultants Ltd dated 12/07/2023 (Doc set: 11056987 Pg 65 - 104). The Design/Construction plans shall be based on the certified Stormwater Management Plan under Condition 18 – Stormwater Management Plan above and 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 must be at the consent holder’s expense. The submitted plans must include, but is not limited to:

- a) Flow direction and grades;
- b) Pipe sizing and material;
- c) Longitudinal sections;
- d) Overland flow paths;
- e) Receiving network outlet details;
- f) Bedding details;
- g) Manhole sizing and details; and
- h) Connections to service all new units.

Advice Notes:

Stormwater Design

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

Stormwater Bylaw

All private stormwater infrastructure will need to comply with Waipa District Council’s Stormwater Bylaw 2019; Section 7: Protection of Land Drainage Systems – Item 7.5; and Section 9: Private Stormwater Systems - All items.

Stormwater – Construct

20 The consent holder must construct the stormwater reticulation as per the approved design/construction under Condition 19 (Stormwater – Design) above and to the

acceptance of Council's Team Leader – Development Engineering at the consent holder's expense.

Advice Note:

Council inspections

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

Stormwater – Quality Assurance Certificates

21 Following completion of the stormwater reticulation required under Condition 20 (Stormwater – Construct) 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, within three months of completion of construction works.

Submit As-Built Plans

22 As-built plans and information of all stormwater infrastructure assets must be provided to the acceptance of Council's Team Leader – Development Engineering and shall be at the consent holder's expense, within three months of completion of construction works.

Advice Note:

As-built plans to be submitted

As-built plans and information on all infrastructure assets must be provided prior to the final inspection. This information is a statutory requirement. The Regional Infrastructure and Technical Specification (RITS) has an acceptable standard for the recording of all council assets

Foundations

23 The development of LOT 5 DPS 1176 BLK IX CAMBRIDGE SD will require a suitably qualified and experienced Engineer to inspect the site and submit to Council for certification, at the time of building consent, design details on the foundations of the buildings.

Reason: *The above condition is required as the site is subject to soft soils as identified in the Geotechnical Assessment Report prepared by GDC Consultants Ltd dated 5/04/2022 (Doc set: 11056987 Pg 105 - 142).*