

Section 127 of the Resource Management Act 1991 Change or Cancellation of a Consent Condition

1 Cancellation/Change to Conditions Details

Council Reference	SD1800110.03 and P115763		
Reporting Planner	A Hartstone (Set Consulting Ltd)		
Applicant	WFH Properties Limited		
Application	<p>To vary conditions of an existing resource consent (WDC reference SD1800110) granted in August 2018 to WFH Properties Limited. There have been two subsequent Section 127 applications lodged and granted for the development.</p> <p>This variation is intended to provide for changes to the layout of stages 6 - 9 and to split Stage 7 into two stages (proposed Stages 7A and 7B). This includes relocation of a jointly owned access lot 704. In addition, the application requests that the formation standards for various internal roads in Stages 6 - 9 be reduced whereby the carriageway width (kerb to kerb) is reduced by 1 metre to a Class A (Cul-de-sac) Standard.</p>		
Original Application	SD1800110 Subdivision approving a Comprehensive Development Plan to undertake Stages 3 – 9 of a development consisting of 391 residential lots, three commercial lots, two reserves, stormwater drainage reserve, associated roading, civil works and earthworks.		
Property Address	One Tree Point Road, One Tree Point		
Legal Description	Lot 4 DP 197696, Lot 324551, Lot 2 DP 324551, Lot 2 DP332054, Lot 2 DP 343669, Lot 2 DP 358186.		
Date Lodged	Deposit Pd 21/9/2021		
Distributions			
Internal	Date sent	Amendments sent	Comments received
Development Engineer			11 th Jan 2022
Northland Transport Alliance			11 th February 2022
Further Information	Requested:	Received:	
S92 request	19/10/2021	Final advice re stormwater 17/1/2022	

2 Description of Proposal

The application prepared by Barker and Associates Limited dated 15th September 2021 ('the application') sets out an introduction and background, an assessment of the site and locality, and details of the proposal. Stages 4 and 5 of the development have been completed.

The application has subsequently been amended with provision of amended scheme plans such that the application now encompasses the following activities:

- Stages 6 - 9 are amended such that Stages 6, 7, 8 no longer have frontage to Pyle Road East. All upgrading of Pyle Road East will be done as part of Stage 9.
- Stage 7 is split into Stages 7A and 7B

- The road formation standards for proposed roads to vest 5, 7, 8, 12, and 15 in Stages 6 – 9 are reduced from a Class B to a Class A (Cul-de-sac) Standard.
- Relocation of JOAL 704 so that it no longer directly adjoins Lot 602

Plans prepared by Cook Costello Limited illustrating the proposed staging were provided under cover of emails dated 12th October 2021 addressing Stages 8 and 9 (referenced as Sheets SCH-1 – SCH03 Revision B dated 1st October 2021 and and SCH04 – SCH05 Revision A dated 15th September 2021) and 28th October 2021 addressing Stages 6 – 8 (referenced as Sheets SCH01 – SCH06 Revision A dated 18th October 2021).

For completeness, it is recorded that discussions have been held between the Council’s Development Engineering staff and applicant’s engineers regarding stormwater matters associated with a catchment management plan. At the time of preparing this report, it has been confirmed by the applicant that no other changes to conditions of the consent are required or requested to address any stormwater matters. This application has been progressed to a decision on the basis of this advice.

3 Statutory Context

Section 5 of the application addresses the statutory context of the application as a change to existing consent conditions under Section 127 of the RMA. That assessment is accepted and adopted on the basis that it addresses both the application as initially lodged, and the amended application to split Stage 7 into two stages.

It is accepted that the application does not constitute a “fundamentally different activity” or “an activity having materially different adverse effects” to those that were assessed under the original application and resulted in the conditions imposed under the original consent SD1800110.

The application is assessed as a discretionary activity.

4 Notification Assessment (Sections 95A - G)

Public Notification - Section 95A

Sections 6.1 – 6.6 address the relevant provision relating to public assessment criteria under Section 95A, 95C, and 95D. That assessment is accepted and adopted inclusive of the conclusion that public notification is not required, subject to the following comments.

Section 95D requires consideration of adverse effects on the environment. The assessment as provided in the application is based on the application as lodged and has subsequently been amended to include the creation of Stages 7A and 7B.

Consideration has been given to the extent of traffic effects that might arise from the change in timing associated with formation of connections with the existing roading network. Notably, Stages 7 and 8 included connection points to Pyle Road East and Stage 6 has lots fronting Pyle Road East. As a result of the amended plans presented as part of the current Section 127 application, a connection to and upgrading of Pyle Road East will be undertaken as part of Stage 9 only. None of Stages 6 – 8 will have allotments fronting Pyle Road East. A potential traffic effect arising from this proposal is that all traffic generated from Stages 6 – 8 will be directed to the existing roading network connecting to One Tree Point Road, rather than being able to utilise a connection to an upgraded formation of Pyle Road East at Stages 7 and 8. This has been specifically considered in the traffic report prepared by Commute Limited contained in Appendix 6 of the application.

A Section 92 request was issued to seek clarification on matters related to traffic effects, particularly in terms of the narrower road design proposed for several internal roads. An initial response was received from the applicant under cover of email dated 15th November 2021 consisting of a brief report from Commute Limited which was forwarded to Northland Transport Alliance (‘NTA’) for review. At this stage it was noted that engineering plans were provided by Cook Costello Limited on 17th November 2021 for approval with the Council in accordance with the relevant consent conditions.

Further advice has been sought from the applicant and NTA regarding the integration between the different road widths, noting that number of road stubs have been formed from intersections to a Class B standard and will be reduced to Class A. The applicant and NTA have agreed that an either/or condition can be utilised. That condition requires that either the road widths are reduced from intersection to intersection to avoid a change in carriageway widths at a point along the formation, or to

provide suitable plans to satisfy NTA that the different widths can be integrated at some point along the carriageway. This approach was confirmed as acceptable by NTA by way of email dated 11th February 2022.

The relocation of the JOAL Lot 704 is a minor alteration to private access that is located centrally within the development. No concerns have been raised regarding any adverse effects associated with that change to the access as part of Stage 8 as now proposed.

Advice was received under cover of email dated 20th December 2021 from the Council's Team Leader – Development Engineer to confirm that the roading queries have been resolved.

A report from the reporting Council's Development Engineer was provided under cover of email dated 11th January 2022. This report confirmed that all engineering matters associated with the application were suitably addressed. On the basis of this advice, it is considered that any adverse effects associated with the proposed changes to the staging and roading network, including provision of connections to and upgrading of Pyle Road East and formation standards for roads within the development, are less than minor on the environment.

Limited notification - Sections 95B and 95E

Section 7.1 – 7.4 of the application addresses the relevant provisions under Section 95B and Section 95E. That assessment is accepted and adopted inclusive of the conclusion that public notification is not required. None of the identified adjacent properties as per Figure 6 of the application will be adversely affected to a minor or more than minor extent by the proposed changes. Notably, while there may be changes in timing for specific works to be undertaken and an additional stage included the end result will be an envelope of effects that is the same as those anticipated at the time of granting the original consent.

There are no known special circumstances that exist whereby any person not eligible for limited notification should be notified as per Section 95B(10).

5 Section 104 Assessment

Section 104(1)(a) – Effects on the Environment

The adverse effects of this activity have been addressed in Section 6 of the Notification Assessment report.

The adverse effects associated with the Section 127 application will be minimal as the proposed layout changes are internal to the subdivision site. The changes to the staging of conditions of itself does not result in any additional effects and is considered to be administrative only.

Specific consideration has been given to the extent of any traffic effects that may arise from the proposed changes. Those effects are assessed as being less than minor based on advice provided from the applicant and reviewed and confirmed by NTA.

7 Relevant Provisions of Policy Statements and Plans (Section 104(1)(b))

Section 10 of the application includes an assessment of the Regional Policy Statement for Northland and the provisions of the Operative and proposed District Plans.

With regard to the Section 127 application, the proposed changes do not require any greater or more detailed consideration of the relevant planning provisions than was undertaken at the time of the original CDP and subdivision consent being granted. It is noted that on the basis that the development area has now been confirmed as General Residential Zone under the proposed District Plan and this zoning is now beyond challenge with the associated rules treated as operative subject to Section 86F, the Comprehensive Development Plan approval is no longer required.

Section 10.2 of the application includes an assessment of the provisions contained in the General Residential Zone and Transport Chapters and concludes that '*...the proposed consent condition variations and are consistent with the relevant provisions of the Regional Policy Statement and Proposed Whangarei District Plan (Appeals Version).*' It is recorded that the Subdivision and three Waters Management Chapters are relevant given the changes to staging and provision of some of the servicing including reserves, but the application is considered to be consistent with the provisions in those Chapters.

On the basis of the above assessment, it is considered that the proposal will be consistent with the provisions of both the Operative and proposed District Plans.

8 Other Relevant Matters (Section 104(1)(c))

No other matters are considered to be relevant or reasonably necessary in making a decision on the Section 127 application.

9 Part 2 Matters

As per current case law, an assessment of relevant matters under Section 104 is subject to Part 2. A council must have regard to the provisions of Part 2 when it is appropriate to do so. In this case, there are no Section 6 Matters of National Importance relevant to the proposal. The Section 127 and land use applications and the matters requiring assessment are limited primarily to Sections 7(c) and 7(f).

There is no suggestion that the effects that have been identified and assessed, and the relevant planning provisions that require assessment, do not reflect the relevant Part 2 and policy matters. On that basis, it is not considered appropriate or necessary to undertake a detailed assessment of Part 2 matters.

10 Conclusion and Recommendation

Having considered the application against the relevant provisions of the Act, the Council has discretion to grant consent to the Section 127 application as a discretionary activity under Section 104 and 104B.

Having undertaken an assessment of the relevant matters under Sections 104, it is recommended that the application be granted based on the requested changes to conditions as sought in the application.



A Hartstone (Consultant Planner)

14 February 2022

Date



K Martin (Team Leader RMA Consents)

16 February 2022

Date

Decision: Change or Cancellation of Condition(s) of Consent Application - Section 127 of the Resource Management Act 1991

IN THE MATTER of the Resource Management Act 1991

and

IN THE MATTER of an application under Section 127 of the Resource Management Act 1991 by WFH Properties Limited

Application

To vary conditions of an existing resource consent (WDC reference SD1800110) granted in August 2018 to WFJH Properties Limited. The variation is intended to provide for changes to the layout of stages 6, 7 and 9 and to split Stage 7 into two stages (proposed Stages 7A and 7B). This includes relocation of a jointly owned access lot 704. In addition, the application requests that the formation standards for various internal roads in Stages 6 - 9 be reduced whereby the carriageway width (kerb to kerb) is reduced by 1 metre to a Class A (Cul-de-sac) Standard.

Decision

The application was considered and determined under authority delegated to the Team Leader (Consents) of Whangarei District Council, pursuant to Section 34A of the Resource Management Act 1991. The decision is that the conditions(s) of the resource consent SD1800110 have been changed as recorded below.

The original consent has been subject to two previous Section 127 applications – SD1800110.01 and SD1800110.02. The changes to conditions as granted under this consent amend the conditions as approved under SD1800110.02 granted on the 21st December 2020.

Amended Conditions of Consent – Stages 6 - 9

Note that changes to the conditions are notated as follows:

- ~~Strikethrough~~ denotes deletion of wording
- **Underline and bold** denotes addition of wording

No changes have been made to conditions for Stages 1-5. Therefore, those stages are not included in the amended conditions provided below.

Stage 7 has been **deleted in its entirety** and replaced by conditions for Stages 7A and 7B.

Some formatting changes have been made to accommodate the amended conditions.

Implementation Condition Relating to All Stages

1. The subdivision shall be undertaken in general accordance with the plan of subdivision DWG No 31014-00-010-GE to 31014-00-016-GE Rev 1 dated 15/01/2018 prepared by WFH Properties Limited and including the following supporting documents, documents, except where superseded by the variations to approved consent SD1800110 including:
 - **The updated plans (Ref 14333-003 DWG Number DD201 and DD203, Rev C) and the AEE prepared by Barker & Associates dated July 2019, and the further information submitted as part of the variation dated August 2019 including the updated plans (Ref: 14333-004 DWG Number SCH01 Rev A and Drawing Number SCH02 Rev B approved as SD1800110.01;**

- **The updated plans and the AEE prepared by Barker and Associates dated 19th November 2020 approved as SD1800110.02**
- **The updated plans and the AEE prepared by Barker and Associates dated 15th September 2021 including updated plans referenced as Sheets SCH01 – SCH06 prepared by Cook Costello Limited dated 30th August 2021 approved under SD1800110.03;**

where further modified by any of the conditions below;

- “Stages 3-10, One Tree Point Road Subdivision Development, Whangarei Harbour: Archaeological Assessment” by Clough & Associates Ltd dated November 2017;
- “One Tree Point Subdivision – Acid Sulphate Soil” by OPUS reference 1-19563-00 Issue 3 dated 25/08/2016;
- “Ground Contamination Assessment – The Landing, One Tree Point, Marsden” by Tonkin & Taylor reference 1000795-1000 dated 5 February 2017;
- “Residential Subdivision the Landing @ Marsden – Transportation Assessment Report Stages 3-9” by Commute Transportation Consultants reference J0058 dated 14 February 2018;
- “Infrastructure Assessment Report the Landing @ Marsden Stages 3-9” by WFH Properties Limited reference 31014 dated January 2018;
- “Stormwater Management Plan the Landing @ Marsden” by WFH Properties Limited reference 31013 dated December 2017;
- “The Landing Stages 3-9: One Tree Point Geotechnical Investigation Report” by CMW Geoscience Ltd reference AKL2017-0191AB Rev 0 dated 02 February 2018;
- “The Landings – Commercial Area and Stages 3 to 9 Earthworks Report” by WFH Properties Limited reference 31014 dated 15/01/2018;
- “Marsden Cove – Existing Infrastructure Upgrade” by Airey Consultants Ltd dated 22 November 2017 (Memorandum provided as additional information in support of the application);
- Cultural Assessment Report” by Patuharakeke Te Iwi Trust Board dated March 2018; and
- Additional information provided on 15 May 2018 by WFH Properties Limited in response to a Section 92 request for further information.
- Engineering Site Suitability Letter by Cook Costello dated 24 July 2019.
- Engineering Considerations letter prepared by Cook Costello Limited dated 13th November 2020
- **Traffic Assessment Report prepared by Commute Limited dated 8th September 2021 and Addendum dated 15th November 2021 entitled ‘Roading X-Section – The Landings Wfh Stage 6&7 S127 Application’**

NOTE: The subdivision application is for a staged development which is required to be undertaken in concurrent or sequential order to allow for the orderly development of infrastructure relating to each stage of the development. An application under Section 127 of the RMA will be required should the consent holder wish to alter the staging of development.

Council will accept the lodgement of all plans with stage 3, however the orderly provision of infrastructure is required with the staging of development to ensure appropriate servicing and access is provided.

2. The consent holder shall vest all lots identified in the proposed subdivision for specific use including public roads, pedestrian accesses, stormwater ponds, and recreation reserves.
3. The consent holder shall ensure all service easements are reserved or created.

4. The consent holder shall undertake the following requirements and provide the relevant authority for the Team Leader RMA Approvals and Compliance or delegated representative's approval prior to issuing a section 224 certificate for the relevant stage under which the archaeological site is situated:
- (a) Apply and obtain an Authority to Modify the archaeological sites within the proposed Stage 9 subdivision (Q07/1419–Q07/1423 and Q07/1433).
 - (b) Investigation and recording of Sites Q07/1419–Q07/1423 and Q07/1433 at the start of (or prior to) earthworks being carried out in that area.
 - (c) Monitoring of preliminary earthworks by an archaeologist within Stages 3, 4 and 9, so that any additional unrecorded sites can be investigated, recorded and sampled in accordance with the conditions of an Authority issued by Heritage NZ.
 - (d) Adoption of a protocol in the event of Koiwi Tangata being uncovered, i.e. work should cease immediately in the vicinity of the remains and PTB, Heritage NZ, NZ Police and Council should be contacted so that appropriate arrangements can be made.

Note - A site instruction including roles and responsibilities and areas for monitoring, and including on-call procedures for archaeological finds in unmonitored areas or when the archaeologist is not present on site, should be prepared and submitted with the archaeological authority application.

Provision to be made for a resourced Patuharakeke kaitiaki to accompany the archaeologist during any monitoring on site as per (c) above and also have input into the site induction recommended above.

STAGE 6 - ~~63 53 Residential Lots (lots 320 – 332, 343–360, 362–379, 429–442 344, 345, 348, 349, 352, 353, 356, 357, 362 – 379, 429 - 442), Local Purpose (Drainage Reserve) Lot 552, Pedestrian Access Lot 605, Road to Vest (roads 5, 8, and 9 5 and 8), JOAL (lots 708 and 710), and balance Lot 1003~~

12 Prior to issue of a Section 223 certificate

- a) The consent holder must submit a detailed set of engineering plans prepared in accordance with Council's Environmental Engineering Standards 2010 Edition. The engineering plans are to be submitted to the Development Engineer for approval.

It is to be noted that certain designs may only be carried out by an Independently Qualified Person (IQP) or Chartered Professional Engineer (CPEng) working within the bounds of their assessed competencies. IQP's must have been assessed by Council and hold a current status to submit design work.

All work needing design/certification by a Council approved IQP/CPEng will require completion of a producer statement (design) (EES-PS1 or similar).

Plans are to include but are not limited to:

- i Design details of final earthworks and retaining to construct roads, lot platforms and ponds, in accordance with Council's Environmental Engineering Standards 2010 Edition, including existing and proposed contours and depths of cut/fill. The earthworks plan shall include;
 - Environmental Management Plan
 - Construction Management Plan
 - Specific Dust Management Plan
 - Erosion and Sediment Control Plan

- ii Design details of the construction of Joined Owned Access Lots 708 & 710 in accordance with Table 3.7 and Sheet 7 of Council's Environmental Engineering Standards 2010 Edition including a typical cross section, long section, culverts, drainage flow paths, services and vehicle crossings.
- iii ~~Design details of the upgrade of Pyle Road East from the existing edge of seal to the cul-de-sac at the end of the Road;~~
 - ~~Cul-de-sac to Road 10 intersection in accordance with Table 3.1 Class B~~
 - ~~Pyle Road East/ Road 10 intersection to extend of Stage 9 frontage in accordance with Table 3.1 Class D~~
 - ~~Remainder of the unsealed Road in accordance with Table 3.2 Class C~~
- ~~and Section 3 of Council's Environmental Engineering Standards 2010 Edition including pavement structural details, signage, intersection design, typical cross sections, earthworks cross sections, long sections, culverts, drainage flow paths, surfacing, pavement marking, street lighting and any proposed planting, landscaping, retaining and street furniture.~~
- iv Design details of the construction of a new vehicle crossing for JOAL 708 & 710 and residential lots where site restrictions apply, in accordance with Sheet 18 Residential Double Width Crossing also in accordance with Sheets 22 & 23 of Council's Environmental Engineering Standards 2010 Edition. Entrance crossings are to be designed and constructed in such a manner that will control stormwater run-off entering a property from the road, and that likewise prevent stormwater and detritus, including gravel, dirt and other materials, migrating onto the road reserve from a property. Urban accessways and private driveways sloping up from the road shall have a stormwater collection and disposal system at the boundary as detailed on Sheet 19.
- v Design details of Roads 5, 8 and 9 **5 and 8 and the cul-de-sac to Road 9 intersection** to vest where they front sections within the stage 6 boundaries. ~~Road 40 shall be in accordance with Table 3.1 Class D~~ **Road 5 and 8 shall as a minimum standard width be in accordance with Class A (cul-de-sac) road in Table 3.1 of Council's Environmental Engineering Standards 2010 Edition**, and the remainder on the internal Road Class B, Sheet 2 and Section 3 of Council's Environmental Engineering Standards 2010 Edition.

The design shall include pavement structural details, signage, intersection design, typical cross sections, earthworks cross sections, long sections, culverts, drainage flow paths, surfacing, pavement marking, street lighting and any proposed planting, landscaping, retaining and street furniture and a temporary metalled turning head with an easement in gross in favour of Whangarei District Council.

- Typical cross sections, generally in accordance with ~~DWG 31014-01-230-RD Rev 1~~ **Table 3.1 of the Councils Environmental Engineering Standards 2010**
- Recreation Reserve Lot 605 with a 2.4m wide shared concrete path.
- **The design shall specifically address the reduced road widths to Class A extending from any existing intersection and/or any existing formed road stub by either:**
 - a) **Reconstructing any existing stub to a Class A carriageway from the intersection; or,**
 - b) **Providing details to the satisfaction of the Council as to how a suitable design can be tapered and integrated where two joining road formations with different carriageway widths can be accommodated, inclusive of landscaping, parking, and other required features.**
- vi Design details of the Pressure Sewer System reticulation including detail of the discharge point or receiving manhole with upgrades (if required) to accommodate the new connection. The sewer reticulation main shall not be constructed through private land.

Appurtenances (such as valves and flushing points) and boundary kits for all lots serviced by the pressure sewer system.

Supporting calculations in accordance with Section 5 of Council's Environmental Engineering Standards 2010 Edition.

Calculation and details of how self-cleansing velocities, residence times and odour control will be achieved prior to full build-out of the lots.

Note; During the design process the developer shall confirm with Council the nominated discharge point on the Council's existing system that the developer needs to convey sewage to.

- vii Design details of water connections for all residential lots within the stage boundary in accordance with Sheet 46 or 47 of Council's Environmental Engineering Standards 2010 Edition including firefighting coverage in accordance with Sheet 45 and Section 6.11.
- viii Design details of water main extensions inclusive of any valves, bulk water meters, fittings and connections necessary to service all residential lots, inclusive of calculations in accordance with Section 6 of Council's Environmental Engineering Standards 2010 Edition.
- ix Design details of stormwater connections for all lots within the stage boundary in accordance with Sheet 36 or 37 and Section 4 of Council's Environmental Engineering Standards 2010 Edition.
- x Design details of proposed Pond 3 within Local Purpose Reserve 552, inclusive of sections, construction details, planting, benching and fencing, calculations and final operations and maintenance requirements, in accordance with Section 4 of Council's Environmental Engineering Standards 2010 Edition and Stormwater Management Plan prepared by Woods V4 dated 20 December 2017. Specific additional information regarding design of public (to vest) Pond 3 shall be submitted:
 - a) Details of impermeable liner anchor construction,
 - b) Proposed impermeable liner welding and installation methodology, including details of the proposed certified (where appropriate) welders and installers,
 - c) Details of design for wind and hydrostatic uplift of the impermeable liner,
 - d) Details of planting layer design,
 - e) Designers risk assessment for handover of the asset to Council.
- xi Design details of stormwater mainline reticulation inclusive of any upgrades to the existing reticulation, sumps, manholes, treatment devices, detention structures and connections necessary to service the development in accordance with Section 4 of Council's Environmental Engineering Standards 2010 Edition. The design is to include evidence that:
 - The existing public reticulation is capable of receiving the additional flows; and
 - The new system is capable of receiving stormwater from further upstream development (where applicable)
 - Include recommendations from the Opus Acid Sulphate Soil Report dated 25 August 2016 reference 1-19563.

Note - Stormwater discharges across Public Reserve will require specific approval in writing from the controlling authority prior to submission of engineering plans.

- c) The consent holder must submit an Inspection & Test Plan (ITP) for approval prepared in accordance with Council's Environmental Engineering Standards 2010 Edition and the WDC QA/QC Manual. The ITP is to be submitted to the Development Engineer for approval and be approved prior to the pre-start meeting and prior to any works being completed on the site. Note that this ITP will be processed in conjunction with the

submitted engineering plans required by condition 11(a) and Council reserves the right to withhold ITP approval until the engineering plans are approved as these documents are to be read in conjunction with each other. (Refer to the advisory clause below for the web link to the WDC QA/QC Manual document).

- d) The consent holder shall provide written confirmation from the telecommunications and power utility service operator of their consent conditions in accordance with Council's Environmental Engineering Standards 2010 Edition and show necessary easements on the survey plan to the approval of the Council's Development Engineer or delegated representative.
- e) The consent holder must create easements in gross over the proposed temporary turning head(s) to the satisfaction of the Development Engineer or delegated representative. The easements are to be sufficient to allow for the formal construction of the turning head and any associated underground services and footpaths should this become necessary. For clarity, this consent provides for the cancellation of easements (turning heads) when the future stage is lodged for Section 223 approval.
- f) The consent holder must create easements over services and rights of way to the approval of the Development Engineer or delegated representative.
- g) The consent holder must create easements over all proposed/existing Council services not located within 1.5m of the proposed property boundaries and/or as directed by the Development Engineer or delegated representative.
- h) The consent holder must create easements in gross over all overland stormwater flow paths that fall into areas proposed for development (i.e. house site, effluent disposal site, accessway from road to house site etc.) and/or as directed by the Development Engineer. The easements are to cover the extent of the 1% Annual Exceedance Probability flows (+20% allowance for climate change) and are to the satisfaction of the Development Engineer or delegated representative.

Note: Overland flowpaths are to be assessed in accordance with Section 4.9 of Council's Environmental Engineering Standards 2010 Edition and are to be certified by an IQP/CPEng.

- i) The consent holder must provide Council with three proposed street/road/access names in writing for all Roads to Vest within the stage boundaries in accordance with Council's policy, and in order of preference, giving reasons for each proposed name, for approval by Council. A clear plan detailing the route of the proposed street/road/access should also be submitted and any evidence of consultation relating to the proposed names. (Please refer to the road naming policy and guidelines available on Council's website www.wdc.govt.nz/).

Note - This condition will not be deemed to be satisfied unless Council has approved the submitted names in writing.

- j) The consent holder must provide Council with three proposed street/road/access names in writing for all private roads serving 5 or more lots within the stage boundaries in accordance with Council's policy, and in order of preference, giving reasons for each proposed name, for approval by Council. A clear plan detailing the route of the proposed street/road/access should also be submitted and any evidence of consultation relating to the proposed names. (Please refer to the road naming policy and guidelines available on Council's website www.wdc.govt.nz/).

Note - This condition will not be deemed to be satisfied unless Council has approved the submitted names in writing.

- k) The following conditions shall be shown on the survey plan and to be referenced LINZ 1507490:

"That Lot 708 hereon (Legal Access) be held as to three undivided one-third shares by the owners of Lots 375, 378 and 379 hereon as tenants in common in the said shares and that individual Computer Registers be issued in accordance therewith".

“That Lot 710 hereon (Legal Access) be held as to three undivided one-third shares by the owners of Lots 356, 357 and 362 hereon as tenants in common in the said shares and that individual Computer Registers be issued in accordance therewith”.

- l) A detailed Landscape Planting Plan prepared by a qualified landscape architect shall be submitted and approved by Council's Manager RMA Consents or delegated representative. The plan shall provide details of landscape materials and planting within and around the ponds, drainage reserve and road verges; and shall also include any proposed signage, walkways, boardwalks, street furniture and entry features within reserve areas or road reserves where applicable. The plan shall show as a minimum the following;
- i. Names of proposed species.
 - ii. Size of proposed stock for planting.
 - iii. Numbers, locations, spacing and staking of proposed plants and trees taking into account the need to retain suitable sight lines for traffic.
 - iv. Details of any structures including location, dimensions, materials and construction methods.
 - v. Details of any mulch or other stabilisation structures, including type, depth, and stabilisation methods; and shall include a weed management plan and a plant replacement program for maintenance of the asset for three years following the issuance of a certificate under Section 224(c).

13 Prior to issue of a Section 224 (c) certificate;

- a) The Consent Holder or its agent/contractor shall, at least 10 working days prior to the commencement of any land disturbance activities, prepare and submit a Construction Environmental Management Plan (CEMP) to the Council's Team Leader RMA Approvals and Compliance or delegated representative. Information required in this application is listed in the NRC consent granted on 28.2.2018 File :13780
- b) The consent holder is to submit a Corridor Access Request application to Council's Road Corridor Co-ordinator and receive written approval for all works to be carried out within Council's Road Reserve in accordance with Council's Environmental Engineering Standards 2010 to the satisfaction of the Development Engineer or delegated representative (refer to the advisory clause below for the definition of a Corridor Access Request).
- c) A pre-start meeting is required to be undertaken with the consent holders' representative (DR), contractor(s) and all other IQP's or agents for consent holder and the Development Engineer prior to any works being undertaken on the site to the satisfaction of the Development Engineer or delegated representative.
- d) All work on the approved engineering plans in Condition 12(a) is to be carried out to the approval to the approval of the Development Engineer or delegated representative.

Compliance with this condition shall be determined by site inspections undertaken as agreed in the Inspection & Test Plan in Condition 13(c) and by provision and approval of supporting documentation provided by the developers representative/s in support of the constructed works – EES PS4 and producer statements including supporting evidence of inspections by those persons, works acceptance certificate, statement of compliance of as built works and as built plans, RAMM data, management plans, operation and maintenance plans and all other test certificates and statements and supporting information required to confirm compliance of the works as required by Council's QA/QC Manual and the Council's Environmental Engineering Standards 2010.

No construction works are to commence onsite until the engineering plans required in condition 13(b) have been approved and all associated plan inspection fees have been paid.

- e) The consent holder shall notify Council, in writing, of their intention to begin works, a minimum of seven days prior to commencing works. Such notification shall be sent to the Development Engineer and include the following details:
 - i. Name and telephone number of the project manager/ IQP.
 - ii. Site address to which the consent relates.
 - iii. Activities to which the consent relates.
 - iv. Expected duration of works.

A copy of the approved engineering plans and a copy of the resource consent conditions, Inspection and Test Plan, approved corridor access request and the above letter are to be held onsite at all times during construction. All personnel working on the site shall be made aware of, and have access to the resource consent and accompanying documentation.

- f) The consent holder shall submit written confirmation from power and telecommunications utility services operators that their conditions for this development have been satisfied in accordance with Council's Environmental Engineering Standards 2010 Edition to the approval of the Council's Development Engineer or their delegated representative.
- g) The consent holder shall ensure that spoil from the site must not be tracked out onto Council or State Highway Road formations to the satisfaction of the Development Engineer or delegated representative.
- h) Dust nuisance must be controlled onsite (by use of a water cart or similar) by the applicant so as not to cause "offensive or objectionable" dust at or beyond the boundary of the development of the Development Engineer or delegated representative.
- i) The consent holder must provide written confirmation from a Licensed Cadastral Surveyor that all services and accesses are located within the appropriate easement boundaries to the satisfaction of the Development Engineer or delegated representative.
- j) The consent holder must reinstate Council's street footpath, stormwater kerb and channel, road carriageway formation, street berm and urban services by the demolition and construction works associated with the subdivision and land use activities shall be reinstated in accordance with Section 3 of Council's Environmental Engineering Standards 2010 Edition at the expense of the consent holder to the satisfaction of the Development Engineer or delegated representative.
- k) The consent holder must submit a certified and dated 'as built' plan of completed works and services in accordance with Council's Environmental Engineering Standards 2010 Edition. This condition shall be deemed satisfied once the as-builts have been approved by Council's Development Engineer or delegated representative.
- l) The consent holder must submit certified RAMM data for all new/upgraded or extended vehicle crossing culverts prepared by a suitably qualified person in accordance with Council's Environmental Engineering Standards 2010 Edition to the satisfaction of the Development Engineer or delegated representative.
- m) The consent holder must supply and erect the Public street/road/access name for all Public Roads within the stage boundary in accordance with Sheet 24 of Council's Environmental Engineering Standards 2010 Edition, inclusive of the approved street/road/access name. The sign shall be located in a position where it is most visible for road users to the satisfaction of the Development Engineer or delegated representative.
- n) The consent holder must supply and erect the Private street/road/access name for all private roads/ JOAL within the stage boundaries in accordance with Sheet 25 of Council's Environmental Engineering Standards 2010 Edition, inclusive of the approved street/road/access name. The sign shall be located in a position where it is most visible for road users to the satisfaction of the Development Engineer or delegated representative.
- o) The consent holder must submit for approval a completed Geotechnical report including a detailed site plan of any areas of filling, from a Geotechnical Engineer specifying any site

restrictions, and confirmation that the land is suitable for building development to the satisfaction of the Development Engineer or delegated representative.

- p) If filling were to occur on any allotment, the consent holder shall submit a Form EES PS4 compiled by a suitably qualified person including details confirming the location of such fill on the affected titles, to the satisfaction of the Development Engineer, or delegated representative. This Form EES PS4 (and associated reports, plans and similar) will be registered against the relevant titles via a consent notice.
- q) Following completion of construction, the consent holder shall provide a works producer statement from the suitably qualified contractors who completed the works, certifying that the works have been completed in accordance with the approved engineering plans, Council's Environmental Engineering Standards 2010 Edition and best trade practise, to the satisfaction of Whangarei District Council's Development Engineer or delegated representative.
- r) The consent holder shall complete all landscape works required by condition 12(l) of this consent to the satisfaction of the Team Leader RMA Approvals and Compliance or their delegated representative. Confirmation shall be provided by way of written evidence from a landscape architect and a site visit by a member of the Parks Department of the Council or their delegated representative.
- s) The consent holder shall prepare a fencing covenant as defined under Section 2 of the Fencing Act 1978 to be registered against all residential allotments to be created adjoining the stormwater to vest (excluding road reserve), specifying that Council will not be liable for any costs for future fencing of boundaries with any pond. In addition, the boundary fencing adjoining the pond to vest (excluding road reserve) above a height of 1.2m shall be constructed in visually permeable materials that allow visibility into the reserve. Details of proposed fencing shall be provided to Council's Parks and Recreation Manager for approval prior to construction.
- t) Pursuant to Section 221 of the Resource Management Act 1991, a consent notice must be prepared and be registered on the Computer Freehold Register of (**Lots 320-332, 343-360, 362-380 429-442 344, 345, 348, 349, 352, 353, 356, 357, 362 - 379, and 429-442**) at the consent holder's expense, containing the following conditions which are to be complied with on a continuing basis by the subdividing owner and subsequent owners:
- i At the time of building consent provide suitable evidence/design to illustrate that, stormwater attenuation will be provided for all impervious surfaces exceeding 45% of the lot size area, to ensure compliance with Council's Environmental Engineering Standards 2010 and to the satisfaction of the Whangarei District Council. The design shall be undertaken by a suitably qualified engineer or Council IQP.
 - ii Any development shall comply with the restrictions and recommendations identified in the Geotechnical completion engineering report (with appropriate references and to be dated) as required under condition 13(o) unless an alternative engineering report prepared by a Geotechnical or Chartered Professional Engineer is approved in writing by Council.
 - iii At the time of building consent, the property owner shall arrange to supply and install (at its own cost) a pressure sewer system of an approved make, brand or type (including all its constituent components) to the satisfaction of Council. After approval by WDC Waste and Drainage Manger, and connection of the pressure sewer system to the Council's reticulated system, WDC shall own and maintain the pressure sewer system in accordance with the WDC Pressure Sewer Policy. The Owner shall continue to own and maintain the property's gravity drain to the pump chamber. The Owner shall be responsible for paying for the power consumption of the pumping unit in accordance with Council Pressure Sewer Policy.
 - iv At the time of building consent, the owner shall construct the vehicle entrance crossing in accordance with Sheet 18 Residential Single Width Crossing also in accordance with Sheets 22 & 23 of Council's Environmental Engineering Standards 2010 Edition. Unless an existing approved vehicle crossing to the site exist.

Entrance crossings are to be designed and constructed in such a manner that will control stormwater run-off entering a property from the road, and that likewise prevent stormwater and detritus, including gravel, dirt and other materials, migrating onto the road reserve from a property.

STAGE 7A - 29 residential lots (Lots 292-315, 336, 337, 340, 341, and 446), Roads to Vest 7 and 9, JOAL Lot 705, and balance Lot 1004.

14 Prior to issue of a Section 223 certificate

- a) **The consent holder must submit a detailed set of engineering plans prepared in accordance with Council's Environmental Engineering Standards 2010 Edition. The engineering plans are to be submitted to the Development Engineer for approval.**

It is to be noted that certain designs may only be carried out by an Independently Qualified Person (IQP) or Chartered Professional Engineer (CPEng) working within the bounds of their assessed competencies. IQP's must have been assessed by Council and hold a current status to submit design work.

All work needing design/certification by a Council approved IQP/CPEng will require completion of a producer statement (design) (EES-PS1 or similar).

Plans are to include but are not limited to:

- i **Design details of final earthworks and retaining to construct roads, lot platforms and ponds, in accordance with Council's Environmental Engineering Standards 2010 Edition, including existing and proposed contours and depths of cut/fill. The earthworks plan shall include;**
- **Environmental Management Plan**
 - **Construction Management Plan**
 - **Specific Dust Management Plan**
 - **Erosion and Sediment Control Plan**
- ii **Design details of the construction of Joined Owned Access Lot 705 in accordance with Table 3.7 and Sheet 7 of Council's Environmental Engineering Standards 2010 Edition including a typical cross section, long section, culverts, drainage flow paths, services and vehicle crossings.**
- iii **Design details of the construction of a new vehicle crossing for JOAL 705 and residential lots where site restrictions apply, in accordance with Sheet 18 Residential Double Width Crossing also in accordance with Sheets 22 & 23 of Council's Environmental Engineering Standards 2010 Edition. Entrance crossings are to be designed and constructed in such a manner that will control stormwater run-off entering a property from the road, and that likewise prevent stormwater and detritus, including gravel, dirt and other materials, migrating onto the road reserve from a property. Urban accessways and private driveways sloping up from the road shall have a stormwater collection and disposal system at the boundary as detailed on Sheet 19.**
- iv **Design details of Roads 7 and 9 to vest where they front sections within the stage 7A boundaries. Road 9 shall as a minimum standard width be in accordance with Table 3.1 Class D, and Road 7 in accordance with Table 3.1 Class A (cul-de-sac) of Council's Environmental Engineering Standards 2010 Edition.**

The design shall include pavement structural details, signage, intersection design, typical cross sections, earthworks cross sections, long sections, culverts, drainage flow paths, surfacing, pavement marking, street lighting and any proposed planting, landscaping, retaining and street furniture and a temporary metalled turning head with an easement in gross in favour of Whangarei District Council.

The design shall specifically address the reduced road widths to Class A extending from any existing intersection and/or any existing formed road stub by either:

- a) Reconstructing any existing stub to a Class A carriageway from the intersection; or,
 - b) Providing details to the satisfaction of the Council as to how a suitable design can be tapered and integrated where two joining road formations with different carriageway widths can be accommodated, inclusive of landscaping, parking, and other required features.
- v Design details of the Pressure Sewer System reticulation including detail of the discharge point or receiving manhole with upgrades (if required) to accommodate the new connection. The sewer reticulation main shall not be constructed through private land.
- Appurtenances (such as valves and flushing points) and boundary kits for all lots serviced by the pressure sewer system.
- Supporting calculations in accordance with Section 5 of Council's Environmental Engineering Standards 2010 Edition.
- Calculation and details of how self-cleansing velocities, residence times and odour control will be achieved prior to full build-out of the lots.
- Note; During the design process the developer shall confirm with Council the nominated discharge point on the Council's existing system that the developer needs to convey sewage to.
- vi Design details of water connections for all residential lots within the stage boundary in accordance with Sheet 46 or 47 of Council's Environmental Engineering Standards 2010 Edition including firefighting coverage in accordance with Sheet 45 and Section 6.11.
- vii Design details of water main extensions inclusive of any valves, bulk water meters, fittings and connections necessary to service all residential lots, inclusive of calculations in accordance with Section 6 of Council's Environmental Engineering Standards 2010 Edition.
- viii Design details of stormwater connections for all residential lots within the stage boundary in accordance with Sheet 36 or 37 and Section 4 of Council's Environmental Engineering Standards 2010 Edition.
- ix Design details of stormwater mainline reticulation inclusive of any upgrades to the existing reticulation, sumps, manholes, treatment devices, detention structures and connections necessary to service the development in accordance with Section 4 of Council's Environmental Engineering Standards 2010 Edition. The design is to include evidence that
- The existing public reticulation is capable of receiving the additional flows; and
 - The new system is capable of receiving stormwater from further upstream development (where applicable)
 - Include recommendations from the Opus Acid Sulphate Soil Report dated 25 August 2016 reference 1-19563.
- Note - Stormwater discharges across Public Reserve will require specific approval in writing from the controlling authority prior to submission of engineering plans.

- b) The consent holder must submit an Inspection & Test Plan (ITP) for approval prepared in accordance with Council's Environmental Engineering Standards 2010 Edition and the WDC QA/QC Manual. The ITP is to be submitted to the Development Engineer for approval and be approved prior to the pre-start meeting and prior to any works being completed on the site. Note that this ITP will be processed in conjunction with the submitted engineering plans required by condition 14(a) and Council reserves the right to withhold ITP approval until the engineering plans are approved as these documents are to be read in conjunction with each other. (Refer to the advisory clause below for the web link to the WDC QA/QC Manual document).**
- c) The consent holder shall provide written confirmation from the telecommunications and power utility service operator of their consent conditions in accordance with Council's Environmental Engineering Standards 2010 Edition and show necessary easements on the survey plan to the approval of the Councils' Development Engineer or delegated representative.**
- d) The consent holder must create easements in gross over the proposed temporary turning head(s) to the satisfaction of the Development Engineer or delegated representative. The easements are to be sufficient to allow for the formal construction of the turning head and any associated underground services and footpaths should this become necessary. For clarity, this consent provides for the cancellation of easements (turning heads) when the future stage is lodged for s223 approval.**
- e) The consent holder must create easements over services and rights of way to the approval of the Development Engineer or delegated representative.**
- f) The consent holder must create easements over all proposed/existing Council services not located within 1.5m of the proposed property boundaries and/or as directed by the Development Engineer or delegated representative.**
- g) The consent holder must create easements in gross over all overland stormwater flow paths that fall into areas proposed for development (i.e. house site, effluent disposal site, accessway from road to house site etc.) and/or as directed by the Development Engineer. The easements are to cover the extent of the 1% Annual Exceedance Probability flows (+20% allowance for climate change) and are to the satisfaction of the Development Engineer or delegated representative.**
- Note: Overland flowpaths are to be assessed in accordance with Section 4.9 of Council's Environmental Engineering Standards 2010 Edition and are to be certified by an IQP/CPEng.**
- h) The consent holder must provide Council with three proposed street/road/access names in writing for all Roads to Vest within the stage boundaries in accordance with Council's policy, and in order of preference, giving reasons for each proposed name, for approval by Council. A clear plan detailing the route of the proposed street/road/access should also be submitted and any evidence of consultation relating to the proposed names. (Please refer to the road naming policy and guidelines available on Council's website www.wdc.govt.nz/).**
- Note - This condition will not be deemed to be satisfied unless Council has approved the submitted names in writing.**
- i) A detailed Landscape Planting Plan prepared by a qualified landscape architect shall be submitted and approved by Council's Manager RMA Consents or delegated representative. The plan shall provide details of landscape materials and planting within and around the ponds, drainage reserve and road verges; and shall also include any proposed signage, walkways, boardwalks, street furniture and entry features within reserve areas or road reserves where applicable. The plan shall show as a minimum the following;**

- i. Names of proposed species.**
- ii. Size of proposed stock for planting.**

- iii. Numbers, locations, spacing and staking of proposed plants and trees taking into account the need to retain suitable sight lines for traffic.
- iv. Details of any structures including location, dimensions, materials and construction methods.
- v. Details of any mulch or other stabilisation structures, including type, depth, and stabilisation methods; and shall include a weed management plan and a plant replacement program for maintenance of the asset for three years following the issuance of a certificate under Section 224(c).
- j) The following condition shall be shown on the survey plan and to be referenced LINZ 1507490:
“That Lot 705 hereon (Legal Access) be held as to three undivided one-third shares by the owners of Lots 294, 295 and 296 hereon as tenants in common in the said shares and that individual Computer Registers be issued in accordance therewith”.

15 Prior to issue of a Section 224 (c) certificate:

- a) The Consent Holder or its agent/contractor shall, at least 10 working days prior to the commencement of any land disturbance activities, prepare and submit a Construction Environmental Management Plan (CEMP) to the Council’s Team Leader RMA Approvals and Compliance or delegated representative. Information required in this application is listed in the NRC consent granted on 28.2.2018 File :13780
- b) The consent holder is to submit a Corridor Access Request application to Council’s Road Corridor Co-ordinator and receive written approval for all works to be carried out within Council’s Road Reserve in accordance with Council’s Environmental Engineering Standards 2010 to the satisfaction of the Development Engineer or delegated representative (refer to the advisory clause below for the definition of a Corridor Access Request).
- c) A pre-start meeting is required to be undertaken with the consent holders’ representative (DR), contractor(s) and all other IQP’s or agents for consent holder and the Development Engineer prior to any works being undertaken on the site to the satisfaction of the Development Engineer or delegated representative.
- d) All work on the approved engineering plans in Condition 14(a) is to be carried out to the approval to the approval of the Development Engineer or delegated representative.

Compliance with this condition shall be determined by site inspections undertaken as agreed in the Inspection & Test Plan in Condition 14(b) and by provision and approval of supporting documentation provided by the developers representative/s in support of the constructed works – EES PS4 and producer statements including supporting evidence of inspections by those persons, works acceptance certificate, statement of compliance of as built works and as built plans, RAMM data, management plans, operation and maintenance plans and all other test certificates and statements and supporting information required to confirm compliance of the works as required by Council’s QA/QC Manual and the Council’s Environmental Engineering Standards 2010.

No construction works are to commence onsite until the engineering plans required in condition 14(a) have been approved and all associated plan inspection fees have been paid.

- e) The consent holder shall notify Council, in writing, of their intention to begin works, a minimum of seven days prior to commencing works. Such notification shall be sent to the Development Engineer and include the following details:
 - i. Name and telephone number of the project manager/ IQP.

ii. Site address to which the consent relates.

iii. Activities to which the consent relates.

iv. Expected duration of works.

A copy of the approved engineering plans and a copy of the resource consent conditions, Inspection and Test Plan, approved corridor access request and the above letter are to be held onsite at all times during construction. All personnel working on the site shall be made aware of and have access to the resource consent and accompanying documentation.

- f) The consent holder shall submit written confirmation from power and telecommunications utility services operators that their conditions for this development have been satisfied in accordance with Council's Environmental Engineering Standards 2010 Edition to the approval of the Council's Development Engineer or their delegated representative.
- g) The consent holder shall ensure that spoil from the site must not be tracked out onto Council or State Highway Road formations to the satisfaction of the Development Engineer or delegated representative.
- h) Dust nuisance must be controlled onsite (by use of a water cart or similar) by the applicant so as not to cause "offensive or objectionable" dust at or beyond the boundary of the development of the Development Engineer or delegated representative.
- i) The consent holder must provide written confirmation from a Licensed Cadastral Surveyor that all services and accesses are located within the appropriate easement boundaries to the satisfaction of the Development Engineer or delegated representative.
- j) The consent holder must reinstate Council's street footpath, stormwater kerb and channel, road carriageway formation, street berm and urban services by the demolition and construction works associated with the subdivision and land use activities shall be reinstated in accordance with Section 3 of Council's Environmental Engineering Standards 2010 Edition at the expense of the consent holder to the satisfaction of the Development Engineer or delegated representative.
- k) The consent holder must submit a certified and dated 'as built' plan of completed works and services in accordance with Council's Environmental Engineering Standards 2010 Edition. This condition shall be deemed satisfied once the as-builts have been approved by Council's Development Engineer or delegated representative.
- l) The consent holder must submit certified RAMM data for all new/upgraded or extended vehicle crossing culverts prepared by a suitably qualified person in accordance with Council's Environmental Engineering Standards 2010 Edition to the satisfaction of the Development Engineer or delegated representative.
- m) The consent holder must supply and erect the Public street/road/access name for all Public Roads and JOALs within the stage boundary in accordance with Sheets 24 and 25 of Council's Environmental Engineering Standards 2010 Edition, inclusive of the approved street/ road/access name. The sign shall be located in a position where it is most visible for road users to the satisfaction of the Development Engineer or delegated representative.
- n) The consent holder must submit for approval a completed Geotechnical report including a detailed site plan of any areas of filling, from a Geotechnical Engineer specifying any site restrictions, and confirmation that the land is suitable for building development to the satisfaction of the Development Engineer or delegated representative.
- o) If filling were to occur on any allotment, the consent holder shall submit a Form EES PS4 compiled by a suitably qualified person including details confirming the

location of such fill on the affected titles, to the satisfaction of the Development Engineer, or delegated representative. This Form EES PS4 (and associated reports, plans and similar) will be registered against the relevant titles via a consent notice.

- p) Following completion of construction, the consent holder shall provide a works producer statement from the suitably qualified contractors who completed the works, certifying that the works have been completed in accordance with the approved engineering plans, Council's Environmental Engineering Standards 2010 Edition and best trade practise, to the satisfaction of Whangarei District Council's Development Engineer.
- q) The consent holder shall complete all landscape works required by condition 14(i) of this consent to the satisfaction of the Team Leader RMA Approvals and Compliance or their delegated representative. Confirmation shall be provided by way of written evidence from a landscape architect and a site visit by a member of the Parks Department of the Council or their delegated representative.
- r) Pursuant to Section 221 of the Resource Management Act 1991, a consent notice must be prepared and be registered on the Computer Freehold Register of (Lots 292-315, 336, 337, 340, 341, and 446) at the consent holder's expense, containing the following conditions which are to be complied with on a continuing basis by the subdividing owner and subsequent owners:
- i) At the time of building consent provide suitable evidence/design to illustrate that, stormwater attenuation will be provided for all impervious surfaces exceeding 45% of the lot size area, to ensure compliance with Council's Environmental Engineering Standards 2010 and to the satisfaction of the Whangarei District Council. The design shall be undertaken by a suitably qualified engineer or Council IQP.
 - ii) Any development shall comply with the restrictions and recommendations identified in the Geotechnical completion engineering report (with appropriate references and to be dated) as required under condition 15(o) unless an alternative engineering report prepared by a Geotechnical or Chartered Professional Engineer is approved in writing by Council.
 - iii) At the time of building consent, the property owner shall arrange to supply and install (at its own cost) a pressure sewer system of an approved make, brand or type (including all its constituent components) to the satisfaction of Council. After approval by WDC Waste and Drainage Manger, and connection of the pressure sewer system to the Council's reticulated system, WDC shall own and maintain the pressure sewer system in accordance with the WDC Pressure Sewer Policy. The Owner shall continue to own and maintain the property's gravity drain to the pump chamber. The Owner shall be responsible for paying for the power consumption of the pumping unit in accordance with Council Pressure Sewer Policy.
 - iv) At the time of building consent, the owner shall construct the vehicle entrance crossing in accordance with Sheet 18 Residential Single Width Crossing also in accordance with Sheets 22 & 23 of Council's Environmental Engineering Standards 2010 Edition. Unless an existing approved vehicle crossing to the site exist. Entrance crossings are to be designed and constructed in such a manner that will control stormwater run-off entering a property from the road, and that likewise prevent stormwater and detritus, including gravel, dirt and other materials, migrating onto the road reserve from a property.

STAGE 7B - 23 residential lots (Lots 184, 186, 208 – 213, 235, 236, 238 – 249 and 333), Roads to Vest 9, 10, 12, and 15, and balance Lot 1005.

16 Prior to issue of a Section 223 certificate

- a) **The consent holder must submit a detailed set of engineering plans prepared in accordance with Council's Environmental Engineering Standards 2010 Edition. The engineering plans are to be submitted to the Development Engineer for approval.**

It is to be noted that certain designs may only be carried out by an Independently Qualified Person (IQP) or Chartered Professional Engineer (CPEng) working within the bounds of their assessed competencies. IQP's must have been assessed by Council and hold a current status to submit design work.

All work needing design/certification by a Council approved IQP/CPEng will require completion of a producer statement (design) (EES-PS1 or similar).

Plans are to include but are not limited to:

- i **Design details of final earthworks and retaining to construct roads, lot platforms and ponds, in accordance with Council's Environmental Engineering Standards 2010 Edition, including existing and proposed contours and depths of cut/fill. The earthworks plan shall include;**

- **Environmental Management Plan**
- **Construction Management Plan**
- **Specific Dust Management Plan**
- **Erosion and Sediment Control Plan**

- ii **Design details of the construction of any new vehicle crossing for residential lots where site restrictions apply, in accordance with Sheet 18 Residential Double Width Crossing also in accordance with Sheets 22 & 23 of Council's Environmental Engineering Standards 2010 Edition. Entrance crossings are to be designed and constructed in such a manner that will control stormwater run-off entering a property from the road, and that likewise prevent stormwater and detritus, including gravel, dirt and other materials, migrating onto the road reserve from a property. Urban accessways and private driveways sloping up from the road shall have a stormwater collection and disposal system at the boundary as detailed on Sheet 19.**

- iii **Design details of Roads 9, 10, 12 and 15 to vest where they front sections within the stage 7B boundaries. Roads 9 and 10 shall as a minimum standard width be in accordance with Table 3.1 Class D, and Roads 12 and 15 in accordance with Table 3.1 Class A (cul-de-sac) of Council's Environmental Engineering Standards 2010 Edition.**

The design shall include pavement structural details, signage, intersection design, typical cross sections, earthworks cross sections, long sections, culverts, drainage flow paths, surfacing, pavement marking, street lighting and any proposed planting, landscaping, retaining and street furniture and a temporary metalled turning head with an easement in gross in favour of Whangarei District Council.

The design shall specifically address the reduced road widths to Class A extending from any existing intersection and/or any existing formed road stub by either:

- a) **Reconstructing any existing stub to a Class A carriageway from the intersection; or,**

- b) Providing details to the satisfaction of the Council as to how a suitable design can be tapered and integrated where two joining road formations with different carriageway widths can be accommodated, inclusive of landscaping, parking, and other required features.
- iv Design details of the Pressure Sewer System reticulation including detail of the discharge point or receiving manhole with upgrades (if required) to accommodate the new connection. The sewer reticulation main shall not be constructed through private land.
Appurtenances (such as valves and flushing points) and boundary kits for all lots serviced by the pressure sewer system.
Supporting calculations in accordance with Section 5 of Council's Environmental Engineering Standards 2010 Edition.
Calculation and details of how self-cleansing velocities, residence times and odour control will be achieved prior to full build-out of the lots.
Note; During the design process the developer shall confirm with Council the nominated discharge point on the Council's existing system that the developer needs to convey sewage to.
- v Design details of water connections for all residential lots within the stage boundary in accordance with Sheet 46 or 47 of Council's Environmental Engineering Standards 2010 Edition including firefighting coverage in accordance with Sheet 45 and Section 6.11.
- vi Design details of water main extensions inclusive of any valves, bulk water meters, fittings and connections necessary to service all residential lots, inclusive of calculations in accordance with Section 6 of Council's Environmental Engineering Standards 2010 Edition.
- vii Design details of stormwater connections for all residential lots within the stage boundary in accordance with Sheet 36 or 37 and Section 4 of Council's Environmental Engineering Standards 2010 Edition.
- viii Design details of stormwater mainline reticulation inclusive of any upgrades to the existing reticulation, sumps, manholes, treatment devices, detention structures and connections necessary to service the development in accordance with Section 4 of Council's Environmental Engineering Standards 2010 Edition. The design is to include evidence that
- The existing public reticulation is capable of receiving the additional flows; and
 - The new system is capable of receiving stormwater from further upstream development (where applicable)
 - Include recommendations from the Opus Acid Sulphate Soil Report dated 25 August 2016 reference 1-19563.
- Note - Stormwater discharges across Public Reserve will require specific approval in writing from the controlling authority prior to submission of engineering plans.
- b) The consent holder must submit an Inspection & Test Plan (ITP) for approval prepared in accordance with Council's Environmental Engineering Standards 2010 Edition and the WDC QA/QC Manual. The ITP is to be submitted to the Development Engineer for approval and be approved prior to the pre-start meeting and prior to any works being completed on the site. Note that this ITP will be processed in conjunction with the submitted engineering plans required by condition 14(a) and Council reserves the right to withhold ITP approval until the engineering plans are

approved as these documents are to be read in conjunction with each other. (Refer to the advisory clause below for the web link to the WDC QA/QC Manual document).

- c) The consent holder shall provide written confirmation from the telecommunications and power utility service operator of their consent conditions in accordance with Council's Environmental Engineering Standards 2010 Edition and show necessary easements on the survey plan to the approval of the Councils' Development Engineer or delegated representative.
- d) The consent holder must create easements in gross over the proposed temporary turning head(s) to the satisfaction of the Development Engineer or delegated representative. The easements are to be sufficient to allow for the formal construction of the turning head and any associated underground services and footpaths should this become necessary. For clarity, this consent provides for the cancellation of easements (turning heads) when the future stage is lodged for s223 approval.
- e) The consent holder must create easements over services and rights of way to the approval of the Development Engineer or delegated representative.
- f) The consent holder must create easements over all proposed/existing Council services not located within 1.5m of the proposed property boundaries and/or as directed by the Development Engineer or delegated representative.
- g) The consent holder must create easements in gross over all overland stormwater flow paths that fall into areas proposed for development (i.e. house site, effluent disposal site, accessway from road to house site etc.) and/or as directed by the Development Engineer. The easements are to cover the extent of the 1% Annual Exceedance Probability flows (+20% allowance for climate change) and are to the satisfaction of the Development Engineer or delegated representative.

Note: Overland flowpaths are to be assessed in accordance with Section 4.9 of Council's Environmental Engineering Standards 2010 Edition and are to be certified by an IQP/CPEng.

- h) The consent holder must provide Council with three proposed street/road/access names in writing for all Roads to Vest within the stage boundaries in accordance with Council's policy, and in order of preference, giving reasons for each proposed name, for approval by Council. A clear plan detailing the route of the proposed street/road/access should also be submitted and any evidence of consultation relating to the proposed names. (Please refer to the road naming policy and guidelines available on Council's website www.wdc.govt.nz/).

Note - This condition will not be deemed to be satisfied unless Council has approved the submitted names in writing.

- i) A detailed Landscape Planting Plan prepared by a qualified landscape architect shall be submitted and approved by Council's Manager RMA Consents or delegated representative. The plan shall provide details of landscape materials and planting within and around the ponds, drainage reserve and road verges; and shall also include any proposed signage, walkways, boardwalks, street furniture and entry features within reserve areas or road reserves where applicable. The plan shall show as a minimum the following:
 - i. Names of proposed species.
 - ii. Size of proposed stock for planting.
 - iii. Numbers, locations, spacing and staking of proposed plants and trees taking into account the need to retain suitable sight lines for traffic.
 - iv. Details of any structures including location, dimensions, materials and construction methods.

- v. Details of any mulch or other stabilisation structures, including type, depth, and stabilisation methods; and shall include a weed management plan and a plant replacement program for maintenance of the asset for three years following the issuance of a certificate under Section 224(c).

17 Prior to issue of a Section 224 (c) certificate;

- a) The Consent Holder or its agent/contractor shall, at least 10 working days prior to the commencement of any land disturbance activities, prepare and submit a Construction Environmental Management Plan (CEMP) to the Council's Team Leader RMA Approvals and Compliance or delegated representative. Information required in this application is listed in the NRC consent granted on 28.2.2018 File :13780
- b) The consent holder is to submit a Corridor Access Request application to Council's Road Corridor Co-ordinator and receive written approval for all works to be carried out within Council's Road Reserve in accordance with Council's Environmental Engineering Standards 2010 to the satisfaction of the Development Engineer or delegated representative (refer to the advisory clause below for the definition of a Corridor Access Request).
- c) A pre-start meeting is required to be undertaken with the consent holders' representative (DR), contractor(s) and all other IQP's or agents for consent holder and the Development Engineer prior to any works being undertaken on the site to the satisfaction of the Development Engineer or delegated representative.
- d) All work on the approved engineering plans in Condition 16(a) is to be carried out to the approval to the approval of the Development Engineer or delegated representative.

Compliance with this condition shall be determined by site inspections undertaken as agreed in the Inspection & Test Plan in Condition 16(b) and by provision and approval of supporting documentation provided by the developers representative/s in support of the constructed works – EES PS4 and producer statements including supporting evidence of inspections by those persons, works acceptance certificate, statement of compliance of as built works and as built plans, RAMM data, management plans, operation and maintenance plans and all other test certificates and statements and supporting information required to confirm compliance of the works as required by Council's QA/QC Manual and the Council's Environmental Engineering Standards 2010.

No construction works are to commence onsite until the engineering plans required in condition 16(a) have been approved and all associated plan inspection fees have been paid.

- e) The consent holder shall notify Council, in writing, of their intention to begin works, a minimum of seven days prior to commencing works. Such notification shall be sent to the Development Engineer and include the following details:
- i. Name and telephone number of the project manager/ IQP.
 - ii. Site address to which the consent relates.
 - iii. Activities to which the consent relates.
 - iv. Expected duration of works.

A copy of the approved engineering plans and a copy of the resource consent conditions, Inspection and Test Plan, approved corridor access request and the above letter are to be held onsite at all times during construction. All personnel working on the site shall be made aware of, and have access to the resource consent and accompanying documentation.

- f) The consent holder shall submit written confirmation from power and telecommunications utility services operators that their conditions for this

development have been satisfied in accordance with Council's Environmental Engineering Standards 2010 Edition to the approval of the Council's Development Engineer or their delegated representative.

- g) The consent holder shall ensure that spoil from the site must not be tracked out onto Council or State Highway Road formations to the satisfaction of the Development Engineer or delegated representative.
- h) Dust nuisance must be controlled onsite (by use of a water cart or similar) by the applicant so as not to cause "offensive or objectionable" dust at or beyond the boundary of the development of the Development Engineer or delegated representative.
- i) The consent holder must provide written confirmation from a Licensed Cadastral Surveyor that all services and accesses are located within the appropriate easement boundaries to the satisfaction of the Development Engineer or delegated representative.
- j) The consent holder must reinstate Council's street footpath, stormwater kerb and channel, road carriageway formation, street berm and urban services by the demolition and construction works associated with the subdivision and land use activities shall be reinstated in accordance with Section 3 of Council's Environmental Engineering Standards 2010 Edition at the expense of the consent holder to the satisfaction of the Development Engineer or delegated representative.
- k) The consent holder must submit a certified and dated 'as built' plan of completed works and services in accordance with Council's Environmental Engineering Standards 2010 Edition. This condition shall be deemed satisfied once the as-builts have been approved by Councils' Development Engineer or delegated representative.
- l) The consent holder must submit certified RAMM data for all new/upgraded or extended vehicle crossing culverts prepared by a suitably qualified person in accordance with Council's Environmental Engineering Standards 2010 Edition to the satisfaction of the Development Engineer or delegated representative.
- m) The consent holder must supply and erect the Public street/road/access name for all Public Roads within the stage boundary in accordance with Sheet 24 of Council's Environmental Engineering Standards 2010 Edition, inclusive of the approved street/ road/access name. The sign shall be located in a position where it is most visible for road users to the satisfaction of the Development Engineer or delegated representative.
- n) The consent holder must submit for approval a completed Geotechnical report including a detailed site plan of any areas of filling, from a Geotechnical Engineer specifying any site restrictions, and confirmation that the land is suitable for building development to the satisfaction of the Development Engineer or delegated representative.
- o) If filling were to occur on any allotment, the consent holder shall submit a Form EES PS4 compiled by a suitably qualified person including details confirming the location of such fill on the affected titles, to the satisfaction of the Development Engineer, or delegated representative. This Form EES PS4 (and associated reports, plans and similar) will be registered against the relevant titles via a consent notice.
- p) Following completion of construction, the consent holder shall provide a works producer statement from the suitably qualified contractors who completed the works, certifying that the works have been completed in accordance with the approved engineering plans, Council's Environmental Engineering Standards 2010 Edition and best trade practise, to the satisfaction of Whangarei District Council's Development Engineer.
- q) The consent holder shall complete all landscape works required by condition 16(i) of this consent to the satisfaction of the Team Leader RMA Approvals and

Compliance or their delegated representative. Confirmation shall be provided by way of written evidence from a landscape architect and a site visit by a member of the Parks Department of the Council or their delegated representative.

- r) Pursuant to Section 221 of the Resource Management Act 1991, a consent notice must be prepared and be registered on the Computer Freehold Register of (Lots 184, 186, 208 – 213, 235, 236, 238 – 249 and 333) at the consent holder's expense, containing the following conditions which are to be complied with on a continuing basis by the subdividing owner and subsequent owners:
- i At the time of building consent provide suitable evidence/design to illustrate that, stormwater attenuation will be provided for all impervious surfaces exceeding 45% of the lot size area, to ensure compliance with Council's Environmental Engineering Standards 2010 and to the satisfaction of the Whangarei District Council. The design shall be undertaken by a suitably qualified engineer or Council IQP.
 - ii Any development shall comply with the restrictions and recommendations identified in the Geotechnical completion engineering report (with appropriate references and to be dated) as required under condition 17(o) unless an alternative engineering report prepared by a Geotechnical or Chartered Professional Engineer is approved in writing by Council.
 - iii At the time of building consent, the property owner shall arrange to supply and install (at its own cost) a pressure sewer system of an approved make, brand or type (including all its constituent components) to the satisfaction of Council. After approval by WDC Waste and Drainage Manger, and connection of the pressure sewer system to the Council's reticulated system, WDC shall own and maintain the pressure sewer system in accordance with the WDC Pressure Sewer Policy. The Owner shall continue to own and maintain the property's gravity drain to the pump chamber. The Owner shall be responsible for paying for the power consumption of the pumping unit in accordance with Council Pressure Sewer Policy.
 - iv At the time of building consent, the owner shall construct the vehicle entrance crossing in accordance with Sheet 18 Residential Single Width Crossing also in accordance with Sheets 22 & 23 of Council's Environmental Engineering Standards 2010 Edition. Unless an existing approved vehicle crossing to the site exist. Entrance crossings are to be designed and constructed in such a manner that will control stormwater run-off entering a property from the road, and that likewise prevent stormwater and detritus, including gravel, dirt and other materials, migrating onto the road reserve from a property.

STAGE 8 - 55 62 Residential Lots (lots 170-173, 175-183, 187-195, 198-206, 210, 213-234, 446 121 - 129, 139 – 147, 153 – 161, 165, 166, 169, 174, 187 – 207, 214 – 221, 444 and 445), Local Purpose Reserve (Drainage) Lot 553, Recreation Reserve Lot 602, Roads to Vest (roads 12, 15 and 17 14 - 16), JOAL Lots 704 and 715 and balance Lot 1004

18 Prior to issue of a Section 223 certificate

- a) The consent holder must submit a detailed set of engineering plans prepared in accordance with Council's Environmental Engineering Standards 2010 Edition. The engineering plans are to be submitted to the Development Engineer for approval.

It is to be noted that certain designs may only be carried out by an Independently Qualified Person (IQP) or Chartered Professional Engineer (CPEng) working within the bounds of their assessed competencies. IQP's must have been assessed by Council and hold a current status to submit design work.

All work needing design/certification by a Council approved IQP/CPEng will require completion of a producer statement (design) (EES-PS1 or similar).

Plans are to include but are not limited to:

- i Design details of final earthworks and retaining to construct roads, lot platforms and ponds, in accordance with Council's Environmental Engineering Standards 2010 Edition, including existing and proposed contours and depths of cut/fill. The earthworks plan shall include;
 - Environmental Management Plan
 - Construction Management Plan
 - Specific Dust Management Plan
 - Erosion and Sediment Control Plan
- ii Design details of the construction of Joined Owned Access Lots 704 & 715 in accordance with Table 3.7 and Sheet 7 of Council's Environmental Engineering Standards 2010 Edition including a typical cross section, long section, culverts, drainage flow paths, services and vehicle crossings.

~~There should be a clear discontinuity between the two access ways to deter members of the public to use it as a through road. A different pavement treatment is recommended to indicate the private road status.~~

- iii Design details of the construction of a new vehicle crossing for JOAL 704 & 715 and residential lots where site restrictions apply, in accordance with Sheet 18 Residential Double Width Crossing also in accordance with Sheets 22 & 23 of Council's Environmental Engineering Standards 2010 Edition. Entrance crossings are to be designed and constructed in such a manner that will control stormwater run-off entering a property from the road, and that likewise prevent stormwater and detritus, including gravel, dirt and other materials, migrating onto the road reserve from a property. Urban accessways and private driveways sloping up from the road shall have a stormwater collection and disposal system at the boundary as detailed on Sheet 19.
- iv Design details of Roads 12 45 and 17 **and 14 – 16** to vest, where they front sections within the stage 6 boundaries. Roads 10 **12 and 15** shall be in accordance with **Table 3.1 Class A, and Roads 14 and 16 shall be in accordance with** Table 3.1 Class D, and the remainder on the internal Road Class B, Sheet 2 and Section 3 of Council's Environmental Engineering Standards 2010 Edition.

The design shall include pavement structural details, signage, intersection design, typical cross sections, earthworks cross sections, long sections, culverts, drainage flow paths, surfacing, pavement marking, street lighting and any proposed planting, landscaping, retaining and street furniture and a temporary metalled turning head with an easement in gross in favour of Whangarei District Council.

- ~~Typical cross sections, generally in accordance with DWG 31014-01-230-RD Rev 1~~
- Recreation Reserve Lot 602 with a 2.4m wide shared concrete path.

The design shall specifically address the reduced road widths to Class A extending from any existing intersection and/or any existing formed road stub by either:

- a) **Reconstructing any existing stub to a Class A carriageway from the intersection; or,**
- b) **Providing details to the satisfaction of the Council as to how a suitable design can be tapered and integrated where two joining road formations with different carriageway widths can be accommodated, inclusive of landscaping, parking, and other required features.**

- v Design details of the Pressure Sewer System reticulation including detail of the discharge point or receiving manhole with upgrades (if required) to accommodate the new connection. The sewer reticulation main shall not be constructed through private land.
- Appurtenances (such as valves and flushing points) and boundary kits for all lots serviced by the pressure sewer system.
- Supporting calculations in accordance with Section 5 of Council's Environmental Engineering Standards 2010 Edition.
- Calculation and details of how self-cleansing velocities, residence times and odour control will be achieved prior to full build-out of the lots.
- Note: During the design process the developer shall confirm with Council the nominated discharge point on the Council's existing system that the developer needs to convey sewage to.
- vi Design details of water connections for all residential lots within the stage boundary in accordance with Sheet 46 or 47 of Council's Environmental Engineering Standards 2010 Edition including firefighting coverage in accordance with Sheet 45 and Section 6.11.
- vii Design details of water main extensions inclusive of any valves, bulk water meters, fittings and connections necessary to service all residential lots, inclusive of calculations in accordance with Section 6 of Council's Environmental Engineering Standards 2010 Edition.
- viii Design details of stormwater connections for all residential lots within the stage boundary in accordance with Sheet 36 or 37 and Section 4 of Council's Environmental Engineering Standards 2010 Edition.
- ix **Design details of proposed Pond 4 within Local Purpose Reserve 553, inclusive of sections, construction details, planting, benching and fencing, calculations and final operations and maintenance requirements, in accordance with Section 4 of Council's Environmental Engineering Standards 2010 Edition and Stormwater Management Plan prepared by Woods V4 dated 20 December 2017. Specific additional information regarding design of public (to vest) Pond 4 shall be submitted:**
- a) Details of impermeable liner anchor construction,**
- b) Proposed impermeable liner welding and installation methodology, including details of the proposed certified (where appropriate) welders and installers,**
- c) Details of design for wind and hydrostatic uplift of the impermeable liner,**
- d) Details of planting layer design,**
- e) Designers risk assessment for handover of the asset to Council.**
- x Design details of stormwater mainline reticulation inclusive of any upgrades to the existing reticulation, sumps, manholes, treatment devices, detention structures and connections necessary to service the development in accordance with Section 4 of Council's Environmental Engineering Standards 2010 Edition. The design is to include evidence that
- The existing public reticulation is capable of receiving the additional flows; and
 - The new system is capable of receiving stormwater from further upstream development (where applicable)
 - Include recommendations from the Opus Acid Sulphate Soil Report dated 25 August 2016 reference 1-19563.

Note - Stormwater discharges across Public Reserve will require specific approval in writing from the controlling authority prior to submission of engineering plans.

- b) The consent holder must submit an Inspection & Test Plan (ITP) for approval prepared in accordance with Council's Environmental Engineering Standards 2010 Edition and the WDC QA/QC Manual. The ITP is to be submitted to the Development Engineer or delegated representative for approval and be approved prior to the pre-start meeting and prior to any works being completed on the site. Note that this ITP will be processed in conjunction with the submitted engineering plans required by condition 18(a) and Council reserves the right to withhold ITP approval until the engineering plans are approved as these documents are to be read in conjunction with each other. (Refer to the advisory clause below for the web link to the WDC QA/QC Manual document).
- c) The consent holder shall provide written confirmation from the telecommunications and power utility service operator of their consent conditions in accordance with Council's Environmental Engineering Standards 2010 Edition and show necessary easements on the survey plan to the approval of the Councils' Development Engineer or delegated representative.
- d) The consent holder must create easements in gross over the proposed temporary turning head(s) to the satisfaction of the Development Engineer. The easements are to be sufficient to allow for the formal construction of the turning head and any associated underground services and footpaths should this become necessary. For clarity, this consent provides for the cancellation of easements (turning heads) when the future stage is lodged for Section 223 approval.
- e) The consent holder must create easements over services and rights of way to the approval of the Development Engineer or delegated representative.
- f) The consent holder must create easements over all proposed/existing Council services not located within 1.5m of the proposed property boundaries and/or as directed by the Development Engineer or delegated representative.
- g) The consent holder must create easements in gross over all overland stormwater flow paths that fall into areas proposed for development (i.e. house site, effluent disposal site, accessway from road to house site etc.) and/or as directed by the Development Engineer. The easements are to cover the extent of the 1% Annual Exceedance Probability flows (+20% allowance for climate change) and are to the satisfaction of the Development Engineer or delegated representative.

Note: Overland flowpaths are to be assessed in accordance with Section 4.9 of Council's Environmental Engineering Standards 2010 Edition and are to be certified by an IQP/CPEng.

- h) The consent holder must provide Council with three proposed street/road/access names in writing for all Roads to Vest within the stage boundaries in accordance with Council's policy, and in order of preference, giving reasons for each proposed name, for approval by Council. A clear plan detailing the route of the proposed street/road/access should also be submitted and any evidence of consultation relating to the proposed names. (Please refer to the road naming policy and guidelines available on Council's website www.wdc.govt.nz/).

Note - This condition will not be deemed to be satisfied unless Council has approved the submitted names in writing.

- i) The consent holder must provide Council with three proposed street/road/access names in writing for all private roads serving 5 or more lots within the stage boundaries in accordance with Council's policy, and in order of preference, giving reasons for each proposed name, for approval by Council. A clear plan detailing the route of the proposed street/road/access should also be submitted and any evidence of consultation relating to the proposed names. (Please refer to the road naming policy and guidelines available on Council's website www.wdc.govt.nz/).

Note - This condition will not be deemed to be satisfied unless Council has approved the submitted names in writing.

- j) The following conditions shall be shown on the survey plan and to be referenced LINZ 1507490:
- “That Lot 704 hereon (Legal Access) be held as to five undivided one-fifth shares by the owners of Lots 213, 214, 215, 216, and 217 hereon as tenants in common in the said shares and that individual Computer Registers be issued in accordance therewith”.*
- ~~*“That Lot 715 hereon (Legal Access) be held as to four undivided one-fourth shares by the owners of Lots 218, 219, 220 and 221 hereon as tenants in common in the said shares and that individual Computer Registers be issued in accordance therewith”.*~~
- k) A detailed Landscape Planting Plan prepared by a qualified landscape architect shall be submitted and approved by Council’s Manager RMA Consents or delegated representative. The plan shall provide details of landscape materials and planting within and around the ponds, drainage reserve and road verges; and shall also include any proposed signage, walkways, boardwalks, street furniture and entry features within reserve areas or road reserves where applicable. The plan shall show as a minimum the following;
- i. Names of proposed species.
 - ii. Size of proposed stock for planting.
 - iii. Numbers, locations, spacing and staking of proposed plants and trees taking into account the need to retain suitable sight lines for traffic.
 - iv. Details of any structures including location, dimensions, materials and construction methods.
 - v. Details of any mulch or other stabilisation structures, including type, depth, and stabilisation methods; and shall include a weed management plan and a plant replacement program for maintenance of the asset for three years following the issuance of a certificate under Section 224(c).
- l) The consent holder shall vest Lot 602 for Recreation Reserve under the Reserves Act 1977 and provide a detail Reserve Development Plan (RDP) for the approval of Council’s Manager – Parks and Recreation. The RDP shall be prepared and developed in accordance with the latest version of Council’s Environmental Engineering Standards – Reserves and Urban Design which include, but not be limited, to the following:
- (i) Design Drawing and Specifications as public spaces;
 - (ii) Streetscape design;
 - (iii) Planting design (grassing, sowing and turfing, species selection, location of tree/plants size, irrigation, etc.);
 - (iv) Design of Landscape structures and furniture (play equipment, fencing etc.);
 - (v) Landscape works (earthworks, trees, soil testing, vehicle access barriers, fencing etc.);
 - (vi) Pedestrian Accessways;
 - (vii) Irrigation and fertilising;
 - (viii) Weed control; Pruning; Mulching; staking and protection; etc.;
 - (ix) Stormwater.
 - (x) Replacement planting; and
 - (xi) Construction and implementation programme.

19 Prior to issue of a Section 224 (c) certificate;

- a) The Consent Holder or its agent/contractor shall, at least 10 working days prior to the commencement of any land disturbance activities, prepare and submit a Construction Environmental Management Plan (CEMP) to the Council's Team Leader RMA Approvals and Compliance or delegated representative. Information required in this application is listed in the NRC consent granted on 28.2.2018 File :13780
- b) The consent holder is to submit a Corridor Access Request application to Council's Road Corridor Co-ordinator and receive written approval for all works to be carried out within Council's Road Reserve in accordance with Council's Environmental Engineering Standards 2010 to the satisfaction of the Development Engineer or delegated representative (refer to the advisory clause below for the definition of a Corridor Access Request).
- c) A pre-start meeting is required to be undertaken with the consent holders' representative (DR), contractor(s) and all other IQP's or agents for consent holder and the Development Engineer prior to any works being undertaken on the site to the satisfaction of the Development Engineer or delegated representative.
- d) All work on the approved engineering plans in Condition 18(a) is to be carried out to the approval to the approval of the Development Engineer or delegated representative.

Compliance with this condition shall be determined by site inspections undertaken as agreed in the Inspection & Test Plan in Condition 18(b) and by provision and approval of supporting documentation provided by the developers representative/s in support of the constructed works – EES PS4 and producer statements including supporting evidence of inspections by those persons, works acceptance certificate, statement of compliance of as built works and as built plans, RAMM data, management plans, operation and maintenance plans and all other test certificates and statements and supporting information required to confirm compliance of the works as required by Council's QA/QC Manual and the Council's Environmental Engineering Standards 2010.

No construction works are to commence onsite until the engineering plans required in condition 18(a) have been approved and all associated plan inspection fees have been paid.

- e) The consent holder shall notify Council, in writing, of their intention to begin works, a minimum of seven days prior to commencing works. Such notification shall be sent to the Development Engineer and include the following details:
 - i. Name and telephone number of the project manager/ IQP.
 - ii. Site address to which the consent relates.
 - iii. Activities to which the consent relates.
 - iv. Expected duration of works.

A copy of the approved engineering plans and a copy of the resource consent conditions, Inspection and Test Plan, approved corridor access request and the above letter are to be held onsite at all times during construction. All personnel working on the site shall be made aware of, and have access to the resource consent and accompanying documentation.

- f) The consent holder shall submit written confirmation from power and telecommunications utility services operators that their conditions for this development have been satisfied in accordance with Council's Environmental Engineering Standards 2010 Edition to the approval of the Council's Development Engineer or their delegated representative.
- g) The consent holder shall ensure that spoil from the site must not be tracked out onto Council or State Highway Road formations to the satisfaction of the Development Engineer or delegated representative.
- h) Dust nuisance must be controlled onsite (by use of a water cart or similar) by the applicant so as not to cause "offensive or objectionable" dust at or beyond the boundary of the development of the Development Engineer or delegated representative.

- i) The consent holder must provide written confirmation from a Licensed Cadastral Surveyor that all services and accesses are located within the appropriate easement boundaries to the satisfaction of the Development Engineer or delegated representative.
- j) The consent holder must reinstate Council's street footpath, stormwater kerb and channel, road carriageway formation, street berm and urban services by the demolition and construction works associated with the subdivision and land use activities shall be reinstated in accordance with Section 3 of Council's Environmental Engineering Standards 2010 Edition at the expense of the consent holder to the satisfaction of the Development Engineer or delegated representative.
- k) The consent holder must submit a certified and dated 'as built' plan of completed works and services in accordance with Council's Environmental Engineering Standards 2010 Edition. This condition shall be deemed satisfied once the as-builts have been approved by Councils' Development Engineer or delegated representative.
- l) The consent holder must submit certified RAMM data for all new/upgraded or extended vehicle crossing culverts prepared by a suitably qualified person in accordance with Council's Environmental Engineering Standards 2010 Edition to the satisfaction of the Development Engineer or delegated representative.
- m) The consent holder must supply and erect the Public street/road/access name for all Public Roads within the stage boundary in accordance with Sheet 24 of Council's Environmental Engineering Standards 2010 Edition, inclusive of the approved street/road/access name. The sign shall be located in a position where it is most visible for road users to the satisfaction of the Development Engineer or delegated representative.
- n) The consent holder must supply and erect the Private street/road/access name for all private roads/ JOAL within the stage boundaries in accordance with Sheet 25 of Council's Environmental Engineering Standards 2010 Edition, inclusive of the approved street/road/access name. The sign shall be located in a position where it is most visible for road users to the satisfaction of the Development Engineer or delegated representative.
- o) The consent holder must submit for approval a completed Geotechnical report including a detailed site plan of any areas of filling, from a Geotechnical Engineer specifying any site restrictions, and confirmation that the land is suitable for building development to the satisfaction of the Development Engineer or delegated representative.
- p) If filling were to occur on any allotment, the consent holder shall submit a Form EES PS4 compiled by a suitably qualified person including details confirming the location of such fill on the affected titles, to the satisfaction of the Development Engineer, or delegated representative. This Form EES PS4 (and associated reports, plans and similar) will be registered against the relevant titles via a consent notice.
- q) Following completion of construction, the consent holder shall provide a works producer statement from the suitably qualified contractors who completed the works, certifying that the works have been completed in accordance with the approved engineering plans, Council's Environmental Engineering Standards 2010 Edition and best trade practise, to the satisfaction of Whangarei District Council's Development Engineer or delegated representative.
- r) The consent holder shall complete all landscape works required by condition 18(k) of this consent to the satisfaction of the Team Leader RMA Approvals and Compliance or their delegated representative. Confirmation shall be provided by way of written evidence from a landscape architect and a site visit by a member of the Parks Department of the Council or their delegated representative.
- s) The consent holder shall provide evidence from a suitably qualified professional that the Park and Recreational Development Plan approved under condition 18(l) has been implemented.
- t) Pursuant to Section 221 of the Resource Management Act 1991, a consent notice must be prepared and be registered on the Computer Freehold Register of **(lots 170-173, 175-**

~~183, 187-195, 198-206, 210, 213-234, 446~~ 121 - 129, 139 - 147, 153 - 161, 165, 166, 169, 174, 187 - 207, 214 - 221, 444 and 445) at the consent holder's expense, containing the following conditions which are to be complied with on a continuing basis by the subdividing owner and subsequent owners:

- i At the time of building consent provide suitable evidence/design to illustrate that, stormwater attenuation will be provided for all impervious surfaces exceeding 45% of the lot size area, to ensure compliance with Council's Environmental Engineering Standards 2010 and to the satisfaction of the Whangarei District Council. The design shall be undertaken by a suitably qualified engineer or Council IQP.
- ii Any development shall comply with the restrictions and recommendations identified in the Geotechnical completion engineering report (with appropriate references and to be dated) as required under condition 19(o) unless an alternative engineering report prepared by a Geotechnical or Chartered Professional Engineer is approved in writing by Council.
- iii At the time of building consent, the property owner shall arrange to supply and install (at its own cost) a pressure sewer system of an approved make, brand or type (including all its constituent components) to the satisfaction of Council. After approval by WDC Waste and Drainage Manger, and connection of the pressure sewer system to the Council's reticulated system, WDC shall own and maintain the pressure sewer system in accordance with the WDC Pressure Sewer Policy. The Owner shall continue to own and maintain the property's gravity drain to the pump chamber. The Owner shall be responsible for paying for the power consumption of the pumping unit in accordance with Council Pressure Sewer Policy.
- iv At the time of building consent, the owner shall construct the vehicle entrance crossing in accordance with Sheet 18 Residential Single Width Crossing also in accordance with Sheets 22 & 23 of Council's Environmental Engineering Standards 2010 Edition. Unless an existing approved vehicle crossing to the site exist. Entrance crossings are to be designed and constructed in such a manner that will control stormwater run-off entering a property from the road, and that likewise prevent stormwater and detritus, including gravel, dirt and other materials, migrating onto the road reserve from a property.

STAGE 9 - 40 48 residential lots (lots ~~121-129, 139-147, 153-169, 174, 196-197, 444-445~~ 162, 164, 167, 168, 170 - 173, 175 - 183, 222 - 234, 237, 334, 335, 338, 339, 342, 343, 346, 347, 350, 351, 354, 355, 358 - 360 and 466), ~~Pond Lot 553,~~ and Roads to Vest (roads ~~12, 14,~~ and ~~16~~ 10, 12, and 17)

20 Prior to issue of a Section 223 certificate

- a) The consent holder must submit a detailed set of engineering plans prepared in accordance with Council's Environmental Engineering Standards 2010 Edition. The engineering plans are to be submitted to the Development Engineer for approval.

It is to be noted that certain designs may only be carried out by an Independently Qualified Person (IQP) or Chartered Professional Engineer (CPEng) working within the bounds of their assessed competencies. IQP's must have been assessed by Council and hold a current status to submit design work.

All work needing design/certification by a Council approved IQP/CPEng will require completion of a producer statement (design) (EES-PS1 or similar).

Plans are to include but are not limited to:

- i Design details of final earthworks and retaining to construct roads, lot platforms and ponds, in accordance with Council's Environmental Engineering Standards 2010 Edition, including existing and proposed contours and depths of cut/fill. The earthworks plan shall include;
 - Environmental Management Plan

- Construction Management Plan
 - Specific Dust Management Plan
 - Erosion and Sediment Control Plan
- ii Design details of the construction of a new vehicle crossing where site restrictions apply, in accordance with Sheet 18 Residential Single Width Crossing also in accordance with Sheets 22 & 23 of Council's Environmental Engineering Standards 2010 Edition. Entrance crossings are to be designed and constructed in such a manner that will control stormwater run-off entering a property from the road, and that likewise prevent stormwater and detritus, including gravel, dirt and other materials, migrating onto the road reserve from a property. Urban accessways and private driveways sloping up from the road shall have a stormwater collection and disposal system at the boundary as detailed on Sheet 19.
- iii Design details of Roads ~~12, 14 and 16~~ **10, 12, and 17** to vest where ~~they front sections within the stage 6 boundaries.~~ Road 10 shall be in accordance with Table 3.1 Class D, and ~~the remainder on the internal Roads~~ **10 and 12 shall be in accordance with Class B A**, Sheet 2 and Section 3 of Council's Environmental Engineering Standards 2010 Edition.

The design shall include pavement structural details, signage, intersection design, typical cross sections, earthworks cross sections, long sections, culverts, drainage flow paths, surfacing, pavement marking, street lighting and any proposed planting, landscaping, retaining and street furniture. ~~and a temporary metalled turning head with an easement in gross in favour of Whangarei District Council.~~

- ~~Typical cross sections, generally in accordance with DWG 31014-01-230-RD Rev 1~~

The design shall specifically address the reduced road widths to Class A extending from any existing intersection and/or any existing formed road stub by either:

- a) **Reconstructing any existing stub to a Class A carriageway from the intersection; or,**
 - b) **Providing details to the satisfaction of the Council as to how a suitable design can be tapered and integrated where two joining road formations with different carriageway widths can be accommodated, inclusive of landscaping, parking, and other required features.**
- iv **Design details of the upgrade of Pyle Road East from the existing edge of seal to the cul-de-sac at the end of the road;**
- **From the cul-de-sac to Road 10 intersection designed in accordance with Table 3.1 Class B**
 - **From the Pyle Road East/Road 10 intersection to northwestern extent of Stage 9 frontage of Lot 162 in accordance with Table 3.1 Class D**
 - **For the remainder of the unsealed road in accordance with Table 3.2 Class C and Section 3 of Council's Environmental Engineering Standards 2010 Edition including pavement structural details, signage, intersection design, typical cross sections, earthworks cross sections, long sections, culverts, drainage flow paths, surfacing, pavement marking, street lighting and any proposed planting, landscaping, retaining and street furniture.**
- v Design details of the Pressure Sewer System reticulation including detail of the discharge point or receiving manhole with upgrades (if required) to accommodate the new connection. The sewer reticulation main shall not be constructed through private land.
- Appurtenances (such as valves and flushing points) and boundary kits for all lots serviced by the pressure sewer system.

Supporting calculations in accordance with Section 5 of Council's Environmental Engineering Standards 2010 Edition.

Calculation and details of how self-cleansing velocities, residence times and odour control will be achieved prior to full build-out of the lots.

Note; During the design process the developer shall confirm with Council the nominated discharge point on the Council's existing system that the developer needs to convey sewage to.

- vi Design details of water connections for all residential lots within the stage boundary in accordance with Sheet 46 or 47 of Council's Environmental Engineering Standards 2010 Edition including firefighting coverage in accordance with Sheet 45 and Section 6.11.
- vii Design details of water main extensions inclusive of any valves, bulk water meters, fittings and connections necessary to service all residential lots, inclusive of calculations in accordance with Section 6 of Council's Environmental Engineering Standards 2010 Edition.
- viii Design details of stormwater connections for all residential lots within the stage boundary in accordance with Sheet 36 or 37 and Section 4 of Council's Environmental Engineering Standards 2010 Edition.
- ~~ix Design details of proposed Pond 4 within Local Purpose Reserve 553, inclusive of sections, construction details, planting, benching and fencing, calculations and final operations and maintenance requirements, in accordance with Section 4 of Council's Environmental Engineering Standards 2010 Edition and Stormwater Management Plan prepared by Woods V4 dated 20 December 2017. Specific additional information regarding design of public (to vest) Pond 4 shall be submitted:

 - ~~a) Details of impermeable liner anchor construction,~~
 - ~~b) Proposed impermeable liner welding and installation methodology, including details of the proposed certified (where appropriate) welders and installers,~~
 - ~~c) Details of design for wind and hydrostatic uplift of the impermeable liner,~~
 - ~~d) Details of planting layer design,~~
 - ~~e) Designers risk assessment for handover of the asset to Council.~~~~
- x Design details of stormwater mainline reticulation inclusive of any upgrades to the existing reticulation, sumps, manholes, treatment devices, detention structures and connections necessary to service the development in accordance with Section 4 of Council's Environmental Engineering Standards 2010 Edition. The design is to include evidence that
 - The existing public reticulation is capable of receiving the additional flows; and
 - The new system is capable of receiving stormwater from further upstream development (where applicable)
 - Include recommendations from the Opus Acid Sulphate Soil Report dated 25 August 2016 reference 1-19563.

Note; Stormwater discharges across Public Reserve will require specific approval in writing from the controlling authority prior to submission of engineering plans.

- b) The consent holder must submit an Inspection & Test Plan (ITP) for approval prepared in accordance with Council's Environmental Engineering Standards 2010 Edition and the WDC QA/QC Manual. The ITP is to be submitted to the Development Engineer for approval and be approved prior to the pre-start meeting and prior to any works being completed on the site. Note that this ITP will be processed in conjunction with the submitted engineering plans required by condition 20(a) and Council reserves the right to withhold ITP approval until the engineering plans are approved as these documents are

to be read in conjunction with each other. (Refer to the advisory clause below for the web link to the WDC QA/QC Manual document).

- c) The consent holder shall provide written confirmation from the telecommunications and power utility service operator of their consent conditions in accordance with Council's Environmental Engineering Standards 2010 Edition and show necessary easements on the survey plan to the approval of the Councils' Development Engineer or delegated representative.
- ~~d) The consent holder must create easements in gross over the proposed temporary turning head(s) to the satisfaction of the Development Engineer. The easements are to be sufficient to allow for the formal construction of the turning head and any associated underground services and footpaths should this become necessary. For clarity, this consent provides for the cancellation of easements (turning heads) when the future stage is lodged for Section 223 approval.~~
- e) The consent holder must create easements over services and rights of way to the approval of the Development Engineer or delegated representative.
- f) The consent holder must create easements over all proposed/existing Council services not located within 1.5m of the proposed property boundaries and/or as directed by the Development Engineer or delegated representative.
- g) The consent holder must create easements in gross over all overland stormwater flow paths that fall into areas proposed for development (i.e. house site, effluent disposal site, accessway from road to house site etc.) and/or as directed by the Development Engineer or delegated representative. The easements are to cover the extent of the 1% Annual Exceedance Probability flows (+20% allowance for climate change) and are to the satisfaction of the Development Engineer or delegated representative.

Note: Overland flowpaths are to be assessed in accordance with Section 4.9 of Council's Environmental Engineering Standards 2010 Edition and are to be certified by an IQP/CPEng.

- h) The consent holder must provide Council with three proposed street/road/access names in writing for all Roads to Vest within the stage boundaries in accordance with Council's policy, and in order of preference, giving reasons for each proposed name, for approval by Council. A clear plan detailing the route of the proposed street/road/access should also be submitted and any evidence of consultation relating to the proposed names. (Please refer to the road naming policy and guidelines available on Council's website www.wdc.govt.nz/).

Note - This condition will not be deemed to be satisfied unless Council has approved the submitted names in writing.

- i) A detailed Landscape Planting Plan prepared by a qualified landscape architect shall be submitted and approved by Council's Manager RMA Consents or delegated representative. The plan shall provide details of landscape materials and planting within and around the ponds, drainage reserve and road verges; and shall also include any proposed signage, walkways, boardwalks, street furniture and entry features within reserve areas or road reserves where applicable. The plan shall show as a minimum the following;
 - i. Names of proposed species.
 - ii. Size of proposed stock for planting.
 - iii. Numbers, locations, spacing and staking of proposed plants and trees taking into account the need to retain suitable sight lines for traffic.
 - iv. Details of any structures including location, dimensions, materials and construction methods.
 - v. Details of any mulch or other stabilisation structures, including type, depth, and stabilisation methods; and shall include a weed management plan and a plant

replacement program for maintenance of the asset for three years following the issuance of a certificate under Section 224(c).

21 Prior to issue of a Section 224 (c) certificate;

- a) The Consent Holder or its agent/contractor shall, at least 10 working days prior to the commencement of any land disturbance activities, prepare and submit a Construction Environmental Management Plan (CEMP) to the Council's Team Leader RMA Approvals and Compliance or delegated representative. Information required in this application is listed in the NRC consent granted on 28.2.2018 File :13780
- b) The consent holder is to submit a Corridor Access Request application to Council's Road Corridor Co-ordinator and receive written approval for all works to be carried out within Council's Road Reserve in accordance with Council's Environmental Engineering Standards 2010 to the satisfaction of the Development Engineer or delegated representative (refer to the advisory clause below for the definition of a Corridor Access Request).
- c) A pre-start meeting is required to be undertaken with the consent holders' representative (DR), contractor(s) and all other IQP's or agents for consent holder and the Development Engineer prior to any works being undertaken on the site to the satisfaction of the Development Engineer or delegated representative.
- d) All work on the approved engineering plans in Condition 20(a) is to be carried out to the approval to the approval of the Development Engineer or delegated representative.

Compliance with this condition shall be determined by site inspections undertaken as agreed in the Inspection & Test Plan in Condition 20(b) and by provision and approval of supporting documentation provided by the developers representative/s in support of the constructed works – EES PS4 and producer statements including supporting evidence of inspections by those persons, works acceptance certificate, statement of compliance of as built works and as built plans, RAMM data, management plans, operation and maintenance plans and all other test certificates and statements and supporting information required to confirm compliance of the works as required by Council's QA/QC Manual and the Council's Environmental Engineering Standards 2010.

No construction works are to commence onsite until the engineering plans required in condition 20(a) have been approved and all associated plan inspection fees have been paid.

- e) The consent holder shall notify Council, in writing, of their intention to begin works, a minimum of seven days prior to commencing works. Such notification shall be sent to the Development Engineer and include the following details:
 - i. Name and telephone number of the project manager/ IQP.
 - ii. Site address to which the consent relates.
 - iii. Activities to which the consent relates.
 - iv. Expected duration of works.

A copy of the approved engineering plans and a copy of the resource consent conditions, Inspection and Test Plan, approved corridor access request and the above letter are to be held onsite at all times during construction. All personnel working on the site shall be made aware of, and have access to the resource consent and accompanying documentation.

- f) The consent holder shall submit written confirmation from power and telecommunications utility services operators that their conditions for this development have been satisfied in accordance with Council's Environmental Engineering Standards 2010 Edition to the approval of the Councils' Development Engineer or their delegated representative.
- g) The consent holder shall ensure that spoil from the site must not be tracked out onto Council or State Highway Road formations to the satisfaction of the Development Engineer or delegated representative.

- h) Dust nuisance must be controlled onsite (by use of a water cart or similar) by the applicant so as not to cause "offensive or objectionable" dust at or beyond the boundary of the development of the Development Engineer or delegated representative.
- i) The consent holder must provide written confirmation from a Licensed Cadastral Surveyor that all services and accesses are located within the appropriate easement boundaries to the satisfaction of the Development Engineer or delegated representative.
- j) The consent holder must reinstate Council's street footpath, stormwater kerb and channel, road carriageway formation, street berm and urban services by the demolition and construction works associated with the subdivision and land use activities shall be reinstated in accordance with Section 3 of Council's Environmental Engineering Standards 2010 Edition at the expense of the consent holder to the satisfaction of the Development Engineer or delegated representative.
- k) The consent holder must submit a certified and dated 'as built' plan of completed works and services in accordance with Council's Environmental Engineering Standards 2010 Edition. This condition shall be deemed satisfied once the as-builts have been approved by Council's Development Engineer or delegated representative.
- l) The consent holder must submit certified RAMM data for all new/upgraded or extended vehicle crossing culverts prepared by a suitably qualified person in accordance with Council's Environmental Engineering Standards 2010 Edition to the satisfaction of the Development Engineer or delegated representative.
- m) The consent holder must supply and erect the Public street/road/access name for all Public Roads within the stage boundary in accordance with Sheet 24 of Council's Environmental Engineering Standards 2010 Edition, inclusive of the approved street/road/access name. The sign shall be located in a position where it is most visible for road users to the satisfaction of the Development Engineer or delegated representative.
- n) The consent holder must submit for approval a completed Geotechnical report including a detailed site plan of any areas of filling, from a Geotechnical Engineer specifying any site restrictions, and confirmation that the land is suitable for building development to the satisfaction of the Development Engineer or delegated representative.
- o) If filling were to occur on any allotment, the consent holder shall submit a Form EES PS4 compiled by a suitably qualified person including details confirming the location of such fill on the affected titles, to the satisfaction of the Development Engineer, or delegated representative. This Form EES PS4 (and associated reports, plans and similar) will be registered against the relevant titles via a consent notice.
- p) Following completion of construction, the consent holder shall provide a works producer statement from the suitably qualified contractors who completed the works, certifying that the works have been completed in accordance with the approved engineering plans, Council's Environmental Engineering Standards 2010 Edition and best trade practise, to the satisfaction of Whangarei District Council's Development Engineer or delegated representative.
- q) The consent holder shall complete all landscape works required by condition 20(i) of this consent to the satisfaction of the Team Leader RMA Approvals and Compliance or their delegated representative. Confirmation shall be provided by way of written evidence from a landscape architect and a site visit by a member of the Parks Department of the Council or their delegated representative.
- r) The consent holder shall prepare a fencing covenant as defined under Section 2 of the Fencing Act 1978 to be registered against all residential allotments to be created adjoining ~~the stormwater~~ **Lot 553 as reserve** to vest (excluding road reserve), specifying that Council will not be liable for any costs for future fencing of boundaries with any pond. In addition, the boundary fencing adjoining the pond to vest (excluding road reserve) above a height of 1.2m shall be constructed in visually permeable materials that allow visibility into the reserve. Details of proposed fencing shall be provided to Council's Parks and Recreation Manager for approval prior to construction.

- s) Pursuant to Section 221 of the Resource Management Act 1991, a consent notice must be prepared and be registered on the Computer Freehold Register of (~~lots 121-129, 139-147, 153-169, 174, 196-197, 444-445~~ **162, 164, 167, 168, 170 – 173, 175 – 183, 222 – 234, 237, 334, 335, 338, 339, 342, 343, 346, 347, 350, 351, 354, 355, 358 – 360 and 466**) at the consent holder's expense, containing the following conditions which are to be complied with on a continuing basis by the subdividing owner and subsequent owners:
- i At the time of building consent provide suitable evidence/design to illustrate that, stormwater attenuation will be provided for all impervious surfaces exceeding 45% of the lot size area, to ensure compliance with Council's Environmental Engineering Standards 2010 and to the satisfaction of the Whangarei District Council. The design shall be undertaken by a suitably qualified engineer or Council IQP.
 - ii Any development shall comply with the restrictions and recommendations identified in the Geotechnical completion engineering report (with appropriate references and to be dated) as required under condition 21(o) unless an alternative engineering report prepared by a Geotechnical or Chartered Professional Engineer is approved in writing by Council.
 - iii At the time of building consent, the property owner shall arrange to supply and install (at its own cost) a pressure sewer system of an approved make, brand or type (including all its constituent components) to the satisfaction of Council. After approval by WDC Waste and Drainage Manger, and connection of the pressure sewer system to the Council's reticulated system, WDC shall own and maintain the pressure sewer system in accordance with the WDC Pressure Sewer Policy. The Owner shall continue to own and maintain the property's gravity drain to the pump chamber. The Owner shall be responsible for paying for the power consumption of the pumping unit in accordance with Council Pressure Sewer Policy.
 - iv At the time of building consent, the owner shall construct the vehicle entrance crossing in accordance with Sheet 18 Residential Single Width Crossing also in accordance with Sheets 22 & 23 of Council's Environmental Engineering Standards 2010 Edition. Unless an existing approved vehicle crossing to the site exist. Entrance crossings are to be designed and constructed in such a manner that will control stormwater run-off entering a property from the road, and that likewise prevent stormwater and detritus, including gravel, dirt and other materials, migrating onto the road reserve from a property.

Section 37 – Extension of Working Days

Pursuant to Section 37 and 37A, an additional 09 working days (to 16th February 2022) are included to allow for the applicant to review and respond to draft consent conditions.

Reasons for the Decision

Pursuant to section 113 of the Act the reasons for the decision are as follows:

1. Overall it is considered that there will be no adverse effects arising from the granting of consent that extend beyond those considered as part of the granting of the underlying subdivision consent.
2. The proposed changes to conditions will not result in any conflict with provisions contained in the proposed Whangarei District Plant.
3. There are no other matters considered relevant to making an appropriate consideration of this application.

Advice Note

- 1 Section 357A(3) of the Resource Management Act 1991 provides a right of objection to this decision. Objection must be in writing, setting out the reasons for the objection, delivered to Whangarei District Council within 15 working days after the decision has been notified to you. A fee may be payable to cover the costs of processing any objection.
- 2 The Team Leader RMA Approvals and Compliance shall be notified at least five (5) working days prior to activities commencing on the subject site.
- 3 Please note that the commencement date for this resource consent is not affected by the granting of this Section 127 application.



A Hartstone, Consultant Planner

14 February 2022

Date



K Martin, Team Leader RMA Consents

16th February 2022

Date