

1.0 Subdivision - Residential

1.1 General Conditions Applicable to All Stages

1.1.1 General Accordance

- (1) That the subdivision shall be undertaken in general accordance with all drawings and information as listed in Schedule 1 and received by the Environmental Protection Authority . Where there is any conflict between the information and drawings referred to above and the conditions of this resource consent, the conditions shall prevail.
- (2) The Consent Holder shall be responsible for all contracted operations relating to the exercise of this subdivision consent and shall ensure contractors are made aware of the conditions of this consent and their requirement to comply with those conditions.
- (3) Copies of any certified management plans shall be kept onsite at all times that the works authorised by this consent are being undertaken and shall be produced without unreasonable delay upon request made by a servant or agent of a consent authority.
- (4) That pursuant to clause 26(2) of Schedule 5 to the FTAA, the consent numbered **SUBXX** shall lapse ten (10) years from the date of commencement unless it has been given effect to, surrendered, or been cancelled at an earlier date.

1.2 Staging

- (5) That the subdivision may be undertaken in Stages or Sub-Stages, subject to that Stage or Sub-Stage complying with all relevant conditions within this resource consent; and that the Stage or Sub-Stage has been designed to generally comply with the plans, drawings, and information referenced in Schedule 1; and the Stage or Sub-Stage is able to be serviced in accordance with the conditions of this consent.
- (6) While subdivision may be undertaken on a staged basis as set out in Condition (7), the consent holder may undertake stages in any order (subject to compliance with all relevant conditions of this consent), provided that the necessary infrastructure requirements (roads, wastewater, water supply, stormwater, electricity, and telecommunications) have been implemented.
- (7) Where variations to staging in accordance with Condition (6) are proposed, the Consent Holder shall submit amended staging plans to MPDC's Monitoring Officer for review and approval.
- (8) All existing service connections shall be rationalised on site (detailed at engineering design). Any private pipes and connections not required by the proposed development shall be appropriately located and disconnected to the satisfaction of the Team Leader – Consents Engineer, or nominee. All operations affecting in-service MPDC water, wastewater or stormwater pipelines are to be carried out by MPDC unless specific approval is given as outlined in the Regional Infrastructure Technical Specifications.

- (9) All engineering works and designs shall be in accordance with the Regional Infrastructure Technical Specifications (RITS).
- (10) The consent holder shall retain the services of a suitably qualified person (generally a professional land surveyor or engineer) to oversee the construction of any infrastructure required for the development. This person shall be responsible for ensuring adherence to approved construction plans, quality systems, and project completion requirements.

1.2.1 Stormwater

- (11) That the following stormwater parameters shall be implemented, in accordance with the overarching approved Stormwater Management Plan (SMP) and demonstrated at EPA :
- a) Stage 1 to 2 –The proposal shall allow for the construction of Basin A during Stage 1. This will ensure that required stormwater devices are/is in place before establishment of future stages within Catchment A.
 - b) Stage 3 – That the proposed stormwater Basin B and the integrated Greenway shall be constructed at stage 3. SW shall be discharged to the stormwater basin B via temporary swale as per (insert MAVEN plan ref).
 - c) Stage 4 – That stormwater shall be discharged to the stormwater Basin B via temporary swale on Road 7 as per (insert MAVEN plan ref).
 - d) Stage 5 – That stormwater shall be discharged to the lowest point on Road 7 and then to the stormwater Basin B through the proposed carriageway as per (insert MAVEN plan ref).
 - e) Stage 6 - SW shall be discharged to the low point on Road 7 and then to the stormwater Basin B through the proposed carriageway as per (insert MAVEN plan ref).
 - f) Stage 7 – That stage 7 form part of catchment C and be serviced by stormwater Wetland C. Stormwater shall be discharged to the lowest point on Road 4 and then to the stormwater wetland C through the proposed carriageway as per (insert MAVEN plan ref).
 - g) Stage 8 – That stage 8 form part of Catchment D and will be serviced by stormwater Wetland D. Stormwater shall be discharged to the lowest point on Road 1 and then to the stormwater wetland D through the proposed carriageway as per (insert MAVEN plan ref).

1.2.2 Wastewater

- (12) That the following wastewater parameters shall be implemented and demonstrated in accordance with the engineering plans approved at EPA:
- a. Stage 1 – That a gravity reticulation network shall be provided for stage 1, and the wastewater shall connect into the existing wastewater manhole 20230419105331 located inside the northeastern corner of the staging boundary. The wastewater shall be conveyed to the existing Eldonwood wastewater pump station 20080213160306. That the existing wastewater pumpstation be upgraded to support a further 100 lots for Stages 1 and 2 by providing an additional 20m³ of underground wastewater storage.

- b. Stage 2 – That a gravity reticulation network shall be provided for stage 2. The proposed network shall be extended to a new manhole, that will be constructed over the existing 150mm uPVC line 20230419113654 located in Peakedale Drive. That all wastewater shall be conveyed through the same wastewater network to the existing Eldonwood wastewater pump station 20080213160306.
- c. Stage 3 – That the following be provided at stage 3:
 - i. A new central wastewater pump station shall be constructed near the entrance to the Southern Solar Farm site as shown on plan (insert MAVEN plan ref). Wastewater shall be conveyed by a gravity reticulation network to the new wastewater pump station.
 - ii. Wastewater shall be pumped via a rising main through the site to the east following the road network and pass through the proposed Pippins development area out to Firth Street following Haig Road, under the railway out to SH27 and it would then head north, where it shall terminate at the new discharge manhole.
 - iii. A new 225mm uPVC gravity reticulation line shall be constructed from the manhole following Burwood Road, heading northeast from the discharge manhole before connecting into the existing wastewater manhole MH 300028 on Burwood Road.
- d. Stage 4 – That the gravity reticulation network shall be extended through stage 5 to connect into the new central wastewater pumpstation.
- e. Stage 5 – That a new gravity reticulation network shall be constructed to service this stage.
- f. Stage 6 – That the new gravity reticulation network shall connect into the Stage 5 network downstream.
- g. Stage 7 – That the following be provided at Stage 7:
 - i. That a new northern wastewater pumpstation shall be constructed within Stage 8, that would service Stages 7 and 8.
 - ii. That a new wastewater gravity network shall be constructed through Stage 7 and then extended through Stage 8.
 - iii. That the wastewater from the northern wastewater pumpstation shall be pumped to the Stage 5 upstream manhole in Road 1, as shown on plan (insert MAVEN plan ref).
- h. Stage 8 – The new gravity reticulation network through Stage 8 shall direct wastewater to the northern wastewater pumpstation detailed in stage 7 above as shown on plan (insert MAVEN plan ref).

1.2.3 Water

- (13) That the following water parameters be implemented and demonstrated in accordance with the plans approved at EPA:
- a) Stage 1 – that the existing municipal water supply network shall be extended from the end of Peakedale Drive into Stage 1. A new connection to the 200mm PVC line shall be installed where the existing valve 20230417141330 is to provide the mains pressure for the Stage 1 water supply network.

- b) Stage 2 – that the water supply network shall be extended from Stage 1 into Stage 2 as shown on plan (insert MAVEN plan ref).
- c) Stage 3 - That the water supply network shall be extended from Stage 2 into Stage 3 and booster pump station shall be installed on Lot 4002 within Stage 1 area as shown on plan (insert MAVEN plan ref).
- d) Stage 4 – That the water supply network shall be extended from Stages 2 and 3 into Stage 4 as shown on plan (insert MAVEN plan ref).
- e) Stage 5 – That the water supply network shall be extended from Stage 4 into Stage 5 as shown on plan (insert MAVEN plan ref).
- f) Stage 6 - The water supply network shall be extended from Stage 5 into Stage 6 as shown on plan (insert MAVEN plan ref).
- g) Stage 7 - The water supply network shall be extended from stage 5 into stage 7 as shown on plan (insert MAVEN plan ref).
- h) Stage 8 - The water supply network shall be extended from stage 7 through to the end of the spine road as shown on plan (insert MAVEN plan ref).

1.3 Firefighting Supply

- (14) That the minimum firefighting water supply classification for development in urban areas is FW2 and FW3 for the proposed commercial hub. That the development shall meet the following water supply requirements:
- I. A primary water flow of 12.5 litres/sec within a radial distance of 135m.
 - II. An additional secondary flow of 12.5 litres/sec within a radial distance of 270m.
 - III. The required flow can be achieved from a maximum of one or two hydrants operating simultaneously.
 - IV. A minimum running pressure of 100kPa

1.4 Buffer Planting

- (15) That the areas of buffer planting (hereafter referred to as ‘the Buffer Areas’) on Lot Numbers 133-137, 268-281, 378-403, 428-429, and 474-492 as generally shown on the approved scheme plans referenced in Schedule 1 shall be legally maintained and protected in perpetuity by way of a consent notice registered under Section 221 of the Resource Management Act 1991.

1.5 Reverse Sensitivity – No Complaints Covenant

- (16) That prior to the issue of s224c for Lots 38-45, 47-51, 90-97, and 166-180 a no complaints covenant be entered into and placed on those respective records of title.

The no complaints covenant shall restrict owners and occupiers from making complaint with respect to the Rural Activities occurring on the farm to the south of the property boundaries. The Covenantor (and their successors in title, owners, occupiers, tenants of,

and visitors to proposed lots 38-45, 47-51, 90-97, and 166-180) acknowledges that the neighbouring farm land located generally to the south is used for lawful Rural Activities.

A detailed list of Rural uses shall be attached to the covenant and referred to at s224c application. For the avoidance of doubt, these activities, may involve, but are not limited to, the following adverse effects:

- Noise from farm machinery (tractors, motorbikes, etc.)
- Odour from livestock, manure, and silage
- Application of agrichemicals/sprays and fertilisers
- Dust, vibration, and lights typical of a working farm environment.

No Complaints Clause: *The Covenantor shall not, either directly or indirectly, make any complaint to the Covenantee (or their successors in title), any relevant Territorial Authority (e.g., local council), or initiate any legal action (including for nuisance, trespass, or under the Resource Management Act) regarding the adverse effects arising from the Permitted Rural Activities occurring on the neighbouring Farm (insert Legal description), provided the said activities are conducted in a lawful manner.*

1.6 Infrastructure and Servicing – All Stages/Sub-Stages

- (17) That prior to commencing construction of the civil infrastructure works associated with any Stage or Sub-Stage authorised under this subdivision consent, the Consent Holder shall submit for Engineering Plan Approval to MPDC’s Team Leader - Consents Engineer. The EPA shall be prepared by a SQEP, and be in general accordance with the reports and drawings referenced in Schedule 1 of this consent. EPA documents shall include but not be limited to:
- a. The provision of individual water, wastewater, power and telecommunications connections onto Lots to be created by the Stage or Sub-Stage;
 - b. The provision of stormwater devices and connections for all roadways and public areas;
 - c. The location and design of vehicle crossings onto Lots to be created by the Stage or Sub-Stage
 - d. The design and dimensions, formation, and construction details for all public roads, including car parking, loading bays, manoeuvring areas, pedestrian and cycle paths, and road markings and signage to be included in the Stage or Sub-Stage
 - e. The provision of overland flow paths;
 - f. Identification of any additional easements for infrastructure not shown on the Scheme Plans referenced in the attached Schedule 1; and
 - g. The following information relating to roading:
 - i. Ensure that the Road 1 approach to the Station Road/Road 1 intersection complies with the Development Manual.
 - ii. Include a refuge island on the Road 7 approach to the Road 1/ Road 7 intersection to support safe pedestrian access to the commercial node.

- iii. Provide vehicle tracking at all intersections.
- iv. Provide vehicle tracking at roundabouts including splitter islands with complying pedestrian facilities.
- v. Include temporary turning heads within the development where any road terminates at a Stage or Sub-Stage boundary.
- vi. Identify where no-stopping restrictions are required along curves to maintain two-way traffic.

Advice Note: *In the event that the owners of the properties on Chestnut Lane (legal descriptions to be inserted) approve the relocation of direct vehicle access to Road 1, and the Chestnut Lane/Station Road intersection is subsequently closed, the alignment of the Road 1/Station Road intersection shall be modified to avoid the existing curved alignment.*

1.6.1 Wastewater and Water Reticulation

- (18) The Consent Holder must design and construct connections to the public wastewater and water reticulation network (including the wastewater pump stations) to serve all lots in general accordance with the requirements of the wastewater and water utility provider and in general accordance with the approved plans referenced in Schedule 1. Confirmation from the utility provider that works have been satisfactorily undertaken must be provided when applying for a certificate under section 224(c) of the RMA.

1.6.2 Stormwater Reticulation

- (19) The consent holder must design and construct the stormwater management system including Stormwater Basins, Wetlands (if applicable), raingardens within road carriageways, and reticulated network to serve all Lots in general accordance with the requirements of the stormwater utility service provider and in general accordance with the approved plans referenced in Schedule 1, including the approved SMP.
- (20) The Consent Holder must design and construct stormwater outfall structures in general accordance with the requirements of the RITS and in general accordance with the approved plans referenced in Schedule 1.
- (21) Prior to construction of the dam, the consent holder shall submit to MPDC's Team Leader – Consents Engineer a detailed design prepared and certified by a suitably qualified and experienced Chartered Professional Engineer (CPEng). The design shall meet all relevant requirements and be in association with the CMW Dam Classification Memo contained in Appendix 1M Volume one, including the Ministry for the Environment's Dam Safety Guidelines, and demonstrate that the dam is safe, fit for purpose, and appropriate for long-term performance. Although building consent is not required under the Building Act 2004, written confirmation of acceptance from MPDC's Assets & Projects Manager (as the future asset owner) shall be provided to the MPDC's Monitoring Officer prior to construction
- (22) An Operation and Maintenance Plan (OMM) must be provided to MPDC to address all public and private stormwater management systems. The OMM must set out how the stormwater management system is to be operated and maintained to ensure that adverse environmental effects are minimised. The OMM must include:

- a. details of who will hold responsibility for long-term maintenance of the stormwater management system and the organisational structure which will support this process;
- b. a programme for regular maintenance and inspection of the stormwater management system;
- c. a programme for the collection and disposal of debris and sediment collected by the stormwater management devices;
- d. a programme for post storm inspection and maintenance;
- e. a programme for inspection and maintenance of the outfall;
- f. general inspection checklists for all aspects of the stormwater management system, including visual checks; and
- g. a programme for inspection and maintenance of any vegetation associated with the stormwater management devices.

1.6.3 Utilities

- (23) The Consent Holder must make provision for telecommunications and electricity connections to all lots in general accordance with the requirements of the respective utility operators. These utilities must be underground. Confirmation from the utility providers that works have been satisfactorily undertaken must be provided when applying for a certificate under section 224(c) of the RMA.

1.6.4 Public Roads

- (24) The Consent Holder shall construct new public roads and JOALS in accordance with the requirements of the RITS and as approved via engineering plan approval.
- (25) All roading ancillary facilities to be vested in MPDC and JOALS must be constructed in accordance with the approved engineering plans.
- (26) All landscaping within the road reserve must be implemented in accordance with the approved landscaping plans referenced in Schedule 1.
- (27) An Engineering Completion Certificate certifying that all proposed roads and the ancillary structures on the roads to be vested in MPDC have been constructed in accordance with the approved engineering plans and in accordance with the RITS (where applicable), must be provided in support of the Section 224(C) application.

1.6.5 Road Naming

- (28) The Consent Holder must provide and install road naming signs in accordance with MPDC standards for both public and private roads that serve six or more lots within the subdivision. The names must be as approved by MPDC's Assets & Projects Manager.

Advice Note: *The road naming approval must be obtained prior to the submission of the survey plan pursuant to Section 223 of the RMA. The road naming application should provide suggested street names (one preferred plus two alternative names).*

1.6.6 Public Streetscape, Accessways, Reserves and Parks

- (29) The Consent Holder must submit detailed streetscape landscaping plans for all public roads to the MPDC's Planning Manager. In particular, the plans must:
- a. Be prepared by a suitably qualified landscape architect;
 - b. Be in general accordance with the relevant landscape plans referenced in Schedule 1;
 - c. Show all planting including details of intended species, location, plant sizes at the time of planting and likely heights on maturity, tree pit specifications, the overall material palette, location of street lights and other service access points;
 - d. Ensure that selected species can maintain appropriate separation distances from paths, roads, street lights and vehicle crossings in general accordance with the RITS;
 - e. Include hard landscaping details for accessways;
 - f. Include planting methodology; and
 - g. Include all lighting details within the proposed streets and accessways.
- (30) The Consent Holder must submit detailed engineering and landscape plans (including all hard assets/park furniture/fixtures/planting/turfing) for all local purpose stormwater reserves and land in lieu of a reserve as shown on the approved scheme plans referenced in Schedule 1. The plans must:
- a. Be prepared by a suitably qualified landscape architect;
 - b. Be in general accordance with the relevant landscape plans referenced in Schedule 1;
 - c. Include a Weed Management Plan detailing weed eradication and control methods prior to and after planting;
 - d. Identify all new planting to be undertaken on the site including details of the intended species, spacing, quantities, location, plant sizes at the time of planting, their likely heights on maturity and how planting will be staged and established;
 - e. Include specifications for plant condition and a written specification detailing the planting methodologies to be used;
 - f. Identify existing species to be retained;
 - g. Demonstrate the proposed slopes;
 - h. An annotated pavement plan and related specifications, detailing proposed site levels and the materiality and colour of all proposed hard surfacing.
- (31) Prior to the issue of section 224(c) certification, all landscaping for public roads and accessways must be implemented in general accordance with the approved streetscape plans.
- (32) Prior to the issue of Section 224(c) certification, all hard and soft landscape works within the public stormwater reserves and public parks must be implemented in general accordance with the approved landscape plans

- (33) Prior to the issue of Section 224(C) certification, the Consent Holder must provide a Landscape Maintenance Plan (LMP) for all planting and landscaping to be established in all public stormwater reserves, public parks, public roads and accessways to the MPDC's Planning Manager. The LMP must include:
- a. Vegetation maintenance policies for the proposed planting, in particular details of maintenance methodology and dates/frequencies;
 - b. Details of watering, weeding, trimming, cultivation, pest and disease control, checking of stakes and ties, pruning and other accepted horticultural operations to ensure normal and healthy plant establishment and growth; and
 - c. Vandalism eradication policies.
- (34) The Consent Holder must provide as-built plans of completed landscape works (hard and soft) within all public roads, accessways, drainage reserves and parks in CAD (NZTM 2000) and pdf form. Plans must be provided to the MPDC's Assets & Projects Manager and include the following details:
- a. Asset names;
 - b. All finished hard and soft landscape asset locations and type, and any planted areas must be shown to scale with the square metres of planting annotated;
 - c. All underground services and drainage; and
 - d. All paint colours, pavers, and concrete types with names of products to be included on the assets schedule.
- (35) An uncompleted works bond will be entered into where any landscape works required by the conditions of this consent have not been completed in general accordance with the approved plans. This may apply to matters such as street tree planting and riparian planting so that planting can be implemented at the most appropriate planting season. The bond amount shall be agreed in consultation with MPDC's Legal Officer prior to lodging the bond. The liability of the Consent Holder shall not be limited to the amount of the bond.
- (36) Prior to the issue of the 224(c) certificate, and in general accordance with section 108(2)(b) of the RMA, the Consent Holder will provide to MPDC a refundable bond in respect of the maintenance of the infrastructure required by the conditions of this consent. The maintenance bond will be held for a period of eighteen months from the issue of the certificate under s224(c) for all public roads and accessways. The bond amount shall be agreed in consultation with MPDC's Legal Officer.
- (37) Prior to the issue of the 224(c) certificate, and in general accordance with section 108(2)(b) of the RMA, the Consent Holder will provide to MPDC a refundable bond in respect of the maintenance of the landscaping works required by the conditions of this consent. The maintenance bond will be held for a period of two years from the issue of the certificate under s224(c) for landscaping of drainage reserves and parks. The bond amount shall be agreed in consultation with MPDC's Legal Officer.

1.6.7 Accessways and Vehicle Crossings

- (38) The Consent Holder must design and construct JOALs in general accordance with the approved resource consent subdivision plans referenced in Schedule 1 and the approved EPA plans. Certification from a suitably qualified and experienced surveyor or engineering professional that works have been satisfactorily undertaken must be provided when applying for a certificate under section 224(c) of the RMA.
- (39) The Consent Holder must provide a new vehicle crossing to serve all JOALs. The crossing(s) must be designed and formed in general accordance with the requirements of the RITS. The new crossing must maintain an at-grade (level) pedestrian footpath across the length of the crossing, using the same materials, kerbing, paving, patterns and finish as the footpath on each side of the crossing. Confirmation that works have been satisfactorily undertaken must be provided when applying for a certificate under section 224(c) of the RMA.

1.7 Geotechnical

- (40) The Consent Holder must construct retaining walls, reinforced earth slopes in general accordance with the recommendations of the “Geotechnical Investigation Report” prepared by CMW Geosciences and referenced in Schedule 1 and subsequent MPDC approved versions to ensure the site is stable and suitable for development
- (41) That prior to application for a completion certificate under Section 224(c) of the RMA for each stage or sub-stage, a Geotechnical Completion Report from a suitably qualified and experienced geo-professional must be prepared and submitted to MPDC’s Team Leader – Consents Engineer to confirm that all Lots are stable and suitable for development.

1.8 Land to Vest in MPDC

- (42) Lots 4001, 4002, 4003, 4004, 4005, 4006 on the approved resource consent subdivision plans referenced in Schedule 1 must vest in MPDC as a Local Purpose (Stormwater) Reserve. The Consent Holder must meet all costs associated with the vesting of the Local Purpose (Stormwater) Reserve.

Advice note: MPDC will issue the appropriate s239 certificate to enable the vesting of any reserve if the reserve is to remain subject to an existing easement or to an easement created on the subdivision.

- (43) Lot 1001 must vest in MPDC as land in lieu of reserve to be held by MPDC as a local purpose reserve pursuant to Section 138 of the Local Government Act 2002 provided an unconditional agreement has been entered into (as outlined later in this condition).

Lot 1001 must be vested only if by the time of application for the survey plan to be approved under Section 223 of the RMA the applicant has entered into an agreement for sale and purchase of Lot 1001. If no agreement is in place by the time of Section 223 application, Lot 1001 shall be amalgamated with Lot 1002.

- (44) That lots 3001-3015 and lots 3032-3034 hereon vest on deposit for road in MPDC.
- (45) That lots 5001-5002 hereon are local purpose reserve (wastewater) to vest in MPDC.

1.9 Covenant Condition – Operation and Maintenance of Stormwater Management Devices within JOALS

- (46) The consent holder must provide a copy of the draft land covenant document to the MPDC’s Legal Officer. The draft covenant document shall include provision for the following items:
- a. Specifies ownership, operation, and maintenance of the private stormwater systems for JOALS in each respective stage (where applicable);
 - b. Specifies responsibilities together with an acceptable method of management of the stormwater systems, and for the raising of funds from shareholders or members from time to time to adequately finance future maintenance and renewal obligations of the stormwater system;
 - c. In relation to the private stormwater device(s), specifies the operation and maintenance of the private stormwater system to be in general accordance with relevant sections of the OMM supplied to MPDC and any other relevant consents (as detailed in Condition X); and
 - d. Supply a solicitor’s undertaking that the land covenants above as approved by MPDC will be registered with LINZ.

1.10 Survey Plan Approval (S223) Condition – All Stages

- (47) The Consent Holder must submit a survey plan in general accordance with the subdivision scheme plan referenced in Schedule 1 for each stage or sub-stage. The survey plan must show all lots to vest in MPDC (including roads and reserves), and all easements and amalgamation conditions required by this consent.
- (48) That prior to requesting approval under Section 223 of the Resource Management Act 1991, the Consent Holder must provide Council with a written statement from a Licensed Cadastral Surveyor in a form satisfactory to Council, stating:
- (a) whether all services to a lot (including any pipes, cables, pumps and ancillary equipment) are located entirely within the lot to which those services relate; or
 - (b) where a service to a lot requires rights over an adjacent lot or other land in order to transport or connect the service to that lot, the Land Transfer Plan shows the nature and location of any easement to be created for those services, including that due allowance has been made to ensure services are constructed within the relevant easement area and that services not interfere with the construction of any dwelling or other improvement located on the servient land.

The statement provided by the Licensed Cadastral Surveyor in accordance with this condition shall be accompanied by all evidence reasonably required by Council to verify the nature and location of the services and the rights of each lot to connect services through other land.

1.11 Easements, Consent Notices and Amalgamation Conditions

1.11.1 Easements

- (49) That all easements referenced in the attached Schedule 1 shall be duly granted and reserved. The easement documents in favour of the MPDC shall be prepared by MPDC's Legal Officer or Solicitor and the surveying and definition of the easements and the preparation and registration of the easement documents shall be completed by, and at a cost in all matters to the Consent Holder. The easements shall be:
- a. At least 1.5m either side of any wastewater or stormwater pipe invert where the pipe is less than 4m deep; and
 - b. At least 3m either side of any wastewater or stormwater pipe invert where the pipe is more than 4m deep.
- (50) That the schedule of easements in gross as described and submitted with this subdivision be duly granted in association with the information required for each stage as per condition (8) above.

1.11.2 Amalgamation Conditions

- (51) That lot 3016 hereon (legal access) shall be held in six undivided one sixth shares by the owners of lots 59-61 and lots 65-67 hereon as tenants in common in the said shares and individual records of title be issued in accordance therewith.
- (52) That lot 3017 hereon (legal access) shall be held in eight undivided one eighth shares by the owners of lots 70-73 and lots 77-80 hereon as tenants in common in the said shares and individual records of title be issued in accordance therewith.
- (53) That lot 3018 hereon (legal access) shall be held in six undivided one sixth shares by the owners of lots 125 130 hereon as tenants in common in the said shares and individual records of title be issued in accordance therewith.
- (54) That lot 3019 hereon (legal access) shall be held in two undivided one-half shares by the owners of lots 159-160 hereon as tenants in common in the said shares and individual records of title be issued in accordance therewith.
- (55) That lot 3020 hereon (legal access) shall be held in three undivided one third shares by the owners of lots 179-181 hereon as tenants in common in the said shares and individual records of title be issued in accordance therewith.
- (56) That lot 3021 hereon (legal access) shall be held in six undivided one sixth shares by the owners of lots 309-311 and lots 314-316 hereon as tenants in common in the said shares and individual records of title be issued in accordance therewith.
- (57) That lot 3022 hereon (legal access) shall be held in four undivided one fourth shares by the owners of lots 344-345 and lots 348-349 hereon as tenants in common in the said shares and individual records of title be issued in accordance therewith.
- (58) That lot 3023 hereon (legal access) shall be held in two undivided one half shares by the owners of lots 419-420 hereon as tenants in common in the said shares and individual records of title be issued in accordance therewith.

- (59) That lot 3024 hereon (legal access) shall be held in three undivided one third shares by the owners of lots 427-429 hereon as tenants in common in the said shares and individual records of title be issued in accordance therewith.
- (60) That lot 3025 hereon (legal access) shall be held in five undivided one fifth shares by the owners of lots 463-467 hereon as tenants in common in the said shares and individual records of title be issued in accordance therewith.
- (61) That lot 3026 hereon (legal access) shall be held in two undivided one second shares by the owners of lots 488-489 hereon as tenants in common in the said shares and individual records of title be issued in accordance therewith.
- (62) That lot 3027 hereon (legal access) shall be held in three undivided one third shares by the owners of lot 494 and lots 497-498 hereon as tenants in common in the said shares and individual records of title be issued in accordance therewith.
- (63) That lot 3028 hereon (legal access) shall be held in four undivided one fourth shares by the owners of lots 501-502 and lots 505-506 hereon as tenants in common in the said shares and individual records of title be issued in accordance therewith.
- (64) The following must be registered as a consent notice on the records of title to be issued for Lots 378-403:
- “That the planting buffer area shown on the Buffer Planting Plan prepared by Greenwoods Associates version XXX be planted and maintained with a mix of species as per the approved Planting and Establishment Plan to a width of no less than 3m in perpetuity. Any dead or unhealthy plants within the buffer area are to be replaced during the next available planting season to maintain the visual buffer.”*
- (65) The following must be registered as a consent notice on the records of title to be issued for Lots 133-137, 268-281, 428-429, and 474-492:
- “That the planting buffer area shown on the Buffer Planting Plan prepared by Greenwoods Associates version XXX be planted and maintained with a mix of species as per the approved Planting and Establishment Plan to a width of no less than 2m in perpetuity. Any dead or unhealthy plants within the buffer area are to be replaced during the next available planting season to maintain the visual buffer.”*
- (66) The following must be registered as a consent notice on the records of title to be issued for Lots 38-45, 47-97, 166-180, 378-388, 390-403, 420, 428, 429, and 474-488:
- “That subject to s221 of the RMA, a building line restriction be imposed for the rear boundary of 5m to restrict the construction, placement, or establishment of any Building. For the purposes of this consent notice, a Building is a dwelling for occupation of any kind and includes garages, but does not include accessory structures such as pergolas or garden sheds.”*

1.12 Section 224(c) Compliance Conditions

- (67) The Consent Holder must demonstrate that Conditions (34)-(72) have been met for each Stage or Sub-Stage, at the time it applies for Section 224(C) certificate for each Stage or Sub-Stage.
- (68) The application for a certificate under section 224(c) of the RMA must be accompanied by certification from a professionally qualified surveyor or engineer that all the conditions of subdivision consent have been complied with