

SUBDIVISION CONDITIONS

General

1. The subdivision shall proceed in general accordance with the information submitted with the application on **[INSERT DATE]** and the attached stamped approved plans entitled **[INSERT PLAN REFERENCES]** dated **[INSERT DATE]**, except where another condition of this consent must be complied with.
2. The following conditions of consent shall be met prior to the issue of a completion of conditions certificate under section 224(c) of the Resource Management Act 1991 ('section 224(c) certificate').

Standards

3. All stages of design and construction shall be in accordance with the following standards (and their latest amendments) where applicable, unless otherwise agreed:
 - a. Waimakariri District Council Engineering Code of Practice
 - b. Waimakariri District Council Stormwater Drainage and Watercourse Protection Bylaw (2018)
 - c. Erosion & Sediment Control Toolbox for Canterbury
 - d. NZS 4404:2010 Land Development and Subdivision Infrastructure
 - e. NZS 4431:2022 Earthfill for Residential Development
 - f. National Code of Practice for Utility Operator's Access to Transport Corridors (10 September 2015 with amendment 16 September 2016)
 - g. NZTA Traffic Control Devices Manual New Zealand Transport Agency standards
 - h. Austroads Guides to Road and Pavement Design
 - i. NZS 1158:2010 Code of Practice for Road Lighting
 - j. NZS 6803:1999 Acoustics for Construction Noise
 - k. German DIN 4150 Standard, Part 3 (1999), Effects of Vibration on Structures
 - l. Taumata Arowai Drinking Water Quality Assurance Rules
 - m. AS/NZS 2845.1:2010 Water Supply: Backflow Prevention Devices: Materials, Design and Performance requirements.
 - n. New Zealand Industry Standard: Field Testing of backflow prevention devices and verification of air gaps.
 - o. New Zealand Pipe Inspections Manual (4th Edition)
 - p. SNZ PAS 4509:2008 New Zealand Fire Service Fire Fighting Water Supplies Code of Practice

‘Acceptance’ Advice Note

For the purposes of interpreting the conditions of this consent, the term ‘acceptance’ entails the following:

- a. The receipt of documentation as required by a condition of consent submitted electronically by (or on behalf of) the consent holder to Council’s Land Development Team (subdivisioneng@wmk.govt.nz).
- b. Notice to the consent holder by Council’s Land Development Team within five working days of receipt that the information provided is sufficient to determine compliance with the condition. If the information is not sufficient, the Council’s Land Development Team shall provide details of the further information that is required. If no notice is given within this timeframe, the information shall be deemed to be sufficient.
- c. Notice to the consent holder by Council’s Land Development Team within five working days following confirmation that the information is sufficient that the condition has been satisfied. If the information does not meet the satisfaction of Council’s Land Development Team, it shall provide details of what further action is required to satisfy the condition. If no notice is given within this timeframe, the condition shall be satisfied.

If the above process results in an unresolvable disagreement between the consent holder and Council, the following dispute resolution process shall be followed:

- a. A suitably qualified and experienced professional that is independent of both parties is jointly appointed by Council and the consent holder. That person must declare any conflicts of interest.
- b. The independent professional must undertake a review within 10 working days of the receipt of all relevant documentation from both parties. The independent professional may conduct site visits, interviews, and request additional information. If further information is requested, the timeframe for the review shall be extended by the length of time taken to supply the information.
- c. At the conclusion of the review the independent professional shall issue a written determination stating whether the condition has been satisfied. The determination shall be binding.

Staging

4. The subdivision may be undertaken in the following stages. Subdivision development will commence with Stage 1. Following Stage 1, the remaining stages may be developed in any sequence subject to the provision of the necessary infrastructure, services, and access required to support each stage.
 - a. Stage 1 comprising:
 - i. 100 residential lots
 - ii. three commonly owned access lots (**COAL**),
 - iii. two commercial super lots,
 - iv. one lot to vest as recreation reserve,

- v. two lots to vest as esplanade reserve,
 - vi. one lot for the wastewater pumpstation,
 - vii. one lot to vest as road, and
 - viii. four lots to vest as local purpose reserve (for stormwater management).
- b. Stage 2 comprising:
 - i. 118 residential lots,
 - ii. three lots to vest as recreation reserve,
 - iii. two lots to vest as esplanade reserve, and
 - iv. two lots to vest as road.
- c. Stage 3 comprising:
 - i. the retirement village lot,
 - ii. one lot to vest as recreation reserve, and
 - iii. one lot to vest as road.
- d. Stage 4 comprising:
 - i. 92 residential lots,
 - ii. one COAL
 - iii. two lots to vest as recreation reserve, and
 - iv. two lots to vest as road.
- e. Stage 5 comprising:
 - i. the polo field lot, and
 - ii. one lot to vest as road
- f. Stage 6 comprising:
 - i. 94 residential lots
 - ii. two COALs,
 - iii. two lots to vest as recreation reserve,
 - iv. two lots to vest as road, and
 - v. one lot to vest as local purpose reserve (for stormwater management).
- g. Stage 7 comprising:

- i. 147 residential lots,
 - ii. four COALs,
 - iii. seven lots to vest as recreation reserve,
 - iv. two lots to vest as road, and
 - v. two lots to vest as local purpose reserve (for stormwater management).
 - h. Stage 8 comprising:
 - i. 102 residential lots,
 - ii. one COAL,
 - iii. two lots to vest as recreation reserve,
 - iv. two lots to vest as road, and
 - v. one lot to vest as local purpose reserve (for stormwater management).
 - i. Stage 9 comprising:
 - i. 114 residential lots,
 - ii. two COAL,
 - iii. three lots to vest as recreation reserve,
 - iv. two lots to vest as road, and
 - v. one lot to vest as local purpose reserve (for stormwater management).
 - j. Stage 10 comprising:
 - i. 40 residential lots,
 - ii. one lot to vest as recreation reserve,
 - iii. two lots to vest as road, and
 - iv. one lot to vest as local purpose reserve (for stormwater management).
 - k. Stage 11 comprising:
 - i. 72 residential lots,
 - ii. four lots to vest as recreation reserve, and
 - iii. one lot to vest as road.
- 5. No more than 310 residential allotments shall be certified pursuant to section 224(c) of the Resource Management Act 1991, and no more than 150 retirement village units shall be constructed within Lot 9001, unless and until:

- a. The upgrade of the intersection of Flaxton Road and Threlkelds Road has been completed and is operational in accordance with an engineering design approved by the Waimakariri District Council as Road Controlling Authority, and
 - b. written confirmation has been provided to the Council by a suitably qualified and experienced engineer, and accepted by the Council, that the intersection upgrade has been completed in accordance with the approved design.
- 6. Condition 5 shall not apply where the consent holder has entered into a developer agreement with Waimakariri District Council that:
 - a. provides for the delivery and funding of the Flaxton Road / Threlkelds Road intersection upgrade,
 - b. is executed prior to the issue of any section 224(c) certificate exceeding the thresholds specified in condition 5, and
 - c. provides for the upgrade to be completed within a timeframe and to a standard that maintains the safe and efficient operation of the transport network.
- 7. The following condition must be recorded pursuant to Section 221 of the Resource Management Act 1991 in a consent notice registered on the titles of all lots in any balance land left at the completion of each stage of the subdivision:

No building consent shall be issued for development that would result in the total number of constructed residential units exceeding 310, and retirement village units exceeding 150 within Lot 9001, unless:

- a. the Flaxton Road / Threlkelds Road intersection has been upgraded in accordance with an engineering design approved by the Waimakariri District Council and is operational, or
- b. a developer agreement has been entered into with the Waimakariri District Council providing for the funding and delivery of the intersection upgrade.

Easements

- 8. All required easements shall be created and granted or reserved.

Lots to Vest

- 9. Lots 2000-2008 and 7000-7007 shall vest as Road Reserve in the Waimakariri District Council.
- 10. Lots 4000-4009 shall vest as Local Purpose (Utility) Reserve in the Waimakariri District Council.
- 11. Lots 5000-5024 shall vest as Recreation Reserve in the Waimakariri District Council.
- 12. Lots 6000-6003 shall vest as Esplanade Reserve in the Waimakariri District Council
- 13. Lot 8000 shall vest as Local Purpose (Utility) Reserve in the Waimakariri District Council.

Design, Plans and Specifications

14. All lots (excluding lots to vest) shall be separately serviced with reticulated water, sewer, stormwater, power and telecommunications.
15. Electronic copies of the design, engineering plans, design reports and specifications of all works shall be submitted to Council's Land Development Team for acceptance, in writing, prior to works commencing for each stage.
16. The calculations for the sewer, water, and stormwater flows shall be included in a design report prepared by a suitably qualified and experienced professional which shall be submitted to Council's Land Development Team with the design documentation. Overland flow paths shall also be shown on the design plans.
17. A Road Safety Audit Report (design) shall be prepared by a suitably qualified Safety Audit Traffic Engineer and submitted to Council's Land Development Team with the design report for each subdivision stage at engineering acceptance stage. The report shall consider pedestrian and cyclist use of the proposed roads.
18. A chartered professional engineer or registered professional surveyor with relevant experience undertaking the design work shall submit a Producer Statement (design) PS1 / Schedule 1A with the design plans and reports to Council's Land Development Team for acceptance, in writing, prior to physical works commencing for each stage.
19. Any subsequent amendments to the design, plans, and specifications shall be submitted to Council's Land Development Team for acceptance, in writing.

Supervision and Setting Out

20. Prior to the commencement of any works a chartered professional engineer or registered professional surveyor with relevant experience shall be engaged to supervise all engineering works and setting out.
21. The supervising engineer or surveyor shall forward copies of site inspection notes for all site supervision visits, and all testing certificates to Council's Land Development Team. These are to be provided within five working days of the date of the site visit or test.
22. To demonstrate that construction has been appropriately supervised, Council's Land Development Team shall be provided with:
 - a. a Producer Statement (construction) PS4 / Schedule 1C signed by a chartered professional engineer or registered professional surveyor for all civil and roading works, and
 - b. a PS4 specifically for ground improvement signed by a chartered professional engineer certifying that the engineering fill has been constructed to the requirements outlined in the Tetra Tech Coffey geotechnical report and NZS4431:2022. All fill and earthworks shall be certified in accordance with NZS4431:2022.

Earthworks, Land Stability and Site Works

23. Bulk earthworks specification shall be provided to Council's Land Development Team for acceptance, in writing. All earthworks shall be in accordance with the accepted document and the Engineering Code of Practice.

24. All designs and supporting information submitted to Council for review and engineering acceptance must demonstrate that the secondary flow paths created by this consent are conveyed and contained in accordance with the recommendations of the Flood Effects report included in the consent documentation at Appendix 22.
25. All lots are to be shaped to slope to the roadside kerb and channel, swale or to an approved outfall, without stormwater discharging across adjacent lots.
26. 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 supplied to the Council's Land Development Team.
27. Certificates satisfying the conditions of NZS4431:2022 Code of Practice for Earth Fill for Residential Development are to be provided to the Council prior to the issue of a section 224(c) certificate for each stage. These certificates shall be provided by a Chartered Engineering Professional with suitable experience and accompanied by a report detailing the extent and nature of all earthworks undertaken.
28. Where excavated cut material is greater than 200mm in thickness, it shall be undercut and replaced with 100mm minimum of compacted topsoil.
29. Where material is imported to the site, 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 shall be provided to Council's Land Development Team, in writing, prior to works commencing.
30. Any change in ground levels must:
 - a. not cause a ponding or drainage nuisance to neighbouring properties
 - b. not affect the stability of the ground or fences on neighbouring properties
 - c. maintain existing drainage paths for neighbouring properties (if applicable).
31. Reserves to be vested in the Council shall, subject to engineering acceptance, be levelled, covered with minimum 150mm topsoil, grassed and planted as per the Waimakariri District Council Engineering Code of Practice, unless otherwise agreed.
32. All construction operations are limited from 7 am to 6 pm Monday to Saturday. No construction work is permitted on Sundays or Public Holidays.
33. All rubbish, organic or other unsuitable material shall be removed from the site to an approved disposal facility where this material can be legally disposed.
34. An Erosion and Sediment Control Plan shall be submitted for each earthworks stage for acceptance by Council's Land Development Team, in writing, prior to these works commencing.
35. The Erosion and Sediment Control Plan is to be designed by a suitably qualified person and a design certificate supplied with the plan for acceptance prior to any earthworks commencing. The best practice principles, techniques, inspections and monitoring for erosion and sediment control must be based on Canterbury Regional Council's Erosion and Sediment Control Toolbox for Canterbury.

36. The Erosion and Sediment Control Plan must include (but is not limited to):
- a. Site description, i.e. topography, vegetation, soils, sensitive receptors such as waterways, etc;
 - b. Details of proposed activities including relevant staging;
 - c. A report including the method and time of monitoring to be undertaken;
 - d. A locality map;
 - e. Drawings showing the site, type and location of sediment control measures, on-site catchment boundaries and off-site sources of run on/runoff;
 - f. Drawings and specifications showing the positions of all proposed mitigation areas with supporting calculations if appropriate;
 - g. Environmental monitoring and auditing, including frequency;
 - h. Corrective action, reporting on solutions and update of the Erosion and Sediment Control Plan;
 - i. Stabilised entrance/exit and any haul roads;
 - j. Site laydown and stockpile location(s) and controls.
37. The accepted Erosion and Sediment Control Plan referred to in conditions 35 and 36 must be implemented on site over the entire earthworks stage. No earthworks may commence on site until:
- a. All measures required by the Erosion and Sediment Control Plan have been installed
 - b. A completion certificate, signed by an appropriately qualified and experienced engineer, has been submitted to Council's Land Development Team. This is to certify that the erosion and sediment control measures have been properly installed in accordance with the accepted Erosion and Sediment Control Plan;
 - c. Council's Land Development Team has been notified no less than 3 working days prior to work commencing, of the earthworks start date and the name and details of the site supervisor;
 - d. The contractor has received a copy of all authorisations related to this work.
38. Any works proposed to be undertaken that do not accord with the accepted Erosion and Sediment Control Plan because of adverse site conditions shall require the acceptance of Council's Land Development Team, in writing, prior to these works commencing.
39. All works on site must be subject to a Construction Traffic Management Plan which must be prepared by a suitably qualified person and submitted to Council's Land Development Team for acceptance, in writing, prior to the commencement of earthworks. No works are to commence until the Construction Traffic Management Plan has been accepted and installed.
40. All loading and unloading of trucks with excavation or fill material must be carried out within the site except for the works to the road frontage upgrades along Bradleys Road, Mill Road and Whites Road.

41. The accidental discovery protocol (of Archaeological Material, of Contaminated Material, of Culturally Significant Material) included in the in the Site Management Plan at Appendix 30 of the consent documentation shall be in place during all earthworks to deal with archaeological finds, contaminated material, and protect the interests of mana whenua.
42. Any public asset that has been damaged by development works authorised by this consent must be reinstated at the expense of the consent holder and to the satisfaction of Council.

Groundwater

43. An assessment shall be provided by suitably qualified and experienced practitioner to Council's Land Development Team for acceptance, in writing, prior to construction for each stage that:
 - a. Provides the results of groundwater monitoring across the site/stage(s) to identify areas where proposed service trenches and hardfill areas are likely to intercept groundwater, and
 - b. Specifies construction methodologies that would ensure that shallow groundwater is not diverted away from its natural flow path for those areas where the shallow groundwater (in water bearing seams or layers) is likely to be intercepted by service trenches and hardfill areas.

Contamination

44. A Remediation Action Plan shall be prepared by a suitably qualified and experienced practitioner and provided to Council's Land Development Team for acceptance, in writing, prior to construction of each relevant earthworks stage.
45. Remediation as per the Remediation Action Plan required by condition 44 must be completed so that soils are below the relevant soil contaminant standards, prior to the issue of a section 224(c) certificate for that stage.
46. Following remediation, a site validation report must be prepared by a suitably qualified and experienced practitioner and provided to Council's Land Development Team for acceptance, outlining the works undertaken. The site validation report must include the following:
 - a. A plan showing the location of remediated areas.
 - b. A full chronological and illustrated description (i.e., inclusion of photographs) of the remedial works including the collection of validation samples after removal of all the materials and prior to backfilling/reinstatement.
 - c. Records of any contaminated land related incidents related to the release of soil contaminants, if any
 - d. Information on additional investigations
 - e. Records and details of any discovered contamination (if any)
 - f. A statement of the volumes of soil:
 - i. Disturbed by the works
 - ii. Disposed off-site and confirmation of disposal facility location, and

- iii. Cleanfill materials imported to site (if any), including source of this material including any supporting analytical data where appropriate
 - g. Validation test results confirming all remaining soil meets the relevant guidelines values, including sampling locations and depths.
47. Contaminated soils removed from the site may not be suitable for disposal at a cleanfill facility and must be disposed of at a facility whose waste acceptance criteria can be met. Evidence of waste disposal, such as weighbridge receipts or waste manifest, must be submitted to the Council along with the site validation report.

Minimum Floor Levels

48. The consent holder must apply for a Flood Assessment Certificate in accordance with NH-S1. This must be obtained for each particular stage(s) prior to issuance of section 224(c) certificate. Minimum floor levels within the subdivision must comply with those stated on the issued Flood Assessment Certificate.

Water Supply

49. A reticulated domestic water supply shall be provided to all lots in Stage 1 (comprising 100 residential lots and two commercial lots) from the Ōhoka Community Water Supply by installing mains and submains which shall be connected to the existing system.
50. A new community drinking water supply shall be established to service stages 2-11 in accordance with the approved plans and specifications including new bores and associated headworks. Design of the community drinking supply bores and headworks must be prepared by a suitably qualified and experienced practitioner and provided to Council's Land Development Team for acceptance, in writing. The design shall take account of proposed subdivision staging to ensure security of supply and appropriate redundancy.
51. A Community Drinking-water Protection Zone with a 100-metre diameter shall be established surrounding each new drinking water supply bore.
52. A reticulated water system to service stages 2-11 of the development shall be installed. A design report and engineering drawings of the water supply system shall be prepared and submitted to the Council Land Development Team for acceptance, in writing, prior to construction. The design shall take account of proposed subdivision staging.
53. The design of the reticulation for stages 2-11 shall account for the peak and minimum domestic flows for the entire development (including future stages) and fire-fighting supply as required in the applicable standards (particularly the Waimakariri District Council Engineering Code of Practice and SNZ PAS 4509: 2008 New Zealand Fire Service Fire Fighting Water Supplies Code of Practice).
54. The reticulation for stages 2-11 shall incorporate the following requirements:
- a. Trunk mains of sufficient size to be installed in the road reserve. The pipes, including appropriate valves, hydrants and fittings should be located in the carriageways.
 - b. The installation 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.

- c. Submains of sufficient size to be installed in the roadside berms in such a way that each lot can be serviced without crossing a road, carriageway or private property other than shared driveways.
 - d. Laterals to be laid a minimum of 1 metre into the main body of each lot from the submain or trunk mains with toby boxes and water meters at the road frontages.
 - e. A toby box and valve at the road frontages for each residential lot.
 - f. Marker tape above the water mains greater than DN63, clearly identifying it as a water main.
 - g. Provision for staging.
55. All mains in the road reserve and public access ways shall be vested with Council as part of the relevant subdivision stage.

Wastewater

56. A reticulated wastewater system shall be installed to service the development in accordance with approved plans and specifications. The approved system comprises a low-pressure sewer network connected to a pump station within the site which stores and pumps wastewater from the development to the existing rising main which runs from the Bradleys Road Pump Station to the Rangiora Wastewater Treatment Plant. The pump station within the site shall include a minimum of 251m³ of buffer storage.
57. Connections to the existing Council rising main shall be carried out by a Council approved contractor at the expense of the consent holder following application to Council.
58. A design report and engineering drawings of the low-pressure sewer system shall be prepared and submitted to the Council Land Development Team for acceptance, in writing, prior to construction. The design shall take account of proposed subdivision staging. The design report shall specify the design flows, pressures, velocities and pipe diameters for each section of the reticulation system. The design of the reticulated system shall be certified by the manufacturer of the on-site grinder pumps as being fit for purpose.
59. The low-pressure reticulation system shall incorporate the following minimum requirements:
- a. Pipe reticulation design.
 - b. Electrofusion welded couplings between the mains and the boundary kit.
 - c. Minimum 1 metre separation between the sewer main and the reticulated water main.
 - d. Marker tape above the sewer main, clearly identifying it as wastewater.
 - e. Provision for staging.
60. All mains and sub-mains in the road reserve and public access ways shall be vested in Council as part of the relevant subdivision stage.

Stormwater

61. The stormwater system shall consist of a piped primary network and secondary overland flow paths (typically comprising road surfaces and green space swales) and:

- a. The piped primary network shall collect flow from the kerb inlets and convey the flow to the stormwater management areas. The pipes shall be sized to carry the 20% Annual Exceedance Probability (1 in 5 -year) Localised Rainfall Event (including allowances for climate change).
 - b. Overflow from the primary network shall be directed into specifically designed secondary flow paths during larger storm events which exceed the capacity of the pipe network.
 - c. The secondary flow network shall be designed to convey the 2% Annual Exceedance Probability (1 in 50 -year) Localised Rainfall Event (including allowances for climate change).
 - 62. Proposed stormwater attenuation devices, as referred to in Appendix 31 of the consent documentation, shall be installed within stage 5 (Lot 9003 – proposed polo field allotment) prior to construction of impervious surface within stages 3 and 4.
 - 63. The stormwater generated from the development shall be treated for quality and attenuation before discharging to existing drains in Mill Road and Whites Road and/or existing and proposed waterways within the development in accordance with Waimakariri District Councils Standards except that stormwater water quality treatment for Lot 9001 (which is proposed to accommodate a retirement village) shall be subject to future land use conditions 10 and 11.
- Advice note: Conditions for future land use numbers 10 and 11 address stormwater quality treatment in respect of Lot 9001.*
- 64. All public drains/pipes shall be installed on land to be vested in the Council, unless otherwise authorised, in writing, by Council.
 - 65. Following completion of construction of each stage:
 - a. All stormwater mains to be vested in Council shall be internally cleaned, and
 - b. All stormwater mains shall be tested for leaks, dips, deviations and defects through CCTV inspection in accordance with the NZ Pipe Inspection Manual 4th Edition and achieve an “Excellent Rating”. Any defects, leaks or dips shall be rectified. The CCTV recordings, records, and results, contained either on a USB stick or uploaded via the Council Sharefile system, shall be submitted to Council’s Land Development Team for acceptance, in writing, prior to the issue of a section 224(c) certificate.

Roads

- 66. All roads, footpaths and shared paths to service the development shall be constructed in accordance with the stamped approved plans and specifications and the requirements set out in the Waimakariri District Council Engineering Code of Practice.
- 67. The final detailed road design shall be developed and submitted to Council’s Land Development Team for acceptance for each subdivision stage, in writing, and that design shall include the following:
 - a. On-street parking within the development.
 - b. Pavement design details.

- c. Plans of all proposed road markings and traffic control signs as part of the engineering acceptance process.
 - d. Shared use paths along Bradleys Road and Whites Road on Lots 7000-7006 which are to vest as Road Reserve shall have a minimum width of 2.5m.
 - e. Kerb pedestrian cut downs and tactile pavers at all intersections in accordance with the requirements of the Waimakariri District Council Engineering Code of Practice.
68. Pavement tests shall be undertaken in accordance with NZS4404:2010 and Austroads Guide to Pavement Technology. This includes but is not limited to:
- a. The subgrade shall be tested during the earthworks stage to ensure the formation is adequate for metal courses and surfacing the proposed road pavement design;
 - b. Benkelman Beam tests (or other approved in situ formation bearing tests) following completion of the base course layer to ensure the formation is adequate for sealing;
 - c. Basecourse testing by proof rolling with an approved roller and NDM testing by an experienced operator;
 - d. NDM Testing under the kerb and channel shall be carried out and the test results reviewed and accepted by a suitably qualified engineer prior to the kerb and channel being poured;
 - e. 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.
69. Asphalt sealed turning areas of sufficient dimension for turning of trucks, including refuse and recycling trucks, shall be included where the road ends are to be extended in future stages. Where future roads are under construction immediately adjacent to these road ends suitable provision is to be made available for turning of trucks at these locations. The solution shall be agreed with Council.

Street Lighting

70. A lighting design for each stage including the adjoining roads shall be submitted to Council. Street lighting must be provided on all new roads in accordance with the Engineering Code of Practice and engineering acceptance.
71. Street lighting must be provided on all new roads. Prior to the granting of engineering acceptance, designs for all street lighting that will vest to Council shall be submitted to Council's Land Development Team for review and acceptance, in writing, prior to the commencement of related subdivision stage.

Access

72. Any construction site accesses shall be formed to the following minimum requirements:
- a. The access formed and sealed generally in accordance with Waimakariri District Council Standard Drawing 600 - 218 with a 20m metalled strip into the site.

- b. Minimum 6m throat width.
- 73. A 5m long shaker ramp at the site end of the metalled strip, with provision for wheel wash facilities if required.
- 74. Vehicle crossings shall be installed for all residential lots and balance lots for each relevant subdivision stage. Vehicle crossings for lots with access off a road which has swales shall be consolidated to minimise the number of culvert crossings over the swale wherever practicable.
- 75. The consent holder shall Clegg Hammer test all accesses prior to sealing. A measured Clegg Impact Value of at least 25 for footpaths and residential crossings and 35 for commercial 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.

Landscaping of Reserves

- 76. Detailed landscaping plans for road, recreational and local purpose reserves and within the road and boundary interfaces, including the installation and maintenance regime, shall be submitted to Council's Land Development Team for acceptance, in writing, prior to any landscaping works commencing on site. The plans shall be in general accordance with the master plan for the subdivision included at Appendix 23 of the consent documentation and include the following:
 - a. an overall plan
 - b. tree and plant species
 - c. planted areas to be mulched
 - d. grass areas / grassed berms
 - e. street tree locations, noting that street trees shall be generally spaced to achieve an average of at least one street tree for every 20m
- 77. All landscaping shall be carried out in accordance with the accepted plans.
- 78. Landscaping must be located clear of all services and demonstrated on plans that show proposed landscaping and all proposed services.
- 79. Entrance structures shall not be placed on Council road reserve.
- 80. Producer statements from the landscaping contractor must be supplied to Council confirming that all vested assets have been installed in accordance with the accepted landscaping plans and specifications prior to the issue of a section 224(c) certificate.

Naming of Streets and Reserves

- 81. A minimum of three name options for each road and recreational reserve, and street numbering plans shall be submitted to Council in accordance with Council's naming policy for acceptance prior to the issue of a section 224(c) certificate.
- 82. Street name signs displaying the Council approved street name and poles shall be installed at each intersection in accordance with Waimakariri District Council Engineering Code of Practice prior to the issue of a section 224(c) certificate.

Power and Telecommunication

83. A utility network operator shall be engaged to provide underground electrical and telecommunications reticulation to the main body of all lots except COAL lots or lots to vest. For rear lots, evidence must be provided by the surveyor (in the form of as-builts and/or photos) that ducts or cables have been laid to the net area of each lot.
84. The consent holder shall provide evidence in writing to Council's Land Development Team from a utility network operator that electrical and telecommunications reticulation has been installed as per condition 83 and that all costs have been met.

The National Grid

85. Any landscaping in the vicinity of the National Grid shall be designed and implemented to achieve compliance with the New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP 34:2001) and the Electricity (Hazards from Trees) Regulations 2003, including when planting reaches maturity.
86. No mobile plant or large vehicles shall come within 4 meters of any transmission lines during construction. Accordingly, all machinery, mobile plant and vehicles operating within 12m of the ISL-SBK-A transmission lines, and traversing beneath the lines, shall be limited to a maximum reach height of 5 metres.
87. No excavation shall:
 - a. exceed a depth greater than 300mm within 6 metres of the outer edge of the visible foundations of a National Grid support structure; or
 - b. exceed a depth greater than 3 metres between 6 metres and 12 metres of the outer edge of the visible foundation of a National Grid support structure; or
 - c. create an unstable batter within 12 metres of a National Grid support structure.
88. No fill or material shall be stockpiled or deposited so that the conductor to ground clearance is reduced to less than 7 metres.
89. No stockpiling of materials or storage of equipment shall occur beneath the ISL-SBK-A National Grid transmission lines or within 12 metres of any National Grid support structure.
90. Any new vegetation planted within the National Grid Yard shall be less than 2 metres in height at full maturity.
91. Any new trees outside of the National Grid Yard shall be setback sufficiently to ensure the tree cannot fall within 4 metres of the ISL-SBK-A transmission line. All vegetation must comply with the Electricity (Hazards from Trees) Regulations 2003, or any subsequent revision of the regulations.
92. Any planting in proximity of National Grid Support Structures shall be setback by at least 2 metres, with at least one side of National Grid Support Structure kept free from trees or vegetation to provide Transpower with access for operation and maintenance activities.
93. All future buildings on lots 535, 543-552, 700-702, 763 & 768, 870-880 shall comply with the building to conductor clearance requirements in accordance with New Zealand Electrical Code of Practice (NZECP 34: 2001). Given the longer spans of the ISL-SBK-A transmission line extending through the site, landowners shall consult with Transpower to determine

compliance for any future buildings proposed within 19 metres of the centreline of the transmission lines.

94. No mobile plant or large vehicles may come within 4 meters of any ISL-SBK-A transmission lines during construction activities or future use of lots 535, 543-552, 700-702, 763 & 768, 870-880. All machinery, mobile plant and vehicles operating within 12 metres of the transmission lines, and traversing beneath the lines, shall be limited to a maximum reach height of 5 metres.
95. Any future buildings, structures (including fencing), or vegetation planting within lots 535, 543-552, 700-702, 763 & 768, 870-880 must be located to ensure vehicle access is maintained to the ISL-SBK-A transmission line for maintenance at all reasonable times and emergency works at all times.
96. Any new vegetation planted on lots 535, 543-552, 700-702, 763 & 768, 870-880 within the National Grid Yard shall be less than 2 metres in height at full maturity.
97. Any new trees planted on lots 535, 543-552, 700-702, 763 & 768, 870-880 outside of the National Grid Yard shall be setback sufficiently to ensure the tree cannot fall within 4 metres of the ISL-SBK-A transmission line. All vegetation must comply with the Electricity (Hazards from Trees) Regulations 2003, or any subsequent revision of the regulations.
98. Ongoing compliance with conditions 93 – 97 (inclusive) shall be ensured by way of a consent notices registered against the records of title to issue for the lots referenced in those conditions. The consent notices shall be prepared and registered by Council's solicitor at the request and expense of the consent holder.

As-Built Records

99. The consent holder shall provide to Council's Land Development Team 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.
100. Copies of all test results, Producer Statements, certification, inspections, sharefile or USB of CCTV 's shall be provided to the Council's satisfaction. Digital photo images of the inside of all manholes shall be included.
101. 'As Built' plans setting out in detail the location of all utilities and services, road infrastructure (including footpaths), landscape planting and recreation reserves shall be provided to Council's Land Development Team immediately following completion of the works and shall be available at the time of the section 224(c) certificate final inspection.
102. An electronic set of 'As Built' plans shall be provided at a scale of 1:1000 and 1:500. PDF and one of DGN, DWG, or DXF file formats are required. The as-built plans shall be stamped by a Chartered Professional Engineer or Registered Professional Surveyor stating they are a true and accurate record of all physical works and assets vesting with Council.
103. The consent holder shall provide an asset register to Council's Land Development Team for all assets to be vested in Council, including pipes, valves, fittings, manholes, structures and the like. The asset register shall include construction costs.

Maintenance

104. The consent holder shall be responsible for the maintenance of:

- a. all subdivision and associated civil infrastructure works for a period of 12 months, and
 - b. all landscaping for 24 months or two planting seasons (whichever is the lesser) until a final inspection and acceptance of the landscaping by Council. Landscape Treatments A, B, C and D shall have a maintenance period of 36 months.
105. The maintenance period for each stage shall start on the date of issue of the section 224(c) certificate.
106. A bond equal to 5% (including GST) of the cost of physical works shall be lodged with Council for the same period(s).
107. Maintenance shall include:
- a. Appropriate and regular mowing of grass and swales, watering of all plants and trees, replacement of any dead specimens. Any dead or damaged plants are to be replaced as soon as identified.
 - b. Repair of any damage or defects in any of the civil works or services associated with the development of the subdivision.
 - c. Full operation and provision of a maintenance programme covering the above.

Amalgamation

108. The following lots shall be amalgamated, and one record of title be issued:
- a. Lot 1000 (Access Lot) hereon be held as to 5 undivided one-fifth shares by the owners of lots 13 and lots 23-26.
 - b. Lot 1001 (Access Lot) hereon be held as to 8 undivided one-eighth shares by the owners of lots 10-11 and lots 17-22.
 - c. Lot 1002 (Access Lot) hereon be held as to 11 undivided one-eleventh shares by the owners of lots 1-7 and lots 14-16 and lot 40.
 - d. Lot 1003 (Access Lot) hereon be held as to 2 undivided one-half shares by the owners of lots 252-253.
 - e. Lot 1004 (Access Lot) hereon be held as to 7 undivided one-seventh shares by the owners of lots 329-333 and lots 354 & 355.
 - f. Lot 1005 (Access Lot) hereon be held as to 8 undivided one-eighth shares by the owners of lots 334-341.
 - g. Lot 1006 (Access Lot) hereon be held as to 6 undivided one-sixth shares by the owners of lots 415-419 and lot 422.
 - h. Lot 1007 (Access Lot) hereon be held as to 5 undivided one-fifth shares by the owners of lots 495-499.
 - i. Lot 1008 (Access Lot) hereon be held as to 2 undivided one-half shares by the owners of lots 506-507.

- j. Lot 1009 (Access Lot) hereon be held as to 7 undivided one-seventh shares by the owners of lots 536-542.
- k. Lot 1010 (Access Lot) hereon be held as to 3 undivided one-third shares by the owners of lots 591-593.
- l. Lot 1011 (Access Lot) hereon be held as to 5 undivided one-fifth shares by the owners of lots 682-686.
- m. Lot 1012 (Access Lot) hereon be held as to 3 undivided one-third shares by the owners of lots 711-713.

Conditions Auditing

- 109. Council, on an actual cost basis, shall audit compliance with the conditions of consent through site inspections and checking of associated documentation to ensure the work is completed in accordance with the approved plans and specifications. Council's Land Development Team shall undertake inspections and checking.
- 110. For audit inspections required by the consent, the consent holder shall notify Council's Land Development Team at least 24 hours prior to commencing the works.
- 111. The minimum level of inspection for each stage is as follows, unless otherwise agreed with Council:
 - a. Earthworks
 - i. Following stripping of topsoil;
 - ii. During progress of the earthworks;
 - iii. Prior to filling drainage ditches;
 - iv. On completion to final levels;
 - b. Roads and footpaths
 - i. Following shaping of roading and footpath sub-grade prior to placement of sub-base material;
 - ii. Following metalling up, prior to pouring of kerb and channel;
 - iii. Following compaction of base course prior to sealing.
 - c. Trenching
 - i. Prior to backfilling of services;
 - ii. During compaction of the trench backfilling.
 - d. Sewer
 - i. During installation;
 - ii. Testing of sewer mains and laterals.

e. Water

- i. During installation;
- ii. Testing of mains and laterals;
- iii. Sterilisation of water mains.

f. Stormwater

- i. On piping works, drains, headwalls and related works;
- ii. On excavation;
- iii. During installation;
- iv. On completion.

g. Landscaping

- i. Before set out;
- ii. During planting;
- iii. On completion of planting.

h. All works

- i. Prior to issue of a section 224(c) certificate;
- ii. One week prior to end of maintenance period (where applicable);
- iii. On completion of maintenance period (where applicable).

112. Where repeat inspections are required because of faulty workmanship or work not being ready contrary to the receipt of a notification, such inspections shall be carried out on the same charging basis as the normal inspections.

LAND USE CONDITIONS

Conditions for land use activities, buildings, and development

Advice note: Conditions 1 to 8 establish a framework for land use activities, buildings, and development that functions similarly to zone provisions. All references to Partially Operative Waimakariri District Plan provisions in conditions 1 to 8 refer to the relevant district plan chapters in the 12 May 2026 Appeals Version of the Partially Operative Waimakariri District Plan.

1. Future development of residential lots 1-205, 207–547 and 553-762 shall comply with activity rules GRZ-R1 to GRZ-R18 of the Partially Operative Waimakariri District Plan (as applicable) and all the district-wide provisions that apply to General Residential zoned sites.
2. Except as modified below in condition 3, future development of residential lots 548-552 and 763-880 shall comply with the activity rules LLRZ-R1 to LLRZ-R18 of the Partially Operative Waimakariri District Plan (as applicable) and all the district-wide provisions that apply to Large Lot Residential zoned sites.
3. The 10-metre road setback required by subclause 1.a. of rule LLRZ-BFS6 (Building and structure setbacks) of the Partially Operative Waimakariri District Plan shall be reduced to 5 metres for lots 871-880.
4. Except as modified below in condition 5, future development of lots 3000 and 3001 shall comply with the activity rules LCZ-R1 to LCZ-R21 of the Partially Operative Waimakariri District Plan (as applicable) and all the district-wide provisions that apply to Local Centre zoned sites.
5. The retail activity floor area restriction required by rule LCZ-R4 (Retail activity) of the Partially Operative Waimakariri District Plan shall not apply. Instead, retail activity floor area shall be limited to a maximum of 9,000m² GFA.
6. Except as modified below in condition 7, the establishment of a retirement village within Lot 9001 shall comply with the built form standards of the General Residential Zone of the Partially Operative Waimakariri District Plan and all district-wide provisions that apply to General Residential zoned sites and retirement villages. The number of retirement village units within the complex shall not exceed 250. Retirement village is defined as per the National Planning Standard definition.
7. The building coverage restriction required by rule GRZ-BFS2 (Building coverage) of the Partially Operative Waimakariri District Plan shall not apply.
8. The future development and use of Lot 9003 as a polo field and ancillary activities and facilities shall comply with the built form standards of the Sport and Active Recreation Zone of the Partially Operative Waimakariri District Plan and all district-wide provisions that apply to Sport and Active Recreation zoned sites. For the purpose of this condition, a 'polo field and ancillary activities and facilities' means the use of land and buildings for the purposes of participating in or viewing polo and activities associated with recreational and competitive polo, whether a charge is made for admission or not. It includes, but is not necessarily limited to:
 - a. a polo playing field with goal posts, sideboards and line markings,
 - b. stables, equipment storage and a horse exercise area(s),
 - c. maintenance facilities,
 - d. a clubhouse,

- e. spectator amenities and viewing facilities, and
- f. parking, loading and manoeuvring areas.

LPG Reticulation

- 9. There shall be no reticulation of LPG within the development site.

Retirement Village Stormwater

- 10. The design of a stormwater quality device(s) for Lot 9001 (retirement village lot) must be prepared by a suitably qualified and experienced practitioner in accordance with Waimakariri District Council Standards. The design shall be provided to Council's Land Development Team for acceptance, in writing, prior to construction of impervious surface within the lot.
- 11. Stormwater generated from the proposed retirement village development within Lot 9001 shall be treated for quality in accordance with condition 10 before discharging to the existing drains in Whites Road.

Advice note: stormwater attenuation for Lot 9001 is provided for within Lot 9003.

Commercial Centre Development

- 12. A single off-street car parking facility to serve the proposed commercial area shall be constructed in accordance with the applicable transport standards in the Partially Operative Waimakariri District Plan within Lot 3000 and/or Lot 3001.
- 13. An electric vehicle charging facility shall be provided within the commercial area car parking lot required by condition 12 and be publicly accessible at all times and be operational at the commencement of use of the parking lot.
- 14. Provision shall be made for a future bus stop and associated shelter in the design of the road bisecting the proposed commercial allotments 12.
- 15. At such time that a scheduled public transport service is extended to serve Ōhoka and includes services operating along the road bisecting lots 3000 and 3001, ten park and ride car parking spaces shall be marked within the parking lot facility required by condition 12 in a location as close as is practicable to the nearest bus stop.