

Our Reference: RC205132 RC205133 / 200807101208
Valuation Reference: 21615-002-08

7 August 2020

Ravenswood Developments Limited
C/- Davis Ogilvie & Partners
PO Box 589
CHRISTCHURCH 8140

Dear Matt

**DECISION ON RESOURCE CONSENT APPLICATION
RAVENSWOOD DEVELOPMENTS LIMITED - 90 CHINNERY'S ROAD, WOODEND**

Please find enclosed a copy of the decision reached by the Planning Manager under delegated authority from the Council on the above application.

We also enclose information relating to rights of appeal, lapsing of consent (where applicable), and other legal requirements.

Yours faithfully



Ian Carstens
RESOURCE MANAGEMENT PLANNER

Encl

CC Paul Croft

WAIMAKARIRI DISTRICT COUNCIL

IN THE MATTER of the Resource Management Act 1991

AND

IN THE MATTER of an application lodged by **Ravenswood Developments Limited** for a resource consent under Section 88 of the aforementioned Act.

APPLICATION

The applicants sought a resource consent to subdivide Lot 4002 DP 526350, Lot 9000 LT 525252, Pt RS358 and Pt RS 3171 to create 196 fee simple residential allotments, 1 balance lot and 4 road reserves at 90 Chinnerys Road, Woodend.

The subdivision is to be staged into the following sub stages as specified below:

Stage 3a

- Lots 339 to 381 and balance Lot 9001
- Road to vest Lot 3008

Stage 3b

- Lots 382 to 438 and balance Lot 9002
- Road to vest Lot 3009.

Stage 3c

- Lots 439 to 493 and balance Lot 9003
- Road to vest Lot 3010

Stage 3d

- Lots 494 to 534 and balance Lot 9004
- Road to vest Lot 3011

The subdivision application is supported by a land use application to erect dwellings on lots exceeding the permitted 35% site coverage requirement (40% proposed). One dwelling is to be established on each proposed lot and the lots range in area between 400m² to 521m².

However, the applicant has offered a number of urban design controls including bulk and location matters (site coverage, recession planes, setbacks and height) to ensure any future dwellings attain a Residential 6 character despite their non-complying status.

The site is predominantly flat to gently sloping from west to east and is drained via a number of farm drainage channels (running west to east) and the Taranaki Stream. The site is primarily covered in exotic pasture and used for the grazing of animals. Vegetation within the site consists of some lower plantings dispersed within the site.

The Taranaki Stream traverses the general Ravenswood site. The stream, which is highly modified, enters the site in the south west corner (to the north of the Stage One application site) and currently follows the diagonal line of pine trees across the site, runs on parallel to Chinnerys Road boundary before zig zagging across the land and exiting the site beneath the State Highway in the north east corner of the site.

The previous Stages (1A and 1B) have been subject to engineering plans and approvals where titles have been issued for Stage 1A and Stage 1B. Stage 2 is in the process of getting its 223 and 224c certification from Council

DECISION

The Planning Manager, on the 7th August 2020, approved:

THAT pursuant to Section 104B of the Resource Management Act 1991, consent be granted to subdivide 90 Chinnerys Road, Woodend being Lot 4002 DP 526350, Lot 9000 LT 525252, Pt RS 358 and Pt RS 3171 into 196 residential lots, 4 road reserves to vest (Lots 3008, 3009, 3010 and 3011), and one balance lot (Lot 9000) as a Non-Complying Activity subject to the following conditions which are imposed under Section 108 of the Act:

1. Application Plans

1.1 The activity shall be carried out in accordance with the attached approved application plans stamped RC205132 and RC205133.

2. Staging

2.1 The Consent Holder may stage the development provided all associated conditions have been completed at each stage to the Council's satisfaction and that the balance lots remain complying lots under the Waimakariri District Plan. Stages can be undertaken simultaneously, however, shall not deviate from the following:

Stage 3a

- Lots 339 to 381 and balance Lot 9001
- Road to vest Lot 3008

Stage 3b

- Lots 382 to 438 and balance Lot 9002
- Road to vest Lot 3009.

Stage 3c

- Lots 439 to 493 and balance Lot 9003
- Road to vest Lot 3010

Stage 3d

- Lots 494 to 534 and balance Lot 9004
- Road to vest Lot 3011

3. Standards

3.1 All stages of design and construction shall be in accordance with the following standards (and their latest amendments) where applicable:

- Waimakariri District Council Engineering Code of Practice.
- National Code of Practice for Utility Operators Access to Transport Corridors.
- NZ Transport Agency standards.
- Relevant Ausroads Guides & standards.
- NZS 4404:2010 Land Development and Subdivision Infrastructure.
- NZS 4431 - Earthfill for Residential Development.
- SNZ PAS 4509:2008 New Zealand Fire Service Fire Fighting Water Supplies Code of Practice.
- German DIN 4150 Standard, Part 3 (1999), Effects of Vibration on Structures.
- NZS 6803:1999 Acoustics for Construction Noise.
- Erosion and Sediment Control Toolbox for Canterbury.
- MOTSAM – Manual of Traffic Signs and Markings.

4. Easements

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

5. Lots to Vest

5.1 Lots 3008, 3009, 3010 and 3011 shall vest as Road Reserve in the Waimakariri District Council.

6. Design of Reticulated Services/Engineering Plan Approvals

- 6.1 Electronic copies of the design, plans, design reports and specifications of all works shall be submitted to the Council for approval prior to works commencing. Approval of complying documents shall be given in writing and work shall not commence until this approval has been received from the Council.
- 6.2 The Consent Holder shall submit engineering plans, specifications, design report and a design certificate, of all works to the Council for approval. No work shall commence until formal approval in writing has been provided by Council. The design certificate shall be signed by a Chartered Professional Engineer.
- 6.3 The Chartered Professional Engineer with relevant experience undertaking the design work shall submit a 'Producer Statement (Design)' to Council for approval, in writing, prior to works commencing on site.
- 6.4 Electronic copies of the design, plans, design reports and specifications of all works shall be submitted to the Council for approval prior to works commencing. Approval of complying documents shall be given in writing and work shall not commence until this approval has been received from the Council.
- 6.5 Any subsequent amendments to the design, plans, and specifications shall be submitted to Council for approval in writing.

7. Supervision and Setting Out

- 7.1 Prior to commencement of any works, the Consent Holder shall engage a Chartered Professional Engineer or Registered Surveyor, to supervise all engineering works and setting out.
- 7.2 The Consent Holder shall ensure that the Supervising Engineer/Surveyor submits a programme of inspection intended to meet the requirements of Condition 7.1 at the time of submitting the engineering design, plans, and specifications.
- 7.3 The Consent Holder shall ensure the supervising engineer/surveyor supplies to Council a certificate stating that all works and services associated with the subdivision have been installed in accordance with the approved plans and specifications and that the "As Built" plans are a true and accurate record of all works and services as constructed. This certificate shall be supplied at the time of requesting the Section 224c Certificate.

- 7.4 The Consent Holder shall ensure the supervising Engineer/Surveyor forwards copies of site inspection notes for all supervision site visits to the Council. These shall be forwarded to the Waimakariri District Council every five working days.
- 7.5 The supervising Chartered Professional Engineer or Registered Surveyor shall complete and submit to Council a 'Producer Statement (Construction)' on the completion of the works.

8. Earthworks

- 8.1 Where land filling is to be undertaken, the areas affected together with dimensions relative to the created property boundaries, shall be shown on the "As Built" plans to be supplied to the Council.
- 8.2 Any areas of fill, or earthworks not certified in accordance with NZS 4431:1989 shall, together with sufficient dimensions to locate the feature relative to property boundaries, be registered on the land transfer title plans, and shown on the "As-built" plans.
- 8.3 Where excavated cut material is greater than 200mm in thickness, the consent holder shall undercut and replace with 100mm minimum of compacted topsoil.
- 8.4 Earthworks, reshaping or fill shall not alter natural ground level by more than 300mm where it is carried out within 2 metres of the boundary of the site.
- 8.5 Earthworks, reshaping or fill shall not alter natural ground level by more than 600mm where it is carried out within 2 -10 metres of the boundary of the site.
- 8.6 No earthworks, reshaping or fill shall block, impede or reshape any drain, overland flow path or channel, and shall not create ponding of stormwater in any adjacent land in separate ownership. Stockpiles of excavated material or fill shall be located a minimum of 100 metres away from neighbouring dwellings. The height of the stockpiles shall be limited to 8.0 metres above surrounding ground level.
- 8.7 All rubbish, organic or other unsuitable material shall be removed off site to an approved site where this material can be legally disposed of.
- 8.8 The Consent Holder shall, where material needs to be imported, provide details as to the source and type of material, laboratory tests to confirm mode of compaction, type and frequency of transportation and the route used to enter the site.
- 8.9 Earthworks shall only be undertaken between the hours of 7am to 7pm on Monday to Saturday. No earthworks shall take place on Sundays or public holidays.

- 8.11 Construction noise shall not exceed the recommended limits specified in, and shall be measured and assessed in accordance with, the provisions of NZS: 6803: P1999 "*Measurement and Assessment of Noise from Construction, Maintenance, and Demolition Work*". Adjustments and exemptions provided in clause 6 of NZS: 6803: P1999 shall apply.
- 8.12 The Consent Holder shall ensure all lots are shaped to slope to the roadside kerb and channel / swale / to the head of the right of way serving each lot or to an approved outfall, without discharging across adjacent lots.

9. Environmental Management Plan

- 9.1 Prior to any works on site, the Consent Holder shall provide an Environmental Management Plan (EMP) to the Council for approval in writing. The EMP shall detail the methodology of works and the environmental controls in place to limit the effects from issues such as flooding, dust, noise, pollution, wildlife. No works shall occur until this EMP has been submitted and approved by Council in writing.
- 9.2 All works shall be carried out in accordance with the approved EMP including any subsequent amendments.
- 9.3 The Consent Holder shall be responsible for installing and maintaining any sediment control devices, protection of the existing land drainage and waterways, and making regular inspections, repairs and changes to the proposed measures as required.
- 9.4 The Consent Holder shall obtain the Council's approval, in writing, prior to undertaking works that do not accord with the EMP as a result of adverse site conditions or because amendments are required.

10. Construction Traffic Management Plan

- 10.1 The Consent Holder shall prepare a Construction Traffic Management Plan (CTMP), to be submitted for approval by Council in writing as the road controlling authority as part of the Engineering Approval process.
- 10.2 The CTMP shall, as a minimum include the following:
- A location plan showing the proposed works, site access points, site yard, and any other point on the local roading network to be regularly accessed during the works.
 - A schedule of various work stages and anticipated traffic generation.
 - A schedule of roads to be used for haul roads for supply of materials, as well as haul roads used between various stages/locations of the work site.
 - The hours during which traffic will be generated in the vicinity of the site.

- Identification of events, holidays and other periods when traffic patterns are likely to be uncharacteristic
 - Details of signage, speed restrictions, detours, road closures and any other traffic management provisions to meet the requirements described in the NZTA Code of Practice for Temporary Traffic Management.
 - Contact names and telephone numbers, including 24 hour emergency contact details.
- 10.3 The consent holder shall meet with Councils Roading Compliance Engineer to discuss the requirements of the Temporary Traffic Management, with submission of all required Traffic Management Plans to be approved by Council, in writing, prior to any works commencing on site.
- 10.4 The Consent Holder shall review and change the CTMP if and when required, in conjunction with the relevant stakeholders. Any changes shall be submitted to the Council for approval.

11. Water Supply

- 11.1 The Consent Holder shall provide a potable reticulated domestic water supply to service Lots 339 to 534 (inclusive) by installing as main and submain to the new trunk main running along Bob Robertson Drive, constructed as a part of Stage 2; which then joins the Woodend and Pegasus Waimakariri District Council water networks. All works shall be completed in accordance with the approved plans and specifications.
- 11.2 The Consent Holder shall install the internal subdivision reticulated water system that incorporates the following minimum requirements:
- (a) The installation of 200mm, 150mm or 100mm diameter minimum PN 12 rated water mains within the roads to vest.
 - (b) The installation of 50mm (DN63 OD MDPE) PN 12.5 PE sub mains.
 - (c) The installation of an appropriate number of medium pattern screw down fire hydrants on all new water mains in the roads in accordance with the requirements of the Waimakariri District Council Engineering Code of Practice.
 - (d) Separate 15mm diameter service connection pipes from the 50mm submain to a toby box for each residential lot.
 - (e) Toby boxes and valves at the road reserve frontage for each residential lot.
 - (f) Individual 20mm service connection pipes from the toby box to a point a minimum of 1 metre inside the boundary of the lots or if access is via a right of way to a minimum of 1 metre within the main body of the rear lots.

- 11.3 The water reticulation system within the development shall be designed to incorporate resilience to settlement. Specifically, where PVC or other socket jointed pipes are used in land or land prone to ground settlement, then the water reticulation must meet the following requirements unless specifically authorised, in writing, by the 3 Waters Manager of the Council:
- a) Maximum depth to pipe invert of 1.5 metres.
 - b) The water reticulation shall be designed and constructed to ensure that any settlement induced deformation due to ground consolidation is no more than 100mm vertical and/or 200mm of horizontal deviation in any 50m length of main over 95% of the water reticulation system.
 - c) The design shall be resilient, and shall incorporate specific resilient design components, including ground improvement.
- 11.4 The Consent Holder shall employ a Chartered Professional Engineer to prepare a report, which shall certify that the design and construction achieves the criteria of Conditions 11.2 and 11.3. This report shall be prepared upon completion of the works and submitted to Council, in writing to be approved prior to the issue of the Section 224(c) conditions certificate.
- 11.5 The Consent Holder shall engage the Council's Water Unit to connect any new reticulation to the existing reticulation at the expense of the Consent Holder.
- 11.6 The Consent Holder shall apply to Council's Water Asset Manager, in writing, for approval to connect to the Council's existing water reticulation. Works on the reticulation shall not commence until the approval has been given.

12. Sewerage

- 12.1 The Consent Holder shall install a reticulated sewer system to service the development in accordance with approved plans and specifications.
- 12.2 The Consent Holder shall connect the new infrastructure servicing this development to the existing sewer reticulation within Bob Robertson Drive, constructed as part of Stage 2, before discharging to the existing sewer Pump Station 4, also constructed as part of Stage 2.
- 12.3 The Consent Holder shall install the reticulated sewer system that incorporates the following minimum requirements:
- (a) The Consent Holder shall connect Lots 339 to 534 (inclusive) by individual lateral connections to new infrastructure to be constructed in the Stage 3 development works.
 - (b) The Consent Holder shall install 150mm and 225mm minimum diameter mains in all roads to vest at the gradients set out in the Waimakariri District Council Engineering Code of Practice to the pump station.

- (c) The Consent Holder shall install domestic sewer laterals from the nearest main to a minimum of 1.0 metre inside the main body of Lots 339 to 534 (inclusive). All laterals shall be laid perpendicular to the main.
 - (d) All sewer works shall be designed and constructed in accordance with the WDC Engineering Code of Practise (ECOP). Final details and design shall be accepted during the engineering approval process.
- 12.4 The sewer system shall be designed to incorporate resilience to settlement. Specifically, where gravity sewer systems are to be constructed in land prone to ground settlement, then the gravity sewer shall meet the following requirements over 95% of the gravity reticulation system unless specifically authorised otherwise, in writing, by the 3 Waters Manager of the Council:
- a) Maximum depth to pipe overt of 3.0 metres.
 - b) Minimum grade of 1:200.
 - c) The sewer shall be designed and constructed to withstand settlement due to ground consolidation, with no more than 50mm vertical deviation and 100mm of horizontal deviation in any 50m length of main over 95% of the gravity reticulation system.
 - d) The design shall be resilient, and shall incorporate specific resilient design components, including ground improvement where necessary, geotextile wrapping of all pipe joints, elongated pipe joints at junctions and manholes, and the use of backfill such as compacted AP65 or similar. Other specific resilient design and construction techniques shall be considered where necessary, such as geotextile wrapping of the trench bedding and backfill.
- 12.5 The Consent Holder shall engage a Chartered Professional Engineer to prepare an Engineering & Geotechnical report which shall certify that the design, and construction of all infrastructure, including the sewer pump station achieves the criteria of Conditions 12.3 and 12.4. This report shall be prepared upon completion of the works and submitted to Council, in writing to be approved prior to the issue of the Section 224(c) conditions certificate.
- 12.6 All sewer mains, including laterals to the boundary, shall be sighted for line and grade, air tested and inspected at the expense of the Consent Holder.
- 12.7 Connections to the existing Council reticulation shall be carried out by a Council approved Contractor at the expense of the Consent Holder following application to the Council.
- 12.8 All sewer mains (excluding laterals) shall be inspected in accordance with the following:

- a) All sewer mains (excludes laterals) to be vested in Council ownership shall be internally cleaned and inspected by a CCTV survey, carried out after completion of all construction works to confirm acceptability of workmanship and compliance with the Waimakariri District Council Engineering standards and pipe manufacturer's product specifications.
 - b) The CCTV inspection shall be undertaken in accordance with the "3rd Edition of the New Zealand Pipe Inspection Manual (NZPIM)" and in accordance with the Waimakariri District Council Engineering Code of Practice.
 - c) The sewer mains shall be scored from the CCTV footage in accordance with the NZPIM by a suitably qualified person, and the score sheets together with the CCTV footage shall be provided to the Council.
 - d) The sewer mains shall be free from leaks, dips, deviations and other defects that will adversely affect the function or life of the sewer assets.
- 12.9 All mains in the road reserve and public access ways shall be vested in Council.

13. Stormwater

- 13.1 The Consent Holder shall install stormwater reticulation to collect all stormwater from the hardstand areas within the subdivision, including the roofs and hardstand areas associated with Lots 339 to 534 (inclusive) and shall convey the flow via roadside drainage to the stormwater management area for treatment and attenuation before discharging to Councils reticulation.
- 13.2 The Consent Holder shall utilise new gravity stormwater reticulation as installed under RC185403. Part of Stage 3 (the area located closest to Bob Robertson Drive) shall discharge to the existing stormwater reticulation within Bob Robertson Drive, constructed as part of Stage 2, before, discharging to the existing North Stormwater Management Area. The reticulation servicing the remaining area of Stage 3 shall ultimately connect to a reticulated network fronting Taranaki Stream, which will not be completed as part of Stage 3. In order to service these lots, the consent holder shall construct a temporary overland swale to convey stormwater to the intersection of Bob Robertson Drive and Road 18 where flows will enter the stormwater network constructed as part of Stage 2, ultimately discharging to the North Stormwater Management Area.
- 13.3 The temporary swale as described in condition 13.2 shall be protected by an easement in favour of Council.
- 13.4 The Consent Holder shall design and provide the stormwater reticulation to accommodate a 20% A.E.P (1 in 5-year) storm derived from HIRDS Version 3 plus a 16% allowance for climate change for the subdivision location.

- 13.5 The Consent Holder shall provide for secondary flow paths with a design capacity to accommodate flows from a 2% A.E.P (1 in 50 year) storms. The flow path shall be clearly shown on design plans with the design of the flow path, including flow depths related to cross sections through the flow path provided to clearly demonstrate dwellings will not be flooded following the proposed earthworks. The design shall be provided to Council for approval at the time of engineering approval.
- 13.6 All stormwater mains shall be sighted for line and grade and inspected in accordance with the following:
- a) All stormwater mains (excludes laterals) to be vested in Council ownership shall be internally cleaned and inspected by a CCTV survey, carried out after completion of all construction works to confirm acceptability of workmanship and compliance with the Waimakariri District Council Engineering Code of Practice and the pipe manufacturer's product specifications.
 - b) The CCTV inspection shall be undertaken in accordance with the "3rd Edition of the New Zealand Pipe Inspection Manual (NZPIM)" and in accordance with the Council's Engineering Code of Practice.
 - c) The stormwater mains shall be scored from the CCTV footage in accordance with the NZPIM by a suitably qualified person, and the score sheets together with the CCTV footage shall be provided to the Council.
 - d) The stormwater mains shall be scored to be free from leaks, dips, deviations and other defects that will adversely affect the function or life of the stormwater assets.
- 13.7 The Consent Holder shall install all stormwater reticulation to service each Lot within the subdivision in accordance with the approved plans and specifications.

14. Power and Telephone

- 14.1 The Consent Holder shall engage a utility network operator to provide underground electrical and telecommunication reticulation to the main body of Lots 339 to 534 (inclusive).
- 14.2 The Consent Holder shall provide evidence in writing from a utility network operator that electrical and telephone reticulation has been installed to Lots 339 to 534 (inclusive) and that all costs have been met.

15. Roading

- 15.1 The Consent Holder shall design, construct and test all roading and footpaths to service the development in accordance with the approved plans and specifications and the requirements set out in the Waimakariri District Council Engineering Code of Practice (refer to Standard Drawing 600-272 (Issue D)). To that effect, the following general road layouts shall be used:
- a) Collector Road - 20 m legal width with an 11 m sealed carriageway,

1.5m wide footpath on both sides of the road, 1.25m corridor for services on both sides of the road.

- b) Local Road - 16 m legal width with a 9 m sealed carriageway, 1.6 m wide footpaths on both sides of the road and street trees on one side of the road.
- c) Secondary Local Road - 13 m legal width with a 7.2 m sealed carriageway, 1.65m wide footpath on one side of the road and street trees on one side of the road.
- d) Local Road (Primary Stream) - 16 m legal width with a 11 m sealed carriageway, 1.5m wide footpath on both sides of the road and street trees on one side of the road.

15.2 A design report approved by a suitably qualified CPEng Engineer shall be submitted for approval as part of Engineering Approval process and shall include a Safety Audit Report which is to be prepared by a suitably qualified Safety Audit Traffic Engineer.

15.3 The consent holder shall as part of engineering approval provide design and drawings of the Stage 3C intersection at the future Taranaki bridge location for both interim and ultimate states of development.

This shall include as a minimum the following:

- a) At Detailed Design Stage - Road Safety Audit
- b) Priority
- c) Kerb Lines
- d) Sight lines along the road, through and past any handrail or treatment on the bridge.
- e) Approach angle
- f) Pedestrian/cycleway integration and safety
- g) Signage and street trees

15.4 The consent holder shall install a continuous kerb along the southern boundary of the road bounding the future Taranaki Stream alignment including at the future Taranaki bridge crossing.

15.5 Kerb pedestrian cut downs and tactile pavers shall be provided at all intersections.

15.6 The consent holder shall install road closure signs and chevron board at the end of each closed road at each stage of works. Signage shall be in accordance with MOTSAM.

- 15.7 The Consent Holder shall carry out Benkelman Beam tests or other approved in situ formation bearing tests following completion of the base course layer and prior to sealing. The tests shall meet the requirements set out in the Waimakariri District Council Engineering Code of Practice.
- 15.8 Sealing shall comprise a 30mm thick AC10 asphalt surface overlaying a single hot bitumen Grade 5 chip seal coat seal coat or equivalent if specifically approved by the Council's Roading Manager.
- 15.9 The Consent Holder shall submit plans of all proposed road markings and traffic control signs for approval as part of the Engineering approval process. The Consent Holder shall install all road markings and traffic control signs.

16. Access

- 16.1 The Consent Holder shall create a Stage 3 construction site access from Bob Robertson Drive and a stockpile site access to the following minimum requirements:
- a) The access shall be formed and sealed in accordance with Waimakariri District Council Engineering Code of Practice Standard Drawing 600-218 (Issue E) with a 20 metre metalled strip into the site.
 - b) The throat width shall be a minimum of 6.0 metres.
 - c) A 5 metre long shaker ramp shall be installed at the site end of the metalled strip, with provision for wheel wash facilities.
- 16.2 The Consent Holder shall form and seal the right of way servicing Lots 339 to 340 (inclusive) in accordance with Waimakariri District Council Standard Drawing 600-211A (Issue E).
- 16.3 The Consent Holder shall Clegg Hammer test the access prior to sealing. A measured Clegg Impact Value of at least 25 shall be obtained to assure adequate compaction and pavement strength prior to sealing.
- 16.4 No vehicle access shall be located to directly access onto Bob Robertson Drive. (Collector Road).
- 16.2 Condition 16.4 shall be subject to a Consent Notice pursuant to section 221 of the Resource Management Act 1991 to register on the Certificate of Title for Lots 339, 340 Lots 354 to 363 inclusive, Lot 364, Lot 374, Lot 375, Lot 388, Lots 428 to 443 inclusive and Lots 469 and 470, Lot 493, Lots 494 to 501 inclusive and Lot 534.

17. Rights of Way

- 17.1 The proposed right of way serving Lots 339 - 340 (inclusive) shall be formed and sealed to accord with the Waimakariri District Council Engineering Code of Practice Standard Drawing 600-274 (Issue D).

17.2 The Consent Holder shall Clegg Hammer test the right of way prior to sealing. A measured Clegg Impact Value of at least 25 shall be obtained to assure adequate compaction and pavement strength prior to sealing.

18. Landscaping

18.1 Prior to any works commencing on site a landscaping plan shall be submitted to the Council for approval in writing. This landscape plan should include an installation and maintenance regime, streetscapes and all reserves including grassing and tree locations and consideration shall be given to locally source indigenous vegetation as part of the landscaping plan.

18.2 The Consent Holder shall grass all lawn areas in the reserves and berms. All planted areas shall be mulched and trees, shrubs and fixtures installed in accordance with the Waimakariri District Council Engineering Code of Practice Section 10.

18.3 The Consent Holder shall plant, stake all trees in the green space reserves and streets to meet the following minimum requirements:

a) The trees in reserves are to be a minimum of 2m off paths and road boundaries, 4m off residential boundaries and a minimum of 4m apart.

b) Each tree shall have a single leader and shall be a minimum of 2.5 metres in height at the time of planting.

18.4 The Consent Holder shall maintain all street trees for a period of two years from planting, and any dead or damaged plants shall be replaced on failure.

19. Street Names

19.1 The Consent Holder shall submit three names for each of the proposed roads to the Council for approval.

19.2 Once the road names have been approved by Council, the Consent Holder shall install street name signs and poles at the intersections within the subdivision.

20. Lighting

20.1 The Consent Holder shall provide details of street lighting proposals prepared in consultation with the power supply authority, to the Council for approval, at the time of submission of the engineering plans and specifications.

20.2 A Chartered Professional Engineer shall design the bases for the light poles considering the location and ground conditions. An installation plan shall be prepared and approved by Council before installation proceeds.

20.3 Light poles shall be painted black finish and light bulbs shall be LED type and

approved by Council before installation proceeds.

- 20.4 The Consent Holder shall install at their cost, all lighting approved in accordance with conditions 20.1 to 20.3 inclusive.

21. Geotechnical

- 21.1 The Consent Holder shall undertake ground improvement works as recommended in the Geotech Report provided along with RC205132 application, titled- 'Preliminary Stage 3 Geotechnical Report', prepared by Tonkin & Taylor Ltd, dated- May 2020, ref-1013924. V2 for Lots marked under area 'B' of major lateral stretch for Lots 339 to 353, 361,362, 380 to 383, 393 to 396, 408 to 411, 427, 433 to 457, 481 to 485, 510 to 514, 525 to 527 (inclusive).

- 21.2 A Geotechnical Chartered Professional Engineer with relevant experience in residential development shall oversee the ground improvement construction works and confirm the design assumptions were reasonable. Furthermore, the aforementioned engineer shall submit a 'Producer Statement (Construction)', and a report confirming the completion of the ground improvement works and stating the revised technical category (TC) of the ground to Council for approval, in writing, upon completion of the works.

- 21.3 Prior to a dwelling being established on Lots 339 to 353, 361,362, 380 to 383, 393 to 396, 408 to 411, 427, 433 to 457, 481 to 485, 510 to 514, 525 to 527 (inclusive) the Property Owner shall engage a Geotechnical Chartered Professional Engineer with relevant experience in residential development to undertake a shallow geotechnical investigations in accordance with NZS3604:2011 to confirm the local bearing capacity and prepare foundation designs.

- 21.4 Condition 21.3 shall be subject to a consent notice, pursuant to section 221 of the Resource Management Act 1991 and shall register on the certificate of title for Lots 339 to 353, 361,362, 380 to 383, 393 to 396, 408 to 411, 427, 433 to 457, 481 to 485, 510 to 514, and 525 to 527 (inclusive).

22. Fencing

- 22.1 The land owner of Lots 340 to 353 (inclusive) shall pay the full costs of fencing the common boundary with the proposed future Council Local Purpose (Drainage) Reserve.

- 22.2 Any fencing along the boundary adjacent to Bob Robertson Drive (Collector Road) for Lots 339, 340 Lots 354 to 363 inclusive, Lot 364, Lot 374, Lot 375, Lot 388, Lots 428 to 443 inclusive and Lots 469 and 470, Lot 493, Lots 494 to 501 inclusive and Lot 534 shall have a maximum height of 1.2m and be 50% visually permeable.

- 22.3 Pursuant to Section 221 of the Resource Management Act 1991, Condition 22.1 shall be subject to a Consent Notice registered on the Record of Title of Lots 340 to 353 (inclusive).

22.4 Pursuant to Section 221 of the Resource Management Act 1991, Condition 22.2 shall be subject to a Consent Notice registered on the certificates of title for Lots 339, 340 Lots 354 to 363 inclusive, Lot 364, Lot 374, Lot 375, Lot 388, Lots 428 to 443 inclusive and Lots 469 and 470, Lot 493, Lots 494 to 501 inclusive and Lot 534.

24. Vehicular Access

24.1 No vehicle access shall be located to directly access onto Bob Robertson Drive (Collector Road).

24.2 Condition 24.1 shall be subject to a consent notice pursuant to Section 221 of the Resource Management Act 1991 and shall be registered on the computer freehold register for Lots 339, 340, Lots 354-364 inclusive, Lots 374 and 375, Lot 388, Lots 428-443 inclusive, Lots 469-470, Lots 493-501 inclusive, and Lot 534.

25. Servicing of balance lots

25.1 No further subdivision or development shall take place, or any building established on Lot 9004 until separate connections to the Rangiora Woodend urban reticulated water, sewer and stormwater services have been provided, and the minimum finished floor level shall not be less than 3.85m above mean sea level.

25.2 Condition 25.1 shall be subject to a Consent Notice pursuant to section 221 of the Resource Management Act 1991 to register on the Certificate of Title for Lot 9004.

26. Conditions Auditing

26.1 The Council will audit compliance with the conditions of consent by both site inspections and checking of associated documentation to ensure the work is completed in accordance with the approved plans and specifications and to the Council's standards. The Council will undertake inspections and checking on an at cost basis. The Consent Holder, or their authorised agent, shall notify Council at least one working day prior to commencing various stages of the works. This is to enable audit inspections required by the consent to be performed. Should the Consent Holder wish the Council to accept requests for inspections from any contractors engaged, Council must receive written authorisation. The minimum level of inspection shall be as follows:

Earthworks

- Following the erection/construction of all measures to accord with the Council approved site specific Environmental Management Plan.
- Following topsoil removal and excavation to subgrade.
- During construction to inspect subsoils
- After soiling, prior to sowing.

Trenching

- Prior to backfilling of services.
- During compaction of the trench backfilling.

Services

- During installation.
- Testing of water, sewer and stormwater mains and laterals.
- During construction of the Lift Station
- During construction of the swales.
- Disinfection of water mains.
- CCTV Inspection.
- Following completion of required works.

Roading, Footpaths, and accesses

- Following shaping of Roothing and footpath sub-grade prior to placement of sub base material.
- Following metalling up, prior to pouring of any concrete kerb and channel and/or footpath.
- Following compaction of base course prior to sealing. The carriageway shall be tested with a Benkelman Beam and the kerb and channel, access and footpath with a Clegg Hammer. The results shall be submitted to Council for approval.

Landscaping

- Before setting out of planting and installation of fixtures.
- On completion of the required works.

Reserves/Street Trees

- Before setting out of planting and installation of fixtures.
- During planting of trees.
- On completion of levels over the reserve, check levels, topsoil quality and depth.
- On completion of the hard landscaping ,including buildings, structures and fixtures prior to issue of completion certificate.
- On completion of the planting, trees and works and after the first grass mow.
- On completion of the required works.
- On completion of the maintenance period.

Whole Works

- Prior to issue of a certificate under Section 224(c) of the Resource Management Act 1991.
- One week prior to end of maintenance period (where applicable)
- On completion of maintenance period (where applicable)

26.2 Where repeat inspections are required because of faulty workmanship or work not being ready contrary to the receipt of a notification, such inspections will be carried out at cost for staff time and vehicle running costs for kilometres travelled.

27. Accidental Discovery Protocol

27.1 Where suspected urupa, wahi tapu, wahi taonga or any place associated with human activity that occurred before 1900 and is discovered:

- Earthworks shall stop immediately;
- All machinery shall be shut down immediately;
- All persons shall leave the area;
- The land owner shall be advised of the discovery;
- Heritage New Zealand shall be advised of the discovery and either the Regional Archaeologist of the Heritage New Zealand has confirmed in writing that the archaeologist provisions of the Historic Places Act do not apply; or the requirements of the Historic Places Act have been met and, if required, an archaeological authority (consent) has been granted by the Heritage New Zealand;
- Where the place is associated with Maori activity that occurred before 1900 the land owner shall consult Te Ngai Tuahuriri Runanga to determine in consultation with the NZ Historic Places Trust, what further actions are appropriate to safeguard the site or its contents, and to avoid, reduce, remedy or mitigate any damage to the site; and
- The Waimakariri District Council shall be notified.

27.2 Where koiwi tangata (human remains) are suspected the Consent Holder shall take the following steps:

- Immediately secure the area in a way that ensures the koiwi tangata are untouched.
- Notify Te Ngai Tuahuriri Runanga, the Police and Heritage New Zealand that it is suspected koiwi tangata have been uncovered.
- The Consent Holder of the site shall see that staff are available to meet and guide kaumatua, police and historic places trust staff to the site,

- assisting with any requests that they may make.
- Earthmoving operations in the affected area shall only commence when kaumatua, the Police and Heritage New Zealand staff have marked off the area around the site and have given approval.
 - If the kaumatua is satisfied that the koiwi tangata is of Maori origin the Consent Holder shall seek the Kaumatua's decision on how to progress development.

28. Archaeological Protocol

- 28.1 The consent holder shall engage a consulting archaeologist who shall monitor all earthmoving activities and shall advise on methods to be undertaken to ensure that adverse effects on archaeological values are avoided, remedied or mitigated.
- 28.2 The consent holder shall consult with Te Runanga o Ngai Tahu and Te Ngai Tuahuriri Runanga regarding the appointment of the archaeologist. The consent holder shall provide the consulting archaeologist, Te Runanga o Ngai Tahu and TeNgai Tuahuriri Runanga, the following information no less than 25 working days prior to any earth-moving works:
- a) A schedule of the dates of all significant earthmoving events, their sequence and duration;
 - b) A summary of all measures being undertaken to ensure that adverse effects on archaeological values are avoided, remedied, reduced or mitigated.

29. Wahi taonga, wahi tapu and urupa protocol

- 29.1 The Consent Holder shall engage a representative of Te Ngai Tuahuriri Runanga who shall be present during earthworks to act as advisor to the Consent Holder on identification or protection of wahi tapu, wahi taonga, urupa or historic cultural sites.
- 29.2 The Consent Holder shall ensure that staff involved with earthmoving activities have received training and are aware of the requirement to monitor earthmoving activities in a way that enables the identification of wahi tapu, wahi taonga, urupa or historic cultural sites.
- 29.3 The Consent Holder shall immediately cease earthmoving operations should it become apparent that an urupa, wahi tapu, wahi taonga or suspected historical site has been uncovered. In such circumstances the Consent Holder shall shut down all machinery or activity immediately, secure the area and advise the Runanga of the occurrence.

30. Maintenance

- 30.1 The Consent Holder shall be responsible for the maintenance of all subdivision and associated works (excluding reserves, street trees, landscaping and Stormwater Management Area.) for a period of twelve months following the date of issue of the for review prior to the Engineers Practical Completion certificate. A bond equal to 5% (including GST) of the cost of construction works shall be lodged with Council for the same period.
- 30.2 The Consent Holder shall be responsible for the maintenance of all subdivision and maintenance works associated with the Reserves, Street trees, Landscaping and the Stormwater Management Area for a period of two years following the date of issue of the Engineers Practical Completion certificate. A bond equal to 5% (including GST) of the cost of construction works shall be lodged with the Council for the same period.
- 30.3 Maintenance shall include:
- Appropriate and regular mowing of grass and swales as well as watering of all plants and trees together with the replacement of any dead specimens including wetland plants.
 - Repair of any damage or defects in any of the works or services associated with the development of the subdivision as consented to.
 - Full operation and provision of a maintenance program.

31. As Built Plans

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

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

32. Works Condition

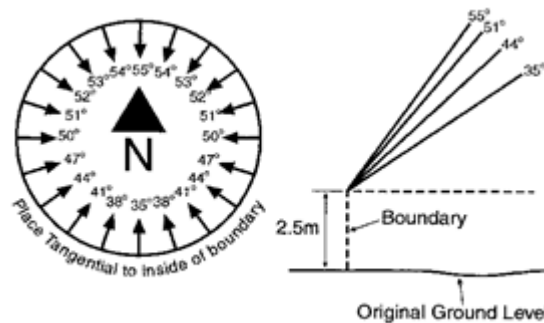
- 32.1 A certificate under Section 224(c) of the Resource Management Act 1991 will not be issued until conditions 1 - 31 above have been met to the satisfaction of the Waimakariri District Council, at the expense of the Consent Holder.

Land use

THAT pursuant to Section 104B of the Resource Management Act 1991 consent be granted to allow a 40% structure coverage of the net area for Lots 339 -534 inclusive from lots created as part of Stage 3 subdivision of RC205132 at 90 Chinnerys Road, Woodend being Lot 4002 DP 526350, Lot 9000 LT 525252, Pt RS 358 and Pt RS 3171 as a discretionary activity subject to the following conditions which are imposed under Section 108 of the Act:

1. Dwellings located on Lots 339-534 inclusive shall be subject to the following design criteria:
 - (a) A maximum structure coverage of 40% of the net site area.
 - (b) Any dwelling on the site shall have a maximum height of 5.5 metres.
 - (c) Any garage or carport erected on the lot shall be located at least 1 metre further from the street frontage than the main front facade of the dwelling.
 - (d) Any dwelling shall be located a minimum of 2 metre from any road boundary.
 - (e) Any dwelling shall be setback a minimum of 1 metre from one side boundary.
 - (f) Any dwelling shall have a maximum height of 5.5 metres.
 - (g) Where a structure is located within 1 metre of a side boundary, the structure shall not exceed 10m in length at which point a step-in from the side boundary of a minimum 0.5m depth shall be provided. The step-in shall be a minimum of 2.5 m metres in length.
 - (h) Each lot shall provide a minimum outdoor living space of 30m² with minimum dimensions of 4m x 6m. At least half of the required minimum area, and the access to the outdoor living space, shall be able to receive sunshine at midday on the shortest day of the year.

- (i) The front door of the dwelling shall directly face the street and be visible from the street.
- (j) The total area of glazing provided facing the road frontage of any floor of any dwelling shall be a minimum of 3m².
- (k) All land between the dwelling and the street, except in areas required for vehicle or pedestrian access, shall be landscaped or lawn.
- (l) All dwellings shall allow an area of at least 3 metres x 1.5 metres for storage of rubbish bins. If that storage area is located between the dwelling and front boundary then it shall be screened by a 1.8 metres minimum height timber board or trellis fence.
- (m) Except when providing screening of an outdoor storage area as required in condition (l) above, any fencing which is located forward of the front façade of the dwelling, except for common internal boundary fencing shall have a maximum height of 1.2 metres and a minimum visual permeability/openness of 50%.
- (n) No structure shall project beyond the building envelope defined by recession planes constructed 2.5 metres above any site boundary. Recession planes shall be measured using the following diagram.



Land use

THAT pursuant to Section 104B of the Resource Management Act 1991 consent be granted to undertake earthworks exceeding an area of 300m³ per 1000m², being Lot 4002 DP 526350, Lot 9000 LT 525252, Pt RS 358 and Pt RS 3171 at 90 Chinnerys Road, Woodend Road, Woodend subject to the following conditions which are imposed under Section 108 of the Act:

1. Except as required to comply with the following conditions, the activity shall be carried out in accordance with the attached approved application plans, stamped RC205132 and RC205133.
2. **Standards**
 - 2.1 All stages of design and construction shall be in accordance with the following standards (and their latest amendments) where applicable:

Council Standards

- Waimakariri District Council Engineering Code of Practice.

Other Standards

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

3. Earthworks

- 3.1 Where land filling is to be undertaken, the areas affected together with dimensions relative to the created property boundaries, shall be shown on the "As Built" plans to be supplied to the Council.
- 3.2 Any areas of fill, or earthworks not certified in accordance with NZS 4431:1989 shall, together with sufficient dimensions to locate the feature relative to property boundaries, be registered on the land transfer title plans, and shown on the "As-built" plans.
- 3.3 Where excavated cut material is greater than 200mm in thickness, the consent holder shall undercut and replace with 100mm minimum of compacted topsoil.
- 3.4 Earthworks, reshaping or fill shall not alter natural ground level by more than 300mm where it is carried out within 2 metres of the boundary of the site.
- 3.5 Earthworks, reshaping or fill shall not alter natural ground level by more than 600mm where it is carried out within 2-10 metres of the boundary of the site.
- 3.6 No earthworks, reshaping or fill shall block, impede or reshape any drain, overland flow path or channel, and shall not create ponding of stormwater in any adjacent land in separate ownership. Stockpiles of excavated material or fill shall be located a minimum of 100 metres away from neighbouring dwellings. The height of the stockpiles shall be limited to 8.0 metres above surrounding ground level.
- 3.7 All rubbish, organic or other unsuitable material shall be removed off site to an approved site where this material can be legally disposed of.

- 3.8 The Consent Holder shall, where material needs to be imported, provide details as to the source and type of material, laboratory tests to confirm mode of compaction, type and frequency of transportation and the route used to enter the site.
- 3.9 Earthworks shall only be undertaken between the hours of 7am to 7pm on Monday to Saturday. No earthworks shall take place on Sundays or public holidays.
- 3.11 Construction noise shall not exceed the recommended limits specified in, and shall be measured and assessed in accordance with, the provisions of NZS: 6803: P1999 "*Measurement and Assessment of Noise from Construction, Maintenance, and Demolition Work*". Adjustments and exemptions provided in clause 6 of NZS: 6803: P1999 shall apply.
- 3.12 The Consent Holder shall ensure all lots are shaped to slope to the roadside kerb and channel / swale / to the head of the right of way serving each lot / to an approved outfall, without discharging across adjacent lots.

4. Environmental Management Plan

- 4.1 Prior to any works on site, the Consent Holder shall provide an Environmental Management Plan (EMP) to the Council for approval in writing. The EMP shall detail the methodology of works and the environmental controls in place to limit the effects from issues such as flooding, dust, noise, pollution, wildlife. No works shall occur until this EMP has been submitted and approved by Council in writing.
- 4.2 All works shall be carried out in accordance with the approved EMP including any subsequent amendments.
- 4.3 The Consent Holder shall be responsible for installing and maintaining any sediment control devices, protection of the existing land drainage and waterways, and making regular inspections, repairs and changes to the proposed measures as required.
- 4.4 The Consent Holder shall obtain the Council's approval, in writing, prior to undertaking works that do not accord with the EMP as a result of adverse site conditions or because amendments are required.

5. Construction Traffic Management Plan

- 5.1 The Consent Holder shall prepare a Construction Traffic Management Plan (CTMP), to be submitted for approval by Council in writing as the road controlling authority as part of the Engineering Approval process.
- 5.2 The CTMP shall, as a minimum include the following:

- A location plan showing the proposed works, site access points, site yard, and any other point on the local roading network to be regularly accessed during the works.
 - A schedule of various work stages and anticipated traffic generation.
 - A schedule of roads to be used for haul roads for supply of materials, as well as haul roads used between various stages/locations of the work site.
 - The hours during which traffic will be generated in the vicinity of the site.
 - Identification of events, holidays and other periods when traffic patterns are likely to be uncharacteristic
 - Details of signage, speed restrictions, detours, road closures and any other traffic management provisions to meet the requirements described in the NZTA Code of Practice for Temporary Traffic Management.
 - Contact names and telephone numbers, including 24 hour emergency contact details.
- 5.3 The consent holder shall meet with Councils Roading Compliance Engineer to discuss the requirements of the Temporary Traffic Management, with submission of all required Traffic Management Plans shall be approved by Council, in writing, prior to any works commencing on site.
- 5.4 The Consent Holder shall review and change the CTMP if and when required, in conjunction with the relevant stakeholders. Any changes shall be submitted to the Council for approval.

6. Engineering Plan Approvals

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

7. Accidental Discovery Protocol

7.1 The consent holder shall engage a consulting archaeologist who shall monitor all earthmoving activities and shall advise on methods to be undertaken to ensure that adverse effects on archaeological values are avoided, remedied or mitigated.

7.2 The consent holder shall consult with Te Runanga o Ngai Tahu and Te Ngai Tuahuriri Runanga regarding the appointment of the archaeologist. The consent holder shall provide the consulting archaeologist, Te Runanga o Ngai Tahu and Te Ngai Tuahuriri Runanga, the following information no less than 25 working days prior to any earth-moving works:

- a) A schedule of the dates of all significant earthmoving events, their sequence and duration;
- b) A summary of all measures being undertaken to ensure that adverse effects on archaeological values are avoided, remedied, reduced or mitigated.

8. Wahi taonga, wahi tapu and urupa protocol

8.1 The Consent Holder shall engage a representative of Te Ngai Tuahuriri Runanga who shall be present during earthworks to act as advisor to the Consent Holder on identification or protection of wahi tapu, wahi taonga, urupa or historic cultural sites.

8.2 The Consent Holder shall ensure that staff involved with earthmoving activities have received training and are aware of the requirement to monitor earthmoving activities in a way that enables the identification of wahi tapu, wahi taonga, urupa or historic cultural sites. Te Runanga o Ngai Tahu and Te Ngai Tuahuriri Runanga shall be contracted to provide appropriate training to such staff.

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

9. Conditions Auditing

9.1 The Council will audit compliance with the conditions of consent by both site inspections and checking of associated documentation to ensure the work is completed in accordance with the approved plans and specifications and to the Council's standards. The Council will undertake inspections and checking on an at cost basis. The Consent Holder, or their authorised agent, shall notify

Council at least one working day prior to commencing various stages of the works.

Earthworks

- Following the erection/construction of all measures to accord with the Council approved site specific Environmental Management Plan.
- Following topsoil removal and excavation to subgrade.
- During construction to inspect subsoils
- After soiling, prior to sowing.

Accesses

- On completion of excavation to sub-grade.

9.2 Where repeat inspections are required because of faulty workmanship or work not being ready contrary to the receipt of a notification, such inspections will be carried out at cost for staff time and vehicle running costs for kilometres travelled.

10. Inspection

10.1 Compliance with the above conditions shall be verified by inspection by a Council Officer pursuant to section 35(2)(d) of the Resource Management Act 1991.

10.2 For inspection/s conducted under the above condition, the consent holder shall pay to the Council charges pursuant to section 36(1)(c) of the Resource Management Act 1991 to enable the Council to recover its actual and reasonable costs in carrying out the inspections.

Land use

THAT pursuant to Section 104B of the Resource Management Act 1991 consent be granted to install non-complying vehicle crossings which will not meet the separation requirements on Lots 339, 341, 342, 353, 354, 363, 364, 368, 369, 374, 375, 378, 379, 380, 381, 382, 388, 389, 393, 395, 401, 402, 403, 408, 409, 410, 418, 419, 427, 428, 443, 445, 454, 456, 469, 470, 482, 483, 492, 493, 501, 502, 511, 512, 514, 520, 521, 526 and 534 created from subdivision RC205132, being Lot 4002 DP 526352, Lot 9000 LT 525252, Pt RS 358, Pt RS 3171 at 174 Rangiora Woodend Road, Woodend, subject to the following conditions which are imposed under Section 108 of the Act:

1. Application Plan

1.1 Except as required to comply with the following conditions, the activity shall be carried out in accordance with the attached approved application plans, stamped RC205132 and RC205133.

2. Access

- 2.1 The property owner shall Clegg Hammer test the accesses prior to sealing. A measured Clegg Impact Value of at least 25 for footpaths and residential crossings shall be obtained to assure adequate compaction and pavement strength prior to sealing. Documentation shall be supplied to Council confirming the test results obtained.
- 2.2 The vehicle crossings shall be formed and sealed to accord with Waimakariri District Council Engineering Code of Practice Standard Drawing 600-211A (Issue E) / 600-211D (Issue D).

2.3

3. Traffic Management Plan

- 3.1 The consent holder shall submit for approval a Traffic Management Plan detailing traffic control works (including sketch layout and control signs). This plan shall be submitted prior to work commencing in road reserves. Management shall be to Level 1, as described in the NZTA Code of Practice for Temporary Traffic Management.

4. Conditions Auditing

- 4.1 The Council will audit compliance with the conditions of consent by both site inspections and checking of associated documentation to ensure the work is completed in accordance with the approved plans and specifications and to the Council's standards. The Council will undertake inspections and checking on an at cost basis. The Consent Holder, or their authorised agent, shall notify Council at least one working day prior to commencing various stages of the works.

Accesses

- On completion of excavation to sub-grade.
 - Following compaction of base course prior to sealing.
 - Upon completion
- 4.2 Where repeat inspections are required because of faulty workmanship or work not being ready contrary to the receipt of a notification, such inspections will be carried out at cost for staff time and vehicle running costs for kilometres travelled.

Land use

THAT pursuant to Section 104B of the Resource Management Act 1991 consent be granted to install non-complying vehicle crossings which will not meet the separation distance requirements between new vehicle crossings and intersections on Lots 339, 354, 363, 364, 374, 375, 388, 427, 428, 443, 469, 470, 493, 501 and 534 created from subdivision RC205132 on Lot 4002 DP 526350, Lot 9000 DP 525252, Pt RS 358 and Pt RS 3171 at 90 Chinnerys Road, Woodend subject to the following conditions which are imposed under Section 108 of the Act:

1. Application plan

- 1.1 Except as required to comply with the following conditions, the activity shall be carried out in accordance with the attached approved application plans, stamped RC205132 and RC205133.

2. Access

- 2.1 The property owner shall Clegg Hammer test the access/all accesses prior to sealing. A measured Clegg Impact Value of at least 25 for footpaths and residential crossings shall be obtained to assure adequate compaction and pavement strength prior to sealing. Documentation shall be supplied to Council confirming the test results obtained.
- 2.2 The vehicle crossings shall be formed and sealed to accord with Waimakariri District Council Engineering Code of Practice Standard Drawing 600-211A (Issue E) / 600-211D (Issue D).

3. Traffic Management Plan

- 3.1 The consent holder shall submit for approval a Traffic Management Plan detailing traffic control works (including sketch layout and control signs). This plan shall be submitted prior to work commencing in road reserves. Management shall be to Level 1, as described in the NZTA Code of Practice for Temporary Traffic Management.

4. Conditions Auditing

- 4.1 The Council will audit compliance with the conditions of consent by both site inspections and checking of associated documentation to ensure the work is completed in accordance with the approved plans and specifications and to the Council's standards. The Council will undertake inspections and checking on an at cost basis. The Consent Holder, or their authorised agent, shall notify Council at least one working day prior to commencing various stages of the works.

Accesses

- On completion of excavation to sub-grade.
- Following compaction of base course prior to sealing.
- Upon completion

Where repeat inspections are required because of faulty workmanship or work not being ready contrary to the receipt of a notification, such inspections will be carried out at cost for staff time and vehicle running costs for kilometres travelled.

REASONS FOR THE DECISION

Pursuant to Section 113 of the Act the Council was satisfied that:

- The environmental effects will be less than minor due to the Residential 6 character of the proposed subdivision, and the dwelling design controls applied to ensure any potential effects on amenity and residential character will be less than minor.
- No person is deemed to be adversely affected by the proposal as the residential amenity and character will be maintained.
- The use of reticulated services for the provision of water sewage, sewer and stormwater services at the site will appropriately provide servicing to all lots in accordance with the relevant standards.
- Access and roading will comply with the engineering code of practice or be designed to provide for safe and efficient use of road network.
- The majority of the remedial works have been carried out and completed under RC145518 and no new HAIL activities have been introduced to the site since the previously consented remediation works, therefore any effects on human health will be less than minor.
- The Accidental Discovery Protocol and planting of locally sourced indigenous vegetation as part of the landscaping plan and the use of Maori Street names will ensure any potential effects on cultural values will be less than minor.
- Any effects caused by earthworks can be avoided or mitigated by the implementation of an Environmental Management Plan.
- The non-complying vehicle crossings will have less than minor traffic safety effects on the environment as there is good visibility and sightlines and the formation standard of the vehicle crossings contributes to the efficiency of access to and from the road network.
- A sufficient amount of on-street parking exists in the surrounding area and adequate amount of space for on-site parking.
- The proposal is in accordance with the Objectives and Policies of the District Plan.

ADVICE NOTES

- (a) The Consent Holder should consider the use of Māori Street names within the subdivision, to acknowledge the significance of the area (to Ngāi Tūāhuriri).
- (b) The planting of locally sourced indigenous vegetation as part of any landscaping plan submitted to Council, should acknowledge and take into account the significance of the area (to Ngāi Tūāhuriri).
- (c) The Consent Holder is advised that requirements and conditions listed are a statement of the Council's minimum standards. Where the Consent Holder proposes alternative higher standards or more aesthetically acceptable alternatives then these shall be submitted to the Council for approval, in writing.

- (d) No excavation shall commence within a public road reserve without the prior receipt of a Corridor Access Request (CAR).
- (e) The Consent Holder is be advised that development contributions apply to this subdivision and that these will be levied in accordance with the existing Private Developers Agreement or any subsequent amendments.
- (f) The consent holder is advised that Producer Statement Design and Construction forms can be sourced from the 'Engineering Code of Practice Part 3 Quality Assurance', Council Service Centres, Section or on-line at: <https://www.waimakariri.govt.nz/home>
- (g) The consent holder is advised that Traffic Management Plan forms can be sourced from Council Service Centres or on-line at: <https://www.waimakariri.govt.nz/home>
- (h) Electrical and telephone reticulation requires that the network structures be available. In some cases, such as in rear lots, this could mean that ducting only is provided to the lot from the service box.
- (i) The Erosion & Sediment control Toolbox for Canterbury can be found on the ECan website link CRC Erosion & Sediment Control Toolbox <http://esccanterbury.co.nz/>
- (j) Connection to the water and wastewater reticulation should be undertaken at the consent holder's expense and connection shall be at completed by a Council approved contractor.
- (k) As per Condition 15.3, the submitted design drawings do not include the bridge design. The condition is included to assure Council that the geometry, proposed road reserve and lot layout at this intersection is sufficient for the future bridge crossing
- (l) It is envisaged that the priority of the Stage 3C intersection at the future Taranaki bridge location be the road along the future Taranaki Stream alignment. This will be an interim measure until the Taranaki Bridge is constructed in which case the priority will change.
- (m) For the purposes of the urban design condition relating to 1(k) of the landuse consent RC205133 for the exceedance of the site coverage, "landscaped" refers to the provision of trees, shrubs, hedges and also includes grassed lawn.

DATED at Rangiora this 7th Day of August 2020



SIGNED by Ian Carstens
RESOURCE MANAGEMENT PLANNER