

## ATTACHMENT S

### SUGGESTED CONDITIONS OF CONSENT

5 July 2021

#### Application documents and plans

1. Subdivision and development shall be in accordance with the assessments and reports forming part of this application, namely:

Report	Author	Date
Application under the COVID-19 Recovery (Fast-Track Consenting) Act Wooing Tree Development Partnership Cromwell	Tattico	April 2021
Urban Design Assessment	Baxter Design	March 2021
Subdivision Plans	Adapt	April 2021
Architectural Plans	FDA	March 2021
Infrastructure Report	Paterson Pitts Group	April 2021
Transport Assessment	Carriageway	March 2021
Detailed Site Investigation Report Wooing 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
Wooing Tree - Air Quality Reverse Sensitivity Effects	Pattle Delamore	2 July 2021
Transport letter on response to EPA matters	Carriageway Consulting	July 2021

2. The subdivision shall be undertaken in 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	I	19 April 2021
Scheme Plan Overall	Adapt	2002-002	I	19 April 2021
Scheme Plan West	Adapt	2002-002	I	19 April 2021
Scheme Plan East	Adapt	2002-002	I	19 April 2021
Scheme Plan North	Adapt	2002-002	I	19 April 2021
Masterplan Staging	Adapt	2002-002	I	19 April 2021
Concept Masterplan	Baxter Design	-	-	March 2021 (extract from Urban Design Assessment)
Setbacks Business Zone – Part 1	Baxter Design	2953SK116	-	18 March 2021
Setbacks Business Zone – Part 2	Baxter Design	2953SK117	-	18 March 2021
Wooing Tree – Barry Avenue Proposed Roundabout Land Requirement Plan	WSP	0/1.760-2365	A	18 December 2020
Site Plan Retail & Cellar (Building)	FDA Architecture	1347 A-102 A	A	8 March 2021
Retail & Cellar Door (Carpark)	FDA Architecture	1347 A-103 A	A	8 March 2021
Retail & Cellar Door (Landscape)	FDA Architecture	1347 A-104 A	A	8 March 2021
Additional Building & Childcare (Building)	FDA Architecture	1347 A-105	-	8 March 2021
Additional Business & Childcare (Carpark)	FDA Architecture	1347 A-106	-	8 March 2021
Additional Business & Childcare (Landscape)	FDA Architecture	1347 A-107	-	8 March 2021

Traveller's Accommodation (Building)	FDA Architecture	1347 A-108	-	8 March 2021
Traveller's Accommodation (Carpark)	FDA Architecture	1347 A-109	-	8 March 2021
Traveller's Accommodation (Landscape)	FDA Architecture	1347 A-110	-	8 March 2021
Elevations Building 4 and 5	FDA Architecture	1347 A-401 A	A	18 March 2021
Elevations Buildings 2 and 3	FDA Architecture	1347 A-402 A	A	19 March 2021
Elevations Building 678	FDA Architecture	1347 A-403	-	3 March 2021
Elevations Buildings 8 and 9	FDA Architecture	1347 A-404	-	February 2021
Elevations Building 10	FDA Architecture	1347 A-405	-	February 2021
Elevations Building 11	FDA Architecture	1347 A-406	-	February 2021
Lots 6-10 101, 150-166, 200-214, 218-258, 265- 272, 279-299, 301-515, 600-604 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	7	16 April 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	-	11 February 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
Entrance Wall Signage	Baxter Design	2953-WD47	-	October 2019
Temporary Signage	Veros	Sheets 1-8	-	April 2021
Wall Light Fixing Concept	Baxter Design		-	8 March 2021
Wooing Tree Vineyard Estate Site Masterplan	FDA Architecture	1347 A-101 A	A	16 April 2021
Plan of Proposed Rooding Layout Adjacent to the New Roundabout	Paterson Pitts Group	C2655 – Plan-M	1	13 April 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	-	October 2019

### Code of Practice

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

### Staging

- 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.
- 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
  - All infrastructure necessary to service each development lot for which 224c is being applied for is provided and where necessary connected to a reticulated service; ~~and~~
  - 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 Central Otago District Council through the section 223 plan process.

6. The development of buildings in Stage 3 (the hospitality centre including the cellar door, travellers' accommodation and neighbourhood shops) 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*

7. In the event that stage 4 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 4 (92 residential lots) (*this condition is offered as an augier condition by the applicant*).

8. The total number of residential sections granted 224c certification shall not exceed 192 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 and Barry Avenue and giving access to Wooing Tree Estate is constructed and operational.

9. The total number of residential sections granted 224c 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 Authority (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 Council's July 2008 Addendum for Residential Local Road Classification 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 Council's July 2008 Addendum.
  - (e) Two coat Grade 3 and 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 100mm depth AP 65 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 Council'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.

*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 Council's July 2008 Addendum for Residential Local Road Classification 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 and 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 100mm depth AP 65 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 Council'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.
14. Prior to section 224(c) certification for each stage of the development, the JOAL / right of way 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 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 up to 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 5 lots, a minimum 3.0 metre seal width carriageway within a minimum 3.5 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 and Grade 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.
15. The consent holder shall provide a detailed Landscape Plan showing the location, variety and installation details for all street trees to be planted with associated automated irrigation, **and landscaping of parks to vest in the Council**, for approval by the Council's Parks and Reserves Manager under the engineering approval process. The Landscape Plan shall be implemented prior to section 224(c) certification. **The 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 State Highway (SH) 8B or SH6.
17. Condition 13 shall be subject to a consent notice that shall be registered on the records of title for development lots fronting Short Cut Road, SH 8B or SH6, pursuant to section 221 of the Resource Management Act 1991.
18. The consent holder shall provide for the Council'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 Council as Road.
20. Code of compliance certification under the Building Act shall be limited to

- (a) no more than 192 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 192 residential buildings shall be occupied, and no part of the centre can gain a code compliance certificate under the Building Act, until the construction of the roundabout at State Highway 8B/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 State Highway 8B 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 Council'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 Councils '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. The detailed alignment and design of the relocated water main through the site shall be determined at engineering plan approval stage by CODC. The alignment shall generally be in accordance with the plans by Paterson Pitts Group Plan C2655- SCM v7 Rev C dated 14/04/2021

### **Wastewater**

28. Prior to section 224(c) certification for Superlots 600-602 and/or prior to 224c certification of the 131<sup>st</sup> residential lot, the new wastewater pump station shall be constructed to comply with clause 5.3.10 of the Council'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.

*Advice Note: The report by Mott McDonald referred to in condition 1 addresses issues of capacity as assessed under the Councils '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 Council'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 each stage of the subdivision the wastewater laterals shall be extended to the buildable area of development all lots.

### **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 Council 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 600-602 (the hospitality / neighbourhood centre business 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 500m<sup>2</sup> 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.
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, 218-272, 279-299, 301-515 and 603. 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.

#### **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.

#### **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.

#### **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 applicant shall retain a suitably qualified professional to undertake a detailed Site Investigation Report and that report shall be provided to the District Council and 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.

- 46A 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).

## 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 ~~seal~~ **carriageway** edge of State Highway 6 or 8B shall be designed and constructed to meet noise performance standards for noise from traffic on State Highway 6 or 8B 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** *A further condition on noise control at the interface between State Highway 6 and 8B and residential sections will be proposed as part of the feedback on comments to the Wooing Tree application.*

## Northern boundary

48. Prior to the commencement of any stage of the subdivision adjoining Lot 803 / 804, the Consent Holder shall prepare a Landscape Plan and cycleway plan generally in accordance with the plans shown in the Baxter Design masterplan and intended to inform a park-like environment. **The Landscape Plan shall include locally sourced native plants as referred to in the Baxter Urban Design Assessment Plant Palette.** The landscape 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 224C 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 Council as part of the subdivision of any Stage of the subdivision that adjoins lot 803 / 804.

52. Land shown on the Subdivision Plan as Lot 802 (northern landscape buffer) shall:

- (a) Be landscaped in accordance with the Landscape Plan approved by the Council 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. Ownership of Lot 802 shall vest as a recreation reserve in CODC except that if CODC elects not to accept this lot, then the owners of Lot 315-332 shall have an equal ownership interest in the lot. If lot 802 is held as a private common 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 four weeks 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 the District Council within 15 working days 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) Requires clear signage at the boundary of the site providing a contact number for residents should they have any issues with the operation 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:

- Sets the hours of operation to accord with the New Zealand standards on noise construction.
- Stipulates the performance measures for machinery used on site to ensure that only machinery that complies with the New Zealand standards is used.
- Sets out the techniques to be used in the development so as to prevent unreasonable noise issues.
- Identifies access routes to the site. These will be off State Highway 8B 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 and WK-NZTA four weeks prior to the commencement of physical works associated with this application.

58. The Construction Traffic Management Plan shall be amended to take account of any requirements of CODC provided by the District Council within 15 working days of having received the draft Construction Traffic Management Plan

59. No direct access to the site off State Highway 8B shall be permitted without the express approval of WK-NZTA. All construction activity shall enter off Shortcut Road unless otherwise authorised by WK-NZTA.

60. No site construction shall enter off State Highway 6.

### Accidental Discovery

~~61. Should any koiwi, cultural artefacts or archaeological feature be discovered during construction then:~~

- (a) ~~Work on that part of the site within 50m of the find shall cease immediately~~

- (b) ~~The consent holder shall inform NZHPT, CODC and Aukaha~~
- (c) ~~No work shall recommence on the site until either authorisation is obtained from NZHPT or confirmation is received from NZHPT that the find is not an archaeological feature.~~

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 Council.*

#### Hospitality centre

62. The hospitality centre on lots 600-602 shall be generally developed in accordance with the plans by FDA forming part of this application, namely 1347 A- 101A -104A and 105-110 and 401A-402A and 403-406.

63. The detailed design of the building shall either:

- (a) be in accordance with the plans forming part of this application; or
- (b) be generally in accordance with the location and building envelope shown on the FDA plans identified in condition 62, 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.

64. The palette of materials shall be drawn from the schedule set out in the plans by FDA or such other material as approved by the Planning Manager CODC.
65. The landscape plan shall be generally in accordance with that identified in the plans by FDA, Plan No. 1347 A-104A, 107, and 110. dated 19/03/21. A detailed landscape plan shall be submitted to the Planning Manager CODC for approval prior to any landscape works.
66. Landscaping shall proceed in the planting season immediately following completion of construction works for the hospitality or any part of the hospitality centre.

66A All parking spaces marked as X as shown in the letter by Carriageway Consulting on “Response to EPA matters” shall not be available for public use and shall be signposted as “Reserved: staff parking only”.

#### **Residential Sites on Land Zoned Business**

67. 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 Adapt dated 14 April 2021 plan numbers 2002 rev G and shall:
- (a) Comply with the front and side boundary set backs as shown on plans by Baxter Design dated 18 March 2021 plan numbers 2952 SK 116
  - (b) Not exceed a maximum building coverage as set out in Rule 7.3.6(iv) of the CODC district plan except that:
    - (i) any site shown as medium density on Plan 2002-002 Rev D shall not exceed a building coverage of 80%; and
    - (ii) sites outside the medium density area shown on Plan 2002-002 Rev D that are less than 325m<sup>2</sup> net site area, not exceed a building coverage of 55%
  - (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 D shall not exceed a building coverage of 80%; and
- sites outside the medium density area shown on Plan 2002-002 Rev D that are less than 325m<sup>2</sup> net site area, not exceed a building coverage of 55%.

(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**

68. 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.

69. 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 ~~where:~~
  - ~~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.

70. 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 D shall not exceed a building coverage of 80%; and
- sites outside the medium density area shown on Plan 2002-002 Rev D that are less than 325m<sup>2</sup> net site area, not exceed a building coverage of 55%

**70A** The minimum lot size of any residential site within 50m of the northern boundary of the site, the boundary with State Highway 8B or the boundary with Shortcut Road, shall be 440m<sup>2</sup> net site area. The minimum lot size of any residential site within 30m of State Highway 6 shall be 375m<sup>2</sup> net site area.

#### **Residential Sites on Land Zoned Rural**

71. Any residential use of lots 332, 335, 344-345, 348-349, 351, 412, 414, 416, 423 -437, 439-443,445-449, 451-452, and 455, shall comply with:

- (a) the definition of 'Residential Activity' in the Central Otago District Council Operative District Plan and
- (b) a 1.5m side yard; and
- (c) 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**

72. 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 plan number 1347 A-101-A dated March 2020. The height and size of signage shall not exceed that shown on the FDA plans.

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

74. 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 sign which rotate through a series of images or constant lighting patterns.

75. 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

76. Any lighting of the "Wooing Tree naming sign under condition 74 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.

77. Temporary signage on the site shall be generally in the location shown on plans by Veros dated April 2021 drawing number 1-8. and:

- (a) Primary signage:
  - (i) 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 6m<sup>2</sup> for signs mounted on a pole structure or and 18m<sup>2</sup> for signs mounted on a trailer.

- (iv) Signs may portray images on both sides of the signage panel.
- (b) Supplementary signage:
  - (i) Way finding signage not exceeding 1.2m<sup>2</sup> in size or a height of 1.8m, maybe 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 2.2m<sup>2</sup> 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**

78. 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**

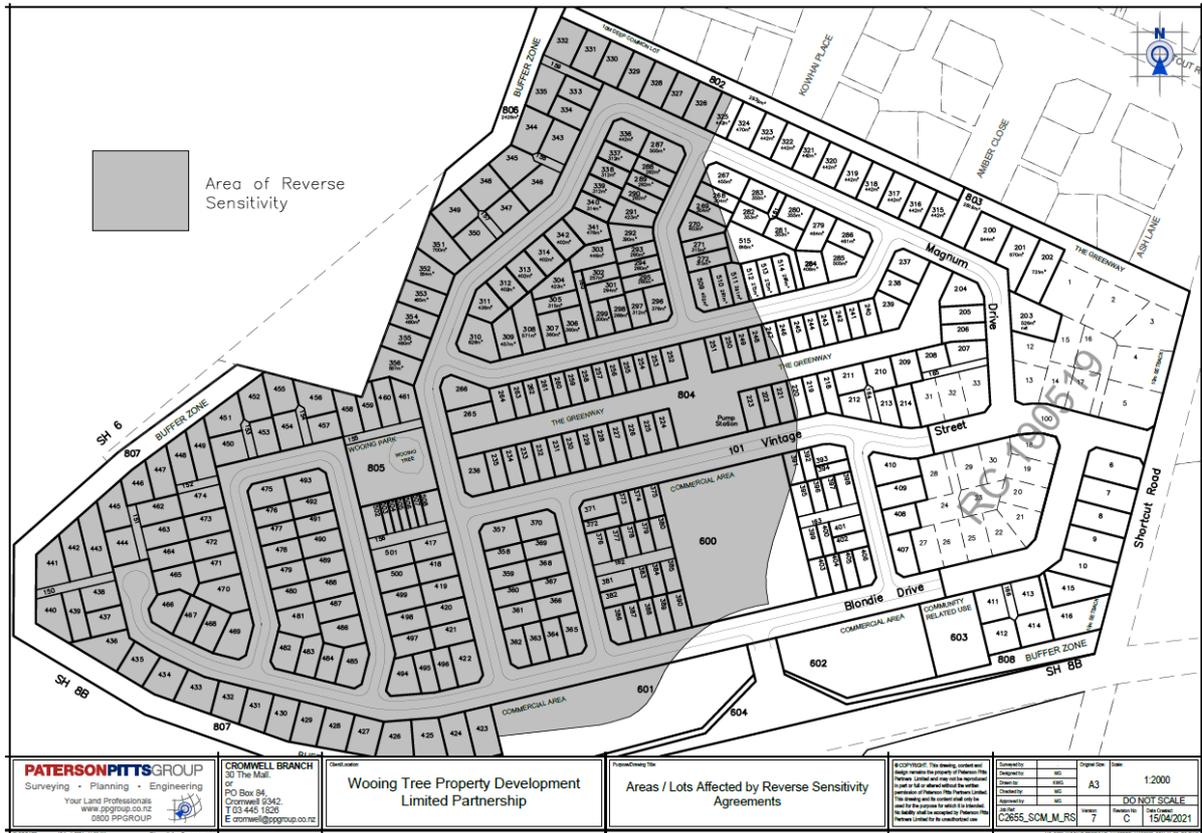
79. Safety construction fencing shall be erected at the boundary of Wooing Tree Park during construction of adjacent roading infrastructure and civil works and of any housing abutting the boundary of the Wooing Tree Park.

#### **Pedestrian Refuge**

80. Prior to the construction of the underpass and if deemed desirable by WK-NZTA, the Consent Holder shall fund the construction of a pedestrian refuge on SH8B between Barry Avenue and Shortcut Road to serve the desire line between the eastern side of the development (Phase 1 and 2 of the residential development) and Cromwell town centre.

#### **Reverse sensitivity**

81. A ~~consent notice~~ 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 State Highway 6B. 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.



**General**

- 82. 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 Council.
- 83. 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.
- 84. 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.

**Consent Notices**

- 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 Wooring Tree design guidelines, and is subject to the design approval process as set out in the guidelines.

Advice notes:

1. *All charges incurred by the Council 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 Council's July 2008 Addendum to NZS 4404:2004.*
3. *Development contributions are payable to CODC for water, wastewater and roading respectively pursuant to the Council's Policy on Development and Financial Contributions contained in the Long Term Council Community Plan. Payment is due upon application under the Resource Management Act 1991 for certification pursuant to section 224(c). The Council 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 Council 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.