

PARKBURN DRAFT SUBDIVISION CONSENT CONDITIONS		
Proposed Conditions		Comments
1.	General That development must be undertaken in general accordance with the following plans a. Subdivision Plans: insert plans to be approved i. XXXX ii. Development Plan b. Engineering Plans: insert c. Landscape Plans: insert Stamped as approved on XXXX And the application as submitted, with the exception of the amendments required by the following conditions of consent.	
2.	Monitoring The Consent Holder is liable for costs associated with the monitoring of this resource consent under Section 35(2)(d) of the RMA.	
3.	Consent Lapse a. This subdivision consent shall lapse 5 years after the date that consent is granted unless a survey plan giving effect to Stage 1a is submitted to CODC for approval under Section 223 of the RMA before the consent lapses, and that plan is deposited within 3 years of the approval date in accordance with Section 224 of the RMA; or an application under Section 125 of the RMA is made to CODC before the consent lapses to extend the period after which the consent lapses and CODC grants an extension. b. If Stage 1a is given effect to in accordance with conditions XX, then the balance of this subdivision consent (being all subsequent stages), shall lapse 15 years after the date that consent is granted unless a survey plan for the relevant subsequent stage(s) is submitted to CODC for approval under section 223 of the RMA before the consent lapses, and that plan is deposited with 3 years of the approval date in accordance with section 224 of the RMA or an	

	application under section 125 of the RMA is made to CODC before the consent lapses to extend the period after which the consent lapses and CODC grants and extension.	
4.	Staging The subdivision may be staged, and all relevant conditions shall be satisfied prior to Section 224 (c) of the Resource Management Act, 1991 certification for each stage. The conditions of consent shall be applied only to the extent that they are relevant to each particular stage proposed. The subdivision shall proceed with Stages 1a, 1b and 2 first in this order. Any subsequent stages may be progressed in any order and any/all stages may be combined providing all necessary subdivision works (such as servicing, provision of formed legal access and other works required to satisfy conditions of this consent), are completed for each stage, prior to certification being issued as necessary under sections 223 and 224(c) of the Resource Management Act 1991.	
5.	Survey Plan The Consent Holder must submit a survey plan for each respective stage in general accordance with the approved resource consent subdivision plans referenced in Condition 1. Stages 1A, 1b and 2 are required to be completed in this order. Any subsequent stages may be carried out in any sequence and in such a way that all lots will have legal road frontage at time of title issue and any required roading upgrades have been completed.	
6.	Amalgamation Conditions The following shall be registered with Land Information New Zealand (CSN XXXXX): That Lot 4000 hereon (legal access) be held as to four undivided one-quarter shares by the owners of Lots 1 – 4 hereon as tenants in common in the said shares and that individual Records of Title be issued in accordance therewith. To be repeated for the table as follows:	

	AMALGAMATION OF LEGAL ACCESS LOTS	
	LOT	OWNERS
	4000	UNDIVIDED ONE-QUARTER SHARES BY THE OWNERS OF LOTS 1 - 4
	4001	UNDIVIDED ONE-THIRD SHARES BY THE OWNERS OF LOTS 40, 41 & 42
	4002	UNDIVIDED ONE-HALF SHARES BY THE OWNERS OF LOTS 165 & 166
	4003	UNDIVIDED ONE-HALF SHARES BY THE OWNERS OF LOTS 347 & 348
	4004	UNDIVIDED ONE-HALF SHARES BY THE OWNERS OF LOTS 343 & 344
	4005	UNDIVIDED ONE-HALF SHARES BY THE OWNERS OF LOTS 422 & 425
	4006	UNDIVIDED ONE-QUARTER SHARES BY THE OWNERS OF LOTS 426 - 429
	4007	UNDIVIDED ONE-FOURTEENTH SHARES BY THE OWNERS OF LOTS 575 - 588
	4008	UNDIVIDED ONE-QUARTER SHARES BY THE OWNERS OF LOTS 605 & 611 - 613
	4009	UNDIVIDED ONE-QUARTER SHARES BY THE OWNERS OF LOTS 641 - 644
	4010	UNDIVIDED ONE-HALF SHARES BY THE OWNERS OF LOTS 651 & 652
	4011	UNDIVIDED ONE-HALF SHARES BY THE OWNERS OF LOTS 677 & 678
	4012	UNDIVIDED ONE-FIFTH SHARES BY THE OWNERS OF LOTS 688 - 692
	4013	UNDIVIDED ONE-THIRD SHARES BY THE OWNERS OF LOTS 718, 719 & 723
	4014	UNDIVIDED ONE-HALF SHARES BY THE OWNERS OF LOTS 893 & 897
	4015	UNDIVIDED ONE-SIXTH SHARES BY THE OWNERS OF LOTS 861 - 863 & 874 - 877
	4016	UNDIVIDED ONE-HALF SHARES BY THE OWNERS OF LOTS 917 & 918
	4017	UNDIVIDED ONE-THIRD SHARES BY THE OWNERS OF LOTS 974, 987 & 988
	4018	UNDIVIDED ONE-HALF SHARES BY THE OWNERS OF LOTS 983 & 984
	4019	UNDIVIDED ONE-FIFTH SHARES BY THE OWNERS OF LOTS 963-967
7.	Items to vest in Council	

The following lots identified in the table below shall be vested in CODC at their respective stages and for the purposes and in general accordance with the approved scheme plan referenced XXXX, prepared by LandPro dated XXXX.

Lot	Purpose	Area
2003	Recreation Reserve	4074m ²
2008	Recreation Reserve	3680m ²
2011	Recreation Reserve	2004m ²
2015	Recreation Reserve	2706m ²
2022	Recreation Reserve	2731m ²
2016	Recreation Reserve	33660m ²
2025	Recreation Reserve	3995m ²
2002	Local Purpose (Esplanade)	11490m ²
2006	Local Purpose (Esplanade)	12590m ²
2007	Local Purpose (Drainage)	10625m ²
2009	Local Purpose (Drainage and Walkway)	18075m ²
2010	Local Purpose (Drainage and Walkway)	10801m ²
2000	Local Purpose (Walkway)	615m ²
2001	Local Purpose (Walkway)	902m ²

	2012	Local Purpose (Walkway)	4464 m ²		
	2018	Local Purpose (Walkway)	3865 m ²		
	2013	Local Purpose (Walkway)	487 m ²		
	2014	Local Purpose (Walkway)	1848 m ²		
	2019	Local Purpose (Walkway)	1594 m ²		
	2020	Local Purpose (Walkway)	2189 m ²		
	2021	Local Purpose (Walkway)	2330 m ²		
	2023	Local Purpose (Walkway)	1790 m ²		
	2024	Local Purpose (Walkway)	3401 m ²		
	2026	Local Purpose (Walkway)	1910 m ²		
	2027	Local Purpose (Walkway)	398 m ²		
	2028	Local Purpose (Walkway)	399 m ²		
	2017	Local Purpose (Walkway)	334 m ²		
	2005	Local Purpose (Walkway)	338 m ²		
	2004	Local Purpose (Walkway)	416 m ²		
8.	Code of Practice Unless modified by other conditions, all designs and approvals are to be in accordance with the NZS:4404 based CODC land development and subdivision code of practice. Note: Currently the two documents,				

	NZS 4404:2004 and the July 2008 CODC Addendum form the NZS 4404 based CODC land development and subdivision code of practice.	
9.	Pisa Moorings Road Link The following transportation staging threshold applies: a. Development within the site shall be limited to 710 residential lots until a road connection between the site and Pisa Moorings is created.	
10.	Engineering Approval Prior to commencement of any physical work the consent holder must apply for and receive Council Engineering Acceptance (EA) via the CODC online portal at: <i>CODC Home > Services > Planning > Land Development and Subdivision Engineering.</i> This EA application must include: a. Confirming who their representative is for the design and execution of the engineering work. b. Provision of design reports, calculations, specifications, schedules, and drawings, as applicable. c. Producer Statements/Certificates where appropriate are to be submitted as per NZS 4404:2004 in the form of: i. Schedule 1A ii. Schedule 1B iii. Standalone Schedule 1B for 3 waters work, and iv. Schedule 1C	
11.	Development Agreement A development agreement shall be entered into between CODC and the consent holder prior to the activities authorised under this consent being undertaken. This agreement shall record the following:	

	a. CODC will upgrade the wastewater and water supply infrastructure to allow for connection of Stage 1A in the 4th quarter of 2029 and have further infrastructure availability as staged development connections occur over subsequent years and identify the mechanism for how the applicant will pay for their share of these upgrade works,	
12.	Section 223 Certification Prior to certification of the survey plan, pursuant to section 223 Management Act 1991, the subdivider must complete the following: a. If a requirement for any easements for access or access to services, including private drainage, is incurred during the survey then those easements must be granted or reserved and included in a Memorandum of Easements on the cadastral dataset. The easements shall include but not be limited to the following: i. In relation to the Park Burn an easement in gross to the Central Otago District Council for right of way, right to convey water and a right to convey wastewater. ii. In relation to the Park Burn an easement in gross to Aurora Energy Limited for the right to convey electricity. iii. In relation to the Park Burn an easement in gross to XXXX for a right to convey telecommunications. b. Upon deposit of the survey plan Lots XXXX, must be vested in the name of the Central Otago District Council as Local Purpose Reserve (Accessway) and Lot/s XXXX must be vested in the name of the Central Otago District Council as Recreation Reserve. c. Upon deposit of the survey plan Lots XXXX, must be vested in the name of the Central Otago District Council as Roads. d. Upon deposit of the survey plan Lots XXX must be vested in the name of the Central Otago District Council as Local Purpose Reserve (Utilities). The registration of a fencing covenant under s6 of the Fencing Act 1978 on the reserves to vest in Central Otago District Council to protect the Council from liability to contribute towards any work on a fence between a public reserve vested in or administered by the Council and any adjoining land.	

13.	Section 224 Certification Prior to certification pursuant to section 224(c) of the Resource Management Act 1991, the subdivider must complete the following and submit to CODC: Water a. The consent holder must connect to the Council's water network at the Clark Road intersection. b. Prior to Engineering Acceptance, the adequacy of proposed water reticulation from the Clark Road intersection and within the boundary of the subdivision must be demonstrated by water modelling to be sufficient to supply the subdivision under peak water demand and to firefighting requirements. <i>Note: Access to the Council's Water Model is able to be arranged by the Council at the consent holder's cost.</i> c. A new pipe shall be constructed along State Highway 6 Luggate to Cromwell Road from the falling main at the intersection of Clark Road to the point identified from the modelling undertaken in relation to condition 2. Pipe sizing shall be confirmed during design development and in conjunction with the network hydraulic models (to confirm the required upgrades are reflective of the demand from this and other planned developments). i. Subject to hydraulic modelling outputs a second connection may be required in Pony Court to provide a ring feed to the development. d. The consent holder must be responsible for providing appropriate water supply reticulation (including fire hydrants and necessary incidental equipment) that is adequate to serve the development, and which meets the requirements of NZS 4404:2004, CODC Addendum 2008 and the Draft National Engineering Design Standards (Working Draft version 1 – August 2023) and the Code of Practice for Fire Fighting Water Supplies SNZ PAS 4509:2008. e. Prior to section 224(c) certification the consent holder must install standard residential DN25mm water connections to Lots XY in accordance with the following:	
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	a. For front properties, service connections must be located at the centre of the road frontage or adjacent to vehicle entrances, outside of the property boundary. For a rear lot serviced by an access strip or ROW, the service connection must be located adjacent to the vehicle crossing entrance, outside the property boundary. b. The service connection must have an Acuflo meter, a manifold incorporating a toby valve under a blue meter box located in the road reserve, 300mm from the boundary and the supply connection must be extended a minimum of 300mm inside the boundary. c. Where there are between two and four lots on a right of way, an appropriately sized manifold box and lid is to be used to house up to four service connections per box. The manifold box must be located within the road reserve adjacent to the right of way clear and clear of vehicle traffic movements. d. Only one service connection from the public watermain is allowed per property. e. As-built drawing must be submitted in electronic format and clearly show pipe and fitting locations, dimensions and relevant details. As per as built specifications. Firefighting f. Firefighting hydrants meeting the distance and flow rate requirements in SNZ PAS 4509:2008 must be provided. Wastewater g. The Consent holder must connect to the Council's Wastewater network at the Clark Road intersection manhole ID 9223. h. Prior to Engineering Acceptance, the adequacy of proposed wastewater reticulation from the Clark Road intersection and within the boundary of the subdivision must be demonstrated by water modelling to be sufficient to supply the subdivision under peak water demand and for firefighting requirements. <i>Note: Access to the Council's Wastewater Model is able to be arranged by the Council at the consent holder's cost.</i>	
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	i. A new pipe shall be constructed along State Highway 6 Luggate to Cromwell Road from the wastewater manhole at the intersection of Clark Road to the point identified from the modelling undertaken in relation to condition 6. Pipe sizing shall be confirmed during design development and in conjunction with the network hydraulic models (to confirm the required upgrades are reflective of the demand from this and other planned developments). a. Wastewater transfer times along the main need to be confirmed to ensure potential septic conditions are appropriately considered and mitigated. j. The consent holder must be responsible for providing appropriate wastewater reticulation (and necessary incidental equipment) that is adequate to serve the development, and which meets the requirements of the NZS 4404:2004, CODC Addendum 2008 and the Draft National Engineering Design Standards (Working Draft version 1 – August 2023). k. Prior to section 224(c) certification the consent holder must install a standard 100mm wastewater connection to Lots XY in accordance with the following: i. Each connection must be capable of serving the building platform by gravity. This requirement must allow adequately graded drains within the lot, together with the depth required for gully traps. Private wastewater pumps will not be accepted where gravity discharge is feasible. ii. Service connections must enter each lot from the road frontage. Where a property has no road frontage, pipes must be located within that property's legal access (private way or access strip). iii. Private pipes must not cross property boundaries. iv. Each front lot must be provided with a separate lateral connection. v. Lay laterals at least 0.6m clear from property side boundaries, to terminate 0.3m-1m inside the net site area of the lot with an access point. End caps for Wastewater laterals will be coloured red. vi. Only one service connection from the public wastewater main is allowed per property. vii. As-built drawing must be submitted in electronic format and clearly show pipe and fitting locations, dimensions and relevant details. As per asbuilt specifications. <u>Wastewater Pumpstation</u>	
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	l. The pump station must be located within a separate allotment and vested in Council. The area of the site must be sufficient to provide all-weather vehicle access and onsite manoeuvring required to access and maintain all equipment. The pump station design must be to the satisfaction of the Group Manager Three Waters, and consider odour management, noise and vibration control. Electricity and telecommunications m. Operational power and telecommunication services must be provided underground to all residential and service lots. For rear lots, ducts must be extended to the buildable area via the leg-in / right-of-way such that these services can be supplied at time of dwelling construction. Stormwater n. Prior to section 224(c) each stage of the subdivision certification for each stage of the stormwater management is required. Catchment Area 1 shall be discharged to ground by standard soak pits and stormwater from Catchment Area 2 shall via four different stormwater management zones. For Zone A vegetated swales are proposed along with a central conveyance channel. For Zones B-D, treatment will be provided through an at source and network-based toolbox which may include bioretention devices, tree pits, catchpit filters, gross pollutant traps, and proprietary devices. o. The provision of a reticulated primary system to collect and dispose of stormwater in accordance with the minimum 10-year ARI standard for all road surfaces and all potential impervious areas within each residential and commercial lot in Catchment 2. The individual lateral connections to each residential and commercial lot shall be designed to provide gravity drainage from the entire buildable area within the lots. This shall include: a. The provision of a reticulated primary system to collect and disposal of stormwater under the 10% AEP storm event from all road surfaces and all potential impervious areas within each residential and commercial lot. The individual lateral connections to each residential and commercial lot shall be designed to provide gravity drainage for the entire buildable area within the lot.	
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	i. Stormwater quality management devices (including vegetated swales) shall treat the water quality design flow (based on a design rainfall intensity of 10mm/hr) in accordance with Auckland Council Document GD01. The systems shall make provision for the interception of a minimum 75% Total Suspended Solids (TSS) prior to discharge to receiving waters (Lake Dunstan/Te Wairere). ii. These measures may include a proprietary treatment device on the primary stormwater network outfall/s or at source. Devices shall be selected from the Stormwater Toolbox. These treatment devices shall be able to remove 75% TSS and would likely take the form of vegetated swales, bioretention devices, or proprietary devices such as Hynds Downstream Defender, SW360 Vortacapture, or similar. This treatment devices shall be located to easily enable any required ongoing maintenance and clearing. iii. The provision of a secondary stormwater protection system consisting of secondary flow paths to cater for the 1% AEP storm event, and/or setting of appropriate building floor levels to ensure that there is no inundation of any buildable areas within the lots. viii. A copy of the full stormwater model and report outlining the parameters used shall be provided. ix. A predevelopment and post development contour plan shall be provided for the stormwater design p. A copy of the full stormwater model and report outlining the parameters used shall be provided. q. A pre-development and post-development contour plan shall be provided with the stormwater design. r. The final detailed design of the stormwater management system for the development shall be in general accordance with the approved SMP dated XXX and submitted with the application. Access	
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	s. The formation of roads XXXXX, and the formation of Joint Owned Access Lots XXXXX, in accordance with Council's standards and the requirements below. This shall include: i. Road 3 (from the intersection of road 2) shall be formed in general accordance with Road Type A Typology as shown on Sheets 106_03 to 106 06. ii. Roads 1, 2, 3 & 4 shall be formed in general accordance with Road Type B Typology as shown on Sheets 106_03 to 106 06. iii. Road 9 shall be formed in general accordance with Road Type C Typology as shown on Sheets 106_03 to 106 06. iv. Roads XXXXXX shall be formed in general accordance with Road Type D Typology as shown on Sheets 106_03 to 106 06. v. Road 6 shall be formed in general accordance with Road Type E Typology as shown on Sheets 106_03 to 106 06. vi. The Join Owned Access Lots shall be formed in general accordance with Road Type F Typology as shown on Sheets 106_03 to 106 06. vii. The walkways shall be formed in general accordance with Walkway profiles as shown on Sheets 106_03 to 106 06. viii. The provision of stormwater disposal from all impermeable surfaces. ix. The provision of temporary turning heads at the end of each stage as appropriate. Road Design Standards u. Vested roads shall be in accordance with the approved Rooding Typology and Cross Section Plans. v. LED streetlighting, with warm-white bulbs of 3,000 kelvin or less installed in accordance with NZS 4404:2004 Engineering and Subdivision Standards and the Central Otago Addendum. w. Road marking and signage to encourage appropriate use of the parking bays and to prevent unsafe on-street parking within the road carriageways must be installed to the satisfaction of and approved by Council's roading manager	
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	Engineering Acceptance x. The applicant shall provide either a CODC letter of full Engineering Acceptance (EA) or a CODC exemption letter to confirm is required prior to section 224c certification. As Built Plans y. As-built drawings are to be lodged with the Council in accordance with clause 1.5.10(b) of NZS 4404:2004 and must comply with Council's "Specifications for as-built drawing documentation version 3.1". The as-built drawings are to be provided in *.dwg/*.dxf or *12da, and in *.pdf file format. New Zealand Vertical Datum (NZVD2016) must be used. Parks and Reserves z. All landscaping shown on the approved landscape concept plans shall be submitted to CODC for final certification prior to being implemented. i. All street planting concept plans shall be submitted to CODC for certification prior to implementation. ii. An automated Irrigation system must be installed to the satisfaction of Council's Parks and Reserves Manager, and all associated infrastructure and equipment must be transferred to Council. The controllers for the irrigation system must be Rainbird EXP LXD or Rainbird ESP LXMD and must include and IQ cartridge, enable remote operation, collect data and monitoring. Sprinkler heads must be Rainbird model. iii. A potable water supply point must be provided at the boundary of the reserve lots. Transportation Matters <u>New Southern Intersection</u> AA. The Consent Holder shall submit to CODC the detailed design plans of the new intersection providing access to State Highway 6. The new intersection will take the form of a single circulating lane roundabout, designed in accordance with Austroads 'Guide to Road Design' and the Traffic Control Devices Manual Part 4 (Intersections), or an alternative intersection formation standard as agreed with the New Zealand Transport Agency (NZTA). These detailed design plans must be prepared by a suitably qualified and experienced professional appointed in consultation with NZTA. The design of the new intersection must also be subject to an	
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	independent design safety audit, undertaken in general accordance with the NZTA guide “Safe System Audit guidelines” August 2022, and carried out by safety auditors experienced in highway intersection design appointed in consultation with NZTA. Any design changes recommended as a result of the design safety audit, must be agreed with the NZTA; BB. This intersection shall be delivered as part of Stage 1A of the subdivision; CC. The Consent Holder shall submit to CODC written confirmation from NZTA that it is satisfied that the design of the new intersection meets NZTA design requirements. DD. The consent holder shall engage a suitably qualified and experienced professional, appointed in consultation with NZTA, to carry out a post-construction road safety audit (post-construction audit) in general accordance with the NZTA guide “Safe System Audit guidelines” August 2022, and implement any changes recommended by that audit. A copy of the completed post-construction audit is to be provided to the Council and NZTA. Any changes recommended as a result of the post-construction safety audit must be agreed with NZTA. The consent holder shall undertake works to address the safety concerns raised in the Audit, as agreed with NZTA, at their own cost and to the satisfaction of the Asset Manager as defined in the Safe System Audit Guidelines. <u>Upgrade to existing northern intersection</u> EE. The consent holder must submit to CODC: the detailed design plans of the upgrade to the existing priority-controlled intersection providing access onto State Highway 6. The intersection upgrade will take the form of a single circulating lane roundabout, designed in accordance with Austroads ‘Guide to Road Design’ and the Traffic Control Devices Manual Part 4 (Intersections), or an alternative intersection formation standard as agreed with the New Zealand Transport Agency (NZTA). These detailed design plans must have been prepared by a suitably qualified and experienced professional appointed in consultation with NZTA. The design of the intersection upgrade must also be subject to an independent design safety audit, undertaken in general accordance with the NZTA guide “Safe System Audit guidelines” August 2022, and carried out by safety auditors experienced in highway intersection design appointed in consultation with NZTA. Any design changes recommended as a result of the safety audit, must be agreed with the NZTA; and FF. The Consent Holder shall submit to CODC written confirmation from NZTA that it is satisfied that the design of the new intersection meets NZTA design requirements.	
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	GG. The consent holder shall engage a suitably qualified and experienced professional, appointed in consultation with NZTA, to carry out a post-construction road safety audit (post-construction audit) in general accordance with the NZTA guide “Safe System Audit guidelines” August 2022, and implement any changes recommended by that audit. A copy of the completed post-construction audit is to be provided to the Council and NZTA. Any changes recommended as a result of the post-construction safety audit must be agreed with NZTA. The consent holder shall undertake works to address the safety concerns raised in the Audit, as agreed with NZTA, at their own cost and to the satisfaction of the Asset Manager as defined in the Safe System Audit Guidelines. HH. This upgrade must be delivered as part of Stage 6 and prior to s224 being issued for the 500th lot. <u>Upgrade to existing SH6/8B intersection</u> II. Prior to section 224(c) being issued for 875 lots, the Consent Holder must submit to CODC: the detailed design plans for the upgrade to existing State Highway 6 and 8B intersection. The existing single circulating lane roundabout at the intersection of State Highway 6 and 8B will be upgraded to a dual circulating lane roundabout, designed in accordance with Austroads ‘Guide to Road Design’ and the Traffic Control Devices Manual Part 4 (Intersections) October 2024, or an alternative intersection formation design as agreed with the New Zealand Transport Agency (NZTA). These detailed design plans must have been prepared by a suitably qualified and experienced professional appointed in consultation with NZTA. The design of the intersection must also be subject to an independent design safety audit in general accordance with the NZTA guide “Safe System Audit guidelines” August 2022, carried out by safety auditors experienced in highway intersection design, appointed in consultation with NZTA. Any design changes recommended as a result of the safety audit, must be agreed with the NZTA; and JJ. Written confirmation from NZTA that it is satisfied that the design of the new intersection meets NZTA design requirements. KK. Prior to s224c being issued for 875 residential lots the consent holder shall engage a suitably qualified and experienced professional, appointed in consultation with NZTA, to carry out a post-construction road safety audit in general accordance with the NZTA guide “Safe System Audit guidelines” August 2022, and implement any changes recommended by that audit. A copy of the completed post-construction audit is to be provided to the Council and NZTA. Any changes recommended as a result of the post-construction safety audit must be agreed with the NZTA.	
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	The consent holder shall undertake works to address the safety concerns raised in the Audit, as agreed with the NZTA, at their own cost and to the satisfaction of the Asset Manager as defined in the Safe System Audit Guidelines. <u>Connection to the Lake Dunstan Cycle Trail</u> LL. Grade 1 shared path connection from the site to the existing Lake Dunstan Cycle Trail must be completed prior to the occupation of stage 1A residential lots. MM. Further connections to the Lake Dunstan Cycle Trail shall be completed in Stages 2, 7 and 15.	
14.	Landscaping – public streetscape, accessways, reserves and parks a. Prior to the implementation of planting, as part of the engineering approval for each stage of development the Consent Holder must submit detailed streetscape landscaping plans for all public roads, reserves, parks and public accessways to the Council for certification. In particular, the plans and supporting planting methodology must: i. Be prepared by a suitably qualified landscape architect; ii. Be in general accordance with the relevant landscape concept plans referenced in Condition 1; iii. Show all planting including details of intended species, location, plant sizes at time of planting and likely heights on maturity, tree pit specifications, the overall material palette, location of streetlights and other service access points; iv. Ensure that selected species can maintain appropriate separation distances from paths, roads, streetlights and vehicle crossings; v. Include planting implementation methodology; vi. Include all lighting details within the proposed streets and accessways.	

	vii. Provide a maintenance and management programme for a minimum period of (3 years) following the completion of each stage of landscaping. viii. Provide a pest animal management strategy in order to protect the health and survival of the approved planting. a. Prior to commencing works on site a cultural narrative for the whole development site shall be prepared in conjunction with (Ka Runaka Parties to advise) and provided to Council.	
15.	Accidental Discovery Protocol Prior to commencing excavation work, the Consent Holder shall ensure that all persons involved in, or supervising works on-site are familiar with the Accidental Discovery Protocol established under Condition XX below. The Accidental Discovery Protocol shall be clearly displayed and accessible on site at all times during work under this consent. In the event that an unidentified archaeological site is located during works, the following will apply: a) Work must cease immediately at that place and within 20 metres around the site. The area must be secured from further disturbance. b) The Heritage New Zealand Pouhere Taonga Regional Archaeologist and the Otago Regional Council must be notified immediately. c) If the site is of Māori origin, the Consent Holder must also notify the appropriate iwi groups or kaitiaki representative of the discovery and ensure site access to enable appropriate cultural procedures and tikanga to be undertaken, as long as all statutory requirements under legislation are met (Heritage New Zealand Pouhere Taonga Act 2014, Protected Objects Act 1975). d) If human remains (koiwi tangata) are uncovered the Consent Holder must advise the Heritage New Zealand Pouhere Taonga Regional Archaeologist, NZ Police, the Otago Regional Council and the appropriate iwi groups or kaitiaki representative and the above process under (c) will apply. Remains are not to be disturbed or moved until future actions have been agreed by all parties.	

	e) Works affecting the archaeological site must not resume until Heritage New Zealand Pouhere Taonga gives written approval for work to continue. An application for an Archaeological Authority and further assessment by an archaeologist may be required. f) Where iwi so request, any information recorded as the result of the find such as a description of location and content, must be provided for their records.	
16.	Registration of Consent Notices a. A consent notice condition pursuant to s.221 of the Resource Management Act 1991 shall be registered on the Record of Title for all Superlots as shown on the Development Plan to record the following conditions are complied with on a continuing basis: i. Unless otherwise approved by a separate resource consent the Superlots as shown on the Zone plan dated XXX are to be developed as comprehensive residential development sites and shall be certified by the Central Otago District Council as being consistent with the Central Otago Medium Density Residential Zone Design Guide 2022 as it relates to the following assessment matters and the residential Development Matrix, attached as Appendix One: • Provision of housing diversity and choice. • How the development responds to its context and site features, including solar orientation, views, existing buildings and vegetation. • Provision of convenient access to commercial centres and community facilities. • Provision of well connected and legible transport networks, integrating all access modes, with priority for walking and cycling. • The location, extent and quality of public open space and streetscapes, taking into account servicing and maintenance requirements. • The incorporation of Crime Prevention Through Environmental Design (CPTED) principles to achieve a safe and secure environment. • Whether the configuration of blocks and lots will allow for development that can readily achieve the outcomes sought CODC District Plan Policy MRZ-P1 Built form. ii. Development of a Superlot shall not be undertaken in reliance on, or in accordance with, the underlying zone as an alternative to complying with this consent notice.	

	b. A Consent Notice pursuant to section 221 of the Resource Management Act 1991 shall be registered on the Certificate of Title for all Low Density and Medium Density lots as shown on the Development plan to require the ongoing compliance with the following condition: i. Unless otherwise approved by a separate resource consent all residential activity on Low Density and Medium Density Residential lots as shown on the Development Plan shall be developed in accordance with the Residential Development Matrix, attached as Appendix One). ii. Development of the low and medium density lots shall not be undertaken in reliance on, or in accordance with, the underlying zone for that site as an alternative to complying with the consent notice. c. A Consent Notice pursuant to section 221 of the Resource Management Act 1991 shall be registered on the Certificate of Title for all Business zoned lots as shown on the Development Plan to require the ongoing compliance with the following condition: i. Unless otherwise approved by a separate resource consent all business activities on business zoned lots as shown on Zone Plan shall be developed in accordance the Business Zone Development Matrix, attached as Appendix Three. ii. Development of business zoned lots shall not be undertaken in reliance on or in accordance with the underlying zone for the site as an alternative to complying with the consent notice. Fencing Adjoining Reserves or Walkways d. A Consent Notice pursuant to section 221 of the Resource Management Act 1991 shall be registered on the Certificate of Title for all properties that share a boundary with a reserve (apart from Lot 2007) or walkway to require compliance with the following condition: i. Unless a resource consent has been granted otherwise any lot which shares a boundary with a reserve or walkway shall be limited to a single fence erected on the boundary of	
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	any Council reserve that is at least 50% transparent where it exceeds 1.2m in height (which shall be applied to the whole fence in its entirety). Park Burn Fencing, Access and Landscaping e. A Consent Notice pursuant to section 221 of the Resource Management Act 1991 shall be registered on the Certificate of Title for Lots 903-909 and 967 requiring the ongoing compliance with the following condition: i. As marked on the approved subdivision plan this area shall be fenced off and landscaping maintained as per the approved landscaping plan and shall thereafter be maintained in good condition at all times by the owner of the lots. Any dead, damaged, diseased or removed vegetation shall be replaced with vegetation of the same or similar species and size as soon as practicable. ii. No buildings, structures, storage, earthworks or activities inconsistent with the landscaping function are to be undertaken in these areas. iii. Access shall be provided via the Park Burn Marginal strip for access to the Park Burn for mana whenua to undertake mahinga kai practices. Stormwater f. A Consent notice shall be registered on the records of title for the Lots XXXX pursuant to section 221 of the Resource Management Act 1991 requiring the following: i. Stormwater from buildings and impervious areas within Lots X-X shall be discharged to ground by soak pits located within the Lot and/or stored for use for lawn and garden irrigation purposes within the confines of the respective allotments. Storage must have an overflow which discharges to ground by soak pits contained wholly within the lot. Noise Reverse Sensitivity g. A consent notice shall be registered on the records of title for Lots XXX pursuant to Section 221 of the Resource Management Act 1991 that addresses potential reverse sensitivity noise effects resulting from the normal operation of State Highway 6. This consent notice shall read as follows:	
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	i. Any dwelling or other building used for a noise sensitive activity on the site located in or partly within 80 metres of the sealed edge of the State Highway 6 carriageway must be designed, constructed and maintained to achieve an indoor design noise level of 40 dB $L_{Aeq(24hr)}$ inside all habitable spaces. ii. Where a dwelling requires that windows are closed in order to achieve the internal noise levels specified in Condition Z(i) an alternative means of temperature controls (heating and cooling) shall be provided. An alternative means for providing fresh air ventilation that meet the requirements of the Building Code G4 shall also be provided. Lizard Management Area h. A consent notice shall be registered on the record of title for Lot 715 pursuant to section 221 of the Resource Management Act 1991 requiring the following: i. Area 'BJ' shall be for Lizard Management and shall be managed in accordance with the approved Lizard Management Plan prepared by Viridis Environmental Consultants dated XXXX and the associated Wildlife Permit.	
17.	Registration of Covenants The Consent Holder shall ensure that the Council is indemnified from liability to contribute to the cost of erection or maintenance of boundary fences between reserves and the adjoining lots. This shall be ensured by way of a fencing covenant registered against the Record of Title to issue for each adjoining lot. The covenant is to be prepared by Council's solicitor at the expense of the Consent Holder.	
18.	Business Zone Gross Floor Area The total gross floor area for all business activities within the business zoned area shall not exceed 5,000m².	

APPENDIX ONE: Residential Development Matrix – Low Density, Medium Density Lots and Superlots (updated to reflect PC19 Decision.

BUILT FORM STANDARDS	LOW DENSITY LOTS	MEDIUM DENSITY LOTS	SUPERLOTS
Density	No more than one residential unit is provided per 400m ² .	The minimum site area per unit is 200m ² .	The minimum site area per unit is 200m ² .
Building Coverage	The building coverage must not exceed 40%.	The building coverage of any site must not exceed 45%, excluding any area covered only by eaves.	The building coverage of any site must not exceed 45%, excluding any area covered only by eaves.
Height	7.5m measured from ground level to the highest part of any building or structure. The maximum height does not apply to: • Antennas, aerials, satellite dishes (less than 1m in diameter). • Solar panels which do not project beyond the building envelope by more than 0.5m. • Chimney structures not exceeding 1.1m in width provided these do not project beyond the building envelope by more than 1m.	11m measured from ground level to the highest part of any building or structure and shall not exceed 3 storeys. The maximum height does not apply to: • Antennas, aerials, satellite dishes (less than 1m in diameter). • Solar panels which do not project beyond the building envelope by more than 0.5m. • Chimney structures not exceeding 1.1m in width provided these do not project beyond the building envelope by more than 1m.	1. The maximum height of buildings and structures must not exceed: a. 11m measured from ground level to the highest part of the building or structure; and b. 3 storeys. The maximum height does not apply to: • Antennas, aerials, satellite dishes (less than 1m in diameter). • Solar panels which do not project beyond the building envelope by more than 0.5m. • Chimney structures not exceeding 1.1m in width provided these do not project beyond the building envelope by more than 1m.
Height in Relation to Boundary	Buildings must be contained within a building envelope defined by the recession plane angle set out in Appendix 2 to this table.	Buildings must be contained within a building envelope defined by the recession plane angle set out in Appendix 2 to this table from points 3.5m above ground level at the boundaries of the site, or from 2.5m	Buildings must be contained within a building envelope defined by the recession plane angle set out in Appendix 2 to this table from points 3.5m above ground level at the boundaries of the site, or from 2.5m

		above ground level along boundaries that adjoin the Low-Density Residential Zone.	above ground level along boundaries that adjoin the Low-Density Residential Zone or Medium Density Residential Zone.
Fencing	N/A	The maximum height of any fence along a road boundary shall be: 1. 1.2m, where less than 50% of the fence structure is visually transparent; or 2. 1.8m, where a minimum of 50% of the fence structure is visually transparent.	The maximum height of any fence along a road boundary shall be: 3. 1.2m, where less than 50% of the fence structure is visually transparent; or 4. 1.8m, where a minimum of 50% of the fence structure is visually transparent.
Outdoor Living Space	N/A	Each residential unit must have an exclusive outdoor living space: 1. For units with common living space at ground floor level, of at least 30m² with a minimum width of 4m; and 2. For units with a living space located entirely above ground floor level, shall comprise a balcony of at least 8m² with a minimum width of 1.5m 3. That is located on the north, west or east side of the residential unit.	Each residential unit must have an exclusive outdoor living space: 1. For units with common living space at ground floor level, of at least 30m² with a minimum width of 4m; and 2. For units with a living space located entirely above ground floor level, shall comprise a balcony of at least 8m² with a minimum width of 1.5m 3. That is located on the north, west or east side of the residential unit.
Fences adjoining Reserves	At least 50% visually transparent where it exceeds 1.2m in height (which shall be applied to the whole fence in its entirety).	At least 50% visually transparent where it exceeds 1.2m in height (which shall be applied to the whole fence in its entirety).	N/A
Setbacks Road Boundary	4.5m (except this shall not apply to an uncovered deck of less than 1m in height).	2m except that this shall not apply to an uncovered deck less than 1m in height.	2m except that this shall not apply to an uncovered deck less than 1m in height.
Setbacks Internal Boundary	a. 1.8m from any internal boundary	a. 1m from any internal boundary b. 15m from any property which is adjacent to the margin of any lake.	1m from any internal boundary

	b. 15m from any property boundary which is adjacent to the margin of any lake.		
Landscaping	N/A	At least 25% of the net site area of any site shall be planted in grass, trees, shrubs or other vegetation.	At least 25% of the net site area of any site shall be planted in grass, trees, shrubs or other vegetation.
Outlook Space	N/A	Each residential unit must provide the following minimum outlook spaces: 1. For principal living room, 4m in depth and 4m in width; and 2. For all other habitable rooms, 1m in depth and 1m in width.	Each residential unit must provide the following minimum outlook spaces: NN.For principal living room, 4m in depth and 4m in width; and For all other habitable rooms, 1m in depth and 1m in width.
Service Areas	All service areas are to be located to the rear of side of dwelling units. Service areas located to the side of the dwelling shall be screened from the street.	All service areas are to be located to the rear of side of dwelling units. Service areas located to the side of the dwelling shall be screened from the street. Each residential unit must have an outdoor or indoor service space of at least 2.5m ² with a minimum dimension width of 1.5m available for use for the storage of waste and recycling bins.	All service areas are to be located to the rear of side of dwelling units. Service areas located to the side of the dwelling shall be screened from the street. Each residential unit must have an outdoor or indoor service space of at least 2.5m ² with a minimum dimension width of 1.5m available for use for the storage of waste and recycling bins.
Storage Space	N/A	Each residential unit must have an outdoor or indoor space of at least 2.5m ² with a minimum width of 1.5m available for use for the storage of waste and recycling n=bins provided either individually or within a communal space for multiple units.	Each residential unit must have an outdoor or indoor space of at least 2.5m ² with a minimum width of 1.5m available for use for the storage of waste and recycling n=bins provided either individually or within a communal space for multiple units.
Habitable Rooms	N/A	Any residential unit must have a habitable room located at ground floor level, unless the unit (excluding access to it) is located entirely above ground floor level.	Any residential unit must have a habitable room located at ground floor level, unless the unit (excluding access to it) is located entirely above ground floor level.

Car Parking	The following minimum car park spaces shall be provided on the site: 1. 1 car park per residential unit 2. Where the activity is a home business, one additional carpark space; 3. Where the activity is visitor accommodation, one additional car park space; 4. Where the activity is a childcare service, one additional car park space.	The following minimum car park spaces shall be provided on the site: 1. 1 car park per residential unit 2. Where the activity is a home business, one additional carpark space; 3. Where the activity is visitor accommodation, one additional car park space; 4. Where the activity is a childcare service, one additional car park space.	The following minimum car park spaces shall be provided on the site: 1. 1 car park per residential unit 2. Where the activity is a home business, one additional carpark space; 3. Where the activity is visitor accommodation, one additional car park space; 4. Where the activity is a childcare service, one additional car park space.
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Appendix Two: Recession Planes

Height in Relation to Boundary

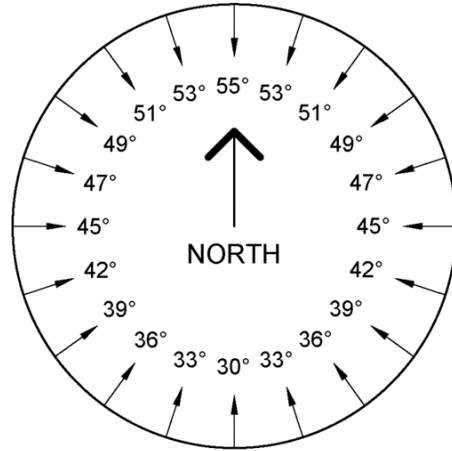


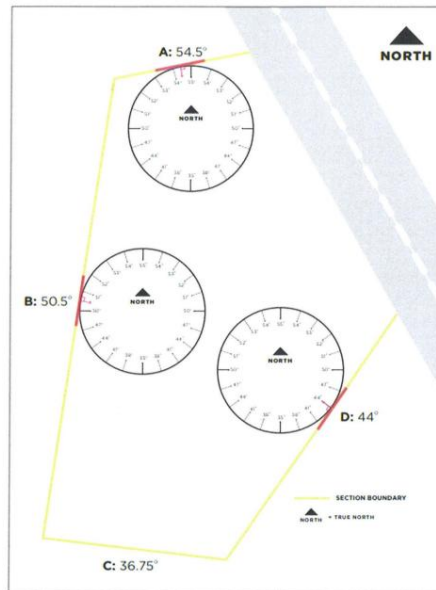
Figure 1

Determining Recession Plane Angles

The angles of the recession plane are determined by a site boundary's orientation relative to the direction of true north. The recession plane indicator shown in Figure 1 determines the recession plane angle which applies to a site boundary.

How to use Figure 1

1. Position Figure 1 on a site plan so that true north faces straight up.
2. Position the circle so that the outer edge of the circle touches the boundary
3. The correct angle is the number nearest where the circle touches the boundary (refer examples in Figure 2 below.)



APPENDIX THREEE: BUSINESS ZONE DEVELOPMENT MATRIX

PROPOSED STANDARDS	BUSINESS ZONED LOTS
Travellers' accommodation	Shall be a permitted activity
Retail	Shall be a permitted activity and shall be limited to the following: a. Convenience grocery store b. Cafes c. Restaurants d. Bars e. Sale of liquor and takeaway food services associated with a-d.
Building Design and Appearance	All buildings shall require urban design certification from CODC to assess: a. Urban Design and external appearance b. The provision of access, parking, loading and manoeuvring areas associated with the building; and c. Landscaping; and d. Servicing
Gross Floor Area Limit	There shall be an overall maximum limit of 5,000m ² GFA for any business activities within the business zone area as marked on the approved Zone Plan.
Educational activities including early childhood education and daycare facilities and care services.	Shall be a permitted activity.
Community facilities limited to places of worship, recreational activity and community centres and halls, cultural centre, health or welfare services.	Shall be a permitted activity.
Side and rear yard setback	No side yards are required except where the site adjoins a residential zone without the intervention of a road or service lane in which case a yard of 5m shall be required to each boundary adjoining the Residential Zone.

Height	The maximum height shall be 10m and shall not exceed two stories in height.
Signs	Signs shall comply with the following standards: 1. No sign shall be erected, affixed or painted on a building in a position that is higher than the highest point of the roof. 2. The total area of signs per site shall not exceed 10m². 3. Any sign suspended under a veranda shall have a maximum clearance of 2.5m above the footpath. 4. Signs shall have a minimum clearance of 450mm from the kerb line. 5. Free standing signs shall comply with the following: a. Not more than three freestanding signs shall be erected per site. b. Notwithstanding 2. above one double sided sign with a maximum height of 9.0m and a maximum area of 14m² per side and two smaller double sided signs with a maximum height of 2.5m are permitted. c. Signs shall be located with the site to which the sign relates d. Notwithstanding 1. Above a freestanding sign may be higher than the highest point of the roof. e. Freestanding signs are permitted for the purpose of directing traffic within the site provided they: • Do not exceed 1m in height • Do not exceed 0.5m² in area • Are limited to directional arrows and “entry” or “exit” or similar technology. • Are located completely within the site. • 6. Signs may be illuminated but shall not be moving or flashing 7. Signs shall not obscure driver visibility to and from accessways.
Parking	Parking shall be provided in accordance with Table 12.3 of the CODC District Plan and in accordance with the required standards.

Noise	All activities shall be conducted so as to ensure the following noise limits are not exceeded: a. at any point within any other site in the business areas as per the approved Zone Plan: <table><tr><td>On any day</td><td>7:00am - 10:00pm</td><td>65 dBA L10</td></tr><tr><td></td><td>10:00pm - 7:00am the following day</td><td>45 dBA L10</td></tr><tr><td></td><td></td><td>85 dBA Lmax</td></tr></table> b. At any point within a residential zone as per the approved Zone Plan: <table><tr><td>On any day</td><td>7:00am - 10:00pm</td><td>55 dBA L10</td></tr><tr><td></td><td>10:00pm - 7:00am the following day</td><td>45 dBA L10</td></tr><tr><td></td><td></td><td>70 dBA Lmax</td></tr></table>	On any day	7:00am - 10:00pm	65 dBA L10		10:00pm - 7:00am the following day	45 dBA L10			85 dBA Lmax	On any day	7:00am - 10:00pm	55 dBA L10		10:00pm - 7:00am the following day	45 dBA L10			70 dBA Lmax
On any day	7:00am - 10:00pm	65 dBA L10																	
	10:00pm - 7:00am the following day	45 dBA L10																	
		85 dBA Lmax																	
On any day	7:00am - 10:00pm	55 dBA L10																	
	10:00pm - 7:00am the following day	45 dBA L10																	
		70 dBA Lmax																	
Outdoor Storage Areas	Any area used or proposed to be used for the storage of building materials, and other loose material that is not enclosed or partly enclosed by covered buildings,: a. Shall be screened from adjoining properties (including roads and public open space) by a solid fence of not less than 2 metres in height or other suitable screen provided any such fence or screen does not impede visibility at access points. b. Shall not impede visibility on adjacent roads. c. Shall not exceed 2 metres in height. d. Shall ensure that sand, aggregate or other materials that can be windblown are stored or secured in a manner that prevents them being windblown.																		
Landscaping	All areas of carparking and/or other areas of non-permeable surface in excess of 100m² shall provide a 1.5 metre strip of landscaping adjacent to any boundary of the site that is not occupied by a building. Such landscaping shall provide adequate screening of the site without impeding traffic visibility and shall be maintained in a healthy and stable condition at all times.																		

Lightspill	No activities shall result in greater than 10 lux spill (horizontal and vertical) of light onto any adjoining property or road, measured at the boundary of a road or the notional boundary of a neighbouring property, provided that this rule shall not apply to headlights of moving vehicles or vehicles that are stationary for less than 5 minutes or to street lighting. The amount of light that may be spilled onto a neighbouring property may be increased by not more than 100%, in cases where the activity on that neighbouring property is not residential. Note: The “notional boundary” in respect of a residential activity means the line 20 metres from the façade of the building or the legal boundary of the site on which the building is located where the boundary is closer to the building than 20 metres.
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