

Our Reference: RC215668 RC215669 / 220811137682  
Valuation Reference: 2161500396

15 September 2022

Ravenswood Developments Limited  
PO Box 390  
**WANAKA 9343**

Dear Sir

**AMENDED DECISION ON RESOURCE CONSENT APPLICATION  
RAVENSWOOD DEVELOPMENTS LIMITED – STAGE 6  
61 BOB ROBERTSON DRIVE, WOODEND**

Please find enclosed a copy of the Amended decision (under s.133A) reached by the Officer under delegated authority from the Council on the above application.

*The purpose of this minor amendment is to amend the wording of several conditions imposed on RC215668 and RC215669.*

*The agent for the application requested changes to these conditions pursuant to Section 133A of the Resource Management Act 1991. The changes require the amendments to the conditions to include lots that were omitted from the right of ways to meet the onsite manoeuvrability requirements and those lots requiring fencing adjacent to Council Local Purpose (Drainage) Reserves.*

Yours faithfully



Ian Carstens  
**RESOURCE MANAGEMENT PLANNER**

Encl

CC: Davis Ogilvie & Partners  
PO Box 589  
Christchurch

**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 create 278 residential allotments on a balance lot having a total area of 34.3 hectares.

It has been proposed also to establish eight roads, one local purpose pump station and seven local drainage/ utility reserves (Lots 2011-2017).



**Figure 1: Scheme Plan**

The application has been planned in five sub-stages as outlined below:

**Stage 6a**

- 88 fee simple allotments (Lots 1153 to 1163, 1181 to 1185, 1190 to 1200, 1202 to 1257 and 1259 to 1263);
- Two roads to be vested in Council (Lots 3013 and 3014);
- Two local purpose (drainage) reserves (Lots 2011 and 2012);

- One local purpose (pump station) to be vested in Council (Lot 4000); and
- Two balance allotments (Lots 9009 and 9010).

#### Stage 6b

- 75 fee simple allotments (Lots 1099 to 1101, 1104 to 1152, 1164 to 1180, 1186 to 1189, 1201 and 1258);
- Three roads to be vested in Council (Lots 3015 to 3017);
- Three local purpose (drainage) reserves (Lots 2013 to 2015); and
- One balance allotment (Lot 9011).

#### Stage 6c

- 11 fee simple allotments (Lots 986 to 993 and 1055 to 1057);
- One road to be vested in Council (Lot 3018); and
- One balance allotment (Lot 9012).

#### Stage 6d

- 63 fee simple allotments (Lots 994 to 1054, Lots 1102 and 1103);
- One road to be vested in Council (Lot 3019);
- One local purpose (drainage) reserve to be vested in Council (Lot 2016);
- One local purpose (access) reserve to be vested in Council (Lot 2017); and
- One balance allotment (Lot 9013).

#### Stage 6e

- 41 fee simple (Lots 1058 to 1098); and
- One road to be vested in Council (Lot 3020).

### Land Use

The subdivision application is accompanied by a land use application for the following:

- To erect dwellings on undersized (sub-400m<sup>2</sup>) lots without proposed dwelling plans for these lots.
- One dwelling is to be established on each proposed lot and the lots range in area between 331m<sup>2</sup> to 617m<sup>2</sup>.
- Road widths not meeting permitted activity standards;
- Earthworks exceeding permitted activity standards;
- To install non-complying vehicle crossings that do not meet separation and requirements of the Waimakariri District Plan 2005.

## **DECISION**

The Delegated Officer, on the 9 September 2022, **re-approved**:

### **Subdivision – RC215668**

**THAT** pursuant to Section 104B of the Resource Management Act 1991, consent be granted to subdivide 61 Bob Robertson Drive, Woodend, being Lot 9004 DP 569585, Lot 2000 DP 525252 and Lot 1 DP 72463 into 278 residential lots (Lots 986 to 1263 inclusive), eight road reserves to vest (Lots 3013 to 3020 inclusive), seven local purpose (drainage) reserves (Lots 2011 to 2017 inclusive) and one local purpose (pump station) reserve (Lot 4000) 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 RC215668 and RC215669.

#### **2. Standards**

2.1 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
- Waimakariri District Council Stormwater Drainage and Watercourse Protection Bylaw (2018)
- Erosion & Sediment Control Toolbox for Canterbury
- NZS 4404:2010 Land Development and Subdivision Infrastructure
- NZS 4431:1989 Earthfill for Residential Development
- National Code of Practice for Utility Operator's Access to Transport Corridors (10 September 2015 with amendment 16 September 2016)
- NZTA TCD Manual - Traffic Control Devices Manual
- New Zealand Transport Agency standards
- Relevant Austroads Guides & Standards
- NZS 1158:2010 Code of Practice for Road Lighting
- NZS 6803:1999 Acoustics for Construction Noise
- GermanDIN4150 Standard, Part 3 (1999), Effects of Vibration on Structures
- New Zealand Drinking Water Standards 2005 (Revised 2018)
- AS/NZS 2845.1:2010 Water Supply: Backflow Prevention Devices: Materials, Design and Performance requirements.
- New Zealand Industry Standard: Field Testing of backflow prevention devices and verification of air gaps

- New Zealand Pipe Inspections Manual (4th Edition)
- Compliance Document for New Zealand Building Code Clause F4 Safety from Falling - Third Edition
- SNZ PAS 4509:2008 New Zealand Fire Service Fire Fighting Water Supplies Code of Practice.

### **3. Staging**

3.1 The Consent Holder may stage the development provided all associated conditions have been completed at each stage to the Council's satisfaction. Stages can be undertaken simultaneously, however the sequencing shall not deviate from the following:

#### **Stage 6a**

- 88 fee simple allotments (Lots 1153 to 1163, 1181 to 1185, 1190 to 1200, 1202 to 1257 and 1259 to 1263);
- Two roads to be vested in Council (Lots 3013 and 3014);
- Two local purpose (drainage) reserves (Lots 2011 and 2012);
- One local purpose (pump station) to be vested in Council (Lot 4000); and
- Two balance allotments (Lots 9009 and 9010).

#### **Stage 6b**

- 75 fee simple allotments (Lots 1099 to 1101, 1104 to 1152, 1164 to 1180, 1186 to 1189, 1201 and 1258);
- Three roads to be vested in Council (Lots 3015 to 3017);
- Three local purpose (drainage) reserves (Lots 2013 to 2015); and
- One balance allotment (Lot 9011).

#### **Stage 6c**

- 11 fee simple allotments (Lots 986 to 993 and 1055 to 1057);
- One road to be vested in Council (Lot 3018); and
- One balance allotment (Lot 9012).

#### **Stage 6d**

- 63 fee simple allotments (Lots 994 to 1054, Lots 1102 and 1103);
- One road to be vested in Council (Lot 3019);
- One local purpose (drainage) reserve to be vested in Council (Lot 2016);
- One local purpose (access) reserve to be vested in Council (Lot 2017); and
- One balance allotment (Lot 9013).

#### **Stage 6e**

- 41 fee simple (Lots 1058 to 1098); and

- One road to be vested in Council (Lot 3020).

#### **4. Easements**

- 4.1 All services, including open drains 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 3013 to 3020 inclusive shall vest as Road in the Waimakariri District Council.
- 5.2 The following reserves shall be vested in the Waimakariri District Council.
- Lots 2011 – 2016 vested as Local Purpose (drainage) reserve
  - Lot 2017 vested as Local Purpose (access) reserve
  - Lot 4000 vested as LP (pump station) reserve

#### **6. Plans and Specifications**

- 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 Producer Statement 1 (Design), 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 suitably-qualified Chartered Professional Engineer.
- 6.3 The Consent Holder shall forward with the engineering plans, design reports and specifications, copies of any other consents granted in respect of this subdivision.
- 6.4 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 The Consent Holder shall, prior to the commencement of any works, engage a Chartered Professional Engineer, to manage the construction works including ensuring a suitably qualified person oversees all engineering works and setting out. Survey pegs set out on site shall be labelled with lot numbers.
- 7.2 The Consent Holder shall ensure the supervising Geotechnical Engineer submits an Earthworks methodology report intended to meet the requirements of Condition 7.1 at the time of submitting the engineering plans and specifications.
- 7.3 The Consent Holder shall ensure the supervising Engineer submits a programme of inspection intended to meet the requirements of Condition 7.1 at the time of submitting the engineering plans and specifications.
- 7.4 The Consent Holder shall ensure the supervising Engineer supplies to Council a Producer Statement 4 (Construction Review) signed by a Chartered Professional Engineer, stating that all works and services associated with the subdivision have been installed in accordance with the approved engineering plans and specifications

and that the “As Built” plans are a true and accurate record of all works and services as constructed. This certification statement shall be supplied prior to requesting the Section 224(c) Conditions Certificate.

- 7.5 The Consent Holder shall ensure the supervising Engineer forwards to Council copies of site inspection notes for all site supervision visits. These shall be forwarded within five working days of the date of the site visit.
- 7.6 Certificates shall be given to the Waimakariri District Council for all testing undertaken. Copies of the certificates shall be forwarded to Waimakariri District Council every ten working days.

## **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 All earthworks shall be done in accordance with NZS 4431. No uncertified fill shall be placed under building footprints, car parks or any other hard standing areas.
- 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 The Consent Holder shall ensure earthworks involving reshaping or filling shall not alter natural ground level by more than 300mm where it is carried out within 2 metres of the boundary with any adjacent land in separate ownership, and that surface runoff is not altered or impeded on the land in separate ownership.
- 8.5 The Consent Holder shall ensure earthworks involving reshaping or filling shall not alter natural ground level by more than 600mm where it is carried out between 2 metres and 10 metres of the boundary (excluding perimeter drain) with any adjacent land in separate ownership and that surface runoff is not altered or impeded at the site boundary.
- 8.6 The Consent Holder shall ensure all rubbish, organic or other unsuitable material shall be removed off site to an approved disposal facility where this material can be legally disposed of.
- 8.7 During all earthworks the Consent Holder shall employ dust containment measures, such as watering, to avoid off site nuisance effects created by dust.
- 8.8 The Consent Holder shall ensure no earthworks, reshaping or fill shall 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 stockpiles shall be limited to 8.0 metres above surrounding ground level. Any stockpile not removed after a period of 4 weeks shall be grassed to prevent sediment migration.
- 8.9 Where material needs to be imported on to site, the Consent Holder shall provide details of the source and type of material, laboratory tests to confirm mode of compaction, type and frequency of transportation and route used to enter the site to Council, in writing, prior to works commencing.

- 8.10 The Consent Holder shall ensure all construction operations shall be limited to 7 am to 7 pm Monday to Saturday. No construction work shall take place on Sundays or Public Holidays.
- 8.11 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.
- 8.12 Reserves to be vested in Council shall be levelled and covered with a minimum 150mm of topsoil and subject to engineering approval, grassed and landscape planted as per the Waimakariri District Council Engineering Code of Practice.
- 8.13 The Consent Holder shall provide a Certificate of Suitability of Fill from a Chartered Professional Engineer confirming that the land on all residential lots is suitable for residential houses and foundations and is in compliance with NZS 4431. This should be accompanied by an Earthworks Completion report which shall be provided and reviewed by council prior to 224c sign off.
- 8.14 The consent holder shall create construction site access with the following minimum requirements:
- a) The access shall be formed and sealed generally in accordance with Waimakariri District Council Standard Drawing 600-218 issue E with a 10 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 if required.

## **9. Environmental Management**

- 9.1 Prior to any works commencing on site the Consent Holder shall provide an Environmental Management Plan (EMP) to the Council for approval. The EMP shall detail:
- a) the methodology of works and the environmental controls in place to limit effects from issues involving flooding, dust, noise and other pollutants, and
  - b) an Erosion and Sediment Control Plan (ESCP) setting out the measures to be taken to control silt contaminated stormwater at all times during earthworks, accessway development and installation of services.
- 9.2 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.
- 9.3 The Consent Holder shall comply with the EMP, including the ESCP, at all times. Any required amendments to the EMP as a result of adverse site conditions shall be submitted in writing to Council.
- 9.4 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.

- 9.5 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. Traffic Management Plan**

- 10.1 The Consent Holder shall submit for approval a Construction Traffic Management Plan (CTMP) detailing traffic control works (including sketch layout and control signs). This plan may be submitted at the time of engineering plan approval and shall be submitted prior to work commencing in road reserves. Management shall be to Level 1, or Level LV where the estimated traffic volume is less than 500 vehicle per day, as described in the NZTA Code of Practice for Temporary Traffic Management.

- 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 Roding 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 the development (Lots 986 to 1263) by installing main and submain to the new trunk main running along Bob Robertson Drive, constructed as 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 All water supply works shall be designed and constructed in accordance with the WDC Engineering Code of Practice (ECOP). Final details and design shall be accepted during the engineering approval process.
- 11.3 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.
- 11.4 The Consent Holder shall design the water system to incorporate resilience to earthquake events and static settlement. Specifically, the following requirements unless specifically authorised otherwise, in writing, by the 3 Waters Manager of the Council:
- 1) Maximum depth to pipe invert of 1.5m.
  - 2) The water reticulation shall be designed and constructed to withstand an Ultimate Limit State (ULS) earthquake event with a Peak Ground Acceleration of 0.35g with no more than 100mm vertical deviation and 200mm of horizontal deviation in any 50m length of main over 95% of the water reticulation system.
  - 3) The design shall be resilient, and shall incorporate specific resilient design components, including ground improvement where necessary, and the use of non-liquefiable backfill such as compacted AP65 or similar.
- 11.5 The Consent Holder shall employ a suitably experienced Chartered Professional Engineer with relevant experience to prepare a report, which shall certify that the design and construction achieves the criteria of Conditions 11.3 and 11.4. 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.
- 11.6 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.
- 11.7 The Consent Holder shall apply to Council's Water Asset Manager for approval to connect to the Council's existing water reticulation. The approval shall be given before works commence on Council's reticulation.
- 11.8 All mains in the road reserve and public access ways shall be vested in Council.

## **12. Waste Water**

- 12.1 The Consent Holder shall install a reticulated sewer system to service the development (Lots 986 to 1263) in accordance with approved plans and specifications.
- 12.2 The Consent Holder shall connect the new infrastructure servicing this development to the Woodend Urban Wastewater Scheme by connecting to existing wastewater manholes at Road 1.
- 12.3 The Consent Holder shall install the reticulated sewer system that incorporates the following minimum requirements:
- (a) The Consent Holder shall connect all lots by individual lateral connections to new Infrastructure to be constructed in the Stage 6 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 all lots. All laterals shall be laid perpendicular to the main.
  - (d) The Consent Holder shall design and construct a sewer pump station with rising main to pump the wastewater from Stage 6. The pump station is subject to Engineering Approval of the Councils Wastewater Asset Manager.
  - (e) The sewer pump shall be located within Lot 4000.
  - (f) All sewer works shall be designed and constructed in accordance with the WDC Engineering Code of Practice (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) 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.
  - c) 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 suitably qualified Chartered Professional Engineer with relevant experience to prepare an Engineering & Geotechnical report which shall certify that the design and construction of all infrastructure 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 The Consent Holder shall apply to Council's Wastewater Asset Manager for approval to connect to the Council's existing sewer reticulation. The approval shall be given before works commence on Council's reticulation.
- 12.9 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.
- 12.10 The sewer pump station and rising main shall be subject to testing and commissioning prior to issue of the 224(c) conditions certificate as per the Waimakariri District Council Engineering Code of Practice - Part 6 Wastewater, Section 8. A commissioning schedule shall be submitted to the Council for approval at least 10 days prior to commissioning. The 30 day testing period shall be undertaken post 224c issuance. The sewer pump station shall remain in the ownership of the Consent Holder.
- 12.11 Prior to the issue of the 224(c) conditions certificate, the Consent Holder shall supply an Operations and Maintenance Manual to Council for approval in writing, for the sewer pump station.
- 12.12 All mains in the road reserve and public access ways shall be vested in Council.

### **13. Stormwater**

- 13.1 The Consent Holder shall install all stormwater reticulation to service each lot (Lots 986 to 1263) within the subdivision in accordance with the approved plans and specifications.
- 13.2 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 the development and shall convey the flow via roadside drainage to the stormwater management area for treatment and attenuation, or proprietary treatment device for treatment associated with Chinnerys Road and Stage 6.
- 13.3 The Consent Holder shall connect the new gravity stormwater reticulation servicing the development to the stormwater reticulation and discharging to the proposed Stormwater Management Area.
- 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 rainfall figures from NIWAs 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 all events up to and including the critical duration for the 2% AEP storms (1 in 50 year). 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 All mains in the road reserve and public access ways shall be vested in Council.

## **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 each lot (Lots 986 to 1263).
- 14.2 The Consent Holder shall provide evidence in writing from a utility network operator that electrical and telephone reticulation has been installed to each lot (Lots 986 to 1263) 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 10.6m sealed carriageway, 1.5m wide footpath on both sides of the road, 1.25m corridor for services on both sides of the road.
  - b) Collector Road 20 m legal width with an 11m sealed carriageway, 1.5m wide footpath on both sides of the road, 1.25m corridor for services on both sides of the road.
  - c) Local Road 16m legal width with a 9 m sealed carriageway, 1.6m wide footpaths on both sides of the road and street trees on one side of the road.
  - d) Secondary Local Road (Road 3) 13m legal width with a 7.5m sealed carriageway, 1.60m wide footpath on one side of the road and street trees on one side of the road.
- 15.2 The Consent Holder shall adequately design the road to withstand potential deformation following an SLS and ULS earthquake event. A full geotechnical investigation report shall assess the risk of deformation and a road design report shall recommend design aspects to allow the road to remain trafficable to emergency vehicles and residents.
- 15.3 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.
- 15.4 The Consent Holder shall provide kerb pedestrian cut downs and tactile pavers at all intersections.
- 15.5 The Consent Holder shall install road closure signs and chevron board at the end of each closed road at each stage of works.
- 15.6 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. Council shall approve the test results.

- 15.7 The Consent Holder shall carry out Clegg Hammer testing of footpath and kerb formation bearing tests following completion of the base course layer and prior to concreting/surfacing. A measured minimum Clegg Impact Value of 25 for footpaths and 35 for kerb formation shall be obtained to assure adequate compaction and pavement strength prior to sealing/pouring concrete.
- 15.8 Sealing shall be designed to meet NZTA M10 Specification 2020 and pavement design shall be submitted to Council for approval as part of the Engineering approval process.
- 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.
- 15.10 The Consent Holder shall ensure that all temporary and permanent dead ends need to be formed and sealed as hammerheads or cul-de-sacs are designed in accordance with the engineering design approval.

## **16. Vehicle Crossing**

- 16.1 If vehicle access is onto a Collector Road (as identified on the approved plans stamped RC215668 and RC215669), on-site manoeuvring for an 85th percentile car shall be provided on Lots 1099, 1100, 1101, 1102, 1103, 1104, 1105, 1106 to 1109 inclusive, 1128, 1129, 1211 and 1212 to ensure that no vehicle shall reverse onto a Collector Road.
- 16.2 Condition 16.1 shall be subject to a Consent Notice pursuant to section 221 of the Resource Management Act 1991 to register on the Records of Title for Lots 1099, 1100, 1101, 1102, 1103, 1104, 1105, 1106 to 1109 inclusive, 1128, 1129, 1211 and 1212.
- 16.3 If vehicle access is onto a Right of Way, sufficient manoeuvring for an 85th percentile car shall be provided on the right of way or on Lots 986 to 991 inclusive, Lots 995, 996, 999, 1000, 1062, 1063, Lots 1067 to 1072 inclusive, 1077 to 1082 inclusive, Lots 1087 to 1092 inclusive, Lots 1096, 1097, Lot 1107, Lot 1108, Lot 1110, Lots 1113 – 1115 inclusive, Lots 1120 – 1124 inclusive, Lots 1131 – 1134 inclusive, Lots 1139 – 1142 inclusive, Lots 1208 – 1211 inclusive, Lots 1253, 1260, 1262 and 1263 to ensure that no vehicle shall reverse from a Right of Way onto a public road.
- 16.4 Condition 16.3 shall be subject to a Consent Notice pursuant to section 221 of the Resource Management Act 1991 to register on the Records of Title for Lots 986 to 991 inclusive, Lots 995, 996, 999, 1000, 1062, 1063, Lots 1067 to 1072 inclusive, 1077 to 1082 inclusive, Lots 1087 to 1092 inclusive, Lots 1096, 1097, Lot 1107, Lot 1108, Lot 1110, Lots 1113 – 1115 inclusive, Lots 1120 – 1124 inclusive, Lots 1131 – 1134 inclusive, Lots 1139 – 1142 inclusive, Lots 1208 – 1211 inclusive, Lots 1253, 1260, 1262 and 1263.

## **17. Right of Way**

- 17.1 The Consent Holder shall form and seal the right of way serving Lots 986 - 991, Lots 995 and 996, Lots 999 and 1000, Lots 1062 and 1063, Lots 1067 – 1072, Lots 1077 – 1082, Lots 1087 – 1092, Lots 1096 and 1097, Lots 1107 - 1109, 1113 and 1114, Lots 1115, 1120 – 1124, Lot 1130, Lot 1131 and 1132, Lots 1133 and 1139 – 1142, Lots

1208 - 1211, 1262 and 1263, Lots 1252, 1253 and 1260, inclusive to accord with the requirements of the Waimakariri District Council Engineering Code of Practice Standard Drawing 600-274 Issue D.

- 17.2 The Consent Holder shall Clegg Hammer test the rights of way prior to sealing. A measured Clegg Impact Value of at least 25 for footpaths and residential crossing shall be obtained to assure adequate compaction and pavement strength prior to sealing. Documentation shall be supplied to Council confirming the test results obtained.

## **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 sourced 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 and 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 as per the bond Condition 26 of this consent.

## **19. Street Names**

- 19.1 The Consent Holder shall submit three names for the road signs for each road to the Council for approval and, once approved, shall install the street name signs and poles at all road intersections.
- 19.2 The Consent Holder shall provide and install the street name signs and poles at each intersection to the requirements of the Waimakariri District Council Engineering Code of Practice.

## **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 The Consent Holder shall engage a Chartered Professional Engineer to 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 and subject to final engineering approval. 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 a full geotechnical investigation and submit a report to be reviewed at the engineering acceptance stage. The number of tests shall be in accordance with MBIE guidance.
- 21.2 The Consent Holder shall undertake ground improvement works if required to ensure all residential Lots are TC1 or TC2 equivalent. A suitably qualified geotechnical chartered professional engineer shall prepare a detailed design of the ground improvement system that is to be implemented. The detailed design, supporting report and/or calculations, and a 'Producer Statement (Design)' shall be submitted to Council for approval, in writing, prior to works commencing on site.
- 21.3 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.

## **22. Fencing**

- 22.1 The land owner of Lots 986 – 991 inclusive, Lot 995, Lot 996, Lots 999 – 1025 inclusive, Lot 1103, Lots 1129 – 1132 inclusive, Lots 1141 – 1157 inclusive, Lot 1211, Lots 1244 – 1258 inclusive and Lots 1260 - 1263 inclusive shall pay the full costs of fencing the common boundary with the Council Local Purpose (Drainage) Reserve.
- 22.2 Pursuant to section 221 of the Resource Management Act 1991, Condition 22.1 shall register on the Records of Title 986 – 991 inclusive, Lot 995, Lot 996, Lots 999 – 1025 inclusive, Lot 1103, Lots 1129 – 1132 inclusive, Lots 1141 – 1157 inclusive, Lot 1211, Lots 1244 – 1258 inclusive and Lots 1260 - 1263 inclusive.
- 22.3 Any fencing along the boundary adjacent to the Council Local Purpose (Drainage) Reserves being Lot 2011, Lot 2015, Lot 2016, and Lot 5004 DP533428 for Lots 986 to 991 inclusive, Lots 995, 996, Lots 999 to 1025 inclusive, Lot 1103, Lots 1129 to 1132 inclusive, Lot 1211, and Lots 1253 to 1256 inclusive, Lot 1258 and Lots 1260 to 1263 inclusive shall have a maximum height of 1.2m and be a minimum of 50% visually permeable.
- 22.4 Pursuant to Section 221 of the Resource Management Act 1991, Condition 22.3 shall be subject to a Consent Notice registered on the Records of Title for Lot 2011, Lot

2015, Lot 2016, and Lot 5004 DP533428 for Lots 986 to 991 inclusive, Lots 995, 996, Lots 999 to 1025 inclusive, Lot 1103, Lots 1129 to 1132 inclusive, Lot 1211, and Lots 1253 to 1256 inclusive, Lot 1258 and Lots 1260 to 1263 inclusive.

### **23. Accidental Discovery Protocol**

23.1 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 NZ Pouhere Taonga shall be advised of the discovery and either the Regional Archaeologist of the Heritage NZ Pouhere Taonga has confirmed in writing that the archaeologist provisions of the Heritage NZ Pouhere Taonga Act do not apply; or the requirements of the Heritage NZ Pouhere Taonga Act have been met and, if required, an archaeological authority (consent) has been granted by the Heritage NZ Pouhere Taonga;
- 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 Heritage NZ Pouhere Taonga, 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.

23.2 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 NZ Pouhere Taonga 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 NZ Pouhere Taonga 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.

## **24. Archaeological Protocol**

- 24.1 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.
- 24.2 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.

## **25. Wahi taonga, wahi tapu and urupa protocol**

- 25.1 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.
- 25.2 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.
- 25.3 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.

## **26. Maintenance**

- 26.1 The Consent Holder shall be responsible for the maintenance of all subdivision and Council assets vested in Council (excluding reserves, street trees and landscaping) for a period of twelve months 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 Council for the same period.
- 26.2 The Consent Holder shall be responsible for the maintenance of all subdivision and maintenance works associated with the Reserves, street trees and landscaping or 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.

26.3 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.

**27. As-Built Records**

- 27.1 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.
- 27.2 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.
- 27.3 'As Built' plans including long sections setting out in detail the location of all utilities and services, road infrastructure (including footpaths), landscape planting and 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.
- 27.4 An electronic set of 'As Built' plans shall be provided at a scale of 1:500 and 1:1000. In addition to the plans a Chartered Professional Engineer or Registered Professional Surveyor shall provide a separate certification statement stating that the 'As Built' plans are a true and accurate record of all services.
- 27.5 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.

**28. Conditions Auditing**

- 28.1 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 stripping of topsoil;
- During progress of the earthworks;
- Prior to filling drainage ditches;
- Ground improvement;
- On completion to final levels.

### Access and Right of Ways

- On completion of excavation to sub-grade;
- Following compaction of base course prior to final surfacing;
- When Benkelman Beam tests are being carried out;
- Under kerb and channel, right of way and footpaths the formation shall be tested with the Clegg Impact Hammer and approved as satisfactory by the Council.

### 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 pump 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).

29.2 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.

## **30. Works Condition**

30.1 A completion of conditions certificate under Section 224(c) of the Resource Management Act 1991 will not be issued until conditions 1 to 29 above have been met to the satisfaction of the Waimakariri District Council, at the expense of the Consent Holder.

## **Land Use - RC215669 (Structure coverage for Lots 986 - 1129 and Lots 1133 - 1263)**

**THAT** pursuant to Section 104B of the Resource Management Act 1991 consent be granted to allow 40% structure coverage of the net area for Lots 986 - 1129 and 1133 - 1263 inclusive from lots created as part of Stage 6 subdivision (RC215668) at 61 Bob Robertson Drive, Woodend, being Lot 9004 DP 569585, Lot 2000 DP 525252 and Lot 1 DP 72463, as a discretionary activity subject to the following conditions which are imposed under Section 108 of the Act:

1. Dwellings located on for Lots 986 - 1129 and 1133 - 1263 inclusive shall be subject to the following design criteria:
  - (a) A maximum structure coverage of 40% of the net site area.

**Note: For the purposes of calculating site coverage, this excludes the eaves.**

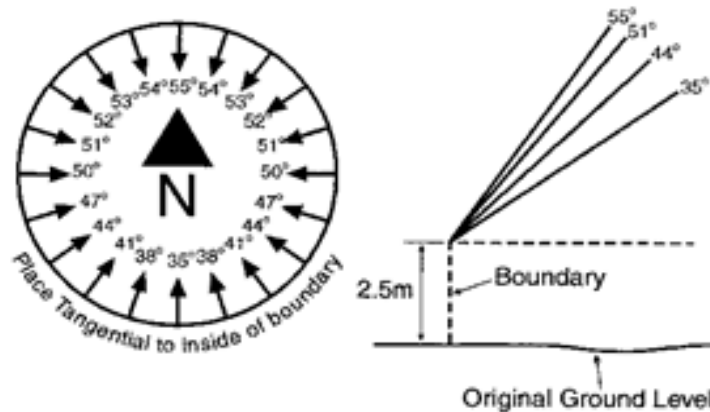
- (b) Any dwelling on the site shall have a maximum height of 5.5 metres.
- (c) Any garage or carport erected on the lot shall be located at least 1 metre further from the street frontage than the main front facade of the dwelling, except where a side garage is constructed in compliance with sub clauses (d) and (e).
- (d) The side wall of any garage erected on the site adjacent to the road boundary shall not exceed 50% of the lot frontage or 6.5 metres in length, whichever is lesser.
- (e) For any garage where a side wall is adjacent to the road boundary, the side wall shall contain a minimum of 2m<sup>2</sup> of glazing or contrasting materials, and the area between the side wall and the road boundary shall contain landscaping which has a combination of trees and/or hedging.
- (f) Any dwelling shall be located a minimum of 2 metres from any road boundary.
- (g) Any dwelling shall be set back a minimum of 1 metre from one side boundary.
- (h) 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.
- (i) Each lot shall provide a minimum outdoor living space of 30m<sup>2</sup> 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.
- (j) The front door of the dwelling shall directly face the street and be visible from the street.
- (k) The total area of glazing provided facing the road frontage of any floor of any dwelling shall be a minimum of 3m<sup>2</sup>.
- (l) All land between the dwelling and the street, except in areas required for vehicle or pedestrian access, shall be landscaped or lawn.

**Note: "Landscaped" includes the provision of trees, shrubs, hedges and also includes grassed lawn.**

- (m) All dwellings shall provide 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 1.2 metre minimum height timber board or trellis fence.
- (n) Except when providing screening of an outdoor storage area as required in condition (m) 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%.

- (o) 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.



## 2. Inspection

- 2.1 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. 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 - RC215669 (Structure coverage for Lots 1130, 1131 and 1132)

**THAT** pursuant to Section 104B of the Resource Management Act 1991 consent be granted to erect a dwelling on undersized lots being Lots 1130, 1131 and 1132 inclusive from lots created as part of Stage 6 subdivision (RC215668) at 61 Bob Robertson Drive, Woodend, being Lot 9004 DP 569585, Lot 2000 DP 525252 and Lot 1 DP 72463 as a non-complying activity subject to the following conditions which are imposed under Section 108 of the Act:

1. Dwellings located on Lots 1130, 1131 and 1132 shall be subject to the following design criteria:

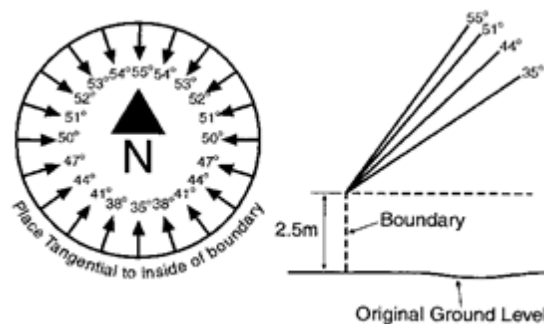
- a) A maximum structure coverage of 45% of the net site area.

**Note: For the purposes of calculating site coverage, this excludes the eaves.**

- b) Any dwelling on the site shall have a maximum height of 5.5 metres.



- c) A minimum dwelling setback of 2 metres from the local purpose drainage reserve boundary.
- d) A minimum dwelling setback of 1 metres from one side boundary.
- e) Where a structure is located within 1 metre of a side boundary, the structure shall not exceed 10m in length without a step-in from the side boundary of a minimum 0.5m depth. The step-in shall be a minimum of 2.5m in length.
- f) Each lot shall provide a minimum outdoor living space of 30m<sup>2</sup> with minimum dimensions of 4 metres x 6 metres. 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.
- g) All land between the dwelling and the street, except in areas required for vehicle or pedestrian access shall be landscaped or lawn.
- h) 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.



## 2. Inspection

- 2.1 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. 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 - RC215669 (Earthworks)**

**THAT** pursuant to Section 104B of the Resource Management Act 1991 consent be granted to undertake earthworks exceeding an area of 300m<sup>3</sup> per 1000m<sup>2</sup>, on Lot 9004 DP 569585, Lot 2000 DP 525252 and Lot 1 DP 72463 at 61 Bob Robertson Drive, 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 RC215668 and RC215669.

### **2. Standards**

2.1 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
- Waimakariri District Council Stormwater Drainage and Watercourse Protection Bylaw (2018)
- Erosion & Sediment Control Toolbox for Canterbury
- NZS 4404:2010 Land Development and Subdivision Infrastructure
- NZS 4431:1989 Earthfill for Residential Development
- NZS 6803:1999 Acoustics for Construction Noise
- GermanDIN4150 Standard, Part 3 (1999), Effects of Vibration on Structures.

### **3. Earthworks**

3.1 All earthworks shall be done in accordance with NZS 4431. No uncertified fill shall be placed under building footprints, car parks or any other hard standing areas.

3.2 Where excavated cut material is greater than 200mm in thickness, the Consent Holder shall undercut and replace with 100mm minimum of compacted topsoil.

3.3 The Consent Holder shall ensure earthworks involving reshaping or filling shall not alter natural ground level by more than 300mm where it is carried out within 2 metres of the boundary with any adjacent land in separate ownership, and that surface runoff is not altered or impeded on the land in separate ownership.

3.4 The Consent Holder shall ensure earthworks involving reshaping or filling shall not alter natural ground level by more than 600mm where it is carried out between 2 metres and 10 metres of the boundary (excluding perimeter drain) with any adjacent land in separate ownership and that surface runoff is not altered or impeded at the site boundary.

3.5 The Consent Holder shall ensure all rubbish, organic or other unsuitable material shall be removed off site to an approved disposal facility where this material can be legally disposed of.

- 3.6 During all earthworks the Consent Holder shall employ dust containment measures, such as watering, to avoid off site nuisance effects created by dust.
- 3.7 The Consent Holder shall ensure no earthworks, reshaping or fill shall 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 stockpiles shall be limited to 8.0 metres above surrounding ground level. Any stockpile not removed after a period of 4 weeks shall be grassed to prevent sediment migration.
- 3.8 Where material needs to be imported on to site, the Consent Holder shall provide details of the source and type of material, laboratory tests to confirm mode of compaction, type and frequency of transportation and route used to enter the site to Council, in writing, prior to works commencing.
- 3.9 The Consent Holder shall ensure all construction operations shall be limited to 7 am to 7 pm Monday to Saturday. No construction work shall take place on Sundays or Public Holidays.
- 3.10 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.
- 3.11 Reserves to be vested in Council under RC215668 shall be levelled and covered with a minimum 150mm of topsoil and subject to engineering approval, grassed and landscape planted as per the Waimakariri District Council Engineering Code of Practice.
- 3.12 The Consent Holder shall provide a Certificate of Suitability of Fill from a Chartered Professional Engineer confirming that the land on all residential lots is suitable for residential houses and foundations and is in compliance with NZS 4431. This should be accompanied by an Earthworks Completion report which shall be provided and reviewed by council within 20 working days of the earthworks being completed.
- 3.13 The consent holder shall create construction site access, with the following minimum requirements:
- a) The access shall be formed and sealed generally in accordance with Waimakariri District Council Standard Drawing 600-218 issue E with a 10 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 if required.

#### **4. Environmental Management**

- 4.1 Prior to any works commencing on site the Consent Holder shall provide an Environmental Management Plan (EMP) to the Council for approval. The EMP shall detail:
- a) the methodology of works and the environmental controls in place to limit effects from issues involving flooding, dust, noise and other pollutants, and

- b) an Erosion and Sediment Control Plan (ESCP) setting out the measures to be taken to control silt contaminated stormwater at all times during earthworks, accessway development and installation of services.
- 4.2 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.
- 4.3 The Consent Holder shall comply with the EMP, including the ESCP, at all times. Any required amendments to the EMP as a result of adverse site conditions shall be submitted in writing to Council.
- 4.4 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.
- 4.5 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. Traffic Management Plan**

- 5.1 The Consent Holder shall submit for approval a Construction Traffic Management Plan (CTMP) detailing traffic control works (including sketch layout and control signs). This plan may be submitted at the time of engineering plan approval and shall be submitted prior to work commencing in road reserves. Management shall be to Level 1, or Level LV where the estimated traffic volume is less than 500 vehicle per day, as described in the NZTA Code of Practice for Temporary Traffic Management.
- 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 Roding 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.

- 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. Accidental Discovery Protocol**

- 6.1 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 NZ Pouhere Taonga shall be advised of the discovery and either the Regional Archaeologist of the Heritage NZ Pouhere Taonga has confirmed in writing that the archaeologist provisions of the Heritage NZ Pouhere Taonga Act do not apply; or the requirements of the Heritage NZ Pouhere Taonga Act have been met and, if required, an archaeological authority (consent) has been granted by the Heritage NZ Pouhere Taonga;
- 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 Heritage NZ Pouhere Taonga, 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.

- 6.2 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 NZ Pouhere Taonga 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 NZ Pouhere Taonga 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.

## **7. Archaeological 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.
- 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. 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 stripping of topsoil;

- During progress of the earthworks;
- Prior to filling drainage ditches;
- Ground improvement;
- On completion to final levels.

#### Trenching

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

#### Whole Works

- On completion

- 9.2 Compliance with the conditions 1 to 8 shall be verified by inspection by a Council Officer pursuant to Section 35(2)(d) of the Resource Management Act 1991. 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
- 9.3 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 on the same charging basis as the normal inspections.

### **Land Use - RC215669 (Non-complying separation distance between vehicle crossings)**

**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 from vehicle crossings on adjoining properties, on Lots 1061,1158, 1160, 1161, 1163, 1164, 1166, 1167,1169, 1170, 1172, 1176, 1188,1189,1190, 1192 to 1195 inclusive, 1217 to 1222 inclusive, 1224, 1236 to 1241, 1252 and 1253 created from subdivision RC215668, being Lot 9004 DP 569585, Lot 2000 DP 525252 and Lot 1 DP 72463 at 61 Bob Robertson Drive, 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 RC215668 and RC215669.

#### **2. Access**

- 2.1 The consent holder shall provide the design drawings and location plan of the vehicle crossing to the Councils Roding Manager for certification prior to construction. No

construction can be undertaken until certification has been supplied by Councils Roading Manager.

- 2.2 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.
- 2.3 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. Conditions Auditing**

- 3.1 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 final surfacing;
  - When Benkelman Beam tests are being carried out;
  - Upon final completion
- 3.2 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 - RC215669 (Non-complying separation distance between vehicle crossings and intersections)**

**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 1103, 1104, 1129, 1136, 1212, 1219, 1220 and 1242 created from subdivision RC215668, being Lot 9004 DP 569585, Lot 2000 DP 525252 and Lot 1 DP 72463 at 61 Bob Robertson Drive, 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 RC215668 and RC215669.

## **2. Access**

- 2.1 The consent holder shall provide the design drawings and location plan of the vehicle crossing to the Councils Rooding Manager for certification prior to construction. No construction can be undertaken until certification has been supplied by Councils Rooding Manager.
- 2.2 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.
- 2.3 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. Conditions Auditing**

- 3.1 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 final surfacing;
  - When Benkelman Beam tests are being carried out;
  - Upon final completion.
- 3.2 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.

## **ADVICE NOTES**

- (a) The Consent Holder is advised that requirements and conditions listed are a statement of the Council's minimum standards. Where the Consent Holder proposes higher standards or more acceptable alternatives these shall be submitted to the Council in writing for approval.
- (b) The Consent Holder is advised that 'As Built' plans will be checked prior to the issue of the 224(c) Conditions Certificate. These will be returned as inaccurate on the first error found. Rechecking will incur an additional fee. No 224(c) Conditions Certificate will be issued until the 'As Built's are confirmed as correct.
- (c) The Erosion & Sediment control Toolbox for Canterbury can be found on the Environment Canterbury website link <http://esc.canterbury.co.nz/>.
- (d) No excavation shall commence within a public road reserve without the prior receipt and approval of a Corridor Access Request (CAR).
- (e) Prior to the erection of any dwelling on the proposed lots, the Consent Holder may be required to provide a site specific geotechnical assessment to be carried out by a suitably qualified Chartered Professional Engineer (CPEng) with experience in residential development. The results of this assessment will be used to design specific foundations for any dwelling.
- (f) 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>.
- (g) Please note that it is your Contractor's responsibility to locate all underground services. No services are to be moved without the written permission of the service provider.

When locating services from service plans, your contractor will need to dig for and confirm the exact location of the service. When excavating in the vicinity of any services, your contractor will be held responsible for any damage.

A vehicle crossing constructed without Council inspections will be deemed as an illegal entrance.

- (h) The Consent Holder shall be advised that development contributions apply to this subdivision and that these will be levied in accordance with the Council's Development Contributions Policy. Development Contributions will be advised in a letter separate to the resource consent decision. Payment of development contributions is required prior to the completion of the 224(c) process, under section 208 of the Local Government Act 2002.
- (i) The consent granted will lapse 5 years after the date of the decision (or if any appeal results, from the date of any decision of the Environment Court) unless, before the consent lapses:
  - The consent is given effect to; or
  - An application is made to the consent authority to extend the period after which the consent lapses, and the consent authority decides to grant an extension after taking into account all relevant statutory matters.

- (j) The Consent Holder should consider the use of Māori Street names within the subdivision, to acknowledge the significance of the area (to Ngāi Tūāhuriri).
- (k) The consent is a resource consent in terms of the Resource Management Act 1991. It is not a consent under any other Act, Regulation or Bylaw.
- (l) The locations of cut downs shall be as close as practicable to the tangent point of the kerb.

## **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, 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 operative and Proposed District Plans.

DATED at Rangiora this 15<sup>th</sup> Day of September 2022



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SIGNED by Ian Carstens  
**RESOURCE MANAGEMENT PLANNER**