

WOONG TREE ATTACHMENT A
SUGGESTED CONDITIONS OF CONSENT

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8 September 2021 v14

GENERAL CONDITONS

Application documents and plans

1. Subdivision and development shall be in accordance with the assessments and reports forming part of this application, including and as amended by any updated information set out in subsequent responses to information requests or comments received; namely:

Report	Author	Date
Application under the COVID-19 Recovery (Fast-Track Consenting) Act Woong Tree Development Partnership Cromwell	Tattico	April 2021
Urban Design Assessment	Baxter Design	March2021
Infrastructure Report	Paterson Pitts Group	April 2021
Transport Assessment	Carriageway	March 2021
Detailed Site Investigation Report Woong Tree	Opus	November 2016
Economic Analysis	Market Economics	October 2020
Site Distance Assessment	Carriageway Consulting	April 2021
Water Supply and Wastewater Assessment	Mott MacDonald	July 2020
Production Bores at Shortcut Road	McNeill Drilling	23 January 2001
Test Report Laboratory CBR's	Central Testing Services	12 November 2019
Letter by Tattico providing additional information to the Panel	Tattico	5 July 2021
EPA RFI Response - Acoustics	Marshall Day Acoustics	5 July 2021
Woong Tree - Air Quality Reverse Sensitivity Effects	Pattle Delamore	2 July 2021

Transport letter on response to EPA matters	Carriageway Consulting	July 2021
Planning Response Memo	Tattico	27 July 2021
Urban Design and Landscaping Statement	Baxter Design	27 July 2021
Letter by Mr Carr	Carriageway Consulting	27 July 2021
Comments on proposed noise and vibration conditions	Marshall Day Acoustics	23 July 2021
Wooing Tree Development Stage 2 Remediation Action Plan	WSP	September 2021
Infrastructure Servicing Capacity	Paterson Pitts Group	14 July 2021
Letter by Tattico on additional information	Tattico	16 August 2021

2. The subdivision shall be undertaken in general accordance with the plans of subdivision and land use consent plans of dwellings forming part of this application, namely:

Plan	Author	Plan No.	Revision No.	Date
Masterplan Concept	Adapt	2002-002	P	26 July 2021
Scheme Plan Overall	Adapt	2002-002	P	26 July 2021
Scheme Plan West	Adapt	2002-002	P	26 July 2021
Scheme Plan East	Adapt	2002-002	P	26 July 2021
Scheme Plan North	Adapt	2002-002	P	26 July 2021
Masterplan Staging	Adapt	2002-002	P	16 August 2021
Concept Masterplan	Baxter Design	-	S	27 July 2021 (extract from Urban Design Assessment)
Setbacks Business Zone – Part 1	Baxter Design	2953SK116	-	11 August 2021
Setbacks Business Zone – Part 2	Baxter Design	2953SK117	-	11 August 2021
Concept masterplan	Baxter Design		S	

Northern residential Edge treatment	Baxter Design		17 (page number)	
Wooring Tree – Barry Avenue Proposed Roundabout Land Requirement Plan	WSP	0/1.760-2365	A	18 December 2020
Site Master Plan Retail & Cellar Door and Café/Shop (Building)	FDA Architecture	1347 A-102 A	E M	July 7 September 2021
Site Plan : Cellar Door and Café/Shop (Landscape)	FDA Architecture	1347 A-104	C	7 September 2021
Cellar Door Height Diagram	FDA Architecture	1354 A-902		8 September 2021
Wooring Tree Cellar Door Materiality Palette	FDA Architecture	1354 PSK-014		26 July 2021
Wooring Tree Cellar Door Exterior View	FDA Architecture	1354 PSK-001	C	26 July 2021
Wooring Tree Cellar Door Exterior View	FDA Architecture	1354 PSK-012	B	26 July 2021
Wooring Tree Signage	FDA Architecture	1354 A-901	A-C	July 7 September 2021
Tourism and Hospitality concept –Café / Shop	FDA Architecture	1347 PSK 097	A-B	16 August 7 September 2021
Lots 6-10 101, 150-166, 200-214, 218-258, 265-272, 279-299, 301-515, 600 601-604 and 802-808 being subdivision of Lot 200 RC190519 The plan shows a blow-up of the subdivision presented on four drawings but with the same reference number.	Paterson Pitts Group	C2655-SCM-M Six sheets	7 A	26 July 2021

Road Typology 20m road	Paterson Pitts Group	C2655- Plan Sheet 6	-	11 February 2021
Road Typology 17m road	Paterson Pitts Group	C2655- Plan Sheet 6	B	8 July 2021
Road Typology 14m road	Paterson Pitts Group	C2655- Plan Sheet 6	-	11 February 2021
Road Typology ROW and Cauldwell soak pit	Paterson Pitts Group	C2655- Plan Sheet 6	-	11 February 2021
Test Pit Locations to determine subsurface materials and soakage	Paterson Pitts Group	C2655 – Plan Sheet 1		25 October 2019
Engineering Plan Earthworks Overview	Paterson Pitts Group	C2655 – ENG 2E Sheets 1-6	A	16 June 2021
Areas / Lots Affected by Reverse Sensitivity Agreements	Paterson Pitts Group	C2655 SCM M RS	A	11 August 2021
Entrance Wall Signage	Baxter Design	2953-WD47	-	16 August 2021
Temporary Signage	Veros	Sheets 1-7 &	3	April September 2021
Wall Light Fixing Concept	Baxter Design		-	8 March 2021
Proposed Roundabout and Associated Works	WSP	6-XTO21.01 Sheet C02	B	9 March 2021
Pedestrian Underpass North Side	Veros	-	-	April 2021
Entrance Wall Elevations	Baxter Design	2953-WD46	-	16 August 2021
Response to Wooing Tree COVID-19 Fast-Track consent – Urban Design by Paddy Baxter	Baxter Design			July September 2021

SUBDIVISION CONDITONS

Code of Practice

- All subdivision designs and approvals are to be in accordance with NZS 4404:2004 and the Central Otago District Council's (CODC's) July 2008 Addendum, which is the CODC's current Code of Practice for Urban Subdivision as modified by these conditions of consent.

Staging

4. The subdivision may be staged, and all conditions relevant to a stage shall be complied with prior to section 224(c) certification for any stage.
5. The extent of any stage or substage can be determined as part of any engineering approval plan sought from CODC, and the extent of any substage can be determined as part of section 223 approval process, and shall ensure that
 - (a) All infrastructure necessary to service each development lot for which section 224(c) certification is being applied for is provided and where necessary connected to a reticulated service;
 - (b) All infrastructure is sized and provided so that it is capable of connecting to and servicing future stages; and
 - (c) The creation of any substage, and the lots to be included within the substage, shall be subject to approval of the CODC through the section 223 plan process.

6. The development of buildings in Stage 4 (~~including the hospitality centre including the~~ cellar door, travellers' accommodation and ~~neighbourhood~~ café/shop(s)) and stage 3 shall not proceed until such time as the construction work on the Barry Avenue roundabout has commenced.

Advice Note: this condition does not preclude civil infrastructure and roading works in stage 3

6A Stage 3 and 4 can proceed concurrently or in any order.

7. In the event that stage 3 in whole or in part includes one lot for the purposes of constructing a retirement village, the combined number of independent living units and any care suites / rooms, and any residential lots; shall not be less than the number of lots shown in stage 3 (92 residential lots) (*this condition is offered as an augier condition by the applicant*).
8. The total number of residential sections granted 224(c) certification shall not exceed 176 including the lots approved under the stage 1 consent (CODC consent number RC190519); until such time as the roundabout at the intersection of State Highway 8B (**SH8B**) and Barry Avenue and giving access to Wooing Tree Estate is constructed and operational.
9. The total number of residential sections granted 224(c) certification shall not exceed 130 including the lots approved under the stage 1 consent (CODC consent number RC190519); until such time as the wastewater pump station is constructed and operational.

10. The creation of a lot to enable vesting of land necessary for the additional works on SH8B including the Barry Ave round-about, shall vest in the Crown under the management of Waka Kotahi – New Zealand Transport Agency (**WK-NZTA**). The creation of this lot may proceed at any time, and is independent of any stage of the development. The lot shall be created at any time required by WK-NZTA
11. The creation of a lot to enable vesting of the pedestrian ramp giving access to the public underpass under SH8B, may proceed at any time, and is independent of any stage. Once created the lot shall vest in CODC as a public walkway.

Advice note: The Consent Holder may elect to proceed with all or part of stage 4 either as subdivided residential lots for dwellings; or as a single lot for a retirement village. Any retirement village may need to obtain resource consent under the CODC district plan.

Roading and Access

12. Prior to section 224(c) certification for each stage of the subdivision the carriageways of any road or portions of roads as shown on the plan of subdivision as road type 1 shall be constructed in accordance with NZS 4404:2004 and Table 3.1 of CODC's July 2008 Addendum for Residential Local Road Classification or as approved by the CODC as part of engineering plan approval; as modified by the following:
 - (a) The carriageway shall have a minimum 6.0 metre sealed 'through carriageway' width located within a 20 metre road reserve.
 - (b) Minimum 2.2 metre width (parallel) or 5.0m depth (perpendicular) sealed parking bays adjoining residential allotments on either or both sides of road.
 - (c) Subgrade CBR>7.
 - (d) Pavement design in accordance with NZS 4404:2004 and CODC's July 2008 Addendum.
 - (e) Two coat Grade 3/-5 chip seal or 30mm asphaltic concrete surfacing; with concrete paving block feature areas at intersections and bends.
 - (f) 4% normal camber.
 - (g) Mountable kerb and channel on both sides of carriageway (drop channel and border kerb adjoining parking bays) over 75mm depth AP 40 metal.

- (h) All necessary traffic signs and road markings shall be provided.
- (i) Footpaths to be constructed along both sides of the carriageway as follows:
 - 1. Minimum 1.5m wide and 4% crossfall to channel.
 - 2. Asphaltic concrete, concrete or concrete paver surfacing.
 - 3. Crossings at intersections to NZS 4121:2001 requirements.
- (j) Minimum 100mm depth clean topsoil between footpath and road boundary formed at 4% crossfall, trimmed and grassed to a mowable standard.
- (k) Cut/fill batters outside road boundaries with a maximum of 4:1 gradient to match existing ground within allotments.
- (l) LED street lighting in accordance with NZS 4404:2004 and accepted urban standards with lamps to be selected from the Auckland Transport approved list.
- (m) Temporary 9.0m radius asphalt concrete surfaced turning circles shall be provided at the head of temporary cul de sacs
- (n) Tree planting to be in accordance with CODC's 'District Tree Management and Operational Guideline 2011' and with automated irrigation provided, all to the requirements of Council's Parks and Reserves Manager.
- (o) The location of trees, street lights and parking bays shall consider the likely location of future vehicle entrances to residential lots.
- (p) Any road connecting to SH8B or Shortcut Road shall seamlessly tie in with the carriageway of that road or State Highway.
- (q) Concrete paving block feature areas at intersections and bends.
- (r) 9.0m radius asphaltic concrete surface turning surface at head of temporary cul-de-sacs (applicable to all road types for staging purposes), except where the subsequent stage has had engineering plan approval from CODC and physical works on formation of the road will continue straight on from the physical works completion of the previous stage.

Note to Hearings Panel: These detailed conditions and those in conditions 10 and 11 reflect the level of detail imposed by CODC on the Wooing Tree stage 1 consent

13. Prior to section 224(c) certification for each stage of the subdivision the carriageway of any road or portion of a road as shown on the plan of subdivision as road type 2 shall be constructed in accordance with NZS 4404:2004 and Table 3.1 of CODC's July 2008 Addendum for Residential Local Road Classification or as approved by the CODC as part of engineering plan approval; as modified by the following:
- (a) The carriageway shall have a minimum 6.0 metre sealed 'through carriageway' width within a 17 metre road reserve.
 - (b) Minimum 2.2 metre width or 5.0m depth sealed parking bays adjoining residential allotments on both sides of the road.
 - (c) Subgrade CBR >7.
 - (d) Pavement design in accordance with NZS 4404:2004 and Council's July 2008 Addendum.
 - (e) Two coat Grade 3/ 5 chip seal or 30mm asphaltic concrete surfacing; with concrete paving block feature areas at intersections and bends.
 - (f) 4% normal camber.
 - (g) Mountable kerb and channel on either or both sides of carriageway (dish channel and border kerb adjoining parking bays) over 75mm depth AP 40 metal.
 - (h) All necessary traffic signs and road markings shall be provided.
 - (i) Footpaths to be constructed along both sides of the carriageway as follows:
 - 1. Minimum 1.5m wide and 4% crossfall to channel.
 - 2. Asphaltic concrete, concrete or concrete paver surfacing.
 - 3. Crossings at intersections to NZS 4121:2001 requirements.
 - (j) Minimum 100mm depth clean topsoil between footpath and road boundary formed at 4% crossfall, trimmed and grassed to a mowable standard.
 - (k) Cut/fill batters outside road boundaries with a maximum of 4:1 gradient to match existing ground within allotments.
 - (l) LED street lighting in accordance with NZS 4404:2004 and accepted urban standards with lamps to be selected from the Auckland Transport approved list.

- (m) Temporary 9.0m radius asphalt concrete surfaced turning circles shall be provided at the head of temporary cul de sacs (applicable to all road types for staging purposes), except where the subsequent stage has had engineering plan approval from CODC and physical works on formation of the road will continue straight on from the physical works completion of the previous stage.
- (n) Tree planting to be in accordance with CODC's 'District Tree Management and Operational Guideline 2011' and with automated irrigation provided, all to the requirements of CODC's Parks and Reserves Manager.
- (o) The location of trees, street lights and parking bays shall consider the likely location of future vehicle entrances to residential lots.
- (p) Any road connecting to SH8B or Shortcut Road shall seamlessly tie in with the carriageway of that road or State Highway.
- (q) paving block feature areas at intersections and bends.

14. Prior to section 224(c) certification for each stage of the development, the Jointly Owned Access Lot (**JOAL**) / Right of Way (**ROW**) carriageways servicing lots shall be constructed in accordance with NZS 4404:2004 and the CODC July 2008 Addendum for a Right of Way (2-5 lots) classification, or as approved by the CODC as part of engineering plan approval; subject to the following-

- (a) For JOAL's servicing up to 2 lots, a minimum 3.0 metre seal width carriageway within a minimum 4.0 metre right of way corridor.
- (b) For JOAL's servicing between 3 and 6 lots, a minimum 4.0 metre seal width carriageway within a minimum 6.0 metre right of way corridor.
- (c) For JOAL's servicing up to 10 lots and not having two accessible street frontages, a minimum 6.0 metre seal width carriageway within a minimum 8.0 metre right of way corridor
- (d) For JOAL's servicing up to 10 lots and having two accessible street frontages, a minimum 4.0 metre seal width carriageway within a minimum 5.0 metre right of way corridor.
- (e) For ROWs servicing up to 2 lots, a minimum 3.0 metre seal width carriageway within a minimum 3.5 metre right of way corridor.
- (ea) For ROWs servicing between 2 and 6 lots, a minimum 4.0 metre seal width carriageway with a minimum 6 metre right of way corridor.

- (f) Pavement design in accordance with NZS 4404:2004 and the Council's July 2008 Addendum.
- (g) Subgrade CBR>7.
- (h) Two coat chip seal Grade 3/5 or 30mm asphaltic concrete, concrete or concrete paving block surfacing.
- (i) 4% camber to kerb and channel.
- (j) Standard or mountable kerb and channel on lower side and nib kerb on higher side of carriageway.
- (k) Mud tank collecting stormwater from carriageway and discharging to soak pit within subdivision.
- (l) Heavy duty kerb crossing at entrance constructed in accordance with the Council's Roading Policies January 2015, Part 29.
- (m) verges between carriageway and right of way boundary shall be grassed.
- (n) Cut/fill batters outside right of way boundaries with maximum 4:1 gradient to match existing ground.
- (o) Attractive low maintenance surfacing (crushed schist or similar) or mowing grass along verges between carriageway and ROW boundary.
- (p) Through accessways servicing more than seven lots shall have positive control measures installed to deter public through traffic to the satisfaction of the CODC.

14A. The link road between the roundabout on SH8B and Blondie Drive shall be constructed to a standard not less than that of Blondie Drive but in all respects to the satisfaction of WK-NZTA. This shall include drainage, pavement construction, carriageway widths, tapers road markings and all details necessary to provide a safe and effective link between the State Highway and the subdivision.

66D The intersection layout and traffic management measures at the intersection of Blondie Drive and the entry road from the roundabout shall be in accordance with the plan prepared by WSP and attached to the letter of Carriageway dated 27/07/21 subject to a safety audit being carried out by an appropriately qualified expert and any changes that are required to the design to address the results of that audit. Detailed layout of the intersection shall be submitted to the WK –NZTA and CODC for approval as part of engineering plan approval. That layout shall be in accordance with the lane prioritisation and intersection design set out in the WSP plan subject to any changes arising from the safety audit.

- 14B. Vehicle entranceways to all residential and commercial lots shall be constructed in accordance with Part 29 of the CODC's roading policies generally 2015.
- 14C. Vehicle entranceways are to be installed at all lots with locations clearly defined at the time of subdivision as a requirement of 224(c) certification; or a consent notice is to be placed on each title stating that the location of any vehicle entrance strip shall be to the satisfaction of the CODC.
15. **Prior to the commencement of infrastructure works following the completion of bulk earthworks**, The consent holder shall provide a detailed '**Street Tree and Vested Parks** Landscape Plan' showing the location, variety and installation details for all street trees to be planted with associated automated irrigation, **street furniture, signage plans** and landscaping of parks to vest in the CODC, *for* approval by the CODC's Parks and Reserves Manager under the **CODC** engineering approval process. The **Street Tree and Vested Parks** Landscape Plan shall be implemented prior to section 224(c) certification. The **Street Tree and Vested Parks** Landscape Plan shall identify locally sourced native plants and generally be in accordance with the planting palette outlined in the 'Urban Design Assessment' by Baxter Design.
16. Residential, business and community facilities development lots shall have no direct vehicle access to Shortcut Road or SH8B or State Highway 6 (**SH6**).
17. Condition 16 shall be subject to a consent notice that shall be registered on the records of title for development lots fronting Shortcut Road, SH8B or SH6, pursuant to section 221 of the Resource Management Act 1991.
18. The consent holder shall provide for the CODC's consent, proposed names for all roads; and when approved it shall be the consent holders' responsibility to supply and erect appropriate road signs of a design consistent with the road sign design used in Cromwell.
19. Upon deposit of the survey plan any roading or access lot as shown on the plan of subdivision shall vest in the name of the Central Otago District CODC as Road.
20. Code of compliance certification under the Building Act shall be limited to
- (a) no more than 176 residential dwelling building consents or;
 - (b) any retail or commercial building consent (but excluding a community building),
- and no commercial building or no more than 176 residential buildings shall be occupied, **and including the cellar door, shop/café, and / or travellers accommodation** shall ~~no part of the hospitality centre can~~ gain a code compliance certificate under the Building Act, until the construction of the roundabout at SH8B/Barry Avenue is completed. *(This condition is offered by the applicant as an augier condition.)*

Advice Note: This allows construction of residential and commercial buildings concurrent with the construction of the SH8B round about, but dwellings or commercial premises may not be occupied until completion of the roundabout.

21. The consent holder shall create and vest a special purpose lot for the provision of a pedestrian underpass under SH8B concurrent with the construction of the Barry Avenue roundabout.
22. No additional retail activity to that already occurring on site shall be operational until the Barry Avenue roundabout is constructed. ~~and no part of the centre can gain a code compliance certificate under the Building Act until the Barry Ave round about is operational.~~ *(This condition is offered by the applicant as an augier condition.)*

Easements

23. Any JOAL or right of way or other easements necessary to provide access and access to services shall be duly granted and reserved.

Water

24. Prior to section 224(c) certification for each stage of the subdivision water supply reticulation including watermains and ridermains shall be extended such that all residential allotments are serviced and firefighting capability is achieved in accordance with NZS 4404:2004 and the CODC's July 2008 Addendum.

Advice Note: The report by Mott McDonald referred to in condition 1 identifies the extent of upgrade works required and addresses issues of capacity as assessed under the CODCs 'Water Model'. This was based on 350 lots.

25. Prior to section 224(c) certification for each stage of the subdivision standard 20 mm diameter water supply connections with Acuflo toby valves, meters and approved boxes shall be provided to the road boundary (or the road boundary of a right of way) to serve all development lots for that stage.
26. Prior to section 224(c) certification for each stage of the subdivision the water laterals shall be extended to the buildable area of all development lots.
27. A detailed design for the realignment of the existing 300mm diameter water main bisecting the site shall be prepared in liaison with the CODC's Three Waters Manager and submitted for CODC's Three Waters Manager's approval as a requirement of the general engineering approval. The pipeline shall be realigned at the consent holder's cost as a requirement of 224(c) certification for the Stage 3 and/or Stage 3 works. The alignment shall generally be in accordance with the plans by Paterson Pitts Group Plan C2655- SCM v7 Rev C dated 14/04/2021.

27A As part of the realignment of the watermain in condition 27 the consent holder shall create a second water supply connection to the subdivision. The detailed design for the connection shall be prepared in liaison with the CODC's Three Waters Manager and submitted for CODC's Three Waters Manager's approval as a requirement of the general engineering approval.

Wastewater

28. Prior to section 224(c) certification for lots 601-604 and/or prior to 224(c) certification of the 131st residential lot, the new wastewater pump station shall be constructed to comply with clause 5.3.10 of the CODC's July 2008 Addendum to NZS 4404:2004 in the location generally shown on the plan by Paterson Pitts Group Plan C2655- SCM v7 Rev C dated 14/04/2021.

29. Prior to the commissioning of the new pump station, the Lowburn rising main shall be realigned to a position generally in accordance with the resource consent plans by Paterson Pitts Group plan no. C2655- SCM v7 Rev C dated 14/04/2021. The detailed location and design specification for the pump station shall be subject to approval by CODC at engineering plan approval stage.

29A. A detailed design for the alignment of the existing Lowburn-Cromwell rising main traversing the site shall be prepared in liaison with CODC's Three Waters Manager and submitted for CODC's Three Waters Manager's approval as a requirement of the general engineering approval. The pipeline shall be aligned at the consent holder's cost as a requirement of 224(c) certification for the Stage 3 and/or Stage 4 works.

Advice Note: The report by Mott McDonald referred to in condition 1 addresses issues of capacity as assessed under the CODCs 'Wastewater Model'. This was based on 350 lots.

30. Prior to section 224(c) certification for each stage of the subdivision wastewater reticulation shall be extended such that all residential allotments are serviced in accordance with NZS 4404:2004 and CODC's July 2018 Addendum.

31. Prior to section 224(c) certification for each stage of the subdivision standard 110mm diameter laterals with cleaning eyes shall be installed from the wastewater reticulation to within the boundary of each residential allotment.

32. Prior to section 224(c) certificate for Stage 4, standard 150mm diameter laterals with cleaning eyes shall be installed from the wastewater reticulation to within the boundary of each of Lots 601, 602, 603 and 604.

Stormwater

33. Prior to section 224(c) certification for each stage of the subdivision stormwater from roads shall be discharged to ground by standard mud tanks and soak pits.
34. Caudwell “soak pit structures” shall be constructed to the satisfaction of the CODC generally in accordance with the engineering report by Paterson Pitts Group.
35. Soakage pits shall be provided at no more than 90m intervals along roads, JOALs and laneways.
36. Stormwater from buildings and impervious areas within Lots shall be discharged to ground by soak pits and/or stored for use for lawn and garden irrigation purposes within the confines of the respective allotments.
37. Stormwater discharge for vehicle accessways and carpark areas within Lots 601-604 (the hospitality, neighbourhood shop(s), visitor accommodation and community related use superlots) shall use “Caudwell” soakage pit structures and silt and debris traps that comply with the Otago Regional Plan: Water Rules for silt and debris traps.
38. One soakage pit shall be provided for every 500m² of vehicle hardstand.
39. Conditions 36-38 shall be subject to a consent notice that shall be registered on the records of title for all development lots pursuant to section 221 of the Resource Management Act 1991.

Power and Telecommunications

40. All power and telecommunication services shall be underground and all connections to the boundary of any residential or commercial lot shall be underground.
41. It shall be the consent holders’ responsibility to obtain the consent of the relevant utility service providers for the provision of electricity and telecommunication services to serve Lots 200-214, 218-299, 301-356, 391-410, 417-501, and 503 and 575. The consent holder shall install all such new services underground to the boundary of all development lots prior to section 224(c) certification.
42. The consent holder shall supply evidence of the consents referred to in condition 41 to the Chief Executive of CODC prior to section 224(c) certification; and it shall be the consent holders’ responsibility to meet the costs associated with the installation of electricity and telecommunication services as is necessary to meet the needs of the subdivision.
- 42A. Connections shall be extended to the boundary of each residential allotment.

Pedestrian and cycle connectivity

- 42B. A continuous cycle/walkway shall be provided from the entrance/exit to the underpass through the site

connecting to the central greenway and Shortcut Road. The path shall:

- (a) have a minimum width of 2m and a depth of 30mm asphaltic concrete, standard concrete or concrete paver footpath;
- (b) match crossing points on intersected streets to NZS4121:2001 requirements;
- (c) provide appropriate reserve lighting.

Underpass

42C. The ramp approaches to the underpass within the Wooing Tree land shall be designed and constructed to meet NZ standards for pedestrian and disabled access including maximum gradients. The cycleway/walkway shall be constructed to the requirements detailed in condition 42B (cycleways/walkways). Batter slopes along the cuttings leading into the underpass shall be constructed or retaining walled to ensure safety of the pathway users and presenting an attractive low maintenance appearance.

42CA The underpass shall align to a road or laneway to the north providing a footpath or walkway that connects through the street network and / or laneways to the greenway.

Certification

42D. The consent holder shall provide producer statements in an approved format from a suitably qualified person certifying the adequacy and compliance with consent conditions relating to:

- engineering design;
- construction; and
- construction review of subdivision works.

~~42E. As built data construction testing and RAMM data and asset information with associated costings (priced schedule) shall be provided by the consent holder at the completion of physical works.~~

42E Prior to the issue of a certificate in terms of section 224(c) for each stage of the subdivision the consent holder shall provide the Chief Executive of CODC with RAMM inventory data and asset information with associated costings (in the form of a schedule) of all infrastructure works to vest in the CODC.

42F As built drawings are to be lodged with the Chief Executive of CODC in accordance with Clause 1.5.10(b) of NZS 4404:2004 and shall show the location and individual identification number for each water meter. The as built drawings are to be drafted on computer and are to be compatible with a CAD system nominated by the Chief Executive. As built plans shall be lodged on computer disk or in a hard copy A3 format.

Erosion and sediment control

43. Prior to each stage of the development, the consent holder shall put in place the erosion and sediment control measures as outlined in the report by Paterson Pitts Group dated April 2021 forming part of this application. These measures shall be put in place at least five days prior to the commencement of works on the stage and the CODC advised that the erosion and sediment control devices are in place.
44. The consent holder shall put in place and implement operational practices to manage the effects of dust. The methods used shall be set out in the Construction Management Plan required under condition 54.

Northern Boundary and Greenway – Vested Land

48. Prior to the commencement of infrastructure works following the completion of earthworks, for any stage of the subdivision adjoining Lot 803 / 804, the Consent Holder shall prepare and lodge with CODC a 'Greenway / Northern Boundary Landscape and Cycleway Plan' generally in accordance with the plans shown in the Baxter Design masterplan and intended to inform a park-like environment. This plan shall include a landscaped bund along the northern boundary. The Northern Boundary Landscape and Cycleway Plan' shall include locally sourced native plants as referred to in the Baxter Urban Design Assessment Plant Palette. The Northern Boundary and Landscape and Cycleway Plan shall be to the satisfaction of the CODC.
49. Lot 803/804 shall be landscaped and a cycleway and northern boundary bund constructed in accordance with the approved landscape plan concurrent with the development of any lots / stage that adjoins Lot 803/ 804.
50. At the planting season during (if timeframes coincide) or immediately following the issue of any 224(c) certificate for any lot adjoining the northern boundary, the Consent Holder shall implement the landscape plan approved under condition 48.
51. Lot 803 / 804 shall vest in the CODC as part of the subdivision of any Stage of the subdivision that adjoins lot 803 / 804.
- 81K The landscaped area including the bund on lots 803, shall be physically formed and planted prior to vesting in the CODC.

Northern Landscaped Buffer – Lot 802

48A Prior to the commencement of infrastructure works following the completion of bulk earthworks for any stage of the subdivision adjoining Lot 802 ~~803/804~~, the Consent Holder shall prepare and lodge with CODC a 'Northern Landscape Buffer Plan' generally in accordance with the plans shown in the Baxter Design masterplan and intended to inform a private park-like environment. This plan shall include a landscaped bund along the northern boundary. The 'Northern Landscape Buffer Plan' shall include locally sourced native plants as referred to in the Baxter Urban Design Assessment Plant Palette. The 'Northern Landscape Buffer Plan' shall be to the satisfaction of the CODC.

81J The landscaped area including the bund on lot 802, shall be physically formed and planted prior to section 224(c) certificate.

81M Lots 802 ~~and 803~~ shall be planted in the planting season immediately following section 224(c) certificate for that stage.

52. The following **additional** requirements apply to the land shown on the Subdivision Plan as Lot 802 (northern landscape buffer):

- (a) It shall be landscaped in accordance with the 'Northern Landscape Buffer Plan' ~~Northern Boundary and Landscape and Cycleway Plan~~ approved by the CODC under condition 48A.
- (b) No intermittent fencing within the lot shall be permitted. This shall not preclude the fencing of the boundary of the lot.
- (c) No buildings or structures, other than fencing, shall be constructed within Lot 802.
- (d) ~~Lot 802 shall be created as a common lot. Lot 802 is to be held as a private common lot and Lot 315 -332 shall an equal ownership interest in the lot. An amalgamation condition shall be applied to each of lots 315 -332 to tie the parent residential lot and the common share in lot 802.~~

81N Lot 802, shall be a jointly owned lot with an equal share owned by lots 315 -332. A consent notice shall be placed on the title of lot 802 stipulating that the land is to be kept clear of all buildings including accessory buildings and is to be maintained as open space.

Construction noise and traffic management

53. Construction activity and times of operation shall comply with New Zealand standard 6803:1999 including noise standards.
54. The consent holder shall produce a Construction Management Plan. The Construction Management Plan shall be submitted to the CODC 5 working days for stage 2 and four weeks for stages 3 and 4 prior to the commencement of physical works associated with this application. The Construction Management Plan shall be amended to take account of any requirements of CODC provided by CODC within 5 working days for stage 2 and 15 working days for stages 3 and 4 of having received the draft Construction Management Plan.
55. The consent holder shall appoint an “engineer to the contract” who is independent of the consent holder and provides direction and oversight to the development. The engineer to the contract shall have the accountability to ensure contractors comply with the requirements of this consent including the Construction Management Plan.
56. The Construction Management Plan shall include:
 - (a) Requirements for clear signage at the boundary of the site providing a contact number for residents should they have any issues with the operations on the site.
 - (b) Measures to manage dust including
 - Staging the development means so that no more than 10ha of the site is exposed to bulk earthworks at any one time.
 - A sprinkler system is in place for dust suppression measures.
 - Water carts are employed to manage dust on high impacted areas, such as access roads.
 - Land is stabilised by being replanted in grass as soon as practical after completion of the works.
 - (c) Measures to ensure compliance with the NZ Construction Noise Standards including:
 - Setting of the hours of operation to accord with the New Zealand standards on noise construction.
 - Stipulation of the performance measures for machinery used on site to ensure that only machinery that complies with the New Zealand standards is used.

- Setting out of the techniques to be used in the development so as to prevent unreasonable noise issues.
- Identification of access routes to the site. These will be off SH8B along Shortcut Road, entering the temporary access to Stage 1. This access point will shift to Shortcut Road permanent access road when Stage 1 is complete. This removes construction vehicle noise and traffic from outside the residential properties to the north.

57. The consent holder shall produce a Construction Traffic Management Plan. This Construction Traffic Management Plan shall be submitted to the CODC 5 working days for stage 2 and four weeks for stage 3 and 4 prior to the commencement of physical works associated with this application. The Construction Traffic management Plan for stage 4 shall be submitted to WK-NZTA four weeks prior to the commencement of physical works associated with this application.

57A The Construction Traffic Management Plan shall include:

- (a) Traffic routes to be used by heavy vehicles entering and exiting the site. This shall preclude heavy vehicle usage of Shortcut Road north of the entrance to Wooing Tree
- (b) Areas for the loading and unloading of materials to be contained within the Wooing Tree site
- (c) Measures to address any safety issues at the intersection of Shortcut Road and State Highway 8B.
- (d) Traffic safety signage warning motorists and pedestrians of heavy vehicle movement.

58. The Construction Traffic Management Plan shall be amended to take account of any requirements of CODC provided by the CODC and WKNZTA (for stage 4) within 5 working days for stage 2 and 15 working days for stages 3 and 4 of having received the draft Construction Traffic Management Plan

59. No direct access to the site off SH8B shall be permitted without the express approval of WK-NZTA. All construction activity shall enter off Shortcut Road, or the Barry Avenue roundabout when operational, unless otherwise authorised by WK-NZTA.

60. No site construction shall enter off SH6.

Wooring tree

78. Safety construction fencing shall be erected at the boundary of Wooring Tree Park during construction of adjacent roading infrastructure and civil works and of any housing abutting the boundary of the Wooring Tree Park.

Accidental Discovery

61. The Heritage New Zealand Pouhere Taonga Archaeological Discovery Protocol, or an accidental discovery protocol modified to reflect the specific project detail and approved in writing by Heritage New Zealand and Ahukaha, shall be operated under for any accidental archaeological discoveries that occur during construction works.
- 61A Prior to commencing ground disturbing activities, the Consent Holder shall ensure that all staff (including all sub-contractors) involved in, or supervising, works onsite are familiar with the Wooring Tree Estate Accidental Discovery Protocol.

ADVICE NOTE

Under the Heritage New Zealand Pouhere Taonga Act 2014, an archaeological authority must be obtained from Heritage New Zealand Pouhere Taonga prior to the modification, damage or destruction of any archaeological site, whether the site is unrecorded or has been previously recorded. An archaeological site is described in the Act as a place associated with pre-1900 human activity, which may provide evidence relating to the history of New Zealand. These provisions apply regardless of whether a resource consent or building consent has been granted by CODC.

Consent Notices Lots 603 and 604

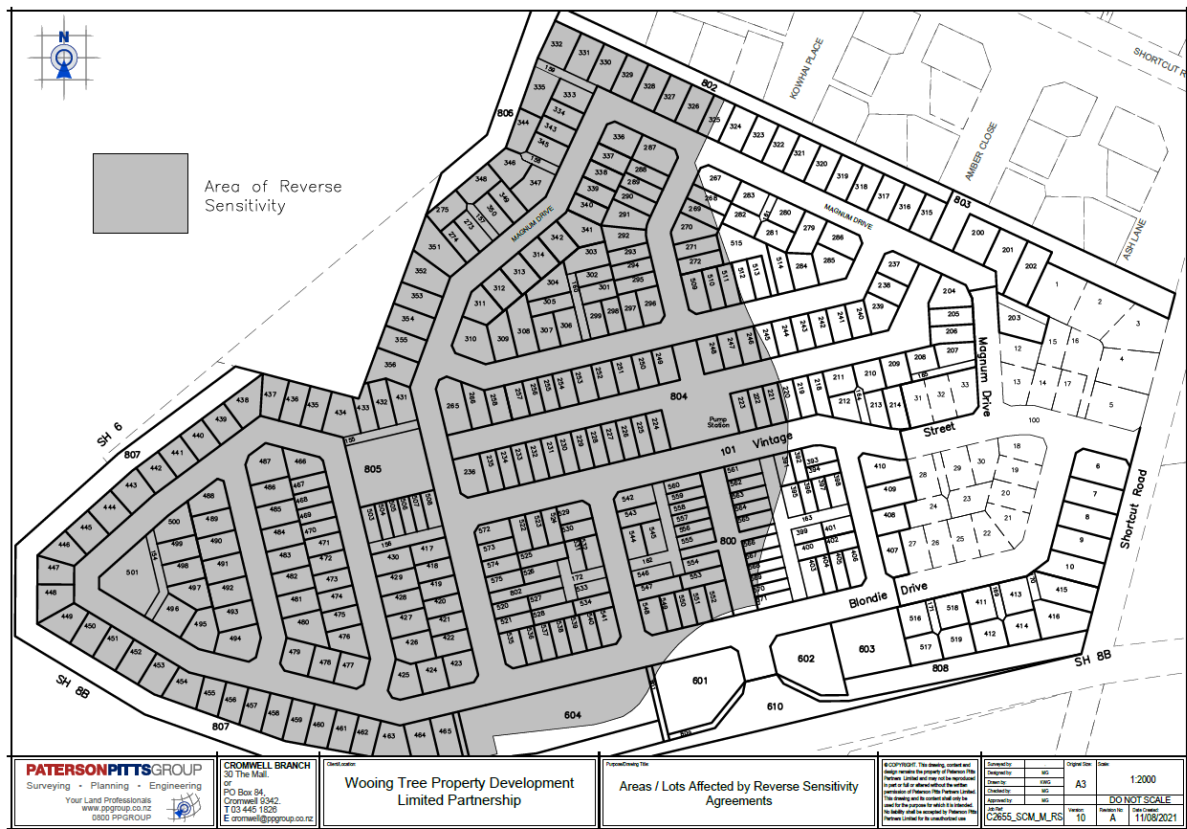
- 66A A consent notice shall be placed on the title of Lots 604, and 603 stating that these lots may not be used for “shops” as defined in the District Plan, or commercial offices. The consent notice shall be provided to the CODC as part of 224(c) process and attached to the title when first issued and any subsequent subdivision of that land. The consent notice shall state this excludes ancillary offices incidental to a travellers accommodation or pre-school, and any dining facility associated with a Travellers Accommodation, part of the Cellar Door, or a home occupation.

Lot 806, 807, and 808 Building Restrictions

77. A consent notice shall be registered on the title of lots 806, 807, and 808 stating that no dwelling or part of a dwelling including a bedroom or 'sleep out' may be constructed on the lots.

Reverse sensitivity

79. A covenant shall be placed on all titles shown as "area of reverse sensitivity" on the plan below, stating that the subject sites are located adjacent to working horticultural sites on the western side of SH6. These sites include normal horticultural practices including frost management of wind machines, sprayers and helicopters. The covenant states that property owners will not object to use of the adjacent two vineyards for complying horticultural practices including spraying, and frost management operations. A copy of the covenant is attached to the application at Attachment S.



State Highway Landscaped Buffer and Bund

81A Prior to the issue of 224(c) for any relevant particular stage of the development, a bund shall be formed on the frontage of SH8B and / or SH6 as shown on the urban design and landscape statement

by Baxter Design dated 27/07/21 The bund shall be generally in accordance with the cross-section shown on the plan.

81B The bund on lots 806-808 shall be physically formed and planted prior to section 224(c) certificate.

81C The consent holder shall prepare and lodge with CODC a 'State Highway Landscaped Buffer and Bund Plan' for lots 806-808 along the boundary with SH6 and SH8B. The plan shall be prepared for each relevant stage of the development. The plan shall show the landscape treatment including planting plan. The 'State Highway Landscaped Buffer and Bund Plan' shall be approved by the CODC.

81D Lots 806-808 shall be planted in the planting season immediately following section 224(c) certificate for that stage.

81E A consent notice shall be attached to each title of any lot which adjoins Lots 806-808 stating that no building or accessory building may be constructed within 3m of the boundary of the lot and lots 806-808.

81F Should for any reason vines on the buffer be removed at some stage in the future, the landowner shall maintain the buffer and replant it with native species. Prior to the planting, the landowner shall submit a replacement 'State Highway Landscaped Buffer and Bund Plan' for CODC approval setting out the species, density of planting and maintenance.

81G The landowner shall implement the 'State Highway Landscaped Buffer and Bund Plan' plan as approved by the CODC. This shall be completed within six months of the removal of any vines.

81H The Consent Holder shall form a 'residents society' as an incorporated society. All residential landowners within the Wooing tree Estate shall be members of and contribute to the residents society. The residents society shall be the registered land owners of lots 806-808.

Design Guidelines

84A. A covenant shall be attached to the title of each residential lot stating that any building constructed on the lot must comply with the Wooing Tree design guidelines, and is subject to the design approval process as set out in the guidelines.

Development Contributions

45. For each stage of the subdivision, payment of a reserves contribution of \$1,910 per lot (exclusive of goods and services tax) calculated in terms of Rule 15.6.1(1)(a)(i) of the Central Otago Operative District Plan.

LANDUSE CONDITONS

Land contamination

46. That if during earthworks on the site unexpected discovery of potential sources of contamination are revealed, then:

(a) Work on this part of the site shall cease.

(b) The CODC Compliance Officer and the Otago Regional Council Compliance Officer shall be informed.

(c) The ~~consent holder applicant~~ shall retain a suitably qualified professional to undertake a detailed Site Investigation Report and that report shall be provided to the CODC and the Otago Regional Council.

(d) Should that report identify levels of contamination above NES guidelines, then work shall not recommence on the site until the necessary approvals are obtained from CODC and/or Otago Regional Council as appropriate, **and the Remediation Action Plan has been updated and submitted to and approved by the Otago Regional Council.**

46A As part of the removal of timber posts associated with the existing vineyard for each stage of the development, the consent holder shall fully implement the Remediation Action Plan forming part of this application. That remediation work shall involve the mixing of soils to a depth of 300mm across the affected area.

46B The consent holder shall appoint a contaminated land specialist suitably qualified and experienced in contaminated land management, who shall overview all aspects of the Remediation Action Plan, including implementing the monitoring programme of site works to ensure compliance with the Remediation Action Plan.

46C The consent holder shall put in place health and safety procedures as recommended in the remediation action plan forming part of this application.

46D The consent holder shall provide to the Otago Regional Council and the CODC copies of the monitoring report under condition 46B, and of the final validation report under condition 46E.

46E At the conclusion of the removal of the vineyard infrastructure and the making good of the land ready for development, in any stage or stages; the Consent Holder shall retain a suitably qualified professional to undertake a validation DSI to confirm that the land complies with the National Environmental Standard for assessing and Managing Contaminants in Soil to Protect Human Health (2011).

46F If the DSI under condition 46E demonstrates that the land does not comply with the National Environmental Standard for assessing and Managing Contaminants in Soil to Protect Human Health (2011), then the consent holder shall follow the process set out in condition 46.

Noise attenuation

47. New residential buildings located in the Residential Resource Area, the Residential Resource Area (3) and the Residential Resource Area (11) in the Wooing Tree Overlay Area within 80m of the carriageway edge of SH6 or SH8B shall be designed and constructed to meet noise performance standards for noise from traffic on SH6 or SH8B that will not exceed 35dBA LAeq (24hr) in bedrooms and 40dBA LAeq (24hr) for other habitable rooms in accordance with the satisfactory sound levels recommended by Australian and New Zealand Standard AS/NZ2107:2000 Acoustics – Recommended design sound levels and reverberation times for building interiors. A consent notice to this effect shall be placed on the title of all relevant lots.

47A Where a dwelling requires that windows are closed in order to achieve the internal noise levels specified in condition 47, an alternative means of temperature control (heating and cooling) shall be provided. An alternative means of providing fresh air for ventilation that meets the requirements of Building Code clause G4 shall also be provided.

47B Construction noise shall be measured and assessed in accordance with NZS 6803:1999. The applicable limits in Tables 2 and 3 of the Standard shall apply.

47C Construction vibration must be measured in accordance with ISO 4866:2010 Mechanical vibration and shock – Vibration of fixed structures – Guidelines for the measurement of vibrations and evaluation of their effects on structures. The Category A construction vibration criteria in the table below must be complied with as far as practicable. If measured or predicted vibration from construction activities exceeds the Category A criteria, a suitably qualified person must assess and manage construction

vibration during those activities. If measured or predicted vibration from construction activities exceeds the Category B criteria, those activities must only proceed if effects on affected buildings are assessed, monitored, and mitigated by suitably qualified people.

Construction Vibration Criteria			
Receiver	Details	Category A	Category B
Occupied dwellings	Night-time 2000h - 0630h	0.3mm/s ppv	1mm/s ppv
	Daytime 0630h - 2000h	1mm/s ppv	5mm/s ppv
Other occupied Buildings	Daytime 0630h - 2000h	2mm/s ppv	5mm/s ppv
All other buildings	Vibration - transient	5mm/s ppv	BS 5228-2* Table B2
	Vibration - continuous		BS 5228-2* 50% of table B2 values

*BS 5228-2:2009 'Code of practice for noise and vibration control on construction and open sites – Part 2: Vibration'

47D Prior to the commencement of works on site, the consent holder shall submit to CODC's monitoring team for certification a Construction Noise and Vibration Management Plan (**CNVMP**). The CNVMP must reflect the guidance provided by Annexure E of NZS6803:1999 and vibration limits set out in this consent.

The CNVMP is to provide a framework for the development and implementation of measures to avoid, remedy or mitigate adverse construction noise and vibration effects, and to minimise any exceedance of the criteria set out in Condition 47C.

If measured or predicted noise and vibration from a construction activity exceeds the criteria in Conditions 47B or 47C, a Schedule to the CNVMP for that activity must be prepared and provided to CODC at least five working days, where practicable, in advance of the activity proceeding. The schedule must establish the best practicable option for noise or vibration mitigation to be implemented for the construction activity.

47E Prior to commencement of works onsite, and subject to the consent of landowners, the Consent Holder is to carry out a building condition survey of the immediately adjacent properties to the Site and provide these to the [Monitoring Officer] at CODC on request. The purpose of this survey is to record any existing cracks, defects or subsidence in neighbouring buildings prior to any earthworks or construction occurring on application site.

Northern boundary

- ~~48. Prior to the commencement of any stage of the subdivision adjoining Lot 803 / 804, the Consent Holder shall prepare a 'Northern Boundary Landscape and Cycleway Plan' generally in accordance with the plans shown in the Baxter Design masterplan and intended to inform a park-like environment. The Northern Boundary Landscape and Cycleway Plan' shall include locally sourced native plants as referred to in the Baxter Urban Design Assessment Plant Palette. The Northern Boundary and Landscape and Cycleway Plan shall be to the satisfaction of the CODC.~~
- ~~49. Lot 803/804 shall be landscaped and a cycleway constructed in accordance with the approved landscape plan concurrent with the development of any lots / stage that adjoins Lot 803/804.~~
- ~~50. At the planting season during (if timeframes coincide) or immediately following the issue of any 224(c) certificate for any lot adjoining the northern boundary, the Consent Holder shall implement the landscape plan approved under condition 48.~~
- ~~51. Lot 803 / 804 shall vest in the CODC as part of the subdivision of any Stage of the subdivision that adjoins lot 803 / 804.~~
- ~~52. The following requirements apply to the land shown on the Subdivision Plan as Lot 802 (northern landscape buffer):~~
- ~~(a) It shall be landscaped in accordance with the Northern Boundary and Landscape and Cycleway Plan approved by the CODC under condition 48.~~
 - ~~(b) No intermittent fencing within the lot shall be permitted. This shall not preclude the fencing of the boundary of the lot.~~
 - ~~(c) No buildings or structures, other than fencing, shall be constructed within Lot 802.~~
 - ~~(d) Lot 802 shall be created as a common lot. Lot 802 is to be held as a private common lot and Lot 315 -332 shall an equal ownership interest in the lot. An amalgamation condition shall be applied to each of lots 315 -332 to tie the parent residential lot and the common share in lot 802.~~

~~Construction noise and traffic management~~

~~53. Construction activity and times of operation shall comply with New Zealand standard 6803:1999 including noise standards.~~

~~54. The consent holder shall produce a Construction Management Plan. The Construction Management Plan shall be submitted to the CODC 5 working days for stage 2 and four weeks for stages 3 and 4 prior to the commencement of physical works associated with this application. The Construction Management Plan shall be amended to take account of any requirements of CODC provided by CODC within 5 working days for stage 2 and 15 working days for stages 3 and 4 of having received the draft Construction Management Plan.~~

~~55. The consent holder shall appoint an "engineer to the contract" who is independent of the consent holder and provides direction and oversight to the development. The engineer to the contract shall have the accountability to ensure contractors comply with the requirements of this consent including the Construction Management Plan.~~

~~56. The Construction Management Plan shall include:~~

- ~~(a) Requirements for clear signage at the boundary of the site providing a contact number for residents should they have any issues with the operations on the site.~~
- ~~(b) Measures to manage dust including
 - ~~• Staging the development means so that no more than 10ha of the site is exposed to bulk earthworks at any one time.~~
 - ~~• A sprinkler system is in place for dust suppression measures.~~
 - ~~• Water carts are employed to manage dust on high impacted areas, such as access roads.~~
 - ~~• Land is stabilised by being replanted in grass as soon as practical after completion of the works.~~~~
- ~~(c) Measures to ensure compliance with the NZ Construction Noise Standards including:
 - ~~• Setting of the hours of operation to accord with the New Zealand standards on noise construction.~~
 - ~~• Stipulation of the performance measures for machinery used on site to ensure that only machinery that complies with the New Zealand standards is used.~~
 - ~~• Setting out of the techniques to be used in the development so as to prevent unreasonable noise issues.~~~~

- ~~Identification of access routes to the site. These will be off SH8B along Shortcut Road, entering the temporary access to Stage 1. This access point will shift to Shortcut Road permanent access road when Stage 1 is complete. This removes construction vehicle noise and traffic from outside the residential properties to the north.~~

~~57. The consent holder shall produce a Construction Traffic Management Plan. This Construction Traffic Management Plan shall be submitted to the CODC 5 working days for stage 2 and four weeks for stage 3 and 4 prior to the commencement of physical works associated with this application. The Construction Traffic management Plan for stage 4 shall be submitted to WK NZTA four weeks prior to the commencement of physical works associated with this application.~~

~~57A The Construction Traffic Management Plan shall include:~~

- ~~(a) Traffic routes to be used by heavy vehicles entering and exiting the site. This shall preclude heavy vehicle useage of Short Cut Road north of the entrance to Wooing Tree~~
- ~~(b) Areas for the loading and unloading of materials to be contained within the Wooing tree site~~
- ~~(c) Any safety issues at the intersection of Short Cut Road and State Highway 8B.~~
- ~~(d) Traffic safety signage warning motorists and pedestrians of k heavy vehicle movement.~~

~~58. The Construction Traffic Management Plan shall be amended to take account of any requirements of CODC provided by the CODC and WKNZTA (for stage 4) within 5 working days for stage 2 and 15 working days for stages 3 and 4 of having received the draft Construction Traffic Management Plan~~

~~59. No direct access to the site off SH8B shall be permitted without the express approval of WK NZTA. All construction activity shall enter off Shortcut Road, or the Barry Avenue roundabout when operational, unless otherwise authorised by WK NZTA.~~

~~60. No site construction shall enter off SH6.~~

Accidental Discovery

~~61 The Heritage New Zealand Pouhere Taonga Archaeological Discovery Protocol, or an accidental discovery protocol modified to reflect the specific project detail and approved in writing by Heritage~~

~~New Zealand and Ahukaha, shall be operated under for any accidental archaeological discoveries that occur during construction works.~~

~~61A Prior to commencing ground disturbing activities, the Consent Holder shall ensure that all staff (including all sub-contractors) involved in, or supervising, works onsite are familiar with the Wooing Tree Estate Accidental Discovery Protocol.~~

~~ADVICE NOTE~~

~~Under the Heritage New Zealand Pouhere Taonga Act 2014, an archaeological authority must be obtained from Heritage New Zealand Pouhere Taonga prior to the modification, damage or destruction of any archaeological site, whether the site is unrecorded or has been previously recorded. An archaeological site is described in the Act as a place associated with pre 1900 human activity, which may provide evidence relating to the history of New Zealand. These provisions apply regardless of whether a resource consent or building consent has been granted by CODC.~~

Hospitality centre

61. **B** The **Cellar Door and Café / Shop Hospitality Centre** on lots 601-602 shall be generally developed in accordance with the plans by FDA forming part of this application, namely **1347 A-102 Rev M**, 1354 PSK sheets 001, 012 and 014, ~~1354A-9021~~, **1347 A104 rev C**, and 1347 PSK 097 Rev **B A** **dated September 2021**.
62. The detailed design of the buildings shall be generally in accordance with the location and building envelope shown on the FDA plans identified in condition **61B** (FDA plans **1347 A-102 Rev M**, 1354 PSK sheets 001, 012 and 014, ~~1354A-9021~~, **1347 A104 rev C**, and 1347 PSK 097 Rev **B A**), and be in a form of development which meets the design guidelines of the Wooing Tree Estate as outlined in the report of Baxter Design and is approved by the Planning Manager CODC.
63. The palette of materials shall be drawn from the schedule set out in the plans by FDA or such other **similar** material as approved by the Planning Manager CODC.
64. The landscape plan shall be generally in accordance with that identified in the plans by FDA, Plan No. 1347 A-104 ~~C B A~~, dated ~~September~~ **August** 2021. A detailed landscape plan shall be submitted to the Planning Manager CODC for approval prior to any landscape works.
65. Landscaping shall proceed in the planting season immediately following completion of construction works for the hospitality or any part of the hospitality centre.

~~66A A consent notice shall be placed on the title of Lots 604, and 603 stating that these lots may not be used for “shops” as defined in the District Plan, or commercial offices. The consent notice shall be provided to the CODC as part of 224(c) process and attached to the title when first issued and any subsequent subdivision of that land. The consent notice shall state this excludes ancillary offices incidental to a travellers accommodation or pre-school, and any dining facility associated with a Travellers Accommodation, part of the Cellar Door, or a home occupation.~~

66B The maximum gross floor area of any shop on Lot 601 shall be 500m² and the maximum gross floor area of any shop on Lot 602 shall be 500m². A consent notice identifying this maximum gross floor area cap shall be registered against the title of lots 601 and 602 respectively. The wording of the consent notice shall be provided to the CODC as part of the section 224(c) application.

~~66D The intersection layout and traffic management measures at the intersection of Blondie Drive and the entry road from the roundabout shall be in accordance with the plan prepared by WSP and attached to the letter of Carriageway dated 27/07/21 subject to a safety audit being carried out by an appropriately qualified expert and any changes that are required to the design to address the results of that audit. Detailed layout of the intersection shall be submitted to the WK, NZTA and CODC for approval as part of engineering plan approval. That layout shall be in accordance with the lane prioritisation and intersection design set out in the WSP plan subject to any changes arising from the safety audit.~~

Residential Sites on Land Zoned Business

66. Any dwelling shown on lots 200-214, 218-221, 237-241, 284-286, 391-410 shall be located within the building platform and building envelope shown on the plans by Baxter Design dated August 11 2021 plan numbers 2953 SK116 Part 1 and 2 and shall:

- (a) Comply with the front and side boundary set backs as shown on plans by Baxter Design dated August 2021 plan numbers 2953 SK116
- (b) Not exceed a maximum building coverage as set out in Rule 7.3.6(iv) of the CODC district plan except that:
 - a) any site shown as medium density on Plan 2002-002 Rev P shall not exceed a building coverage of 80%; and
 - b) sites outside the medium density area shown on Plan 2002-002 Rev P that are less than 325m² net site area, not exceed a building coverage of 55%, and sites between 326m² and 375m² not exceed a building coverage of 50%

(c) Comply with the following development rules for the Wooing Tree overlay applying to Residential Resource areas as set out below:

- (i) rear yards (Rule 7.3.6(iii)(c)(iii));
- (ii) Height (Rule 7.3.6(iii)(f));
- (iii) Carparking (Rule 7.3.6(v));
- (iv) Signs (Rule 7.3.6(vii));
- (v) Excavation (Rule 7.3.6(x));
- (vi) Relocatable buildings (Rule 7.3.6(xi));
- (vii) Acoustics (Rule 7.3.6(vii)(b));

67A. A consent notice shall be registered against the title of Lots 202-214, 218-221, 237-241, 284-286 and 391-410 stating that:

- a. Any building or activity on the site shall not be used for a shop, office, or other business activity as defined within the Central Otago District Plan, provided this shall not preclude a home occupation being operated from any dwelling or accessory building on the lot.
- b. Any dwelling or residential building or other structure built on the site shall comply with the following:
 - (i) front and side boundary set backs as shown on plans by Baxter Design dated 18 March 2021 plan numbers 2952 SK 116;
 - (ii) not exceed a maximum building coverage as set out in Rule 7.3.6(iv) of the CODC district plan as at 5 July 2021, except that:
 - any site shown as medium density on Plan 2002-002 Rev P shall not exceed a building coverage of 80%; and
 - sites outside the medium density area shown on Plan 2002-002 Rev P that are less than 325m² net site area, not exceed a building coverage of 55%, and sites between 326m² and 375m² not exceed a building coverage of 50%.
 - (iii) the following development rules for the Wooing Tree overlay applying to Residential Resource areas of the Central Otago District Plan as at July 2021
 - Rear yards (Rule 7.3.6(iii)(c)(iii));
 - Height (Rule 7.3.6(iii)(f));
 - Carparking (Rule 7.3.6(v));
 - Signs (Rule 7.3.6(vii));
 - Excavation (Rule 7.3.6(x));

- Relocatable buildings (Rule 7.3.6(xi));
- Acoustics (Rule 7.3.6(vii)(b)).

Residential Sites

67. All dwellings on sites with a frontage of 13m or greater and a site depth of 25m or greater, shall achieve front and side yards of:

(a) Front Yards:

- 4.5m, except for corner sites where the frontage to one street shall be 4.5m and the frontage to the second street 3m.

(b) Side Yards:

- 1.5m in the Residential Resource area, and residential resource area 3 and 11.

68. All dwellings on sites with a frontage of less than 13m and / or a site depth of less than 25m, shall achieve front and side yards of:

(a) Front Yards:

- 3.0m, except any garage shall be set back a minimum of 4.5m.

(b) Side Yards:

- 1.5m in the Residential Resource area, and residential resource area 3 and 11.
- 1.0m; except that:
 - no side yard applies where building adjoin through a common wall: or
 - no side yard applies provided that a maintenance easement is registered against the title of the adjoining site preventing any building being constructed within 1m of the boundary, and allowing access to maintain the building.
 - The recession plane control does not apply to any part of the building built on or within 200mm of the boundary.

69. All dwellings on a site shall not exceed a maximum building coverage as set out in Rule 7.3.6(iv) of the CODC district plan except that:

- any site shown as medium density on Plan 2002-002 Rev P shall not exceed a building coverage of 80%; and
- sites outside the medium density area shown on Plan 2002-002 Rev P that are less than 325m² net site area, not exceed a building coverage of 55% and sites between 326m² and 375m² not exceed a building coverage of 50%.

70A The minimum lot size of any residential site within ~~50m~~ 40m of the northern boundary of the site, or the boundary with Shortcut Road, shall be 440m² net site area.

Residential Sites on Land Zoned Rural

70. Any residential use of lots 332, 335, 344-346, 348, 275, 351-356, 412, 414, 416, 433 -465, 517 and 519 shall comply with:

- c. the definition of 'Residential Activity' in the Central Otago District Council Operative District Plan and
- d. a 1.5m side yard; and
- e. the identified standards of the Residential Resource Area set out in Rule 7.3.6(iii), (iv), (v), (vii) and (xi), of this Plan (excluding side yards).

Signage

71. Permanent signage on the site shall either:

- (a) comply with the CODC District Plan and bylaws, or
- (b) shall be generally in accordance with the plans by FDA plans numbers 1354 A901 Rev C, 1347 PSK 097 Rev B and 1347 A 102 L M --dated July 7 September 2021. ~~The height shall not exceed 4.5m and size of signage shall not exceed 9m².~~

72. Any lighting of signs erected under condition 71 shall comply with the lighting standards of the CODC or obtain consent.

73. Any sign facing SH8B shall not portray videos or moving images or any interactive light display that will cause driver distraction; provided this does not limit signs which rotate through a series of images or constant lighting patterns.

74. Signs displaying the "Wooing Tree" name of the neighbourhood, and depicting the Wooing Tree may be erected either side of the entrance roadways to Wooing Tree. The signs shall be generally located in the position and be of the size or smaller size shown on the plans

75. Any lighting of the "Wooing Tree" naming sign under condition 75 shall not result in any direct light spill on to any residential site outside of the Wooing Tree Estate, and shall not exceed 10 lux when measured from the boundary of any residential site outside the Wooing Tree Estate.

76. Temporary signage on the site shall be generally in the location shown on plans by Veros dated ~~April~~ **September** 2021 drawing number 1-7 & **Revision 3**. and:

(a) Primary signage:

- (i) shall enable up to 5 temporary sign for the duration of the development phase.
- (ii) shall not exceed a height of 4m.
- (iii) shall not exceed or a gross area of 6m² for signs mounted on a pole structure or and 18m² for signs mounted on a trailer.
- (iv) may portray images on both sides of the signage panel.

(b) Supplementary signage:

- (i) Way finding signage not exceeding 1.2m² in size or a height of 1.8m, may be erected identifying the location of any sales office and the interim location of the Wooing Tree Cellar Door.
- (ii) Up to an additional 14 signs not exceeding 2.2m² in size or a height of 1.5m, maybe erected may be erected at the perimeter of the site naming the subdivision and stating that sections are for sale.

(c) Any other signage shall comply with the CODC District Plan and Bylaws.

Lot 806, 807, and 808 Building Restrictions

~~77. A consent notice shall be registered on the title of lots 806, 807, and 808 stating that no dwelling or part of a dwelling including a bedroom or 'sleep out' may be constructed on the lots.~~

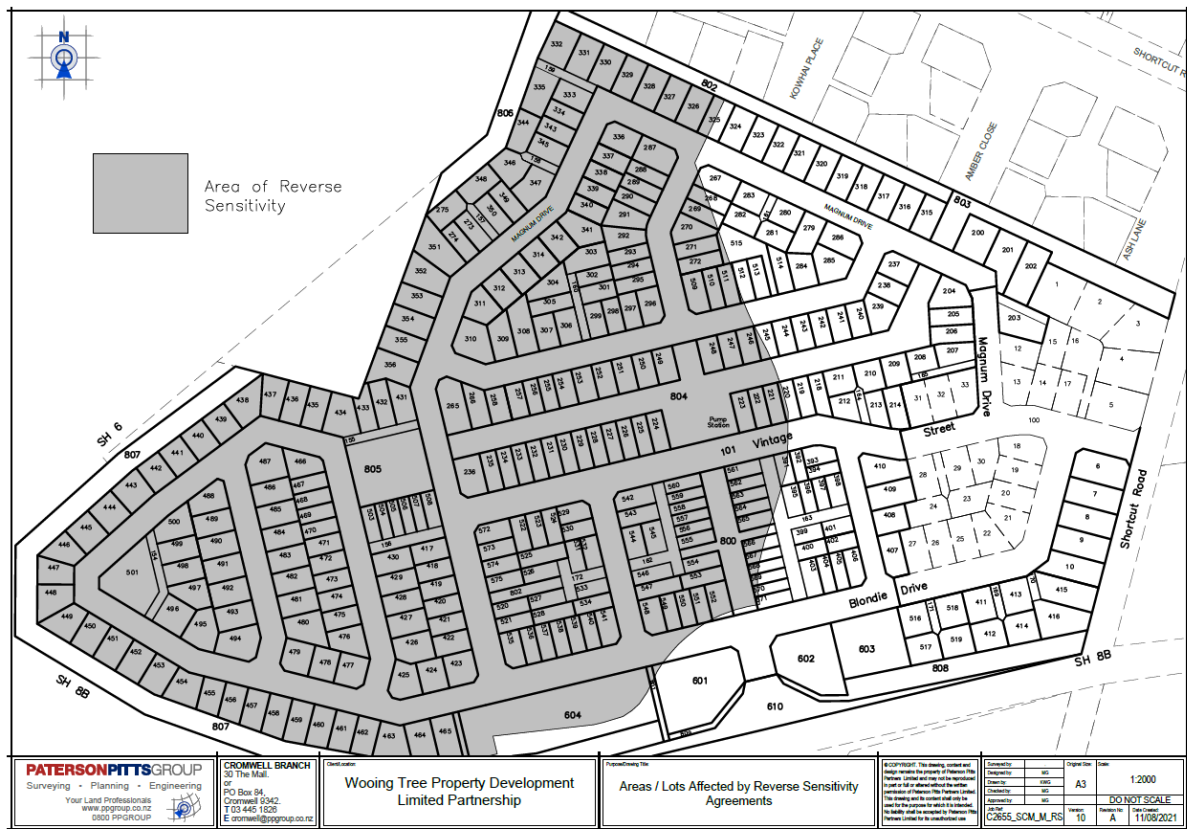
Wooing tree

~~78. Safety construction fencing shall be erected at the boundary of Wooing Tree Park during construction of adjacent roading infrastructure and civil works and of any housing abutting the boundary of the Wooing Tree Park.~~

Reverse sensitivity

~~79. A covenant shall be placed on all titles shown as "area of reverse sensitivity" on the plan below, stating that the subject sites are located adjacent to working horticultural sites on the western side of SH6. These sites include normal horticultural practices including frost management of wind machines, sprayers and helicopters. The covenant states that property owners will not object to use of the~~

adjacent two vineyards for complying horticultural practices including spraying, and frost management operations. A copy of the covenant is attached to the application at Attachment S.



State Highway Landscaped Buffer and Bund

81A Prior to the issue of 224(c) for any relevant particular stage of the development, a bund shall be formed on the frontage of SH8B and/or SH6 as shown on the urban design and landscape statement by Baxter Design dated 27/07/21. The bund shall be generally in accordance with the cross section shown on the plan.

81B The bund on lots 806-808 shall be physically formed and planted prior to section 224(c) certificate.

81C The consent holder shall prepare a 'State Highway Landscaped Buffer and Bund Plan' for lots 806-808 along the boundary with SH6 and SH8B. The plan shall be prepared for each relevant stage of the development. The plan shall show the landscape treatment including planting plan. The 'State Highway Landscaped Buffer and Bund Plan' shall be approved by the CODC.

~~81D Lots 806-808 shall be planted in the planting season immediately following section 224(c) certificate for that stage.~~

~~81E A consent notice shall be attached to each title of any lot which adjoins Lots 806-808 stating that no building or accessory building may be constructed within 3m of the boundary of the lot and lots 806-808.~~

~~81F Should for any reason vines on the buffer be removed at some stage in the future, the landowner shall maintain the buffer and replant it with native species. Prior to the planting, the landowner shall submit a replacement 'State Highway Landscaped Buffer and Bund Plan' for CODC approval setting out the species, density of planting and maintenance.~~

~~81G The landowner shall implement the 'State Highway Landscaped Buffer and Bund Plan' plan as approved by the CODC. This shall be completed within six months of the removal of any vines.~~

~~81H The Consent Holder shall form a 'residents society' as an incorporated society. All residential landowners within the Wooing tree Estate shall be members of and contribute to the residents society. The residents society shall be the registered land owners of lots 806-808.~~

Northern Landscaped Buffer

~~81I Prior to the issue of 224(c) for any Stage 2 of the development, the landscaped northern yard and the land in lot 803 to vest in the CODC and including a bund shall be formed. The yard and bund shall be generally in accordance with the plan and cross section by Baxter Design shown on urban design and landscape statement by Baxter Design dated 27/07/21.~~

~~81J The landscaped area including the bund on lot 802, shall be physically formed and planted prior to section 224(c) certificate.~~

~~81K The landscaped area including the bund on lots 803, shall be physically formed and planted prior to vesting in the CODC.~~

~~81L The consent holder shall prepare a 'Northern Landscape Buffer Plan' for lots 802 and 803 along the northern boundary. The plan shall show the landscape treatment including planting plan, any paths or street furniture. The Landscape Plan shall be approved by the CODC.~~

~~81M Lots 802 and 803 shall be planted in the planting season immediately following section 224(c) certificate for that stage.~~

~~81N Lot 802, shall be a jointly owned lot with an equal share owned by lots 315–332. A consent notice shall be placed on the title of lot 802 stipulating that the land is to be kept clear of all buildings including accessory buildings and is to be maintained as open space.~~

Transport

~~81O The underpass shall align to a road or laneway to the north providing a footpath or walkway that connects through the street network and / or laneways to the greenway.~~

~~81P The detailed landscaping and street furniture and signage plans shall be submitted to the CODC as part of engineering plan approval process for approval by CODC.~~

General

~~80. Prior to the issue of a certificate in terms of section 224(c) for each stage of the subdivision the consent holder shall provide the Chief Executive with RAMM inventory data and asset information with associated costings (in the form of a schedule) of all infrastructure works to vest in the CODC.~~

~~81. The consent holder shall provide producer statements in an approved format from a suitably qualified professional certifying the engineering adequacy and compliance with consent conditions relating to engineering design, construction and construction review (supervision) of the subdivision works.~~

~~82. As built drawings are to be lodged with the Chief Executive in accordance with Clause 1.5.10(b) of NZS 4404:2004 and shall show the location and individual identification number for each water meter. The as built drawings are to be drafted on computer and are to be compatible with a CAD system nominated by the Chief Executive. As built plans shall be lodged on computer disk or in a hard copy A3 format.~~

Design Guidelines

~~84A. A covenant shall be attached to the title of each residential lot stating that any building constructed on the lot must comply with the Wooing Tree design guidelines, and is subject to the design approval process as set out in the guidelines.~~

Advice Notes: Subdivision

(a) Land use conditions 46-46E refer to land contamination matters. Should the testing required under those conditions identify that contaminants are present in soils, or should unexpected

discovery of potential source of contaminants be triggered, then these land use conditions would apply concurrent with the subdivision works.

(b) Condition 52 in the subdivision section sets out the ongoing requirements of landscaping use and management of the northern buffer land. These obligations are ongoing.

(c) Conditions 59 and 60 of the subdivision consent apply to all construction activity. It prevents any direct access off State Highway 8B or State Highway 6. Construction traffic must use Shortcut Road or the Barry Avenue roundabout when operational. This applies to all land use construction work as well as subdivision.

(d) The works involving roads will require an approved Road Opening Notice and Works Completion and Maintenance Notices in accordance with CODC's July 2008 Addendum to NZS 4404:2004.

(e) Development contributions are payable to CODC for water, wastewater and roading respectively pursuant to the CODC's Policy on Development and Financial Contributions contained in the Long Term CODC Community Plan. Payment is due upon application under the Resource Management Act 1991 for certification pursuant to section 224(c). The CODC may withhold a certificate under section 224(c) of the Resource Management Act 1991 if the required Development and Financial Contributions have not been paid, pursuant to section 208 of the Local Government Act 2002 and Section 15.5. 1 of the Operative District Plan.

Advice Notes: Land use

(a) Accidental discovery protocols at Conditions 61 and 61A apply to any development of sites within Wooing Tree.

(b) Conditions 81F and 81H in the subdivision section deal with the ongoing management and accountability of the Residents Society for the buffer to State Highway 8B and State Highway 6 and the associated bund.

Advice Notes: General

1. *All charges incurred by the CODC relating the administration, inspection and supervision of conditions of subdivision consent shall be paid to CODC prior to section 224(c) certification.*

- ~~2.—The works involving roads will require an approved Road Opening Notice and Works Completion and Maintenance Notices in accordance with CODC's July 2008 Addendum to NZS 4404:2004.~~
- ~~3.—Development contributions are payable to CODC for water, wastewater and roading respectively pursuant to the CODC's Policy on Development and Financial Contributions contained in the Long Term CODC Community Plan. Payment is due upon application under the Resource Management Act 1991 for certification pursuant to section 224(c). The CODC may withhold a certificate under section 224(c) of the Resource Management Act 1991 if the required Development and Financial Contributions have not been paid, pursuant to section 208 of the Local Government Act 2002 and Section 15.5. 1 of the Operative District Plan.~~
4. The Otago Regional CODC Regional Plan Air sets air quality standards for fireplaces and wood/coal burners. Future dwellings or businesses seeking to incorporate wood, coal or gas burning appliances will need to either comply with the Regional Plan Air Quality Controls or obtain necessary resource consents.
5. The consent holder is advised to continue engagement with Aukaha to obtain input from the runanga over suitable street names within the development and to assist in exercising appropriate cultural protocols over the induction of contractors on to different stages of the development. The consent holder has offered access to Aukaha representatives for the purposes of assisting and monitoring the site for any matters relating to accidental discovery subject to the representatives fully complying with on site health and safety protocols.

Cancellation of Condition Specified in Consent Notice CONO 5242187.2

Pursuant to section 221(3)(b) of the Resource Management Act 1991 Condition 1 as specified in consent notice CONO 5242187.2 is hereby cancelled as it relates to Section 3 SO 461514, unless this has already been cancelled pursuant to a previous consent.