

WAIMAKARIRI DISTRICT COUNCIL

SUBDIVISION RCXXXX AND LAND USE RCXXX CONSENT CONDITIONS

SUBDIVISION – RCXXXXX

1. Application plans

- 1.1 The subdivision shall proceed in general accordance with a. and b. below, including the creation of any additional utility lots, except where varied by any other condition of consent.
- a. The Approved Plans stamped RCXXXX:
- i. Subdivision Scheme Plan prepared by Aurecon, dated January 2022;
 - ii. Subdivision Staging Plan prepared by Aurecon, dated January 2022;
 - iii. Earthworks Cut and Fill Plan prepared by Aurecon, dated February 2022
 - iv. Preliminary Roding Layout Plan prepared by Aurecon, dated January 2022;
 - v. Preliminary Stormwater Layout Plan prepared by Aurecon, dated January 2022;
 - vi. Floor Level Freeboard Requirements Plan prepared by Aurecon, dated January 2022;
 - vii. Stormwater Typical Sections and Details Sheets 1-3, prepared by Aurecon dated January 2022;
 - viii. Preliminary Wastewater Layout Plan prepared by Aurecon dated January 2022;
 - ix. Preliminary Water Layout Plan prepared by Aurecon dated January 2022;
 - x. Stage 1 Pedestrian and Cyclist Connectivity Plan prepared by Rough and Milne, dated February 2022
 - xi. Indicative Reserves and Streetscape Plans prepared by Rough and Milne, dated February 2022
 - xii. Fencing and Roding Plan prepared by Rough and Milne, dated February 2022
 - xiii. Indicative Heritage Plan prepared by Rough and Milne, dated February 2022
 - xiv. Draft Environmental Management Plan prepared by Aurecon, dated February 2022;
 - xv. Draft Erosion and Sediment Control Plan prepared by Aurecon, dated February 2022;
 - xvi. Soil Contamination Risk Detailed Site Investigation Report and Remediation Action Plan: 52 Kippenberger Avenue, Rangiora prepared by Malloch Environmental Limited, dated July 2021; and

xvii. Soil Contamination Risk Detailed Site Investigation Report and Remediation Action Plan: Cam River (Coldstream) 52 Kippenberger Avenue, Rangiora prepared by Malloch Environmental Limited, dated February 2022.

b. The details in the application and any further information or amendments provided by the Applicant.

2. Staging

2.1 The Consent Holder may stage the development provided all associated conditions have been completed at each stage to the Waimakariri District Council's satisfaction. Stages can be undertaken simultaneously, however, shall not deviate from the following (as per the Subdivision Staging Plan referred to in Condition 1.1 (a)(i):

Stage 1a

- Lots 1 to 49 inclusive, Lot 1400 and Lot 1501;
- Lot 3000 Road to Vest;
- Lot 4000 Local Purpose (Stormwater Utility) Reserve
- Lot 4001 Local Purpose (Esplanade) Reserve
- Balance Lot 5000

Stage 1b

- Lots 50 to 110 inclusive;
- Lot 3001 Road to Vest;
- Lot 4002 Local Purpose (Esplanade) Reserve
- Lot 4007 and Lot 4008 Local Purpose (Linkage) Reserve
- Balance Lot 5000 and Lot 5001

Stage 1c

- Lots 111 to 138 inclusive;
- Lot 3002 Road to Vest;
- Lot 4003 and Lot 4004 Local Purpose (Stormwater Utility) Reserve
- Balance Lot 5000 and Lot 5001

Stage 1d

- Lots 139 to 196 inclusive and Lot 1500;
- Lot 3003 and 3004 Road to Vest;
- Lot 4005 and 4006 Local Purpose (Stormwater Utility) Reserve
- Lot 2000 Local Purpose (Recreation) Reserve
- Balance Lot 5000

Stage 1e

- Lot 3005 Road to Vest
- Balance Lot 5000

3. Standards

- 3.1 All stages of design and construction shall be in accordance with the following standards (and their latest amendments) where applicable:
- a. Waimakariri District Council Engineering Code of Practice
 - b. Waimakariri District Council Stormwater Drainage and Watercourse Protection Bylaw (2018)
 - c. Erosion & Sediment Control Toolbox for Canterbury
 - d. NZS 4404:2010 Land Development and Subdivision Infrastructure
 - e. NZS 4431:1989 Earthfill for Residential Development
 - f. National Code of Practice for Utility Operator's Access to Transport Corridors (10 September 2015 with amendment 16 September 2016)
 - g. MOTSAM - Manual of Traffic Signs and Markings and TCD Manual - Traffic Control Devices Manual
 - h. New Zealand Transport Agency standards
 - i. Relevant Austroads Guides & Standards
 - j. NZS 1158:2010 Code of Practice for Road Lighting
 - k. NZS 6803:1999 Acoustics for Construction Noise
 - l. German DIN4150 Standard, Part 3 (1999), Effects of Vibration on Structures
 - m. New Zealand Drinking Water Standards 2005 (Revised 2018)
 - n. New Zealand Pipe Inspections Manual AS/NZS 2845.1:2010 Water Supply: Backflow Prevention Devices: Materials, Design and Performance requirements
 - o. New Zealand Industry Standard: Field Testing of backflow prevention devices and verification of air gaps
 - p. New Zealand Pipe Inspections Manual
 - q. Compliance Document for New Zealand Building Code Clause F4 Safety from Falling -Third Edition
 - r. SNZ PAS 4509:2008 New Zealand Fire Service Fire Fighting Water

4. Easements

- 4.1 All services, including open drains and access ways, serving more than one lot or traversing lots other than those being served and not situated within a public road or proposed public road, shall be protected by easements. All such easements shall be granted and reserved.

5. Lots to Vest

- 5.1 Lot 2000 shall vest as Recreation Reserve in the Waimakariri District Council.
- 5.2 Lots 3000-3005 inclusive shall vest as Road in the Waimakariri District Council.
- 5.4 Lot 4000 and Lots 4003-4006 inclusive shall vest as Stormwater Utility Reserve in the Waimakariri District Council.

- 5.4 Lots 4007 and 4008 shall vest as Linkage Reserve in the Waimakariri District Council.
- 5.5 Lots 4001-4002 shall vest as Esplanade Reserve in the Waimakariri District Council.
- 5.5 All infrastructure assets to be vested in the Waimakariri District Council are to be designed and constructed in accordance with the Waimakariri District Council Engineering Code of Practice dated July 2020.

6. Amalgamations

- 6.1 The following amalgamation condition is to be approved by Land Information New Zealand. The condition is to be included in the digital Title Plan dataset for Stage 1B of the development:

“That Lot 5000 and Lot 5001 hereon be held on one Record of Title as per the Subdivision Staging Plan referred to in Condition 1.1(i).”

LINZ request number to be confirmed.
- 6.2 The following amalgamation condition is to be approved by Land Information New Zealand. The condition is to be included in the digital Title Plan dataset for Stage 1C of the development:

“That Lot 5000 and Lot 5001 hereon be held on one Record of Title as per the Subdivision Staging Plan referred to in Condition 1.1(i).”

LINZ request number to be confirmed.

7. Design of Reticulated Services/Engineering Plan Approvals

- 7.1 Engineering plans for the construction of the new roads, access to rear lots, street lighting, drainage/stormwater, wastewater, sediment control, water supply, earthworks, landscaping and tree planting shall be lodged electronically with the Waimakariri District Council Subdivisions Engineer for certification that they are in accordance with Waimakariri District Council Engineering Code of Practice dated July 2020.
- 7.2 All engineering works are to be installed in accordance with the plans certified by Condition 7.1. Works shall not be carried out under the engineering plans until certification has been received from the Waimakariri District Council.
- 7.3 The Consent Holder shall ensure the supervising Engineer / Surveyor supplies a certificate signed by a Chartered Professional Engineer to the Waimakariri District Council stating that all works have been designed in accordance with the appropriate standards.
- 7.4 Any subsequent amendments to the design, plans, and specifications shall be submitted to Waimakariri District Council for certification in writing and shall follow the same procedure and requirements as outlined in Condition 7.2.

8. Supervision and Setting Out

- 8.1 The Consent Holder shall, prior to the commencement of any works, engage a Chartered Professional Engineer or Registered Professional Surveyor, to

manage the construction works including ensuring a suitably qualified person oversees all engineering works and setting out.

- 8.2 The Consent Holder shall ensure the supervising Engineer/Surveyor submits a programme of inspection to the Waimakariri District Council for review prior to commencement of the works that it meets the quality control requirements of Condition 8.1. This shall be submitted at the time of submitting the engineering plans and specifications as required by Condition 7.1.

Works shall not be carried out under the engineering plans until certification has been received from the Waimakariri District Council that the programme of inspection meets the requirements of Condition 8.1.

- 8.3 The Consent Holder shall ensure the supervising Engineer/Surveyor supplies to Waimakariri District Council a certificate signed by a Chartered Professional Engineer, stating that all works and services associated with the subdivision have been installed in accordance with the approved engineering plans and specifications and that the "As Built" plans are a true and accurate record of all works and services as constructed. This certificate shall be supplied prior to requesting the Section 224(c) Conditions Certificate.

- 8.4 The Consent Holder shall ensure the supervising Engineer/Surveyor forwards to Waimakariri District Council copies of site inspection notes for all site supervision visits. These shall be forwarded within five working days of the date of the site visit.

9. Earthworks

- 9.1 Where land filling is undertaken the areas affected, together with dimensions relative to the created property boundaries, shall be shown on the 'As Built' plans to be supplied to the Waimakariri District Council.
- 9.2 Any areas of fill or earthworks not certified in accordance with NZS 4431 shall, together with sufficient dimensions to locate the feature from property boundaries, be shown on the 'As Built' plans.
- 9.3 Where excavated cut material is greater than 200mm in thickness, the Consent Holder shall undercut and replace with 100mm minimum of compacted topsoil.
- 9.4 Earthworks, reshaping or fill shall not alter natural ground level by more than 300mm where it is carried out within 2 m of the eastern and western boundaries of the site.
- 9.5 The Consent Holder shall ensure all rubbish, organic or other unsuitable material shall be removed off site to an approved disposal facility where this material can be legally disposed of.
- 9.6 During all earthworks the Consent Holder shall employ dust containment measures, such as watering, to avoid off site nuisance effects created by dust.
- 9.7 The Consent Holder shall ensure earthworks, reshaping or fill does not impede or reshape any drain, overland flow path, wetland or channel (except for that specifically detailed in relation to the Cam/Ruataniwha River and Northern Flow Channel in the application) or create ponding of stormwater in any adjacent land in separate ownership.
- 9.8 Stockpiles of excavated material or fill shall be:
(a) limited to a height of 6.0 m above surrounding ground level

- (b) restricted to a maximum total area of 5,000m²;
 - (c) located either:
 - (i) in accordance with the draft Erosion and Sediment Control Plan; or
 - (ii) in a position which ensures they are a minimum of 50 m away from any adjacent land in separate ownership, and a minimum of 20m from the bank of the Cam / Ruataniwha River and wetland.
- 9.9 Any stockpile not removed after a period of 4 weeks shall be grassed to prevent sediment migration.
- 9.10 The Consent Holder shall ensure all construction operations shall be limited to 7am to 7pm Monday to Saturday. No construction work shall take place on Sundays or Public Holidays.
- 9.11 The Consent Holder shall ensure all lots are shaped to slope to the proposed roadside kerb and channel / swale / to the head of the right of way serving each lot / to an approved outfall, without discharging across adjacent lots.
- 9.12 Reserves to be vested in Waimakariri District Council shall be levelled and covered with a minimum 150mm of screened topsoil and subject to engineering approval, grassed and landscape planted as per the Waimakariri District Council Engineering Code of Practice.
- 9.13 The Consent Holder shall appoint a suitably qualified Chartered Professional Engineer to oversee and certify all earthworks. Upon completion of the earthworks the Chartered Professional Engineer shall provide a signed Producer statement "Construction" to the Waimakariri District Council, certifying that the earthworks have been constructed in accordance with the approved plans and appropriate standards.
- 9.14 The Consent Holder shall provide a Producers Statement from a Chartered Professional Engineer to the Waimakariri District Council confirming that the land on all residential lots is suitable for residential houses and foundations.
- 9.15 The Consent Holder shall create construction site accesses with the following minimum requirements:
- (a) The access shall be formed and sealed generally in accordance with Waimakariri District Council Standard Drawing 600-218 issue E with a 10-metre metalled strip into the site.
 - (b) The throat width shall be a minimum of 6.0 m.
 - (c) A 5-metre-long shaker ramp shall be installed at the site end of the metalled strip.

10. Environmental Management Plan

- 10.1 Prior to any works commencing on site the Consent Holder shall provide a final Environmental Management Plan (EMP) which shall include an Erosion and Sediment Control Plan (ESCP) to the Waimakariri District Council for certification, that outlines how activities undertaken in accordance with the EMP will achieve compliance with the relevant consent conditions for managing the environmental effects and construction nuisance issues. The EMP shall detail the methodology of works and the environmental controls in place to limit effects from issues involving flooding, dust, noise and other pollutants.

The EMP shall include (but is not limited to):

- The identification of environmental risks including erosion, sediment and dust control, spills, wastewater overflows, dewatering, and excavation and disposal of material from contaminated sites;
- Detail on how all earthworks within 20m of the Cam / Ruataniwha River and the wetland will be managed to ensure that the potential effects of erosion and sediment release within the waterway are mitigated.
- Details of stormwater management during the construction phase, including
 - i) Minimisation of the flow of rain water through the construction site
 - ii) That works shall not be carried out during periods of heavy rain
 - iii) The monitoring of the Waimakariri District Council's stormwater infrastructure during the construction phase to ensure it is not overloaded.
- A site description, i.e. topography, vegetation, soils, etc;
- Details of proposed activities;
- A locality map;
- Drawings showing the site, type and location of sediment control measures, on-site catchment boundaries and off-site sources of runoff;
- Drawings and specifications showing the positions of all proposed mitigation areas with supporting calculations if appropriate;
- Drawings showing the protection of natural assets and habitats;
- Emergency response and contingency management;
- Procedures for compliance with resource consents and permitted activities;
- Environmental monitoring and auditing, including frequency;
- Corrective action, reporting on solutions and update of the EMP;
- Procedures for training and supervising staff in relation to environmental issues;
- Contact details of key personnel responsible for environmental management and compliance.
- Details of any dewatering procedure (if required) and treatment of the water prior to entering the Waimakariri District Council's stormwater infrastructure.

No works shall occur until this EMP has been submitted and certified by Waimakariri District Council in writing.

- 10.2 All works shall be carried out in accordance with the approved EMP. Works shall not be carried out under the EMP until certification has been received from the Waimakariri District Council.
- 10.3 The Consent Holder shall be responsible for installing and maintaining any sediment control devices, protection of the existing land drainage and waterways, and making regular inspections, repairs and changes to the proposed measures as required.
- 10.4 The Consent Holder shall obtain the Waimakariri District Council's certification, in writing, prior to undertaking works that do not accord with the EMP as a result of adverse site conditions or because amendments are required. Any subsequent amendments to the EMP shall follow the same procedure and requirements as outlined in Condition 10.2.

11. Waterways

- 11.1 All earthworks within 20m of the Cam / Rurataniwha River and the wetland, including its realignment and naturalisation, shall be in general accordance

with the Cut and Fill Plan, Page xx of the approved Consent Document RCXXXX.

- 11.2 All practicable measures shall be carried out to ensure that the discharge of sediment does not occur to the adjacent waterway ('Cam / Ruataniwha River' or associated wetland) or that dust is not discharged to air, during excavation, filling and construction; these measures shall be in accordance with the ESCP in the certified EMP. These measures shall stay in place until the work area is stabilised.
- 11.3 The landscaping detailed on the approved landscape plans for Cam / Ruratanuiwha' River Esplanade Reserve and 'Northern Flow Channel Utility Reserve (stamped as Pages XXX of xxx in the Approved Consent Document) shall be implemented within the first planting season following completion of the earthworks adjacent to these waterways, respectively.
- 11.4 The Consent Holder shall maintain all landscaping implemented in accordance with Condition 11.3 for a period of two years from planting, and any dead, damaged or diseased landscaping shall be replaced on failure as per the bond Condition 32.2 of this consent.

12. Construction Traffic Management Plan

- 12.1 The Consent Holder shall submit for approval a Construction Traffic Management Plan (CTMP) to the Waimakariri District Council detailing traffic control works (including sketch layout and control signs). This plan may be submitted at the time of engineering plan approval and shall be submitted prior to work commencing in road reserves. Management shall be to Level 1 as described in the NZTA Code of Practice for Temporary Traffic Management.
- 12.2 The CTMP shall, as a minimum, include the following:
 - a. A location plan showing the proposed works, site access points, site yard, and any other point on the local roading network to be regularly accessed during the works.
 - b. A schedule of various work stages and anticipated traffic generation.
 - c. A schedule of roads to be used for haul roads for supply of materials, as well as haul roads used between various stages/locations of the work site.
 - d. The hours during which traffic will be generated in the vicinity of the site.
 - e. Identification of events, holidays and other periods when traffic patterns are likely to be uncharacteristic
 - f. Details of signage, speed restrictions, detours, road closures and any other traffic management provisions to meet the requirements described in the NZTA Code of Practice for Temporary Traffic Management.
 - g. Contact names and telephone numbers, including 24 hour emergency contact details.
- 12.3 The Consent Holder shall submit the CTMP in writing to Waimakariri District Council, for approval, prior to any works commencing on site.
- 12.4 The Consent Holder shall review and change the CTMP if and when required, in conjunction with the relevant stakeholders. Any changes shall be submitted to the Waimakariri District Council for approval.

13. Water Supply

- 13.1 Prior to Section 224 the Consent Holder shall provide a potable reticulated domestic water supply to service the development by installing main and submains to the new trunk main running north south along the proposed Road 2; which then joins the Rangiora Waimakariri District Council water networks. All works shall be completed in accordance with the approved plans and specifications.
- 13.2 All water supply works shall be designed and constructed in accordance with the Waimakariri District Council Engineering Code of Practice (ECOP). Final details and design shall be accepted during the engineering approval process.
- 13.3 The Consent Holder shall install the internal subdivision reticulated water system that incorporates the following minimum requirements:
- a. The installation of 300mm, 200mm, 150mm or 100mm diameter minimum PN 12 rated water mains within the roads to vest.
 - b. The installation of 50mm (DN63 OD MDPE) PN 12.5 PE sub mains.
 - c. The installation of an appropriate number of medium pattern screw down fire hydrants on all new water mains in the roads in accordance with the requirements of the Waimakariri District Council Engineering Code of Practice.
 - d. Separate 15mm diameter service connection pipes from the 50mm submain to a toby box for each residential lot.
 - e. Toby boxes and valves at the road reserve frontage for each residential lot.
 - f. Individual 20mm service connection pipes from the toby box to a point a minimum of 1 metre inside the boundary of the lots or if access is via a right of way to a minimum of 1 metre within the main body of the rear lots.
- 13.4 The Consent Holder shall design the water system to incorporate resilience to earthquake events. The following requirements shall be met unless specifically authorised otherwise, in writing, by the 3 Waters Manager of the Waimakariri District Council:
- a. Maximum depth to pipe invert of 1.5m.
 - b. The water reticulation shall be designed and constructed to withstand an Ultimate Limit State (ULS) earthquake event with a Peak Ground Acceleration of 0.35g with no more than 100mm vertical deviation and 200mm of horizontal deviation in any 50m length of main over 95% of the water reticulation system.
 - c. The design shall be resilient, and shall incorporate specific resilient design components, including ground improvement where necessary, and the use of non-liquefiable backfill such as compacted AP65 or similar.
- 13.5 The Consent Holder shall employ a suitably experienced Chartered Professional Engineer to prepare an Engineering and Geotechnical report, which shall certify that the design and construction achieves the criteria of Conditions 13.3 and 13.4. The design report shall be submitted at engineering approval stage and the construction report shall be prepared

upon completion of the works and submitted to Waimakariri District Council for approval prior to the issue of the Section 224(c) conditions certificate.

- 13.6 The Consent Holder shall engage the Waimakariri District Council's Water Unit to connect any new reticulation to the existing reticulation at the expense of the Consent Holder.
- 13.7 The Consent Holder shall apply to Waimakariri District Council's Water Asset Manager for approval to connect to the Waimakariri District Council's existing water reticulation. The approval shall be given before works commence on Waimakariri District Council's reticulation.
- 13.8 All mains in the road reserve and public access ways shall be vested in Waimakariri District Council. Where a water submain is laid through private property or a R.O.W, relevant private easements for the right to convey water shall be acquired by the Consent Holder.

14. Sewerage

- 14.1 Prior to Section 224 the Consent Holder shall install a reticulated sewer system to service the development in accordance with approved plans and specifications. This will include the installation of a new on-site wastewater pump station in the south-eastern corner of the site that will ultimately discharge to the Rangiora Wastewater Treatment Plant.
- 14.2 The Consent Holder shall install the reticulated sewer system that incorporates the following minimum requirements:
 - a. all lots shall have individual lateral connections to the new reticulated sewer system.
 - b. appropriately sized sewer mains shall be installed in all roads to vest at the gradients set out in the Waimakariri District Council Engineering Code of Practice (ECOP).
 - c. domestic sewer laterals shall be installed from the nearest main to a minimum of 1.0 metre inside the main body of all lots. All laterals shall be laid perpendicular to the main.
 - d. All sewer works shall be designed and constructed in accordance with the ECOP. Final details and design shall be accepted during the engineering approval process.
- 14.3 The sewer system shall be designed to incorporate resilience to settlement. The gravity sewer shall meet the following requirements over 95% of the gravity reticulation system unless specifically authorised otherwise, in writing, by the 3 Waters Manager of the Waimakariri District Council:
 - a. Maximum depth to pipe overt of 4.0 m.
 - b. Minimum gradients shall be as per the Waimakariri District Council Engineering Code of Practice.
 - c. The sewer shall be designed and constructed to withstand settlement due to ground consolidation, with no more than 50mm vertical deviation and 100mm of horizontal deviation in any 50m length of main over 95% of the gravity reticulation system.
 - d. The design shall be resilient, and shall incorporate specific resilient design components, including ground improvement where necessary, geotextile wrapping of all pipe joints where necessary, elongated pipe joints at junctions and manholes, and the use of

backfill such as compacted AP65 or similar. Other specific resilient design and construction techniques shall be considered where necessary, such as geotextile wrapping of the trench bedding and backfill.

- 14.4 The Consent Holder shall engage a suitably qualified Chartered Professional Engineer to prepare an Engineering & Geotechnical report which shall certify that the design and construction of all infrastructure achieves the criteria of Conditions 14.1 to 14.3. The design report shall be submitted at engineering approval stage for approval and the construction report shall be prepared upon completion of the works and submitted to Waimakariri District Council for approval prior to the issue of the Section 224(c) conditions certificate.
- 14.5 All sewer mains, including laterals to the boundary, shall be sighted for line and grade, air tested and inspected at the expense of the Consent Holder.
- 14.6 Connections to the existing Waimakariri District Council reticulation shall be carried out by a Waimakariri District Council approved contractor at the expense of the Consent Holder following application to the Waimakariri District Council.
- 14.7 The Consent Holder shall apply to Waimakariri District Council's Wastewater Asset Manager for approval to connect to the Waimakariri District Council's existing sewer reticulation. The approval shall be given before works commence on Waimakariri District Council's reticulation.
- 14.8 All sewer mains (excluding laterals) shall be inspected in accordance with the following:
 - a. All sewer mains (excludes laterals) to be vested in Waimakariri District Council ownership shall be internally cleaned and inspected by a CCTV survey, carried out after completion of all construction works to confirm acceptability of workmanship and compliance with the Waimakariri District Council Engineering Code of Practice (ECOP) and pipe manufacturer's product specifications.
 - b. The CCTV inspection shall be undertaken in accordance with the "3rd Edition of the New Zealand Pipe Inspection Manual (NZPIM)" and in accordance with the ECOP.
 - c. The sewer mains shall be scored from the CCTV footage in accordance with the NZPIM by a suitably qualified person, and the score sheets together with the CCTV footage shall be provided to the Waimakariri District Council.
 - d. The sewer mains shall be free from leaks, dips, deviations and other defects that will adversely affect the function or life of the sewer assets.
- 14.9 All mains in the road reserve and public access ways shall be vested in Waimakariri District Council. Where the private sewers are laid through private property or ROWs, relevant private easements for the right to drain sewerage shall be acquired by the Consent Holder.

15. Stormwater

- 15.1 Prior to Section 224 the Consent Holder shall install all stormwater reticulation to service each lot within the subdivision in accordance with the approved plans and specifications.
- 15.2 The Consent Holder shall install stormwater reticulation to collect all stormwater from the hardstand areas within the subdivision and future

development (excluding roof runoff) shall convey the flow via roadside drainage to the stormwater management area for treatment and attenuation.

- 15.3 All roof runoff from future residential units shall discharge to private soak pits contained within each residential allotment and designed in accordance with the New Zealand Building Code: Clause E1 Surface Water. The private soak pit/s shall have an overflow pipe that discharges to the public system should it/they become inundated.
- 15.4 Condition 15.3 shall be subject to a consent notice pursuant to Section 221 of the Resource Management Act 1991 to be registered on the Record of Title to issue for Lots 1-196 inclusive, Lot 1501 and Lot 1500.
- 15.5 The Consent Holder shall demonstrate that a suitable design for individual soak pits in Condition 15.3 is achievable at the time of engineering approval.
- 15.6 The Consent Holder shall connect the new gravity stormwater reticulation servicing the development to the new stormwater facilities:
- a. Stormwater Facility 1 constructed south of the Cam / Ruataniwha River within Stage 1A; and
 - b. Stormwater Facility 2 constructed between the Cam / Ruataniwha River and the Northern Flow Channel within Stage 1C.

Each stormwater facility (on-site stormwater basins) shall discharge to ground and comprise a first flush infiltration basin, with a spill way through to a rapid soakage basin. Spillways shall be constructed on both Facility 1 & 2 soakage basins to discharge into the Cam / Ruataniwha River during extreme events.

- 15.7 The Consent Holder shall design and provide the stormwater reticulation in Conditions 15.2 and 15.5 to accommodate a 20% A.E.P (1 in 5-year) storm derived from rainfall figures from NIWAs HIRDS Version 4 plus a Scenario RCP (2081-2100) allowance for climate change for the subdivision location.
- 15.8 The Consent Holder shall provide for secondary flow paths with a design capacity to accommodate flows for all events up to and including the critical duration for the 2% AEP storms (1 in 50 year). The design plans shall demonstrate how future residential units on the proposed lots will not be flooded following the proposed earthworks. The design will be in accordance with the 'Floor Level Freeboard Requirements Plan'. The design shall be provided to Waimakariri District Council for approval at the time of engineering approval.
- 15.9 All stormwater mains shall be sighted for line and grade and inspected in accordance with the following:
- a. All stormwater mains (excludes laterals) to be vested in Waimakariri District Council ownership shall be internally cleaned and inspected by a CCTV survey, carried out after completion of all construction works to confirm acceptability of workmanship and compliance with the ECOP and the pipe manufacturer's product specifications.
 - b. The CCTV inspection shall be undertaken in accordance with the "3rd Edition of the New Zealand Pipe Inspection Manual (NZPIM)" and in accordance with the ECOP.
 - c. The stormwater mains shall be scored from the CCTV footage in accordance with the NZPIM by a suitably qualified person, and the score sheets together with the CCTV footage shall be provided to the Waimakariri District Council.

- d. The stormwater mains shall be scored to be free from leaks, dips, deviations and other defects that will adversely affect the function or life of the stormwater assets.
- 15.10 All mains in the road reserve and public access ways shall be vested in Waimakariri District Council. Where a stormwater line is laid through private property or a R.O.W, relevant private easements for the right to convey water shall be acquired by the Consent Holder.

16. Building Platform and Finished Floor Levels

- 16.1 The Consent Holder shall provide the following to the Waimakariri District Council for approval prior to the issue of a 224 (c) Certificate for each stage of the development:
- a. an as-built surface drawing of the site; and
 - b. a schedule of flood levels for the 0.5% AEP (1 in 200-year) Localised Rainfall Event;
 - c. a schedule of flood levels for the 0.5% AEP (1 in 200-year) Ashley River/Rakahuri Breakout Event concurrent with a 5% AEP (1 in 20-year) Localised Rainfall Event; and
 - d. a schedule of finished floor levels for each lot that demonstrates that:
 - i. Any residential unit located on Lots 1-12, 14-15, 17-20, 32-34, 37-42, 49-50, 106-111, 118-138, 160-170, 186-196 and 1501 will have a minimum finished floor level that achieves a 500mm freeboard above the highest of the flood levels in b. and c. above;
 - ii. Any residential unit located on Lots 13, 16, 21-31, 35-36, 43-48, 51-105, 112-117, 139-159 and 171-185 shall have a minimum finished floor level that achieves a 400mm freeboard above the highest of the flood levels in b. and c. above.
 - iii. Any building located on Lot 1500 shall have a minimum finished floor level that achieves a 500mm freeboard above the highest of the flood levels in b. and c. above.
- 16.2 Condition 16.1(d)(i) shall be subject to a consent notice pursuant to Section 221 of the Resource Management Act 1991 to be registered on the Record of Title to issue for Lots 1-12, 14-15, 17-20, 32 -34, 37-42, 49-50, 106-111, 118-138, 160-170, 186-196 and Lot 1501.
- 16.3 Condition 16.1(d)(ii) shall be subject to a consent notice pursuant to Section 221 of the Resource Management Act 1991 to be registered on the Record of Title to issue for Lots 13, 16, 21-31, 35-36, 43-48, 51-105, 112-117, 139-159 and 171-185.
- 16.4 Condition 16.1(d)(iii) shall be subject to a consent notice pursuant to Section 221 of the Resource Management Act 1991 to be registered on the Record of Title to issue for Lot 1500.
- 16.5 The consent notices in Condition 16.2, 16.3 and 16.4 shall note the following exclusions from the minimum floor levels:
- a. any attached garage or detached garage to a residential unit or minor residential unit that is not a habitable room;
 - b. any building with a footprint of less than 25m²; and

- c. any building addition in any continuous 10-year period that has a footprint of less than 25m².

17. Power and Telephone

- 17.1 The Consent Holder shall engage a utility network operator to provide underground electrical and telecommunication reticulation to the main body of each lot.
- 17.2 The Consent Holder shall provide evidence in writing from a utility network operator to Waimakariri District Council that electrical and telephone reticulation has been installed to each lot and that all costs have been met.

18. Roading

- 18.1 The Consent Holder shall design, construct and test all roading and footpaths to service the development in accordance with the Waimakariri District Council Engineering Code of Practice (refer to Standard Drawing 600-272 (Issue D)), except where varied by the those listed below and the and approved plans and specifications. The following general road layouts shall be used:
 - a. Primary Collector Road (Road 1) - 23m legal width generally comprising:
 - up to a 12.0m-wide sealed width including two 3.5m-wide vehicle lanes separated by a 2.7m-wide grassed median;
 - 2.5m-wide shared footpath on one side and 1.8m-wide footpath on the other side; and
 - either 2.5m-wide parking bays on both sides of the road or the remainder of the legal width being grassed/landscaped.
 - b. Secondary Collector Road (Road 2) - 22m legal width generally comprising:
 - a 10.2m sealed width including two 3.3m-wide vehicle lanes;
 - 1.8m-wide cycle lanes on both sides,
 - 2.5m-wide parking bays on both sides of the road; and 1.8m-wide footpaths on both sides of the road.
 - c. Local Road (Roads 3, 5 and 9) – 18m legal width generally comprising:
 - a 8.0m-wide sealed width including two 4.0m-wide vehicle lanes;
 - a 1.8m-wide footpath on one side of the road (located between to a 2.25m-wide and 1.2m wide grassed berm); and
 - 2.5m-wide parking bays on one side of the road (next to 2.25m-wide grassed berm).
 - d. Local Road (Road 4) – 18m wide carriageway width generally comprising:
 - a 8.0m-wide sealed width including two 4.0m-wide vehicle lanes;
 - a 1.8m-wide footpath on both sides of the road; and
 - 2m-wide parking bays on one side of the road (with the remainder of the legal width being grassed)

- e. Local Road (Road 8) - 18m wide carriageway width generally comprising:
 - a 8.0m-wide sealed width including two 4.0m-wide vehicle lanes;
 - a 1.8m-wide footpath on both sides of the road; and
 - 2m-wide parking bays on both sides of the road (with the remainder of the legal width being grassed)
 - f. Cul-de-sac (Roads 6 and 7) – 16m wide carriageway width generally comprising:
 - a 8.0m sealed width including two 4.0m-wide vehicle lanes; and
 - a 1.8m footpath on one side of the road (with the remainder of the legal width being grassed)
 - g. Local Road (Road 10) – 10m carriage width generally comprising:
 - a 5.0m sealed width including two 2.25m -wide vehicle lanes;
 - a 1.8m footpath on the north side of the road (with the remainder of the legal width being grassed); and
 - a 2.1m-wide indented parking bay on the southern side of the road.
- 18.2 A four-legged roundabout shall be formed for the Road 1 / Kippenberger Avenue / MacPhail Avenue intersection to provide for the following:
- a. All turning movements to and from the development; and
 - b. All roundabout legs are designed to have splitter islands to provide pedestrian refuge.
- 18.3 The roundabout detailed in Condition 18.2 shall be built prior to the issuance of s224c subdivision certification of Stage 1D.
- 18.4 A T-Intersection that provides for GIVE WAY control shall be formed for the Road 2 and Kippenberger Avenue intersection to provide all turning movements to and from the development. The final layout of this intersection (including any potential provision of a right-hand turn bay on Kippenberger Avenue) shall be confirmed with Waimakariri District Council during the Engineering approvals period.
- 18.5 West of proposed Road 2, the Kippenberger Avenue road frontage of the site shall be upgraded to comprise:
- a. kerb and channel;
 - b. 2.5m-wide shared cycle/pedestrian path;
 - c. 2.5m-wide parking bays with vegetation / street trees located within the 2.5m cross-section width between parking bays;
 - d. 1.8m-wide on road cycle lane; and
 - e. a 0.9m-wide landscaped berm along the road boundary.
- 18.6 East of proposed Road 2, the Kippenberger Avenue road frontage of the site shall be upgraded to comprise:
- a. kerb and channel;
 - b. 2.5m-wide shared cycle/pedestrian path;
 - c. 1.8m-wide on road cycle lane; and

- e. 1.1m-wide landscaped berm along the road boundary.
- 18.7 The following intersections shall be designed and formed as GIVE WAY controlled intersections:
 - a. Road 2 / Road 7 / Road 8; and
 - b. Road 4 / Road 5 / Road 6.
- 18.8 A design report approved by a suitably qualified CPEng Engineer shall be submitted for approval to Waimakariri District Council as part of the Engineering Approval process and shall include a Safety Audit Report which is to be prepared by a suitably qualified independent Safety Audit Traffic Engineer in accordance with NZTA Road safety audit procedures for projects, May 2013.
- 18.9 The Consent Holder shall provide kerb pedestrian cut downs and tactile pavers at all intersections within the development.
- 18.10 The Consent Holder shall install road closure signs and chevron board at the end of each closed road at each stage of works. Signage shall be in accordance with the Waka Kotahi Traffic Control Devices Manual (TCD Manual).
- 18.11 The Consent Holder shall carry out Benkelman Beam tests or other approved in situ formation bearing tests following completion of the base course layer and prior to sealing. Waimakariri District Council shall approve the test results.
- 18.12 The Consent Holder shall carry out Clegg Hammer testing of footpath and kerb formation bearing tests following completion of the base course layer and prior to concreting/surfacing. A measured minimum Clegg Impact Value of 25 for footpaths and 35 for kerb formation shall be obtained to assure adequate compaction and pavement strength prior to sealing/pouring concrete.
- 18.13 Sealing shall be designed by a suitably qualified pavement engineer and submitted to WDC for approval as part of the Engineering approval process by the Waimakariri District Council's Roading Manager.
- 18.14 The Consent Holder shall submit plans of all proposed road markings and traffic control signs for approval as part of the Engineering approval process.
- 18.15 The Consent Holder shall ensure that all temporary and permanent dead ends formed and sealed as hammerheads or cul-de-sacs are designed in accordance with the engineering design approval.

19. Access

- 19.1 Lots 59 to 67 inclusive and Lot 1501 shall not have vehicle access directly onto Kippenberger Avenue (Arterial Road).
- 19.2 Condition 19.1 shall be subject to a consent notice pursuant to Section 221 of the Resource Management Act 1991 to be registered on the Record of Title to issue for Lots 59 to 67 inclusive and Lot 1501.
- 19.3 Lots 67 to 73 inclusive, and Lots 103 to 106 inclusive shall not have vehicle access directly on to Road 1 (Primary Collector Road).
- 19.4 Condition 19.3 shall be subject to a consent notice pursuant to Section 221 of the Resource Management Act 1991 to be registered on the Record of Title to issue for Lots 67 to 73 inclusive, and Lots 103 to 106 inclusive.

- 19.5 To ensure sufficient separation distances between new vehicle crossings and intersections within the development, the following vehicle access restrictions shall apply:
- a. Vehicle access for Lot 1501 from Road 2 shall be formed no closer than 33m from the carriageway of Kippenberger Avenue.
 - b. Vehicle access for Lot 22 shall be from Road 3 only and located no closer than 15m from the intersection of Road 2 and Road 3.
 - c. Vehicle access for Lot 73 shall be from Road 5 only and established no closer than 15m from the intersection of Road 5 and Road 4.
- 19.6 Condition 19.5 shall be subject to a consent notice pursuant to Section 221 of the Resource Management Act 1991 to be registered on the Record of Title to issue for Lot 1501, Lot 22 and Lot 73.
- 19.7 All vehicle access to and from a residential site where a pedestrian footpath is provided along the road boundary (and is not otherwise provided for by Condition 20.3 (right of way visibility)), shall allow clear visibility above 1m within a triangle measured for a width of at least 2.0m either side of the entrance, and for a length at least 2.5m measured from the road boundary.
- 19.8 Condition 19.7 shall be subject to a consent notice pursuant to Section 221 of the Resource Management Act 1991 to be registered on the Record of Title to issue for Lots 1-7 inclusive, Lot 10, Lot 13, Lots 16-25, Lots 40-74, Lots 88-89, Lot 97-98, Lots 101-104, Lots 107-111, Lots 113-114, Lots 120-148, Lots 159-196.

20. Rights of Way

- 20.1 The Consent Holder shall form and seal the right of ways serving Lots 7-9, 11-12, 14-15, 35-36, 90-96, 105-106, 111-112, 118-119, 148-159 in accordance with the requirements of the ECOP Standard Drawing 600-274 'Typical Cross Section – Residential and Business Right of Way' Issue D.
- 20.2 The Consent Holder shall Clegg Hammer test the rights of way prior to sealing. A measured Clegg Impact Value of at least 25 shall be obtained to assure adequate compaction and pavement strength prior to sealing. Documentation shall be supplied to Waimakariri District Council confirming the test results obtained.
- 20.3 To ensure sufficient visibility any fence adjoining access servicing multiple properties (i.e. Right of Way) shall allow clear visibility above 1m for a length at least 2.5m measured from the road boundary. Any fence, wall or other structure or vegetation shall either be visually permeable (see through) or no more than 1m in height.
- 20.4 Condition 20.3 shall be subject to a consent notice pursuant to Section 221 of the Resource Management Act 1991 to be registered on the Record of Title to issue for Lot 7, 10, 13, 16, 97, 104, 107, 113, 117, 120, 147 and 148.

21. Landscaping

- 21.1 Landscaping shall be established in accordance with the Reserves and Streetscapes Plans labelled RC xxx Page + of the Approved Consent Document within the first planting season (extending from 1 April to 30 September) following the completion of the works for any given subdivision stage

- 21.2 The existing *Juglans regia* (Walnut), *Cordyline australis* (Cabbage Tree), *Ulmus procera* (Golden Elm) and *Podocarpus totara* (Totara) located in the vicinity of the Belgrove Homestead identified on the Indicative Heritage Plan shall be retained where possible.
- 21.3 The Consent Holder shall grass all lawn areas in the green space reserves and berms. All planted areas shall be mulched and trees, shrubs and fixtures installed in accordance with the ECOP Part 10 'Reserves, Streetscapes and Open Spaces' dated July 2008.
- 21.4 The Consent Holder shall plant and stake all trees in the green space reserves and streets to meet the following minimum requirements:
- a. trees shall be a minimum of 1m off paths and road boundaries, 4m off residential boundaries and a minimum of 4m apart if planted as individual specimen trees in grass.
 - b. Each tree shall have a single leader and shall be a minimum of 2m in height at the time of planting.
- 21.5 The landscaping shall be established within the first planting season (extending from 1 April to 30 September) following the completion of the works for any given subdivision stage.
- 21.6 The Consent Holder shall maintain all street trees for a period of two years from planting, and any dead or damaged plants shall be replaced on failure as per Condition 32.2 (bond) of this consent.
- 21.7 Landscape plans for the reserves (Lots 4000-4006 and Lot 2000), and streetscapes shall be submitted as part of the Landscape Design Report to Waimakariri District Council for certification that they are in accordance with the ECOP dated July 2020. All landscaping shall be carried out in accordance with the Certified plan.
- 21.8 Works shall not be carried out for the reserves and streetscapes under the Landscape Design Report until certification has been received from the Waimakariri District Council. Notwithstanding this, if five working days have passed and no correspondence has been received from Waimakariri District Council, it shall be deemed certified and works may be implemented.

22. Street Names

- 22.1 The Consent Holder shall submit three names for the road signs for each road to the Waimakariri District Council for approval and, once approved, shall install the street name signs and poles at all road intersections.
- 22.2 The Consent Holder shall provide and install the street name signs and poles at each intersection to the requirements of the ECOP.

23. Lighting

- 23.1 The Consent Holder shall provide details of street lighting proposals prepared in consultation with the power supply authority, to the Waimakariri District Council at the time of submission of the engineering plans and specifications for certification that the lighting is in accordance with the ECOP.
- 23.2 The installation of the street lighting shall not be carried out until certification has been received from the Waimakariri District Council. Notwithstanding

this, if five working days have passed and no correspondence has been received from Waimakariri District Council, the plans shall be deemed certified and works may be implemented.

- 23.3 The Consent Holder shall engage a Chartered Professional Engineer to design the bases for the light poles considering the location and ground conditions. An installation plan shall be submitted to Waimakariri District Council for approval before installation proceeds.
- 23.4 Light poles shall be subject to final engineering approval. Light bulbs shall be LED type and approved by Waimakariri District Council before installation proceeds.
- 23.5 The Consent Holder shall install, at their cost, all lighting approved in accordance with conditions 23.1 to 23.4 inclusive.
- 23.6 Street lighting shall be installed in the new road(s) to vest in compliance with Part 11 (Lighting) of the ECOP dated July 2008.

24. Geotechnical

- 24.1 All stormwater basins, any deep infrastructure, and placement of fill on site shall be designed in accordance with the recommendations in the Aurecon Fast Tracked Geotechnical Report Revision 0, dated 2020-07-06. In addition, a Geotechnical Chartered Professional Engineer with relevant experience in residential development shall oversee the construction works and confirm the recommendations have been met.

25. Fencing

- 25.1 The Consent Holder shall install, at their cost, a 1.8m-high acoustic fence along the Kippenberger Avenue boundary of Lots 59-67 inclusive and Lot 1501.
- 25.2 The Consent Holder shall install, at their cost, a 1.8m-high acoustic fence along the Local Purpose (Stormwater Utility) Reserve boundary of Lots 1-8 inclusive.
- 25.3 The Consent Holder shall install, at their cost, a 1.8m-high timber fence along the residential boundary with Local Purpose (Linkage) Reserve Lots 4007 and 4008.
- 25.4 The Consent Holder shall install, at their cost, a 1.8m-high timber fence along the boundary with Lot 1400 and Lots 20-22.
- 25.5 The Consent Holder shall install, at their cost a 1.2m high white picket fence either side of the vehicle access to Lot 1400 from Road 3 as shown in the 'Indicative Heritage Plan'.
- 25.6 Any fencing along the Local Purpose (Esplanade) Reserve boundary of Lots 15, 17-20, 49-50, 106-110, and Lot 160 shall have a maximum height of 1.2m and be minimum 50% visually permeable.
- 25.7 Condition 25.6 shall be subject to the following consent notice pursuant to Section 221 of the Resource Management Act 1991 to be issued by Waimakariri District Council on Lots 15, 17-20, 49-50, 106-110 and Lot 160

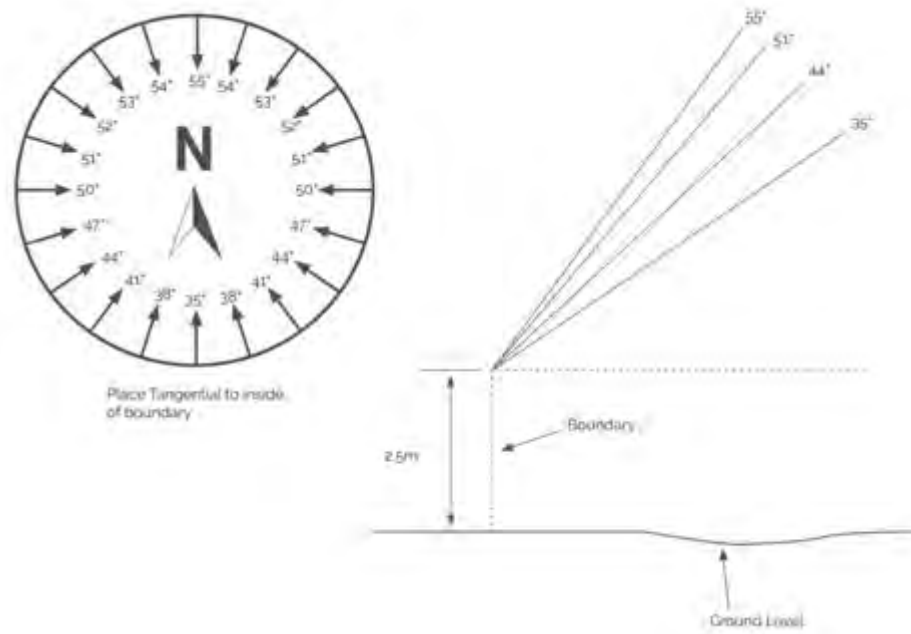
- 25.8 Any fencing along the Local Purpose (Stormwater Utility) Reserve boundary of Lots 8, 9, 11, 12, 14, 15 and 123-138 inclusive, Lots 160-170 inclusive and Lots 186-196 inclusive shall have a maximum height of 1.2m and be minimum 50% visually permeable.
- 25.9 Condition 25.8 shall be subject to the following consent notice pursuant to Section 221 of the Resource Management Act 1991 to be issued by Waimakariri District Council on Lots 8-9, 11-12, 14-15, Lots 123-138 inclusive, Lots 160-170 inclusive and Lots 186-196 inclusive.
- 25.10 A 1.2m high open style fence (minimum 50% visually permeable) shall be installed:
- a. along the western boundaries of Lots 148-159 inclusive;
 - b. along the northern boundaries of Lots 141-147 inclusive (boundary with the Local Purpose Recreation Reserve (Lot 2000)); and
 - c. along the northern boundaries of Lots 171-185 inclusive.
- 25.11 Condition 25.10 shall be subject to the following consent notice pursuant to Section 221 of the Resource Management Act 1991 to be issued by Waimakariri District Council on Lots 141-159 and Lots 171-185 inclusive.

26. Residential Design Criteria - Lots 21 and 22

- 26.1 Residential units shall comply with the following design criteria:
- a. Be single storey with a maximum building height above ground level of 5m;
 - b. A maximum building coverage of 55% of the net site area.
 - c. A minimum landscaped permeable surface of 20% of net site area. Landscaped permeable surface may include:
 - i. any path that is less than 1.1m in width; and
 - ii. any unopen slat decks less than 1 in height above ground level that have a permeable surface underneath.
 - d. Any building or structure shall be set back:
 - i. a minimum of 2m from any road boundary, except that a garage shall be a minimum of 6m from any road boundary;
 - ii. a minimum of 3m from the northern boundary with Lot 1400 (the heritage lot);
 - iii. a minimum of 1m from any other internal boundary;
 - iv. The following buildings and structures are exempt from (d):
 - 1) any fence or wall no higher than 1.8m and compliant with (f); and
 - 2) any structure and/or building other than a fence, less than 10m² and less than 3m in height above ground level.
 - e. Any residential unit:
 - i. shall have a front façade (excluding any garage door) comprising at least 20% glazing;
 - ii. shall have a pedestrian door that is directly visible and accessible from the road; and
 - iii. where a garage door faces the road, the garage door shall have a

maximum width of 6.5m.

- f. Any fence or wall erected on the road boundary shall be no higher than 1.2m above ground level. On Lot 22 (corner site), the height can be increased on one road boundary to 1.8m above ground level.
- g. A continuous outdoor living space of 30m² minimum area and 4m minimum dimension shall be provided at ground level within the site. The required minimum area of outdoor living space shall not be occupied by any structure (excluding a deck), driveway, or parking space, other than an outdoor swimming pool or washing line.
- h. No building or structure shall project beyond the building envelope defined by the following diagram except where:
 - i. buildings on adjoining sites share a common wall, the height in relation to boundary requirement shall not apply along that part of the internal boundary covered by such a wall; and
 - ii. where the land immediately beyond the site boundary forms part of any reserve, or accessway (whether serving the site or not), the boundary of the reserve or accessway furthest from the site boundary may be deemed to be the site boundary for the purpose of defining the origin of the recession plane, provided this deemed site boundary is no further than 6m from the site boundary.



26.2 Condition 26.1 shall be subject to a consent notice pursuant to Section 221 of the Resource Management Act 1991 to be registered on the Record of Title to issue for Lots 21 and 22.

27. Residential Design Criteria – Medium Density – Lots 3-7, 9,11,12,14, 30-34, 37-38, 45-48, 54-66, 68-98, 103-104, 112, 117, 120, 128-159, 161-196

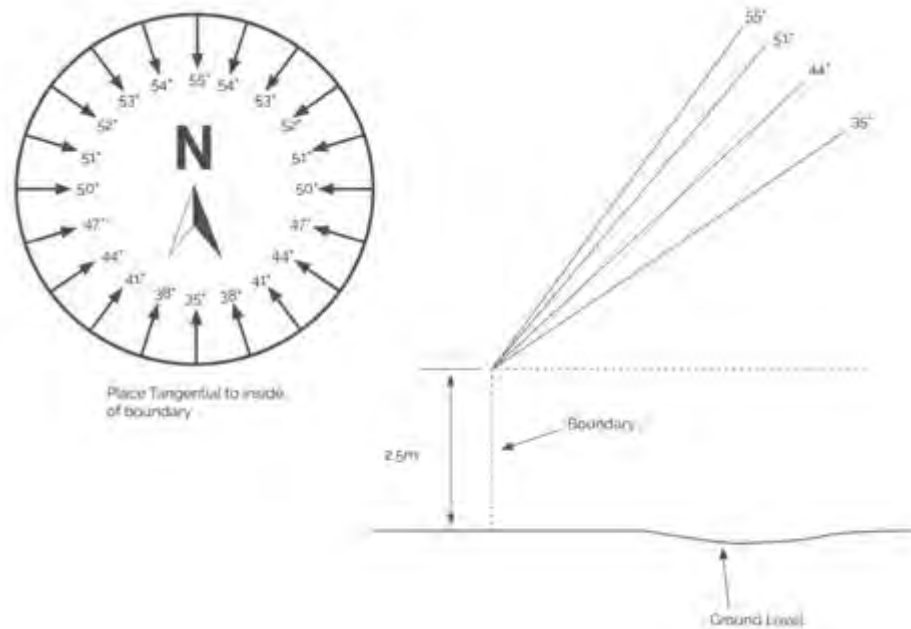
- 27.1 Residential units shall comply with the following design criteria:
 - a. A maximum building coverage of 55% of the net site area with the following exemptions:
 - i. Lots 128, 133, 134, 138, 186, 191-192 and 196 shall have a maximum building coverage of 60% of the net site area.

- b. A minimum landscaped permeable surface of 20% of net site area. Landscaped permeable surface may include:
 - i. any path that is less than 1.1m in width; and
 - ii. any unopen slat decks less than 1m in height above ground level that have a permeable surface underneath.
- c. A maximum building height of 12m above ground level;
- d. Any building or structure shall be set back a minimum of 2m from any road boundary with the following exemptions:
 - i. any fence that complies with (g) and (h); and
 - ii. any structure, other than a fence, less than 3m in height and less than 10m² in area.
 - iii. Any garage shall be set back a minimum of 6m from a road boundary, with the following exceptions:
 - 1) Lots 59-66 inclusive where the minimum setback for a garage from Kippenberger Avenue shall be 1m;
 - 2) Lots 68-73 inclusive and Lot 103 where the minimum setback from Road 1 for a garage shall be 1m; and
 - 3) Lots 153 and 154 and Lots 171-185 where the minimum setback from Road 10 shall be 5.5m.
- e. Any building or structure shall be set back a minimum of 1m from any internal boundary (except there shall be no minimum setback where a building or structure shares a common wall with a building or structure on an adjoining site) with the following exemptions:
 - i. any fence or wall no higher than 1.8m and compliant with (g) and (h); and
 - ii. any structure and/or building other than a fence, less than 10m² and less than 3m in height above ground level.
- f. Any residential unit fronting a road:
 - i. shall have a front façade (excluding any garage door) comprising at least 20% glazing;
 - ii. shall have a pedestrian door that is directly visible and accessible from the road; and
 - iii. where a garage door faces the road, the garage door shall have a maximum width of 6.5m.
- g. Any fence or wall erected on a road boundary shall be no higher than 1.2m above ground level. Where the site is a corner site, the height can be increased on one road boundary to 1.8m above ground level.

The exceptions to (g) are:

 - i. Lots 59-66 where (g) does not apply to Kippenberger Avenue;
 - ii Lots 68-73 and Lot 103 where (g) does not apply to Road 1; and
 - iii. Lots 171-185 where (g) does not apply to Road 8.
- h. In addition to (g), any fence greater than 1.2m in height above ground level within 5m of any accessway (right of way, private way, access lot, access leg or private road) shall be at least 35% visually permeable;

- i. A continuous outdoor living space of 30m² minimum area and 4m minimum dimension shall be provided at ground level within the site. The required minimum area of outdoor living space shall not be occupied by any structure (excluding a deck), driveway, or parking space, other than an outdoor swimming pool or washing line.
- j. No building or structure shall project beyond the building envelope defined by the following diagram except where:
 - i. buildings on adjoining sites share a common wall, the height in relation to boundary requirement shall not apply along that part of the internal boundary covered by such a wall; and
 - ii. where the land immediately beyond the site boundary forms part of any reserve, or accessway (whether serving the site or not), the boundary of the reserve, or accessway furthest from the site boundary may be deemed to be the site boundary for the purpose of defining the origin of the recession plane, provided this deemed site boundary is no further than 6m from the site boundary.



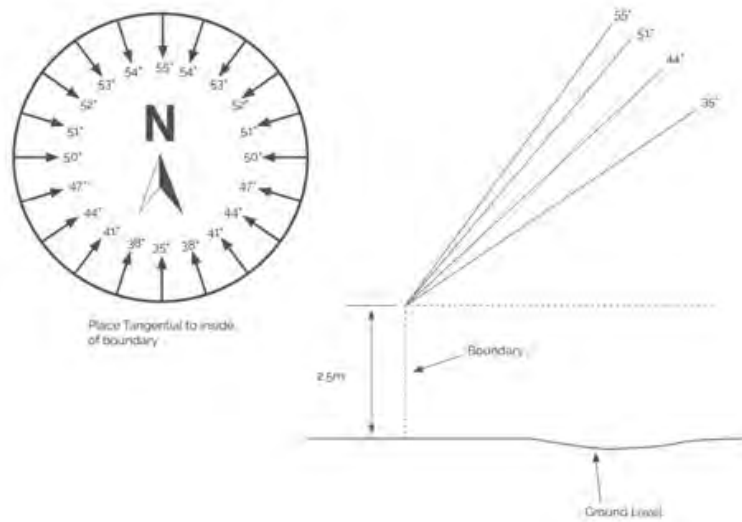
27.2 Condition 27.1 shall be subject to a consent notice pursuant to Section 221 of the Resource Management Act 1991 to be registered on the Record of Title to issue for Lots 3-7, 9,11,12,14, 30-34, 37-38, 45-48, 54-66, 68-98, 103-104, 112, 117, 120, 128-159, 161-196.

28. Residential Design Criteria – General Residential Density – Lots 1-2, 8, 10, 13, 15-29, 35-36, 39-44, 49-53, 67, 99-102, 105-111, 113-116, 118-119, 121-127, 160 and Lot 1501

- 28.1 Residential units shall comply with the following design criteria:
- a. A maximum building coverage of 45% of the net site area.
 - b. A minimum landscaped permeable surface of 30% of net site area. Landscaped permeable surface may include:
 - i. any path that is less than 1.1m in width; and
 - ii. any unopen slat decks less than 1m in height above ground level that have a permeable surface underneath.

- c. A maximum building height of 12m above ground level;
- d. Any building or structure shall be set back a minimum of 2m from any road boundary, with the following exemptions:
 - i. any fence that complies with (g) and (h); and
 - ii. any structure, other than a fence, less than 3m in height and less than 10m² in area.
 - iii. Any garage shall be set back a minimum of 6m from a road boundary, with the following exceptions:
 - 1) Lots 67 and 1501 where the minimum setback for a garage from Kippenberger Avenue shall be 1m (in accordance with (e)); and
 - 2) Lots 67 and 105-106 where the minimum setback from Road 1 for a garage shall be 1m (in accordance with (e)).
- e. Any building or structure shall be set back a minimum of 1m from any internal boundary (except there shall be no minimum setback where a building or structure shares a common wall with a building or structure on an adjoining site) with the following exemptions:
 - i. any fence or wall no higher than 1.8m and compliant with (g and h); and
 - ii. any structure or building, other than a fence, less than 10m² and less than 3m in height above ground level.
- f. Any residential unit fronting a road:
 - i. shall have a front façade (excluding any garage door) comprising at least 20% glazing;
 - ii. shall have a pedestrian door that is directly visible and accessible from the road; and
 - iii. where a garage door faces the road, the garage door shall have a maximum width of 6.5m.
- g. Any fence or wall erected on a road boundary shall be no higher than 1.2m above ground level. Where the site is a corner site, the height can be increased on one road boundary to 1.8m above ground level. The exceptions are:
 - i. Lots 67 and 1501 where (g) does not apply to Kippenberger Avenue; and
 - ii Lots 67 and 105-106 where (g) does not apply to Road 1.
- h. In addition to (g), any fence greater than 1.2m in height above ground level within 5m of any accessway (right of way, private way, access lot, access leg or private road) shall be at least 35% visually permeable;
- i. A continuous outdoor living space of 30m² minimum area and 4m minimum dimension shall be provided at ground level within the site. The required minimum area of outdoor living space shall not be occupied by any structure (excluding a deck), driveway, or parking space, other than an outdoor swimming pool or washing line.
- j. No building or structure shall project beyond the building envelope defined by the following diagram except where:

- i. buildings on adjoining sites share a common wall, the height in relation to boundary requirement shall not apply along that part of the internal boundary covered by such a wall; and
- ii. where the land immediately beyond the site boundary forms part of any reserve, or accessway (whether serving the site or not), the boundary of the reserve or accessway furthest from the site boundary may be deemed to be the site boundary for the purpose of defining the origin of the recession plane, provided this deemed site boundary is no further than 6m from the site boundary.



28.2 Condition 28.1 shall be subject to a consent notice pursuant to Section 221 of the Resource Management Act 1991 to be registered on the Record of Title to issue for Lots 1-2, 8, 10, 13, 15-29, 35-36, 39-44, 49-53, 67, 99-102, 105-111, 113-116, 118-119, 121-127, 160 and Lot 1501.

29. Noise Insulation and Ventilation Design Criteria

29.1 Residential units located on Lots 59-67 inclusive and 1501 inclusive shall comply with the following noise insulation criteria:

- a. Each residential unit shall be designed and constructed to achieve a minimum external and internal noise reduction of 30 dB Dtr,2m,nT,w + Ctr to any habitable room; or
- b. be designed and constructed to meet a maximum indoor design sound level of road traffic noise within any habitable room of 40 dB LAeq(24hr); or
- c. comply with the following acoustic design measures:

Roof/ceiling (entire roof)	
Roof cladding	Pitched roof structure with min. 0.55mm thick profiled steel.
Ceiling lining	One layer of min. 13mm thick standard plasterboard, with min. 75mm thick fibrous thermal insulation (≥10kg/m3) in ceiling cavity.
External wall (all habitable spaces)	

Wall cladding	External cladding material with min. surface mass of 18 kg/m ²
Wall linings	One layer of min. 10mm thick standard plasterboard, with min. 75mm thick fibrous thermal insulation (≥10kg/m ³) in wall cavity.
External glazing (all habitable spaces)	
Total glazed area is less than 25% of the total external wall area.	Double glazed aluminium joinery consisting of two min. 4mm thick glass panes separated by a 12mm air gap e.g. 4/12
Total glazed area is more than 25% of the total external wall area.	Double glazed aluminium joinery consisting of two min. 6mm thick glass panes separated by a 12mm air gap e.g. 6/12/6.
Ventilation Requirements	
All bedrooms (except those located at back of a residential unit and those that do not have direct line-of-sight to Kippenberger Avenue)	Alternative means of ventilation required

- 29.2 Condition 29.1 shall be subject to a consent notice pursuant to Section 221 of the Resource Management Act 1991 to be registered on the Record of Title to issue for Lots 59-67 and 1501.
- 29.3 Residential units located on Lots 1-8 inclusive shall have an alternative means of ventilation for any bedroom that is:
- a. not located on the ground floor or in a single storey residential unit; or
 - b. not located without direct line-of-sight to Kippenberger Avenue.
- 29.4 Condition 29.3 shall be subject to a consent notice pursuant to Section 221 of the Resource Management Act 1991 to be registered on the Record of Title to issue for Lots 1-8 inclusive.

30. Archaeological Protocol

- 30.1 All earthworks shall be undertaken in accordance with the Archaeological Report prepared by Underground Overground Archaeology November 2021 entered into Waimakariri District Council records as RCxxx pgs. xxx.
- 30.2 Should any archaeological material or sites be discovered during the course of work on the site, work in that area of the site shall stop immediately and the appropriate agencies, including Heritage New Zealand Pouhere Taonga and the Te Ngāi Tūāhuriri Rūnanga, shall be contacted immediately. This is in accordance with the Accidental Discovery Protocol set out in Appendix 3 of the Mahaanui Iwi Management Plan: <http://mkt.co.nz/mahaanui-iwi-management-plan>

31. Wahi taonga, wahi tapu and urupa protocol

- 31.1 The Consent Holder shall immediately cease earthmoving operations should it become apparent that an urupa, wahi tapu, wahi taonga or suspected historical site has been uncovered. In such circumstances the Consent Holder shall shut down all machinery or activity immediately, secure the area and advise the Runanga of the occurrence.

32. Maintenance

- 32.1 The Consent Holder shall be responsible for the maintenance of all subdivision and Waimakariri District Council assets vested in Waimakariri District Council (excluding reserves, street trees and landscaping) for a period of twelve months following the date of issue of the Engineers Practical Completion certificate. A bond equal to 5% (including GST) of the cost of construction works shall be lodged with Waimakariri District Council for the same period.
- 32.2 The Consent Holder shall be responsible for the maintenance of all works associated with the green space reserves, street trees and landscaping for a period of two years following the date of issue of the Engineers Practical Completion certificate. A bond equal to 5% (including GST) of the cost of construction works shall be lodged with the Waimakariri District Council for the same period.
- 32.3 Maintenance for the purpose of Conditions 32.1 and 32.2 shall include:
- a. Appropriate and regular mowing of grass and swales as well as watering of all plants and trees together with the replacement of any dead specimens.
 - b. Repair of any damage or defects in any of the works or services associated with the development of the subdivision as consented to.
 - c. Full operation and provision of a maintenance program.

33. As Built Plans

- 33.1 The Consent Holder shall provide daily site sealing records and beam test results from the Sealing Contractor as part of the As Built record, to enable accurate RAMM records to be established for the new road construction.
- 33.2 Copies of all test results, Producer Statements, certification, inspections, Sharefile or USB of CCTVs shall be provided to the Waimakariri District Council's satisfaction. Digital photo images of the inside of all manholes shall be provided, accurate As Built" plans including long sections setting out in detail the location of all utilities and services, landscape planting and recreation reserves shall be provided to the Waimakariri District Council immediately following completion of the works and shall be available at the time of the 224(c) Condition Certificate inspection.
- 33.3 'As Built' plans including long sections setting out in detail the location of all utilities and services, road infrastructure (including footpaths), landscape planting and recreation reserves shall be provided to the Waimakariri District Council immediately following completion of the works and shall be available at the time of the 224(c) Certificate inspection.

- 33.4 An electronic set of 'As Built' plans shall be provided at a scale of 1:1000 and 1:500. In addition to the plans a Chartered Professional Engineer or Registered Professional Surveyor shall provide a separate certificate stating that the 'As Built' plans are a true and accurate record of all services.
- 33.5 The Consent Holder shall provide an asset register spreadsheet for all assets to be vested in Waimakariri District Council, including pipes, valves, fittings, manholes, structures, roading and footpaths.

34. Conditions Auditing

- 34.1 The Waimakariri District Council will audit compliance with the conditions of consent by both site inspections and checking of associated documentation to ensure the work is completed in accordance with the approved plans and specifications and to the Waimakariri District Council's standards. The Waimakariri District Council will undertake inspections and checking on an at cost basis. The Consent Holder, or their authorised agent, shall notify Waimakariri District Council at least one working day prior to commencing various stages of the works. This is to enable audit inspections required by the consent to be performed. Should the Consent Holder wish the Waimakariri District Council to accept requests for inspections from any contractors engaged, Waimakariri District Council must receive written authorisation. The minimum level of inspection shall be as follows:
- a. Earthworks
 - i. Following stripping of topsoil;
 - ii. During progress of the earthworks;
 - iii. Prior to filling drainage ditches;
 - iv. On completion to final levels.
 - b. Access and Right of Ways
 - i. On completion of excavation to sub-grade;
 - ii. Following compaction of base course prior to final surfacing;
 - iii. When Benkelman Beam tests are being carried out;
 - iv. Under kerb and channel, right of way and footpaths the formation shall be tested with the Clegg Impact Hammer and approved as satisfactory by the Waimakariri District Council.
 - c. Trenching
 - i. Prior to backfilling of services.
 - ii. During compaction of the trench backfilling.
 - d. Services
 - i. During installation.
 - ii. Testing of water, sewer and stormwater mains and laterals.
 - iii. During construction of the swales.
 - iv. Disinfection of water mains.
 - v. CCTV Inspection.
 - vi. Following completion of required works.
 - e. Roothing, Footpaths, and accesses
 - i. Following shaping of Roothing and footpath sub-grade prior to placement of sub base material.
 - ii. Following metalling up, prior to pouring of any concrete kerb and channel and/or footpath.

- iii. Following compaction of base course prior to sealing. The carriageway shall be tested with a Benkelman Beam and the kerb and channel, access and footpath with a Clegg Hammer. The results shall be submitted to Waimakariri District Council for approval.
 - f. Landscaping
 - i. Before setting out of planting and installation of fixtures.
 - ii. On completion of the required works.
 - g. Reserves/Street Trees
 - i. Before setting out of planting and installation of fixtures.
 - ii. On completion of levels over the reserve, check levels, topsoil quality and depth.
 - iii. On completion of the hard landscaping, including buildings, structures and fixtures prior to issue of completion certificate.
 - iv. On completion of the planting, trees and works and after the first grass mow.
 - v. On completion of the required works.
 - vi. On completion of the maintenance period.
 - h. Whole Works
 - i. Prior to issue of a certificate under Section 224(c) of the Resource Management Act 1991.
 - ii. One week prior to end of maintenance period (where applicable)
 - iii. On completion of maintenance period (where applicable)
- 34.2 Where repeat inspections are required because of faulty workmanship or work not being ready contrary to the receipt of a notification, such inspections will be carried out at cost for staff time and vehicle running costs for kilometres travelled.

35. Works Condition

- 35.1 A certificate under Section 224(c) of the Resource Management Act 1991 will not be issued until conditions 1-34 above have been met to the satisfaction of the Waimakariri District Council, at the expense of the Consent Holder.

Specific Advice Notes:

Condition 10.1:

- *The Remediation Action Plan can be included in the Environmental Management Plan, to avoid conflicts and to streamline management.*
- *The best practice principles, techniques, inspections and monitoring for erosion and sediment control shall be based on ECan's Erosion and Sediment Control Toolbox for Canterbury <http://escscanterbury.co.nz/>.*

Condition 12.2:

- *The Consent Holder is advised that Traffic Management Plan forms can be sourced from Waimakariri District Council Service Centres or on-line from the Waimakariri District Council website.*

Condition 13.1, Condition 14.1, and Condition 15.5:

- *Cost share associated with the additional capacity being provided in the water supply, sewerage and stormwater reticulation and facilities is to be finalised with Waimakariri District Council.*

Condition 17.2:

- *Electrical and telephone reticulation requires that the network structures be available. In some cases, such as in rear lots, this could mean that ducting only is provided to the lot from the service box.*

Conditions 18.2, 18.3 and 18.4:

- *The Consent Holder is advised that the approval of Waimakariri District Council's Asset and Network Planning team, or the Community Board / Waimakariri District Council where that authority has been delegated, is required prior to any works within the road reserve (i.e. on Kippenberger Avenue).*
- *Drawings and plans for works located within the road reserve shall be submitted to Waimakariri District Council's Asset Planning Transport team.*
- *Any works within the road reserve will be at the Consent Holder's expense unless agreed prior with the relevant road controlling authority.*

Condition 18.3:

- *Stages 1A, 1B and 1C can proceed without this roundabout being in place.*

Conditions 18.5 and 18.6

- *For clarity the Consent Holder shall only be responsible for upgrading Kippenberger Avenue along their site frontage, with any kerb and channelling or lane widening required on the other side of the road to be undertaken separately by Waimakariri District Council.*
- *The Consent Holder is advised that the approval of Waimakariri District Council's Asset and Network Planning team, or the Community Board / Waimakariri District Council where that authority has been delegated, is required prior to any works within the road reserve (i.e. on Kippenberger Avenue).*
- *Drawings and plans for works located within the road reserve shall be submitted to Waimakariri District Council's Asset Planning Transport team.*
- *The works required by Condition 18.5 and Condition 18.6 will be subject to a cost share agreement with Waimakariri District Council which is yet to be finalised.*

Condition 19.7 and 19.8:

- *Within the visibility splay prescribed any fence, wall or other structure or vegetation shall either be no more than 1m in height; or be visually permeable to ensure that sufficient clear visibility is provided.*

Conditions 26.1, 27.1 and 28.1:

- *Ground level means the actual finished surface level of the ground after the most recent subdivision (when the record of title was created);*
- *Building coverage excludes any deck under 1m in height above ground level;*

Condition 29.1:

- *Advice Note: The external to internal noise reduction shall be assessed in accordance with ISO 16283-3:2016 Acoustics — Field measurement of sound insulation in buildings and of building elements — Part 3: Façade sound insulation and ISO 717-1:2020 Acoustics — Rating of sound insulation in buildings and of building elements — Part 1: Airborne sound insulation.*

General Advice Notes:

- *Construction noise shall not exceed the recommended limits specified in, and shall be measured and assessed in accordance with, the provisions of NZS: 6803: P1999 “Measurement and Assessment of Noise from Construction, Maintenance, and Demolition Work”. Adjustments and exemptions provided in clause 6 of NZS: 6803: P1999 shall apply.*
- *The Consent Holder is encouraged to consider the use of Māori Street names within the subdivision, to acknowledge the significance of the area to Ngāi Tūāhuriri.*
- *No excavation shall commence within a public road reserve without the prior receipt of a Corridor Access Request (CAR).*
- *The Consent Holder is advised that requirements and conditions listed are a statement of the Waimakariri District Council’s minimum standards. Where the Consent Holder proposes alternative higher standards or more aesthetically acceptable alternatives then these shall be submitted to the Waimakariri District Council for approval, in writing.*
- *The Consent Holder is advised that development contributions apply to this subdivision and that these will be levied in accordance with the existing Private Developers Agreement or any subsequent amendments.*
- *The Consent Holder is advised that Producer Statement Design and Construction forms can be sourced from the ‘Engineering Code of Practice Part 3 Quality Assurance’, Waimakariri District Council Service Centres, Section or on-line at: <https://www.waimakariri.govt.nz/home>*
- *The Erosion & Sediment control Toolbox for Canterbury can be found on the ECan website link CRC Erosion & Sediment Control Toolbox <http://escscanterbury.co.nz/>*

LAND USE – RCXXXXX

1. General

- 1.1 Except as required to comply with the following conditions, the activity shall be carried out in accordance with the attached approved application plans, stamped RCxxxx:
- a. Earthworks Cut and Fill Plan prepared by Aurecon, dated February 2022
 - b. Floor Level Freeboard Requirements Plan prepared by Aurecon, dated January 2022;
 - c. Indicative Heritage Plan prepared by Rough and Milne, dated February 2022;
 - d. Stage 1 Pedestrian and Cyclist Connectivity Plan prepared by Rough and Milne, dated February 2022;
 - e. Preliminary Rooding Layout Plan prepared by Aurecon, dated January 2022;
 - f. Indicative Reserves and Streetscape Plans prepared by Rough and Milne, dated February 2022;
 - g. Draft Environmental Management Plan prepared by Aurecon, dated February 2022;
 - h. Draft Erosion and Sediment Control Plan prepared by Aurecon, dated February 2022;;
 - i. Fencing and Rooding Plan prepared by Rough and Milne, dated February 2022;
 - j. Stormwater Typical Sections and Details Sheets 1-3, prepared by Aurecon dated January 2022; and
 - k. Soil Contamination Risk Detailed Site Investigation Report and Remediation Action Plan: 52 Kippenberger Avenue, Rangiora prepared by Malloch Environmental Limited, dated July 2021
 - l. Soil Contamination Risk Detailed Site Investigation Report and Remediation Action Plan: Cam River (Coldstream) 52 Kippenberger Avenue, Rangiora prepared by Malloch Environmental Limited, dated February 2022;
- 1.2 The Consent Holder, and all persons exercising this consent, shall ensure that all personnel undertaking activities authorised by this consent are made aware of, and have access to, the contents of this consent decision prior to the commencement of the works. A copy of these documents shall also remain on-site through the duration of the works.
- 1.3 All stages of design and construction shall be in accordance with the following standards (and their latest amendments) where applicable:
- a. Waimakariri District Council Standards
- Waimakariri District Council Engineering Code of Practice (ECOP).

b. Other Standards

- National Code of Practice for Utility Operators Access to Transport Corridors.
- NZ Transport Agency 2010 standards.
- Relevant Austroads Guides & standards.
- NZS 4404 -Urban Land Subdivision.
- NZS 4431 -Earthfill for Residential Development.
- NZS 6803:P1999 Measurement and Assessment of Noise from Construction Maintenance, and Demolition Work.

1.4 All construction-based activities will be in accordance with the New Zealand Standard NZ 6803: 1999 "Acoustics - Construction Noise".

2. Historic Heritage

- 2.1 The existing *Juglans regia* (Walnut), *Cordyline australis* (Cabbage Tree), *Ulmus procera* (Golden Elm) and *Podocarpus totara* (Totara) located in the vicinity of the Belgrove Homestead identified on the Indicative Heritage Plan shall be retained where possible.
- 2.2 Landscaping for Lot 1400 shall be in accordance with the Lot 1400 Landscape Concept Plan of the Approved Consent Document.
- 2.3 Any residential units on Lots 21 and 22 shall be:
- a. single storey and no more than 5m in height above ground level; and
 - b. set back a minimum of 3m from the boundary with proposed Lot 1400.
- 2.4 Any fencing along the boundary of Lot 1400 with the Local Purpose (Esplanade) Reserve and Road 2 (Secondary Collector Road) shall be post and rail with a maximum height of 1.2m.
- 2.5 A 1.8m-high timber fence shall be installed along the boundary with Lot 1400 and Lots 20-22.
- 2.6 A 1.2m high white picket fence shall be installed either side of the vehicle access to Lot 1400 from Road 3 as shown in the 'Indicative Heritage Plan'.
- 2.7 All topsoil stripping within proposed Lot 1400 shall be set back a minimum of 500mm from the Homestead itself. If required a hand dig closer to the building can be carried out if the soil has been confirmed to contain contaminants in this location.

3. Earthworks

- 3.1 All earthworks shall be carried out in accordance with the approved plans and documentation. Any subsequent amendments to the plans and specifications shall be submitted to Waimakariri District Council for approval, in writing, prior to the implementation of the amendment(s).
- 3.2 Where land filling is to be undertaken, the areas affected together with dimensions relative to the created property boundaries, shall be shown on the "As Built" plans to be supplied to the Waimakariri District Council.
- 3.3 Any areas of fill, or earthworks not certified in accordance with NZS 4431:1989 shall, together with sufficient dimensions to locate the feature relative to property boundaries, be registered on the land transfer title plans, and shown on the "As-built" plans.

- 3.4 Where excavated cut material is greater than 200mm in thickness, the Consent Holder shall undercut and replace with 100mm minimum of compacted topsoil.
- 3.5 Earthworks, reshaping or fill shall not alter natural ground level by more than 300mm where it is carried out within 2 m of the eastern and western boundaries of the site.
- 3.6 The Consent Holder shall ensure earthworks, reshaping or fill does not impede or reshape any drain, overland flow path, wetland, or channel (except for that specifically detailed in relation to the Cam/Ruataniwha River and Northern Flow Channel in the application) and not create ponding of stormwater in any adjacent land in separate ownership.
- 3.7 Stockpiles of excavated material or fill shall be:
- (a) limited to a height of 6.0m above surrounding ground level
 - (b) restricted to a maximum total area of 5,000m²;
 - (c) located either:
 - (i) in accordance with the draft Erosion and Sediment Control Plan; or
 - (ii) a minimum of 50 m away from any adjacent land in separate ownership and a minimum of 20m from the bank of the Cam / Ruataniwha River and wetland.
- 3.8 Any stockpile not removed after a period of 4 weeks shall be grassed to prevent sediment migration.
- 3.9 All rubbish, organic or other unsuitable material shall be removed off site to an approved site where this material can be legally disposed of.
- 3.10 Earthworks shall only be undertaken between the hours of 7am to 7pm on Monday to Saturday. No earthworks shall take place on Sundays or public holidays.
- 3.11 Construction noise shall not exceed the recommended limits specified in, and shall be measured and assessed in accordance with, the provisions of NZS: 6803: P1999 "Measurement and Assessment of Noise from Construction, Maintenance, and Demolition Work". Adjustments and exemptions provided in clause 6 of NZS: 6803: P1999 shall apply.
- 3.12 The Consent Holder shall ensure all lots are shaped to slope to the roadside kerb and channel / swale / to the head of the right of way serving each lot / to an approved outfall, without discharging across adjacent lots.

4. Environmental Management Plan

- 4.1 Prior to any works commencing on site the Consent Holder shall provide a final Environmental Management Plan (EMP) which shall include an Erosion and Sediment Control Plan (ESCP) to the Waimakariri District Council for certification, that outlines how activities undertaken in accordance with the EMP will achieve compliance with the relevant consent conditions for managing the environmental effects and construction nuisance issues. The EMP shall detail the methodology of works and the environmental controls in place to limit effects from issues involving flooding, dust, noise and other pollutants.

The EMP shall include (but is not limited to):

- The identification of environmental risks including erosion, sediment and dust control, spills, wastewater overflows, dewatering, and excavation and disposal of material from contaminated sites;

- Detail on how all earthworks within 20m of the Cam / Ruratanuiwha River will be managed to ensure that the potential effects of erosion and sediment release within the waterway are mitigated.
- Details of stormwater management during the construction phase, including
 - i) Minimisation of the flow of rain water through the construction site
 - ii) That works shall not be carried out during periods of heavy rain
 - iii) The monitoring of the Waimakariri District Councils stormwater infrastructure during the construction phase to ensure it is not overloaded.
- A site description, i.e. topography, vegetation, soils, etc;
- Details of proposed activities;
- A locality map;
- Drawings showing the site, type and location of sediment control measures, on-site catchment boundaries and off-site sources of runoff;
- Drawings and specifications showing the positions of all proposed mitigation areas with supporting calculations if appropriate;
- Drawings showing the protection of natural assets and habitats;
- Emergency response and contingency management;
- Procedures for compliance with resource consents and permitted activities;
- Environmental monitoring and auditing, including frequency;
- Corrective action, reporting on solutions and update of the EMP;
- Procedures for training and supervising staff in relation to environmental issues;
- Contact details of key personnel responsible for environmental management and compliance.
- Details of any dewatering procedure (if required) and treatment of the water prior to entering the Waimakariri District Councils stormwater infrastructure.

No works shall occur until this EMP has been submitted and certified by Waimakariri District Council in writing.

- 4.2 All works shall be carried out in accordance with the approved EMP. Works shall not be carried out under the EMP until certification has been received from the Waimakariri District Council.
- 4.3 The Consent Holder shall be responsible for installing and maintaining any sediment control devices, protection of the existing land drainage and waterways, and making regular inspections, repairs and changes to the proposed measures as required.
- 4.4 The Consent Holder shall obtain the Waimakariri District Council's certification, in writing, prior to undertaking works that do not accord with the EMP as a result of adverse site conditions or because amendments are required. Any subsequent amendments to the EMP shall follow the same procedure and requirements as outlined in Condition 4.2.

5. Construction Traffic Management Plan

- 35.2 The Consent Holder shall submit for approval a Construction Traffic Management Plan (CTMP) to the Waimakariri District Council detailing traffic control works (including sketch layout and control signs). This plan may be submitted at the time of engineering plan approval and shall be submitted prior to work commencing in road reserves. Management shall be to Level 1

as described in the NZTA Code of Practice for Temporary Traffic Management.

- 35.3 The CTMP shall, as a minimum, include the following:
- a. A location plan showing the proposed works, site access points, site yard, and any other point on the local roading network to be regularly accessed during the works.
 - b. A schedule of various work stages and anticipated traffic generation.
 - c. A schedule of roads to be used for haul roads for supply of materials, as well as haul roads used between various stages/locations of the work site.
 - d. The hours during which traffic will be generated in the vicinity of the site.
 - e. Identification of events, holidays and other periods when traffic patterns are likely to be uncharacteristic
 - f. Details of signage, speed restrictions, detours, road closures and any other traffic management provisions to meet the requirements described in the NZTA Code of Practice for Temporary Traffic Management.
 - g. Contact names and telephone numbers, including 24 hour emergency contact details.
- 35.4 The Consent Holder shall submit the CTMP in writing to Waimakariri District Council, for approval, prior to any works commencing on site.
- 35.5 The Consent Holder shall review and change the CTMP if and when required, in conjunction with the relevant stakeholders. Any changes shall be submitted to the Waimakariri District Council for approval.

6. Engineering Plan Approvals

- 6.1 Three copies of the design, plans, and specifications of all works shall be submitted to the Waimakariri District Council for approval. Approval of complying documents shall be given in writing and work shall not commence until this has been received from the Waimakariri District Council.
- 6.2 The Consent Holder shall forward with the design, engineering plans and specifications and copies of any other consents granted in respect of this subdivision. Overland flow paths shall be retained.
- 6.3 Any subsequent amendments to the design, plans, and specifications shall be submitted to Waimakariri District Council for approval in writing.

7. Environmental Health

- 7.1 Waimakariri District Council is to be notified at least 5 working days in advance of the earthworks commencing. This may be by way of email to xxx@wdc.govt.nz.
- 7.2 Earthworks shall occur in accordance with the Remediation Action Plan (RAP) labelled RC xxx Page + of the Approved Consent Document.
- 7.3 The RAP may be amended at any time. Any amendments shall be:
- a. Only for the purpose of improving the efficiency or effectiveness of the environmental or human health protection measures and shall not result in reduced efficacy of the environmental and/or human health management;
 - b. The RAP shall

- Be prepared in accordance with the Ministry for the Environment's Contaminated Land Management Guideline Number 1: Reporting on Contaminated Sites in New Zealand;
 - Set remediation or management goals;
 - Describe the remediation or management option to be undertaken at the site;
 - Describe how risk-reducing activities will be documented;
 - Establish recording and reporting mechanisms;
 - Establish the health and safety environmental safeguards required to protect human health and the environment during the remediation, and
 - Describe any validation testing, monitoring or inspections to be undertaken during the remediation
- c. Consistent with the conditions of this land use consent; and be
- d. Submitted in writing to the Waimakariri District Council for certification that it complies with the conditions of this consent prior to any amendment being implemented.
- 7.4 Works shall not be carried out under the amended RAP until certification has been received from the Waimakariri District Council.
- 7.5 Contaminated material removed to remediate contaminated areas, or re-located as part of the site earthworks shall either be disposed of to a facility authorised to receive the material or re-used on site in accordance with the recommendations of a suitably qualified and experienced contaminated land practitioner (SQEP).
- 7.6 Evidence of the disposal of any surplus soils from the site to an authorised facility shall be submitted to the Environmental Compliance Section of Waimakariri District Council by way of waste manifest and/or weighbridge receipts. Soils may be stockpiled on site immediately after their excavation but disposal receipts shall be provided within 2 months of the stockpiles being removed. Submission may be by way of email to xxx@wdc.govt.nz

8. Fencing and Landscaping

- 8.1 Landscaping shall be established in accordance with the Site/Landscape Plan labelled RC xxx Page + of the Approved Consent Document within the first planting season (extending from 1 April to 30 September) following the completion of the works for any given subdivision stage.
- 8.2 All specimen trees located within road reserve shall have a minimum height of 2.5 m at time of planting measured above existing ground level.
- 8.3 The Consent Holder shall maintain the landscaping for a period of 24 months with any dead, diseased or damaged plants being replaced within the next planting season with the same species.
- 8.4 A 1.8m-high acoustic fence shall be installed along the Kippenberger Avenue boundary of Lots 59-67 inclusive and Lot 1501.
- 8.5 A 1.8m-high acoustic fence shall be installed along the Local Purpose (Stormwater Utility) Reserve boundary of Lots 1-8 inclusive.
- 8.6 A 1.8m high timber fence shall be installed along the southern boundary with the Local Purpose (Esplanade) Reserve of Lots 112,119,121-122.
- 8.7 A 1.8m-high timber fence shall be installed along the residential boundary with the Local Purpose (Linkage) Reserve Lots 4007 and 4008.

- 8.8 Any fencing along the Local Purpose (Esplanade) Reserve boundary of Lots 15, 17-20, 49-50, 106-110, and Lot 160 shall have a maximum height of 1.2m and be minimum 50% visually permeable.
- 8.9 Any fencing along the Local Purpose (Stormwater Utility) Reserve boundary of Lots 8, 9, 11, 12, 14, 15, 123-138 inclusive, 160-170 inclusive and 186-196 inclusive shall have a maximum height of 1.2m and be minimum 50% visually permeable.
- 8.10 A 1.2m high open style fence (minimum 50% visually permeable) shall be installed:
- a. along the western boundaries of Lots 148-153 and Lots 154-159.
 - b. along the northern boundaries of Lots 141-147 (boundary with the Local Purpose (Recreation) Reserve (Lot 2000)); and
 - c. along the northern boundaries of Lots 171-185 inclusive.

9. Finished Floor Levels

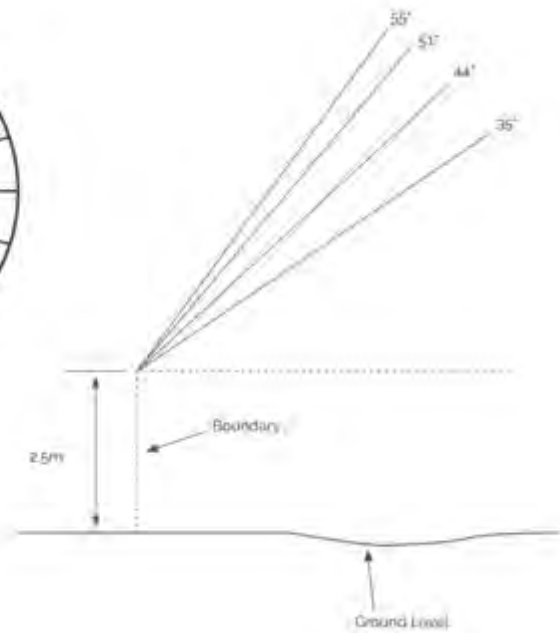
- 9.1 Any residential unit located on Lots 1-12, 14-15, 17-20, 32 -34, 37-42, 49-50, 106-111, 118-138, 160-170, 186-196 and Lot 1501 shall have a minimum finished floor that achieves a 500mm freeboard above the highest of the following:
- a. flooding predicted to occur in a 0.5% AEP (1 in 200-year) Localised Rainfall Event plus up to 500mm freeboard; or
 - b. flooding predicted to occur in a 0.5% AEP (1 in 200-year) Ashley River/Rakahuri Breakout Event concurrent with a 5% AEP (1 in 20-year) Localised Rainfall Event plus up to 500mm freeboard.
- 9.2 Any residential unit on Lots 13, 16, 21-31, 35-36, 43-48, 51-105, 112-117, 139-159 and 171-185 shall have a minimum finished floor that achieves a 400mm freeboard above the highest of the following:
- a. flooding predicted to occur in a 0.5% AEP (1 in 200-year) Localised Rainfall Event plus up to 400mm freeboard; or
 - b. flooding predicted to occur in a 0.5% AEP (1 in 200-year) Ashley River/Rakahuri Breakout Event concurrent with a 5% AEP (1 in 20-year) Localised Rainfall Event plus up to 400mm freeboard.
- 9.3 Any building located on Lot 1500 shall have a minimum finished floor level that achieves a 500mm freeboard above the highest of the following:
- a. flooding predicted to occur in a 0.5% AEP (1 in 200-year) Localised Rainfall Event plus up to 500mm freeboard; or
 - b. flooding predicted to occur in a 0.5% AEP (1 in 200-year) Ashley River/Rakahuri Breakout Event concurrent with a 5% AEP (1 in 20-year) Localised Rainfall Event plus up to 500mm freeboard.
- 9.4 The following exclusions apply to Conditions 9.1-9.3 regarding minimum floor levels:
- a. any attached garage or detached garage to a residential unit or minor residential unit that is not a habitable room;
 - b. any building with a footprint of less than 25m²; and

- c. any building addition in any continuous 10-year period that has a footprint of less than 25m².

10. Residential Design Standards

- 10.1 Residential units on Lots 21-22 shall comply with the following design criteria:
- a. Be single storey with a maximum building height above ground level of 5m.
 - b. A maximum building coverage of 55% of the net site area.
 - c. A minimum landscaped permeable surface of 20% of net site area. Landscaped permeable surface may include:
 - i. any path that is less than 1.1m in width; and
 - ii. any unopen slat decks less than 1 in height above ground level that have a permeable surface underneath.
 - d. Any building or structure shall be set back:
 - i. a minimum of 2m from any road boundary, except that a garage shall be a minimum of 6m from any road boundary;
 - ii. a minimum of 3m from the northern boundary with Lot 1400 (the heritage lot);
 - iii. a minimum of 1m from any other internal boundary; and
 - iv. The following buildings and structures are exempt from (d)(i) to (d)(iii):
 - 1) any fence or wall no higher than 1.8m and compliant with (f); and
 - 2) any structure and/or building other than a fence, less than 10m² and less than 3m in height above ground level.
 - e. Any residential unit:
 - i. shall have a front façade (excluding any garage door) comprising at least 20% glazing;
 - ii. shall have a pedestrian door that is directly visible and accessible from the road;
 - iii. where a garage door faces the road, the garage door shall have a maximum width of 6.5m.
 - f. Any fence or wall erected on the road boundary shall be no higher than 1.2m above ground level. On Lot 22 (corner site), the height can be increased on one road boundary to 1.8m above ground level.
 - g. A continuous outdoor living space of 30m² minimum area and 4m minimum dimension shall be provided at ground level within the site. The required minimum area of outdoor living space shall not be occupied by any structure (excluding a deck), driveway, or parking space, other than an outdoor swimming pool or washing line.
 - h. No building or structure shall project beyond the building envelope defined by the following diagram except where:

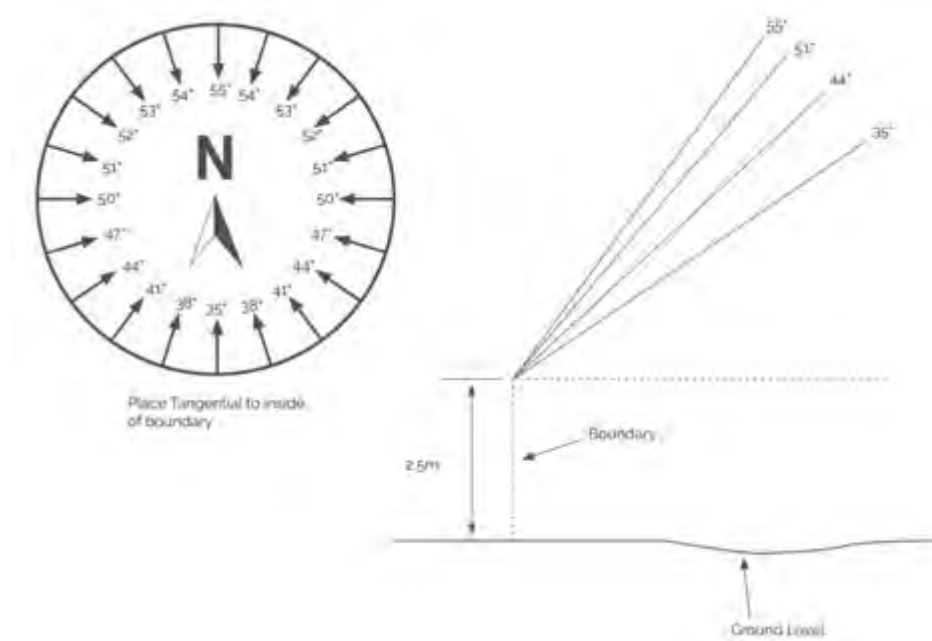
- i. buildings on adjoining sites share a common wall, the height in relation to boundary requirement shall not apply along that part of the internal boundary covered by such a wall; and
- ii. where the land immediately beyond the site boundary forms part of any reserve, or accessway (whether serving the site or not), the boundary of the reserve or accessway furthest from the site boundary may be deemed to be the site boundary for the purpose of defining the origin of the recession plane, provided this deemed site boundary is no further than 6m from the site boundary.



- 10.2 Residential units on Lots 3-7, 9,11,12,14, 30-34, 37-38, 45-48, 54-66, 68-98, 103-104, 112, 117, 120, 128-159, 161-196 shall comply with the following design criteria:
- a. A maximum building coverage of 55% of the net site area with the following exemptions:
 - i. Lots 128, 133, 134, 138, 186, 191-192 and 196 shall have a maximum building coverage of 60% of the net site area.
 - b. A minimum landscaped permeable surface of 20% of net site area. Landscaped permeable surface may include:
 - i. any path that is less than 1.1m in width; and
 - ii. any unopen slat decks less than 1m in height above ground level that have a permeable surface underneath.
 - c. A maximum building height of 12m above ground level;
 - d. Any building or structure shall be set back a minimum of 2m from any road boundary with the following exemptions:
 - i. any fence that complies with (g) and (h); and
 - ii. any structure, other than a fence, less than 3m in height and less than 10m² in area.
 - iii. Any garage shall be set back a minimum of 6m from a road boundary, with the following exceptions:

- 1) Lots 59-66 inclusive where the minimum setback for a garage from Kippenberger Avenue shall be 1m;
 - 2) Lots 68-73 inclusive and Lot 103 where the minimum setback from Road 1 for a garage shall be 1m; and
 - 3) Lots 153 and 154 and Lots 171-185 where the minimum setback from Road 10 shall be 5.5m.
- e. Any building or structure shall be set back a minimum of 1m from any internal boundary (except there shall be no minimum setback where a building or structure shares a common wall with a building or structure on an adjoining site) with the following exemptions:
- iii. any fence or wall no higher than 1.8m and compliant with (g) and (h); and
 - iv. any structure and/or building other than a fence, less than 10m² and less than 3m in height above ground level.
- f. Any residential unit fronting a road:
- i. shall have a front façade (excluding any garage door) comprising at least 20% glazing;
 - ii. shall have a pedestrian door that is directly visible and accessible from the road; and
 - iii. where a garage door faces the road, the garage door shall have a maximum width of 6.5m.
- g. Any fence or wall erected on a road boundary shall be no higher than 1.2m above ground level. Where the site is a corner site, the height can be increased on one road boundary to 1.8m above ground level.
- The exceptions to (g) are:
- i. Lots 59-66 where (g) does not apply to Kippenberger Avenue;
 - ii Lots 68-73 and Lot 103 where (g) does not apply to Road 1; and
 - iii. Lots 171-185 where (g) does not apply to Road 8.
- h. In addition to (g), any fence greater than 1.2m in height above ground level within 5m of any accessway (right of way, private way, access lot, access leg or private road) shall be at least 35% visually permeable;
- i. A continuous outdoor living space of 30m² minimum area and 4m minimum dimension shall be provided at ground level within the site. The required minimum area of outdoor living space shall not be occupied by any structure (excluding a deck), driveway, or parking space, other than an outdoor swimming pool or washing line.
- j. No building or structure shall project beyond the building envelope defined by the following diagram except where:
- iii. buildings on adjoining sites share a common wall, the height in relation to boundary requirement shall not apply along that part of the internal boundary covered by such a wall; and
 - iv. where the land immediately beyond the site boundary forms part of any reserve, or accessway (whether serving the site or not), the boundary of the reserve, or accessway furthest from the site boundary may be deemed to be the site boundary for the purpose of defining the origin of the recession plane, provided this deemed site boundary

is no further than 6m from the site boundary.

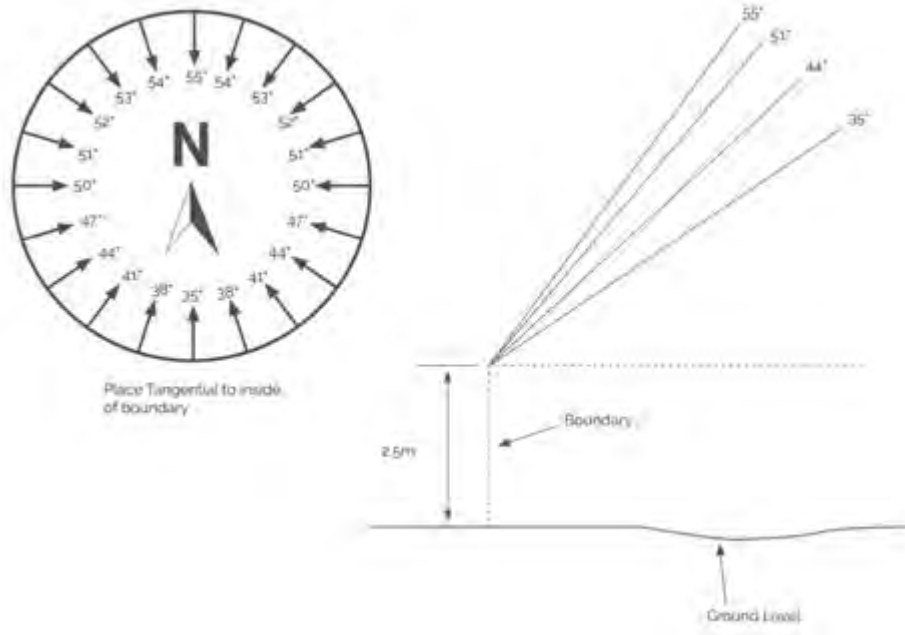


- 10.3 Residential units on Lots 1-2, 8, 10, 13, 15-29, 35-36, 39-44, 49-53, 67, 99-102, 105-111, 113-116, 118-119, 121-127, 160 and Lot 1501 shall comply with the following design criteria:
- a. A maximum building coverage of 45% of the net site area.
 - b. A minimum landscaped permeable surface of 30% of net site area. Landscaped permeable surface may include:
 - i. any path that is less than 1.1m in width; and
 - ii. any unopen slat decks less than 1m in height above ground level that have a permeable surface underneath.
 - c. A maximum building height of 12m above ground level;
 - d. Any building or structure shall be set back a minimum of 2m from any road boundary, with the following exemptions:
 - i. any fence that complies with (g) and (h); and
 - ii. any structure, other than a fence, less than 3m in height and less than 10m² in area.
 - iii. Any garage shall be set back a minimum of 6m from a road boundary, with the following exceptions:
 - 1) Lots 67 and 1501 where the minimum setback for a garage from Kippenberger Avenue shall be 1m (in accordance with (e)); and
 - 2) Lots 67 and 105-106 where the minimum setback from Road 1 for a garage shall be 1m (in accordance with (e)).
 - e. Any building or structure shall be set back a minimum of 1m from any internal boundary (except there shall be no minimum setback where a building or structure shares a common wall with a building or structure on an adjoining site) with the following exemptions:
 - i. any fence or wall no higher than 1.8m and compliant with (g and h);

and

ii. any structure or building, other than a fence, less than 10m² and less than 3m in height above ground level.

- f. Any residential unit fronting a road:
- i. shall have a front façade (excluding any garage door) comprising at least 20% glazing;
 - ii. shall have a pedestrian door that is directly visible and accessible from the road; and
 - iii. where a garage door faces the road, the garage door shall have a maximum width of 6.5m.
- g. Any fence or wall erected on a road boundary shall be no higher than 1.2m above ground level. Where the site is a corner site, the height can be increased on one road boundary to 1.8m above ground level. The exceptions are:
- i. Lots 67 and 1501 where (g) does not apply to Kippenberger Avenue; and
 - ii Lots 67 and 105-106 where (g) does not apply to Road 1.
- h. In addition to (g), any fence greater than 1.2m in height above ground level within 5m of any accessway (right of way, private way, access lot, access leg or private road) shall be at least 35% visually permeable;
- i. A continuous outdoor living space of 30m² minimum area and 4m minimum dimension shall be provided at ground level within the site. The required minimum area of outdoor living space shall not be occupied by any structure (excluding a deck), driveway, or parking space, other than an outdoor swimming pool or washing line.
- j. No building or structure shall project beyond the building envelope defined by the following diagram except where:
- i. buildings on adjoining sites share a common wall, the height in relation to boundary requirement shall not apply along that part of the internal boundary covered by such a wall; and
 - ii. where the land immediately beyond the site boundary forms part of any reserve, or accessway (whether serving the site or not), the boundary of the reserve or accessway furthest from the site boundary may be deemed to be the site boundary for the purpose of defining the origin of the recession plane, provided this deemed site boundary is no further than 6m from the site boundary.



10.4 Residential units located on Lots 59-67 inclusive and 1501 to inclusive shall comply with the following noise insulation criteria:

- a. Each residential unit shall be designed and constructed to achieve a minimum external and internal noise reduction of 30 dB $D_{tr,2m,nT,w} + C_{tr}$ to any habitable room; or
- b. be designed and constructed to meet a maximum indoor design sound level of road traffic noise within any habitable room of 40 dB $L_{Aeq}(24hr)$; or
- c. comply with the following acoustic design measures:

Roof/ceiling (entire roof)	
Roof cladding	Pitched roof structure with min. 0.55mm thick profiled steel.
Ceiling lining	One layer of min. 13mm thick standard plasterboard, with min. 75mm thick fibrous thermal insulation ($\geq 10\text{kg/m}^3$) in ceiling cavity.
External wall (all habitable spaces)	
Wall cladding	External cladding material with min. surface mass of 18 kg/m^2
Wall linings	One layer of min. 10mm thick standard plasterboard, with min. 75mm thick fibrous thermal insulation ($\geq 10\text{kg/m}^3$) in wall cavity.
External glazing (all habitable spaces)	
Total glazed area is less than 25% of the total external wall area.	Double glazed aluminium joinery consisting of two min. 4mm thick glass panes separated by a 12mm air gap e.g. 4/12

Total glazed area is more than 25% of the total external wall area.	Double glazed aluminium joinery consisting of two min. 6mm thick glass panes separated by a 12mm air gap e.g. 6/12/6.
Ventilation Requirements	
All bedrooms (except those located at back of a residential unit and those that do not have direct line-of-sight to Kippenberger Avenue)	Alternative means of ventilation required

- 10.5 Residential units located on Lots 1-8 inclusive shall have an alternative means of ventilation for any bedroom that is:
- a. not located on the ground floor or in a single storey residential unit; or
 - b. not located at the back of the residential unit or without direct line-of-sight to Kippenberger Avenue.

11. Traffic

Vehicle Access

- 11.1 All proposed vehicle accesses shall be Clegg Hammer tested prior to sealing. A measured Clegg Impact Value of at least 25 for footpaths and residential crossings shall be obtained to assure adequate compaction and pavement strength prior to sealing. Documentation shall be supplied to Waimakariri District Council confirming the test results obtained.
- 11.2 The vehicle crossings shall be formed and sealed to accord with Waimakariri District Council Engineering Code of Practice Standard Drawing 600-211A (Issue E) / 600-211D (Issue D).
- 11.3 No vehicle access from Lots 59 to 67 and Lot 1501 shall be located directly onto Kippenberger Avenue (Arterial Road).
- 11.4 No vehicle access from Lots 67 to 73 and Lots 103-106 shall be located directly onto Road 1 (Primary Collector Road).
- 11.5 Any vehicle access for Lot 1501 from Road 2 shall be formed no closer than 34m from the carriageway of Kippenberger Avenue.
- 11.6 Vehicle access for Lot 22 shall be from Road 3 and be located no closer than 15 m from the Road 2 and Road 3 intersection.
- 11.7 Vehicle access for Lot 73 shall be from Road 5 and be established no closer than 15 m from the intersection of Road 5 and Road 4.
- 11.8 All vehicle access to and from a residential site where a pedestrian footpath is provided along the road boundary (and is not otherwise provided for by Condition 20.3 (right of way visibility)), shall allow clear visibility above 1m within a triangle measured for a width of at least 2.0m either side of the entrance, and for a length at least 2.5m measured from the road boundary.
- 11.9 To ensure sufficient visibility any fence adjoining access servicing multiple properties (i.e. Right of Way) shall allow clear visibility above 1m for a length at least 2.5m measured from the road boundary. Any fence, wall or other structure or vegetation shall either be visually permeable (see through) or no more than 1m in height.

12. Signage

12.1 Up to three subdivision entrance signs may be installed along Kippenberger Avenue (two at Road 2 (one either side of the entrance)) and one at Road 1 (to the east of the entrance)). Each sign shall be incorporated into boundary fencing proposed along the road frontage and each be up to 3m in width and 1m in height. In total signage along the Kippenberger Avenue road frontage shall not exceed an area of 9m².

13. Show Homes

13.1 Residential units on Lots 1, 22-25, 39-49 may be used for show home purposes (open for public display and promoted to encourage people to buy or construct similar residential units) for a maximum period of three years after the Code of Compliance Certificate for the subject building has been issued. Show homes may be open to the public Monday to Friday 9.00am to 7.00pm and Saturday, Sunday and public holidays 9.00 am to 4.00 pm.

14. Accidental Discovery Protocol

14.1 All earthworks shall be undertaken in accordance with the Archaeological Report prepared by Underground Overground Archaeology November 2021 entered into Waimakariri District Council records as RCxxx pgs xxx.

14.2 Should any archaeological material or sites be discovered during the course of work on the site, work in that area of the site shall stop immediately and the appropriate agencies, including Heritage New Zealand Pouhere Taonga and the Te Ngāi Tūāhuriri Rūnanga, shall be contacted immediately. This is in accordance with the Accidental Discovery Protocol set out in Appendix 3 of the Mahaanui Iwi Management Plan: <http://mkt.co.nz/mahaanui-iwi-management-plan>

15. Wahi taonga, wahi tapu and urupa protocol

15.1 The Consent Holder shall immediately cease earthmoving operations should it become apparent that an urupa, wahi tapu, wahi taonga or suspected historical site has been uncovered. In such circumstances the Consent Holder shall shut down all machinery or activity immediately, secure the area and advise the Runanga of the occurrence.

Specific Advice Notes

Condition 4.1:

- The RAP can be included in the Environmental Management Plan, to avoid conflicts and to streamline management.

Condition 5.2:

- The Consent Holder is advised that Traffic Management Plan forms can be sourced from Waimakariri District Council Service Centres or on-line from the Waimakariri District Council website.

Condition 10.1, 10.2 and 10.3:

- *Ground level means the actual finished surface level of the ground after the most recent subdivision (when the record of title was created).*
- *Building coverage excludes any deck under 1m in height above ground level;*

Condition 10.4:

- *The external to internal noise reduction shall be assessed in accordance with ISO 16283-3:2016 Acoustics — Field measurement of sound insulation in buildings and of building elements — Part 3: Façade sound insulation and ISO 717-1:2020 Acoustics — Rating of sound insulation in buildings and of building elements — Part 1: Airborne sound insulation.*

General Advice Notes

- *This resource consent has been processed under the Resource Management Act 1991 and relates to planning matters only. All buildings will need to comply with the requirements of the Building Act 2004. Please contact a Building Consent Officer at Waimakariri District Council for advice on the building consent process.*
- *No excavation shall commence within a public road reserve without the prior receipt of a Corridor Access Request (CAR).*