


HE KOROWAI TRUST PAPA KAINGA, KAITAIA  
FAST-TRACK PANEL DRAFT CONSENT CONDITIONS – 28 JULY 2021

**GENERAL CONDITIONS**

The following Conditions shall be complied with on an on-going basis to the satisfaction of the **Team**   
**Leader RMA Approvals and Compliance.**

1. The activity shall be carried out in general accordance with the plans and reports submitted with the application, outlined below and attached to this consent with the **Far North District Council's** "Approved Stamp" affixed to them.

Ākau

- a. "Site Plan", Ref. No. K200526-1, dated 30 October 2020.

Chester Ltd

- b. "Land Development Report", Ref. No. 14235, dated 26 October 2020.  
c. "Proposed Site Plan", Sheet No. 101, dated 21 September 2020.  
d. "Earthworks Plan", Sheet No. 200, dated 21 September 2020.  
e. "Cut Fill Plan", Sheet No. 201, dated 21 September 2020.  
f. "Erosion and Sediment Control Plan", Sheet No. 210, dated 21 September 2020.  
g. "Earthworks Profile Views", Sheet No. 220-221, dated 21 September 2020.  
h. "Retaining Wall Plan", Sheet No. 300, dated 21 September 2020.  
i. "Stormwater Layout Plan", Sheet No. 400-401, dated 21 September 2020.  
j. "Stormwater Mitigation Plan", Sheet No. 402, dated 21 September 2020.  
k. "Stormwater Details – Pond Detail", Sheet No. 420, dated 21 September 2020.  
l. "Stormwater Catchment Plan", Sheet No. 430, dated 21 September 2020.  
m. "Wastewater Layout Plan", Sheet No. 500, dated 21 September 2020.  
n. "Wastewater Details – Storage Tank Detail", Sheet No. 520, dated 21 September 2020.  
o. "Water Supply Layout Plan", Sheet No. 600, dated 21 September 2020.  
p. "Roading Plan Overview", Sheet No. 700, dated 21 September 2020.  
q. "Roading Plan 1-4", Sheet No. 701-704, dated 21 September 2020.  
r. "Loop Road Alignment", Sheet No. 710, dated 21 September 2020.  
s. "Loop Road Profile View", Sheet No. 711, dated 21 September 2020.

**Commented [BA1]:** This plan is missing from both the hard and electronic copy of the Application set we have been provided.

**Commented [BA2]:** Drawing 704 does not appear in the hard and electronic copy of the Application set we have been provided. It appears though one of the plans labelled 700 has been labelled incorrectly.

- t. "Roading Typical Details", Sheet No. 720, dated 21 September 2020.
- u. "Vehicle Tracking – B85 Vehicle", Sheet No. 730, dated 21 September 2020.
- v. "Vehicle Tracking – Heavy Rigid Vehicle", Sheet No. 731, dated 21 September 2020.

Traffic Engineering & Management Ltd

- w. "Proposed Residential Development 23 Kohuhu Street, Traffic Impact Assessment", Ref. No. 20236, dated 28 September 2020.

KGA Geotechnical Group Ltd

- x. "Geotechnical Engineering Investigation Whare Ora Stage 3, Kohuhu Street Kaitaia", Ref. No. RC-000, dated October 2020.

**PRIOR TO COMMENCING CONSTRUCTION WORKS**

The following conditions shall be complied with prior to any construction associated with the development commencing to the satisfaction of the Team Leader RMA Approvals and Compliance:



Engineering

- 2. The Consent Holder shall submit plans, reports and details of all works for the approval of the Far North District Council prior to commencing construction. Such works shall be designed in accordance with the Far North District Council's Engineering Standards and Guidelines 2004 – Revised 2009 and NZS4404:2004 ("FNDC Engineering Standards").

The geotechnical recommendations outlined in sections 10 to 15 of the KGA Geotechnical Report dated 30 October 2020 are to be specifically addressed.


In particular, the plans and details shall show:

Stormwater

- a. The proposed approach to stormwater management for the development including details of:
  - i. All new connection points to the existing public stormwater network.
  - ii. Stormwater assets that are to be vested in Council and assets that are to remain in private ownership.
  - iii. Setbacks of proposed detention ponds from existing flood hazards on the site.
  - iv. How stormwater runoff from new buildings and impermeable surface areas is to be attenuated back to pre-development levels via detention basins for the 10% and 1% AEP storm events plus an allowance for climate change.

- v. How overland/secondary flowpaths are to remain unobstructed by new buildings, road infrastructure, other structures or landscaping.
- vi. How stormwater runoff from deck, roof and impervious areas on site is to be collected and discharged into the stormwater system.

Wastewater

- b. The proposed approach to wastewater management for the development including details of:
  - i. All new connection points to the existing public wastewater network.
  - ii. A wastewater storage chamber with emergency overflow connected to the public sewer scheme, prepared by a Chartered Professional Engineer. 
  - iii. Wastewater assets that are to be vested in Council and assets that are to remain in private ownership.

Water Supply

- c. The proposed approach to water supply for the development including details of:
  - i. New connection points to the existing public water supply network.
  - ii. A backflow prevention device at the point of connection between the private reticulation network and the Council water supply scheme, with drawings specifications and calculations prepared by a Chartered Professional Engineer.
  - iii. Water supply assets that are to be vested in Council and assets that are to remain in private ownership.

Roading

- d. The proposed roading and access arrangements to service the development, including details of:
  - i. The extended internal road, upgrades to the existing internal road, speed calming measures, road markings and vehicle crossing to Kohuhu Street.
  - ii. A minimum of 32 car parking spaces and associated manoeuvring areas.
  - iii. Lighting design for car parking areas in accordance with section 3.5 of the Traffic Engineering & Management Ltd report dated 28 September 2020, and for any street lighting proposed for the extended internal road.
  - iv. Internal signage.
  - v. Concrete footpaths linking building entrances with car parking spaces.

- vi. A concrete footpath adjoining the extended internal road to a minimum of 1.5m wide in accordance with 3.3.12.1 (Urban) of the FNDC Engineering Standards.
- vii. How fire appliances will be able to access the site from Kohuhu St and park within 20 metres of the buildings on the site, in accordance with the requirements of Fire and Emergency New Zealand.

Design certificate

- e. The plans and details required by **Conditions 2(a)-(d)** shall include a design certificate (PS1) signed by a Chartered Professional Engineer certifying that the designs are in accordance with the FNDC Engineering Standards.

Telecommunications & Electricity

- f. Details of telecommunications and electricity infrastructure to service the development.

Earthworks

- g. An Erosion and Sediment Control Plan for the site including details of the mitigation measures required to be installed prior to, during and following the completion of earthworks for the proposed development.

- 3. Following approval of the plans in **Condition 2** and selection of the contractor engaged to undertake the works, provide to Far North District Council within 10 working days prior to construction commencing:
  - a. Details of the:
    - i. Successful contractor.
    - ii. Planned date and duration of the contract.
    - iii. Supervising engineer.
  - b. Details from a Chartered Professional Engineer regarding the level of construction monitoring (CM1-CM5) required to certify a PS4 for the following:
    - i. Stormwater
    - ii. Wastewater
    - iii. Water supply
    - iv. Roading (extended internal road pavement and surfacing).
- 4. The Consent Holder shall carry out hydrant flow / pressure testing to ensure that the hydrants available to the site have the required flows / pressure for firefighting under the FNDC Engineering Standards and NZS PAS 4509:2008.

- a. Should the required flow / pressure not be available, then the Consent Holder shall provide details for the approval of Council of the measures proposed to provide adequate flows for firefighting to service the development.
- b. Should the flow rate be satisfactory, then the results of the testing are to be provided to Council.

#### Earthworks



5. Prior to earthworks commencing the Consent Holder shall install the mitigation measures proposed in the approved Erosion and Sediment Control Plan in **Condition 2(f)**.

#### Construction Management


6. A Construction Management Plan (CMP) shall be submitted to and approved by Council. The CMP shall contain information on, and site management procedures, for the following:
  - a. The timing of building demolition and construction works, including hours of work and key project and site management personnel.
  - b. The transportation of demolition and construction materials from and to the site and associated controls on vehicles through sign-posted site entrance/exits and the loading and unloading of materials.
  - c. Control of dust and noise on-site and any necessary avoidance or remedial measures.
  - d. Details of how earth and other materials will be prevented from being deposited on surrounding roads from vehicles and identified remedial actions should it occur.
  - e. Publicity and safety measures, including signage, to inform adjacent landowners and occupiers, pedestrians and other users of Kohuhu Street that construction is occurring the site.
  - f. A Construction Traffic Management Plan for the development in accordance with the recommendations in section 3.8 of the Traffic Engineering & Management Ltd report dated 28 September 2020.
7. The Consent Holder shall mark the position of all existing underground public services on site.
8. The Consent Holder shall hold a pre-start meeting that:
  - a. Is located on the subject site;
  - b. Is scheduled not less than five days before the commencement of the activity;
  - c. Includes Council Monitoring Officer(s), or delegated representative(s); and
  - d. Includes representation from the contractors who will undertake operations on site.

The purpose of the pre-start meeting is to ensure that all relevant parties are aware of and understand the requirements for compliance with the conditions of this consent and the approved CMP in accordance with **Condition 6**. A copy of the final conditions of consent and approved CMP shall be made available by the Consent Holder at the pre-start meeting.

#### Landscaping

9. A detailed Landscaping and Planting Plan is to be prepared by a suitably qualified Landscape Architect to the satisfaction of **Council's Team Leader RMA Approvals and Compliance** or **delegated representative**. As a minimum, the plan shall show: 
- a. A plan of the areas to be planted on site, including details of perimeter planting around the proposed stormwater attenuation ponds.
  - b. The location materiality, height and design of fencing and retaining walls including a 1.8m high boundary fence along boundaries with adjoining properties (with the exception of any adjoining land zoned Rural Production) or alternative boundary treatment.
  - c. A schedule of the species to be planted, including the name, numbers, location, spacing and size of plant species at time of planting, planting density, details on the timing of plantings, and details of any existing vegetation to be retained.
  - d. Proposed site preparation and plant establishment measures.
  - e. Ongoing maintenance and monitoring requirements, including pest and weed controls necessary to be undertaken to ensure plant survival.
  - f. The construction details of hard landscaping elements (paving, internal fences and gates, seating, letter boxes and areas for waste collection).
  - g. Consideration of:
    - i. Conflict between landscaping measures and traffic safety.
    - ii. Fire-retardant species to minimise fire risk.
    - iii. **CPTED principles**. 

#### **DURING CONSTRUCTION:**

The following conditions shall be complied with during any construction associated with the consent to the satisfaction of the **Team Leader RMA Approvals and Compliance**: 

#### Construction Management

10. All construction works on the site are to be undertaken in accordance with the approved CMP in **Condition 6**.

11. The Consent Holder shall protect existing underground public services marked on site as per **Condition 7** during construction work on the site. Should any damage occur it shall be repaired to the satisfaction of the Council, and at the cost of the Consent Holder.
12. Noise from construction activities shall not exceed the limits recommended in, and shall be measured and assessed in accordance with, New Zealand Standard NZS 6803: 1999.


Engineering Works

13. All engineering works are to be undertaken in accordance with the engineering plans approved in **Condition 2** to the satisfaction of Council's Engineer or delegated representative.

Earthworks


14. The Consent Holder shall ensure that all erosion and sediment control measures required in **Condition 2(f)** and implemented in **Condition 5** shall be maintained until non-erodible cover has been established over the site.
15. Any debris deposited on the public road as a result of the earthworks during construction shall be removed by or at the expense of the Consent Holder.

**ON COMPLETION OF CONSTRUCTION:**

The following conditions shall be complied with on completion of construction associated with the consent to the satisfaction of the **Team Leader RMA Approvals and Compliance:** 

16. As-built information, RAMM data and test results in accordance with the requirements of the FNDC Engineering Standards and NZS 4404:2004 are to be submitted to Council on completion of the works with respect to:
  - a. Stormwater
  - b. Wastewater
  - c. Water Supply
  - d. Roading
17. Roadside drains, kerb and channelling, footpaths and berms on Kohuhu St are to be reinstated to the satisfaction of Council on completion of the works.

**PRIOR TO THE OCCUPATION OF ANY DWELLINGS:**

The following conditions shall be complied with prior to the occupation of any dwellings (with the exception of **Condition 23** which is required to be met within six months of the relocation of each dwelling) to the satisfaction of the **Team Leader RMA Approvals and Compliance:**  
**Development Engineering.** 

Landscaping

18. All landscape planting detailed within the Landscaping and Planting Plan approved under **Condition 9** above shall be implemented by the Consent Holder. Evidence from a suitably qualified landscape architect shall be provided to the satisfaction of the Council's Team Leader RMA Approvals and Compliance or delegated representative that confirms the requirements of the approved Landscaping and Planting Plan have been met.

#### Survey

19. The proposed location for any dwelling within the 100 year ARI flood extent shall be surveyed and established by a suitably qualified and experienced surveyor in order to determine ground level RL (with reference to XX Datum) in accordance with paragraph 5.1.1 of the Chester Ltd report dated 26 October 2020.

Commented [SS3]: Chester to please specify the Datum to be used to establish the RL (not stated in the Chester report).

#### Finished Floor Levels

20. Any dwelling located within the 100 year ARI flood extent must have a minimum finished floor level of **11.75m RL** (500mm above the estimated peak post development 100 year flood level) in accordance with the RL established in **Condition 18**.

#### Engineering

21. Contractors are to provide certification (PS3) that all work on site has been completed in accordance with the approved engineering plans in **Condition 2**.
22. A Chartered Professional Engineer is to provide certification (PS4) in accordance with **Condition 3(b)**.

#### Dwelling Relocation

23. Within 6 months of relocation for each dwelling, the Consent Holder shall provide evidence to Council that the exterior, including painting and joinery, and connections to all infrastructure services and closing in and ventilation of the foundations have been repaired and reinstated.

#### **ONGOING / REVIEW CONDITIONS**

The following Conditions shall be complied with on an on-going basis to the satisfaction of the Team Leader RMA Approvals and Compliance:

#### Landscaping

24. All landscaping required under the approved Landscaping and Planting Plan in **Condition 9** and implemented under **Condition 18** shall be maintained for the duration of this consent. If planting species fail or are removed, they shall be replaced in the next available planting season by suitable species to the approval of the Council's Team Leader RMA Approvals and Compliance or their delegated representative.

#### Engineering



25. Overland/secondary flowpaths are to be unobstructed by new buildings, road infrastructure, other structures or landscaping for the duration of this consent.
26. The Consent Holder shall be responsible for the ongoing maintenance and operation of the stormwater detention devices on site.

**ADVICE NOTES**

1. Archaeological sites are protected pursuant to the Heritage New Zealand Pouhere Taonga Act 2014. It is an offence, pursuant to the Act, to modify, damage or destroy an archaeological site without an archaeological authority issued pursuant to that Act. Should any site be inadvertently uncovered, the procedure is that work should cease, with the Trust and local iwi consulted immediately. The New Zealand Police should also be consulted if the discovery includes koiwi (human remains). A copy of Heritage New Zealand's Archaeological Discovery Protocol (ADP) is attached for your information. This should be made available to all person(s) working on site.
2. The conditions of this consent will be monitored by the Far North District Council's Resource Consent Monitoring Officers. Any documentation relating to compliance with the above conditions of consent can be sent to [rcmonitoring@fndc.govt.nz](mailto:rcmonitoring@fndc.govt.nz).
3. The applicant is responsible for the repair and reinstatement of any underground services damaged as a result of the earthworks.
4. A copy of this consent should be held on site at all times during the establishment and construction phase of the activity.
5. A vehicle crossing permit and Traffic Management Plan for works on the public road may be required prior to works commencing.
6. Any works within 10m of the Matthews Outfall Drain is subject to the Far North District Council's Land Drainage Bylaw and will require approval which is independent of the Resource Consent process. The Consent Holder is informed of its obligation to provide evidence of an approval from the Far North District Council's Stormwater Engineer or designate in relation the Far North District Council's Land Drainage Bylaw.
7. The stormwater attenuation ponds may be subject to fencing requirements in accordance with the Building Act.