

Appendix 6

Draft Consent Conditions

Schedule 1

Draft Conditions of Consent

Resource Consent No: SP/0155/20 & LU/0288/20

General

- 1 The proposal shall proceed in general accordance with the information and plans submitted with the application on 23 November 2020, and the revised information provided through the hearing process, except where another condition of this consent must be complied with. This information is entered into council records as SP/0155/20 & LU/0288/20. A copy of the approved plans are attached.
- 2 The completed compact housing development shall consist of no more than 10 dwelling units.

Landscaping

- 3 The site shall be landscaped and fenced in accordance with the approved 'Site Development Plan' prepared by Byrne + Enright Architecture Ltd dated 7 April 2021 titled 'Proposed Residential development at 47 Coleridge Street, Cambridge' (Job No: 20/2191), attached to this decision. The landscaping shall be implemented to the acceptance of Council's Consents Team Leader.

Construction

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

Accidental Discovery Protocol

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

Monitoring

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

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

Landuse Conditions

- 11 Should the consent holder not proceed with subdivision of the site, Conditions 15, 16, and 18 to 29 inclusive, in addition to Conditions 1 to 10 above must be complied with.

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

Subdivision Conditions

General

- 12 The Land Transfer Plan to give effect to this subdivision consent must be in general accordance with the approved plans prepared by Cogswell Surveys reference 5018, revision 5, dated 12 April 2021 submitted with application SP/0155/20, unless otherwise altered by the consent conditions. A copy of the approved plan is attached.

Easements

- 13 At the time of Section 223 certification, the following easements must be expressed on the survey plan as follows:
- a) The Right of Way shown as 'A' on the scheme plan of subdivision SP/0155/20 must be created and duly granted or reserved; and
 - b) Easements in Gross for the right to convey water and the right to drain sewage as shown as 'A' on the scheme plan of subdivision SP/0155/20 must be created and duly granted or reserved.

Amalgamation

- 14 The following amalgamation condition must be expressed on the survey plan as follows:
- a) That Lot 11 hereon be held as to ten undivided one-tenth shares by the owners of Lots 1- 10 hereon as tenants in common in the said shares and that individual records of title be issued in accordance therewith. See CSN Request (*Number to be inserted*).

Power

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

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

Telecommunications

- 16 The consent holder must arrange with a telecommunications company for the underground reticulation of telecommunication or fibre optic cables to serve all lots and pay all costs attributable to such work. The consent holder must submit to the Council written confirmation from the telecommunications provider that the reticulation of the service to all lots in the subdivision has been provided. This is to include if necessary the resiting, repositioning or removal of any telecommunication cables which exist on the land being subdivided. All work must be undertaken at the consent holders expense.

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

Consent Notice

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

- a) That for subsequent development of Lots 1 to 10 a suitably qualified and experienced Engineer will be required to inspect the site and submit to Council for approval, at the time of building consent, design details on the foundations of the buildings.

***Reason:** The above condition is required as the site is subject to soils of unknown quality.*

- b) That for subsequent development of Lots 1 to 10 a suitably qualified and experienced Engineer will be required to inspect the site and submit to Council for approval, at the time of building consent, design details on the proposed on-site stormwater disposal system.

***Reason:** The above condition is required to ensure that stormwater generated from the development on Lots 1 - 10 is wholly disposed of on site.*

- c) That for subsequent development of Lots 1 to 10, a building consent application for the construction of the dwellings must demonstrate compliance with the approved resource consent plans prepared by Bryne + Enright Architecture Ltd and held by Council under consent reference for LU/0288/20.

***Reason:** The dwelling design is intrinsically linked to the subdivision consent application and therefore any future development of the site needs to be built in accordance with the approved plans or be of a lesser scale. Compliance must be demonstrated prior to the approval of the building consent application.*

- d) That the current and future owners of Lots 1 to 10 must maintain the landscape planting required as part of Condition 3 of subdivision consent (SP/0155/20) in

perpetuity. All dead or dying plants must be removed and replaced as soon as practical.

Reason: *The above condition is required to ensure landscaping is maintained pursuant to the approved consent.*

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

Upgrade Entrance

- 18 The consent holder must upgrade the existing vehicle crossing to Lot 11. All work must be carried out and completed to the acceptance of Council's Team Leader – Development Engineering, be at the consent holder's expense, and completed by a Council certified contractor.

Access Lot: Plans for Acceptance

- 19 The consent holder must submit Design/Construction Plans for Lot 11 to Council for certification prior to carrying out any construction work required by this consent. All work associated with the Access Lot must 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 must include:
- a) Pavement design;
 - b) Longitudinal sections;
 - c) Disposal of stormwater including all structures and erosion control;
 - d) Common services trench; and
 - e) Visitor car park.

Access Lot: Construction

- 20 The consent holder must construct proposed Access Lot (Lot 11) as per the plans approved as part of Condition 19 above. All work is to be carried out and completed to the satisfaction of the Council's Team Leader – Development Engineering, and must be at the consent holder's expense.

Access Lot: Quality Assurance Certificates

- 21 Following completion of the Access Lot required under Conditions 19 and 20 above, Quality Assurance Certificates for the Access Lot within Lot 11, from a suitably qualified

and experienced professional must be completed, signed and submitted to Council's Team Leader – Development Engineering for acceptance.

Water Supply: Design/Construction Plans

22 The consent holder must submit Design/Construction Plans for the water reticulation system to supply the proposed lots and connection to the existing reticulated network as shown on scheme plan SP/0155/20. The Design/Construction Plans must be submitted to Council for certification prior to carrying out any construction work required by this consent. This system must be designed to the acceptance of Council's Team Leader – Development Engineering, and must be at the consent holder's expense. The submitted plans must include, but is not limited to:

- a) Reticulation layout;
- b) Pipe size, material and pressure ratings;
- c) Hydrant Locations;
- d) Valves and fittings details;
- e) Connections to service Lots 2 to 10; and
- f) Bedding/service trench details.

Note: *The existing water supply connection to the site is to be used for Lot 1.*

Water Supply: Construction

23 The consent holder must construct the water supply reticulation as per the signed off Design/Construction Plans submitted and signed off in accordance with Condition 22 above. All work is to be carried out and completed to the acceptance of Council's Team Leader – Development Engineering, and must be at the consent holder's expense.

Water Supply: Quality Assurance Certificates

24 Following completion of the water supply reticulation required under Conditions 22 and 23 above, Quality Assurance Certificates from a suitably qualified and experienced professional must be completed, signed and submitted to Council's Team Leader – Development Engineering for acceptance.

Water Supply: As-built Plan

25 Following completion of the water supply reticulation required under Conditions 22 and 23 above, the consent holder must submit an as-built plan of all the water supply reticulation, including connections to Lots 2 to 10. All work must be to the acceptance of Council's Team Leader – Development Engineering, and be at the consent holder's expense.

Wastewater: Design/Construction Plans

- 26 The consent holder must submit Design/Construction Plans for the gravity wastewater reticulation system to supply the proposed lots and connection to the existing receiving network shown on scheme plan SP/0155/20. The Design/Construction Plans must be submitted to Council for acceptance prior to carrying out any construction work required by this consent. This system must be designed to the acceptance of Council's Team Leader – Development Engineering, and must be at the consent holder's expense. The submitted plans must include, but is not limited to:
- a) Flow direction and grades;
 - b) Pipe sizing and material;
 - c) Bedding details;
 - d) Manhole sizing and details;
 - e) Longitudinal sections; and
 - f) Connections to service Lots 2 to 10.

Note: *The existing wastewater connection to the site is to be used for Lot 1.*

Wastewater: Construction

- 27 The consent holder must construct wastewater gravity reticulation as per the approved Design/Construction Plans submitted and signed off in accordance with Condition 26 above. All work is to be carried out and completed to the acceptance of Council's Team Leader – Development Engineering, and must be at the consent holder's expense.

Wastewater: Quality Assurance Certificates

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

Wastewater: As-built Plan

- 29 Following completion of the wastewater gravity reticulation required under Conditions 26 and 27 above, the consent holder must submit an as-built plan of all the wastewater gravity reticulation, including connections to Lots 2 to 10. All work must be to the acceptance of Council's Team Leader – Development Engineering, and be at the consent holder's expense.

Schedule 2

Draft Advisory Notes

Resource Consent No: SP/0155/20 & LU/0288/20

- 1 This consent is granted by the Council subject to the Council's officers and/or agents being permitted access to the property at all reasonable times for the purposes of carrying out inspections, surveys, investigations, tests, measurements or taking samples.
- 2 Building consent is required from Waipa District Council for the construction of the dwellings.
- 3 Pursuant to Section 36 of the Resource Management Act 1991 the consent holder will be required to pay the actual and reasonable costs incurred by the Waipa District Council when monitoring the conditions of this consent.
- 4 The crossing standards are set out in the Regional Infrastructure and Technical Specification (RITS) and all entrance work within the road corridor is only to be carried out by a Waipa District Council approved Contractor.
- 5 For both upgrading of the entrance to the site, a Vehicle Crossing Application will need to be submitted to Council. There is no administration fee for the application to upgrade the entrance.
- 6 All contractors or persons undertaking work in the road corridor, for which reinstatement work will be necessary, are required to make a Corridor Access Request (CAR) via the Submitica web site (www.submitica.co.nz). A Traffic Management Plan for the works will need to be submitted with the CAR.
- 7 Once the Section 224C completion certificate has been issued by Council for this subdivision, Council will advise the consent holder of property number(s). Entrances are required to be accurately numbered in accordance with the Rural and urban addressing standard, AS/NZS4819:2011. To conform to the above standard, the existing property numbering may need to change.
- 8 The Regional Infrastructure and Technical Specification ('RITS') sets out a means of compliance for the design, construction and recording of all infrastructure assets.
- 9 The location of the water connections will need to comply with all aspects of Waipa District Council Water Supply Bylaw 2013.
- 10 To ensure the new infrastructure constructed can connect to council infrastructure safely and comply to the New Zealand Drinking Water Standards 2005 (Revised 2018),

the consent holder shall complete a network shutdown request and submit to development engineering, councils shut down applications forms (available on request):

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

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

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