

Appendix D – Proposed Subdivision Conditions



Te Kowhai East

Subdivision Consent Conditions

Table No. 1

Subdivision Conditions – All Stages	
#	Condition
General	
1	That the subdivision be in general accordance with the plans and information submitted as part of the Substantive Application (as listed in Appendix 1), except where modified by the conditions of this consent.
2	The Consent Holder shall provide written confirmation from IAWAI Flowing Waters Ltd ('IAWAI') that that the potable water, wastewater and stormwater infrastructure servicing each respective stage has been constructed and commissioned in accordance with the certified engineering plans.
Fees and Charges	
3	Pursuant to Section 36 of the Resource Management Act 1991 the Consent Holder must pay the actual and reasonable costs incurred by the Waikato District Council when monitoring the conditions of this consent.
Lapse date	
4	Pursuant to section 125 of the Resource Management Act 1991, this subdivision consent shall lapse in respect of each stage unless a survey plan for that stage is submitted to the territorial authority for approval under section 223 of the Resource Management Act 1991 within the following period: (a) Stage 1: 5 years after the date on which this consent commences, being [30 April 2032]; (b) Stage 2: By [30 April 2035]; (c) Stage 3: By [30 April 2037]; (d) Stage 4: By [30 April 2039]; (e) Stage 5: By [30 April 2041]; (f) Stage 6: By [30 April 2043]; (g) Stage 7: By [30 April 2045]; (h) Stage 8: By [30 April 2047]; (i) Stage 9: By [30 April 2049]. Following approval of a survey plan for any stage under section 223 of the Resource Management Act 1991, that approval shall lapse unless the survey plan is deposited within three years after the date of the section 223 approval, or within any longer period allowed by the territorial authority under section 224 of the Resource Management Act 1991. <i>[All dates in brackets depend on the decision date]</i>
Staging	
5	Subdivision will be undertaken in stages, including concurrently or out of numerical sequence, provided that each stage: (a) Forms a logical and coherent stage of development, having regard to its location, access, servicing and relationship with completed and future stages; (b) Can be adequately serviced in accordance with the conditions of this consent; (c) Does not prevent, constrain or compromise the servicing, access or future development of any other stage; (d) Complies with all relevant conditions of this resource consent; and (e) Is in general accordance with the scheme plans listed in Appendix 1. Advice Note: Stages are not required to proceed in numerical order. A later-numbered stage may be subdivided before an earlier-numbered stage where it can be independently and appropriately accessed

	<i>and serviced, forms a logical stage of development, and does not compromise the development of the balance of the site.</i>
Lot layout flexibility	
6	Should the Consent Holder wish to amend the lot layout as shown on the approved scheme plans prior to Section 223 Certificate for that stage, the Consent Holder shall submit a revised scheme plan to the Waikato District Council for approval by Waikato District Council Team Leader Consents, or nominee. The revised scheme plan shall comply with the following criteria: (a) Complies with the relevant conditions of this consent; (b) Does not alter the approved public road layout; (c) Each front or corner lot has a minimum net site area of 1,000m²; (d) Each rear lot has a minimum net site area, excluding any access leg, of 500m²; (e) Each front lot has a minimum road frontage of 15m. (f) All lots are able connect to the reticulated water, wastewater, and stormwater networks without requiring upgrades beyond what is already consented; (g) The surface overland flow path network achieves an equivalent or better conveyance capacity for the 100-year rainfall event to the nominated discharge locations, whether following the designed route or a modified route, with any required drainage easements shown on the LT Plan for Section 223 certification; and (h) The revised scheme plan is accompanied by a written statement from a suitably qualified engineer confirming that criteria (f) and (g) are satisfied.
Infrastructure Triggers	
7	Development shall not exceed an infrastructure trigger specified in Appendix 2 unless the corresponding infrastructure requirement identified in Appendix 2 has been satisfied.
8	The Consent Holder shall not seek certification under section 224(c) of the RMA for a subdivision stage where doing so would cause an infrastructure trigger in Appendix 2 to be exceeded unless the corresponding infrastructure requirement has been satisfied.
9	Prior to seeking certification under section 224(c) for a subdivision stage affected by an infrastructure trigger, the Consent Holder shall provide the Council with written confirmation from a suitably qualified and experienced person that: (a) The corresponding infrastructure has been constructed, commissioned and is operational; (b) The infrastructure has sufficient capacity to service all lots within the stage; and (c) Each lot within the stage can be adequately accessed and serviced.
10	Notwithstanding any staging plans identified in Appendix 1, strategic infrastructure identified in Appendix 2 may be designed, constructed, commissioned and vested independently of the subdivision stage within which it is located, where such infrastructure is required to service earlier stages of development or to deliver infrastructure triggers. The construction of such infrastructure shall not require the subdivision of the stage in which it is located, provided legal access, servicing and any necessary easements are established.
Easements	
11	Easements in gross in favour of the Council for the purpose of maintaining overland flow of stormwater, must be created over lots or parts of lots containing an overland flow path and must be included in a memorandum of easements endorsed on the survey plan and be granted or reserved. The Consent Holder must meet the costs for the preparation, review, and registration of the easement instruments on the relevant records of title.
12	All easements necessary to provide legal access and to protect, operate, inspect, maintain, repair and replace services and infrastructure serving the subdivision stage, including rights of way and easements for water supply, wastewater, stormwater, electricity, telecommunications and other shared or public infrastructure, shall be shown on the survey plan submitted under section 223 of the RMA and duly granted or reserved in favour of the relevant lots, network utility operator, territorial authority or other infrastructure owner, as applicable.

General Engineering	
13	The consent holder shall ensure that each stage can be established in an independent manner, while remaining compatible with the ultimate servicing strategy for the wider development. Each stage shall include: (a) A roading network that allows the safe, efficient movements of all types of traffic and which connects to an existing legal formed road; (b) A water supply system to protect public health and afford fire protection; (c) A wastewater system capable of protecting public health and avoiding any adverse effects associated with wastewater discharge; and (d) A stormwater system capable of mitigating, remedying, and avoiding any adverse effects from runoff or changes to groundwater.
14	Prior to the commencement of infrastructure works or road construction within a stage, the Consent Holder shall submit detailed engineering plans for that stage for certification. Where necessary, the engineering plans shall demonstrate how the proposed infrastructure for the stage integrates with the approved servicing strategy for the wider development and shall not preclude or constrain the future servicing of subsequent stages. The engineering plans shall, include the required details in accordance with Section 1.6.2 of the Regional Infrastructure Technical Specifications including, where relevant to the stage: (a) Road layouts, cross-sections and long-sections, including any temporary turning heads; (b) Road signage, markings and traffic-control devices; (c) Provision for public transport (if required by Condition 31); (d) Pavement design, supported by a Pavement Design Report; (e) Road drainage, roadside services, retaining walls, street furniture, pedestrian and cycle facilities, and detailed street-lighting design; (f) Indicative vehicle crossings locations to inform streetscape design; (g) A Street Landscape Plan, including street trees and other proposed roadside planting; (h) The location and design of existing and proposed utility services and associated structures, including transformers, cabinets, cables and above-ground structures; (i) The location and detailed design of existing and proposed water-supply, wastewater and stormwater infrastructure, systems and connections, including sufficient information to demonstrate integration with the wider servicing strategy and that the proposed works will not preclude or constrain the future connection and servicing of subsequent stages; (j) The detailed design of stormwater-management measures, including associated planting plans and a draft Construction, Operation and Maintenance Manual for the stormwater devices; (k) The location and design of overland-flow paths; (l) Erosion and sediment-control plans, including associated maintenance and mitigation measures; (m) Relevant design specifications, calculations and supporting technical information; and (n) Design certificates and producer statements prepared by suitably qualified and experienced persons. The engineering plans may be submitted and certified in parts where the Consent Holder identifies that enabling works are proposed to commence ahead of completion of the detailed design for all infrastructure within that stage. Where engineering plans are submitted in parts, certification may be provided for the relevant component of works only, and certification of the remaining engineering plans shall be obtained prior to commencement of those works. <i>Note: For the avoidance of doubt, the certification of enabling works plans does not require certification of the final design of all infrastructure within the relevant stage, provided the Council officer is satisfied that the enabling works will not compromise the ability to deliver the final approved infrastructure design.</i>
15	The plans required by Condition 14 shall be supported by a Site Suitability Report, prepared by suitably qualified civil and geotechnical practitioners, for certification. The Site Suitability Report shall address:

	a) Assessment of the stormwater retention, soakage and re-use to be provided within the stage, including for centralised public devices serving the stage, and eventual on lot stormwater management requirements, having regard to ground conditions and groundwater clearance; b) quantifies the residual stormwater volume effect on the Mangaheka and Te Rapa Stream catchments after the measures in (a) are implemented, and identifies the measures proposed to manage that residual effect; and c) specifies the on-lot stormwater requirements and associated suitable stormwater devices for each industrial lot within the stage which thereby informs consent notice requirements as per Condition 23. d) Any residual stormwater volume effects remaining following implementation of the measures identified in clauses (a), (b) and (c) above shall be quantified by a suitably qualified practitioner. The consent holder shall consult with HCC, WDC and IAWAI to determine any further mitigation or financial contribution required, proportionate to the residual effect identified. The Site Suitability Report shall be prepared taking into account the measures presented within the Stormwater Management Toolbox submitted with the application, being the primary measures suitable to implement on the site to manage residual volume effects.
16	The engineering plans shall be certified where they demonstrate compliance with the relevant conditions of this consent and the applicable requirements of the Regional Infrastructure Technical Specifications. Where the Council identifies that further information or amendments are required to demonstrate compliance with these requirements, the Consent Holder shall provide the further information or amended plans before certification is issued.
17	All engineering works and designs shall be in accordance with the Regional Infrastructure Technical Specifications, unless approved by Condition 14.
18	All bulk earthworks shall be undertaken under the supervision of a suitably qualified and experienced geotechnical practitioner and in accordance with NZS 4431:2022 and the recommendations of the approved Geotechnical Investigation Report.
19	The Consent Holder shall retain the services of a suitably qualified person (such as 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.
20	All required inspections and testing for wastewater, water and stormwater pipework and systems in accordance with the Regional Infrastructure Technical Specifications shall be completed and where required witnessed by Waikato District council Team Leader Monitoring, or nominee. The required inspection and testing are to be confirmed at detailed engineering stage and shall be completed prior to any connection to the public network being made.
21	Settlement monitoring shall be undertaken during bulk earthworks in accordance with the recommendations of the Geotechnical Investigation Report and under the direction of a suitably qualified and experienced geotechnical practitioner.
22	Prior to certification under section 224(c) for each subdivision stage, a Geotechnical Completion Report prepared by a registered geotechnical engineer shall be submitted to the Waikato District Council for written certification in accordance with section 2.3.4.1 of the Regional Infrastructure Technical Specifications. The report shall be amended at the Consent Holder's cost as necessary to obtain certification and shall address: (a) The suitability of all subdivided lots, including roads and reserves, for their intended purposes; and (b) Where the report identifies that any lot has a limitation affecting its development, the nature of that limitation and the works or treatments likely to be required to overcome it; and (c) The magnitude of any residual static settlement and confirmation that Council-vested infrastructure will remain within appropriate operational tolerances over its design life.
Stormwater Volume Management	
23	Prior to certification under section 224(c) for each subdivision stage: a) The measures identified in the certified Site Suitability Report for the centralised public devices within the stage shall be implemented, unless a later timing is specified in the report; and

	b) A consent notice pursuant to section 221 of the RMA shall be registered against each industrial lot, requiring compliance with the eventual on-lot stormwater management requirements specified in the certified Site Suitability Report for the stage.
Defect Liability	
24	From the date of issue of the section 224(c) certificate for the relevant stage, the following Defects Liability Periods shall apply: (a) 12 months for all roading, water supply, wastewater, and other infrastructure assets not covered by (b) below; and (b) 24 months for all streetscape and reserve planting, including planted stormwater treatment and detention devices.
25	During the Defects Liability Period, the Consent Holder shall be responsible for the maintenance of the Infrastructure Assets and for remedying any Defects.
26	Where the Council identifies a Defect during the Defects Liability Period, the Consent Holder shall, at its cost, undertake the remedial works necessary to rectify that Defect.
27	Prior to undertaking any remedial works that require engineering design, the Consent Holder shall submit engineering plans for those works to the Council's Land Development Engineering Manager or nominee for written certification. The plans shall be certified where they demonstrate compliance with the relevant requirements of the Regional Infrastructure Technical Specifications and the applicable conditions of this consent.
Telecommunications, Power & Gas	
28	Where not already available, telecommunications reticulation (including ducting for computer media), underground electrical, and where applicable, gas services shall be provided to the boundary of all lots. The Consent Holder shall provide written confirmation from each network operator for electricity, telephone and, where applicable, gas services prior to works clearance sign off, for each stage.
Transportation	
29	All new industrial roads shall be designed and constructed for their intended purpose and in general accordance with the approved plans (in Appendix 1), including, where applicable, pedestrian and cycle facilities, traffic-control facilities, road lighting and road drainage, and in accordance with the Regional Infrastructure Technical Specifications.
30	Any material departure from the approved plans shall be submitted to Waikato District Council Land Development Engineer for written certification before the relevant works commence. The purpose of certification is to confirm that the proposed departure: (a) Continues to achieve the intended function, safety and level of service of the road; (b) Complies with the Regional Infrastructure Technical Specifications, or has otherwise been approved as a departure from those specifications; and (c) Does not result in materially different or greater adverse effects than those assessed as part of the application.
31	Prior to submitting the detailed engineering plans required by Condition 14 for any stage containing a new industrial road, the Consent Holder shall consult with Waikato Regional Council regarding the need to provide bus stops and associated public transport infrastructure within that stage, having regard to: (a) Any existing, confirmed or planned public transport route that may serve the development; (b) The location and timing of any public transport infrastructure identified by Waikato Regional Council as necessary to support that route; and (c) Whether the design and timing of the relevant stage should provide for the immediate or future installation of that infrastructure. The detailed engineering plans submitted under Condition 14 shall include: (d) Any bus stops and associated public transport infrastructure identified through consultation with Waikato Regional Council (under clauses (a)-(c) above) as being required or appropriate; and (e) A record of the consultation undertaken and how the outcome of that consultation has been addressed in the engineering plans.

32	The footpath and berm shall be kept clear during construction, or, if not practicable, may be temporarily closed. An application for Temporary Use of the Road Corridor can be made through the www.beforeudig.co.nz website.
33	On completion of site works any roadside damage shall be repaired, and the kerb, berm and any footpath reinstated. The reinstatement work shall not be carried out until all service trenching has been completed and shall include the reinstatement of all trenches.
Lighting	
34	Overhead lighting shall be installed in the public road and designed to comply with AS/NZS 1158 and the Regional Infrastructure Technical Specifications.
35	Street light columns shall be located with adequate clearance from road services (e.g. vehicle crossings, street trees, stormwater on-road devices).
Landscaping	
36	Prior to the commencement of landscaping works within the road reserve for a subdivision stage, the Consent Holder shall submit a Street Landscape Plan for that stage to the Waikato District Council Team Leader Monitoring for written certification. The Street Landscape Plan shall: a) Include details around species, size and spacing of all street trees and planting; b) Include technical planting and establishment specifications; c) Demonstrate that road berms are predominantly grassed and that street trees are provided in accordance with the approved landscape plan; d) Where amenity planting other than grass and street trees is proposed within the road reserve, include written confirmation from the relevant Council Transport Unit that such planting has been approved; and e) Be submitted to Council at the time of engineering plan approval as per Condition 14 of this consent.
37	The Consent Holder shall implement the street landscaping in accordance with the certified Street Landscape Plan.
38	All landscaping and planting within the road reserve shall be constructed in accordance with section 7 of the Waikato Regional Infrastructure Technical Specifications.
Three Waters	
39	Where existing public infrastructure (water, wastewater and stormwater) does not already extend to the boundaries of the development, the Consent Holder shall provide for the extension of all infrastructure necessary to enable the servicing of the development.
Water Supply	
40	The Consent Holder shall ensure the subdivision is provided with a permanent water supply reticulation system to provide for potable water and for fire protection via a fire hydrant system. The design of the water network shall conform to the Code of Practice for Fire Fighting Water Supplies (SNZ PAS 4509).
41	Each lot shall be provided with a separate metered water supply connection, sized appropriately for the anticipated use of the lot, with no private water pipe passing between one lot and another, except where covered by an easement.
42	Prior to the submission of the detailed engineering plans required by Condition 14 for any subdivision stage, the Consent Holder shall provide to the Waikato District Council Land Development Engineer: (a) Certification from a suitably qualified and experienced engineer that a water-supply servicing solution is available and is capable of servicing the development anticipated within that stage, having regard to the ultimate servicing requirements of any future stages that will rely on that infrastructure; and (b) Written confirmation from the relevant water-supply network operator identifying: (i) Its acceptance of the proposed servicing solution; (ii) Any required network upgrades, infrastructure works, staging requirements or connection approvals; and (iii) The timing or development trigger by which those matters must be completed or satisfied.

	The detailed engineering plans submitted under Condition 14 shall incorporate the approved water-supply servicing solution and any associated upgrades, infrastructure works or staging requirements relevant to that stage.
Wastewater	
43	The development shall be provided with a wastewater reticulation system.
44	Each lot shall be provided with a separate wastewater supply connection, with no private wastewater drain passing between one lot and another unless covered by an easement.
45	Prior to the submission of the detailed engineering plans required by Condition 14 for any subdivision stage, the Consent Holder shall provide to Waikato District Council: (a) Certification from a suitably qualified and experienced engineer that a wastewater servicing solution is available and is capable of servicing the development anticipated within that stage having regard to the ultimate servicing requirements of any future stages within the contributing wastewater catchment that will rely on that infrastructure; and (b) Written confirmation from the relevant wastewater network operator identifying: (i) Whether sufficient network and treatment capacity is available to accommodate the anticipated wastewater flows from the stage; (ii) Any required network upgrades, infrastructure works, staging requirements, connection approvals, development agreements or other servicing requirements; (iii) The timing or development trigger by which those matters must be completed or satisfied; and (iv) Whether the proposed servicing solution is compatible with, and will not compromise, the implementation of any identified future strategic or ultimate wastewater servicing solution. The detailed engineering plans submitted under Condition 14 shall incorporate the approved wastewater servicing solution and any associated upgrades, infrastructure works or staging requirements relevant to that stage.
Stormwater	
46	The development shall be provided with a permanent and sustainable means for the treatment and management of stormwater prior to discharge, in general accordance with the design parameters outlined in the Te Kowhai East Stormwater Management Plan, Rev A, dated 28 August 2026 prepared by Maven Associates, and the Regional Infrastructure Technical Specifications.
47	Any material departure from the Stormwater Management Plan shall be submitted to Waikato District Council Land Development Engineer for written certification. The purpose of certification is to confirm that the proposed departure continues to achieve an equivalent or better stormwater management outcome and does not result in materially different or greater adverse effects than those assessed as part of the application.
48	The stormwater management system and associated structures shall be subject to detailed design by a suitably qualified professional to ensure the structure integrity meets all standards and, shall not result in erosion or land instability.
49	With the detailed engineering plans required by Condition 14 for each subdivision stage, the Consent Holder shall provide to the Waikato District Council Land Development Engineer or nominee: (a) Certification from a suitably qualified and experienced engineer that a stormwater servicing solution is available and capable of servicing the development anticipated within that stage; and (b) an updated stormwater design package demonstrating that the proposed stormwater servicing solution: i. is consistent with the approved Stormwater Management Plan and the Site Suitability Report applicable to that stage; ii. incorporates the stormwater management measures and requirements identified through the Site Suitability Report; and

	iii. integrates with existing and proposed stormwater infrastructure serving the Site and does not preclude the servicing of subsequent subdivision stages. The detailed engineering plans shall incorporate the stormwater servicing solution and any associated infrastructure works or staging requirements relevant to that stage.
50	Stormwater secondary flow paths and ponding areas shall be shown on the engineering plans. The flow paths shall provide for a storm having a 100-year ARI. The flow paths are to be clear of any probable obstruction and shall accommodate the rainfall runoff in excess of the stormwater reticulation design capacity and shall be designed and constructed in accordance with the Regional Infrastructure Technical Specifications.
51	For all stormwater management devices including the Mangaheka Stream within the site, the detailed engineering plans submitted under Condition 14 shall demonstrate that sufficient land has been allocated to accommodate the stormwater management device (including the Mangaheka Stream) and all associated functional, operational and access requirements of the Regional Infrastructure Technical Specifications. This shall include, as relevant: (a) Vehicle access to the forebay for maintenance purposes; (b) Maintenance access to all parts and associated infrastructure; (c) Pedestrian access, where required; (d) Access to all inlets, outlets and flow-control structures; and (e) Sufficient space for any other maintenance, safety, planting, batter, fencing or operational requirements applicable to the wetland. The detailed engineering plans for the stage shall not be certified under Condition 14 unless the requirements of this condition have been satisfied.
52	A detailed landscape plan for all stormwater management systems prepared in accordance with the Regional Infrastructure Technical Specifications shall be submitted at the engineering design stage, including maintenance specifications, for review and acceptance in a technical certification.
53	All stormwater infrastructure required to service that stage shall be constructed in accordance with the approved Engineering Plans.
54	A Construction, Operation and Maintenance (COM) Manual of the stormwater device shall be prepared by a suitably qualified expert in urban stormwater management and submitted to Waikato District Council Land Development Engineer in draft form with the engineering plans and shall be finalised and certified by Council at work completion. The COM manual shall include (but not be limited to) the following: (a) Measures to minimise public safety risks; (b) Measures to minimise operational expenses; (c) Updated as-built plans for the stormwater device; (d) Asset operation details; (e) Detail how the device will be successfully transitioned and established during the Land Development Phase until the end of each applicable defects liability period; (f) How the stormwater device will be protected during construction phase and the staging of the development; (g) The inspection and associated cleaning regime for the stormwater device, and associated sediment control; and (h) Provide details on how the temporary stormwater controls will be integrated with the stormwater device to ensure that it is not affected by sediments generated from the various stages of the development including the construction of building structures.

Table No. 2

Subdivision Conditions – Stage 1	
#	Condition
General & Easements	
1	The Consent Holder shall vest Lots 1000, 1001 and 1002 in Waikato District Council as road reserve.
2	The Consent Holder shall vest Lots 2000 - 2007 in IAWAI as Local Purpose (Drainage) Reserve.
3	The Consent Holder shall vest Lot 2008 in IAWAI as Local Purpose (Sewage) Reserve.
4	That the right of way (maintenance) and right to drain sewage easements in gross shown on the scheme plan shall be duly granted and reserved.
Consent Notices	
5	That pursuant to section 221 of the Resource Management Act 1991, a consent notice shall be registered against the certificates of title of all applicable lots that: (a) Requires that future development of each lot shall comply with the recommendations of the Geotechnical Completion Report, unless another geotechnical report is provided by a CPEng (geotechnical) Engineer at the time of site-specific development and includes reference to the Geotechnical Completion Report. (b) Development of all lots within Stage 1 shall be undertaken in general accordance with the approved land use consent <i>[insert land use consent reference]</i>.
Transportation – Safe System Audit	
6	<u>Detailed Design</u> Prior to engineering design acceptance, a Detailed Design Safe System Audit of the intersection of the proposed new road (Lot 1000) with Te Kowhai Road (State Highway 39) shall be undertaken at no cost to Council and in accordance with the Waka Kotahi NZ Transport Agency Safe System Audit Guidelines for Transport Projects and Section 3.2.5 of the Regional Infrastructure Technical Specifications. The Safe System Audit shall be undertaken by suitably qualified and experienced Safe System auditors who are independent of the Consent Holder, designer and contractor. The Consent Holder shall provide the Safe System Audit report to the relevant road controlling authorities (WDC and NZTA) for review. Any audit recommendations, agreed design responses, and associated design amendments arising from the Safe System Audit shall be documented and incorporated into the engineering design plans prior to certification by the Waikato District Council Land Development Engineer.
7	<u>Post Construction</u> Prior to opening the intersection of the proposed new road (Lot 1000) with Te Kowhai Road (State Highway 39) to traffic, a Post-Construction Safe System Audit shall be undertaken at no cost to Council and in accordance with the Waka Kotahi NZ Transport Agency Safe System Audit Guidelines for Transport Projects and Section 3.2.5 of the Regional Infrastructure Technical Specifications. The Safe System Audit shall be undertaken by suitably qualified and experienced Safe System auditors who are independent of the Consent Holder, designer and contractor. The Consent Holder shall provide the Safe System Audit report to the relevant road controlling authority (WDC and NZTA) for review. Any outstanding audit recommendations or required safety improvements identified through the Safe System Audit shall be completed at the Consent Holder's expense prior to certification of works clearance for Stage 1 by the Waikato District Council Land Development Engineer.

Table No. 3

Subdivision Conditions – Stage 2	
#	Condition
General and Easements	
1	The Consent Holder shall vest Lots 1003 – 1005 in Waikato District Council as road reserve.
2	The Consent Holder shall vest Lots 2009 and 2010 in IAWAI as Local Purpose (Drainage) Reserve.
	That the right to drain sewage easements created in Stage 1 be cancelled.
Consent Notices	
4	That pursuant to section 221 of the Resource Management Act 1991 a consent notice shall be registered against the certificates of title of all applicable lots that: (a) Requires that future development of each lot shall comply with the recommendations of the Geotech Completion Report, unless another geotechnical report is provided by a CPEng (geotechnical) Engineer at the time of site-specific development and includes reference to the Geotech Completion Report. (b) Development of all lots within Stage 2 shall be undertaken in general accordance with the approved land use consent <i>[insert land use consent reference]</i>.

Table No. 4

Subdivision Conditions – Stage 3	
#	Condition
General	
1	The Consent Holder shall vest Lots 1006 and 1007 in Waikato District Council as road reserve.
2	The Consent Holder shall vest Lots 2011 – 2014 in IAWAI as Local Purpose (Drainage) Reserve.
Consent Notice	
3	That pursuant to section 221 of the Resource Management Act 1991, a consent notice shall be registered against the certificates of title of all applicable lots that: (a) Requires future development of each lot shall comply with the recommendations of the Geotech Completion Report, unless another geotechnical report is provided by a CPEng (geotechnical) Engineer at the time of site-specific development and includes reference to the Geotech Completion Report. (b) Development of all lots within Stage 3 shall be undertaken in general accordance with the approved land use consent <i>[insert land use consent reference]</i>.

Table No. 5

Subdivision Conditions – Stage 4	
#	Condition
General	
1	The Consent Holder shall vest Lots 1008 – 1011 in Waikato District Council as road reserve.
2	The Consent Holder shall vest Lots 2015 – 2020 in IAWAI as Local Purpose (Drainage) Reserve.
Consent Notices	
3	That pursuant to section 221 of the Resource Management Act 1991 a consent notice shall be registered against the certificates of title of all applicable lots that: (a) Requires that future development of each lot shall comply with the recommendations of the Geotech Completion Report, unless another geotechnical report is provided by a CPEng

	(geotechnical) Engineer at the time of site-specific development and includes reference to the Geotech Completion Report.
(b)	Development of all lots within Stage 4 shall be undertaken in general accordance with the approved land use consent <i>[insert land use consent reference]</i> .
(c)	Lot 89 shall be subject to site-specific stormwater design at the time of development, demonstrating that stormwater runoff is directed to the stormwater network serving Stormwater Catchment 3 or, where that is impracticable, it is appropriately managed before discharge to the Te Otamanui Stream.

Table No. 6

Subdivision Conditions – Stage 5	
#	Condition
General and Easements	
1	The Consent Holder shall vest Lots 1012 – 1015 in Waikato District Council as road reserve.
2	The Consent Holder shall vest Lots 2021 – 2027 in IAWAI as Local Purpose (Drainage) Reserve.
3	That the right to drain water (overland flow path) and right of way (maintenance) easements in gross shown on the scheme plan shall be duly granted and reserved.
Consent Notice	
4	That pursuant to section 221 of the Resource Management Act 1991, a consent notice shall be registered against the certificates of title of all applicable lots that: (a) Requires that future development of each lot shall comply with the recommendations of the Geotech Completion Report, unless another geotechnical report is provided by a CPEng (geotechnical) Engineer at the time of site-specific development and includes reference to the Geotech Completion Report. (b) Development of all lots within Stage 5 shall be undertaken in general accordance with the approved land use consent <i>[insert land use consent reference]</i>.
Transportation	
5	Prior to engineering design acceptance, a detailed design road safety audit of the intersection of the proposed new road (Lot 1012) into Onion Road in accordance with Section 3.2.5 of the Regional Infrastructure Technical Specifications shall be undertaken at no cost to Council. The road safety auditors shall be commissioned from another organisation independent of the Consent Holder, designer, and contractor. All audit recommendations and design changes arising from the detailed design road safety audit shall be detailed on the engineering plans and certified by the Waikato District Council Land Development Engineer prior to changes (if any) being implemented.
6	At completion of work a post-construction road safety audit of the intersection of the proposed new road (Lot 1012) into Onion Road in accordance with Section 3.2.5 of the Regional Infrastructure Technical Specifications shall be undertaken at no cost to Council. Road safety auditors shall be commissioned from another organisation independent of the Consent Holder, designer, and contractor. All audit recommendations and required works arising from the road safety audit shall be completed at the consent holder's expense and shall be certified by Waikato District Council Land Development Engineer at works clearance for Stage 5.

Table No. 7

Subdivision Conditions – Stage 6	
#	Condition
General and Easements	
1	The Consent Holder shall vest lots 1016 & 1017 in Waikato District Council as road reserve.

2	The Consent Holder shall vest Lots 2028 – 2031 in IAWAI as Local Purpose (Drainage) Reserve.
Consent Notice	
3	That pursuant to section 221 of the Resource Management Act 1991, a consent notice shall be registered against the certificate of titles of all applicable lots that: (a) Requires that future development of each lot shall comply with the recommendations of the Geotech Completion Report, unless another geotechnical report is provided by a CPEng (geotechnical) Engineer at the time of site-specific development and includes reference to the Geotech Completion Report. (b) Development of all lots within Stage 6 shall be undertaken in general accordance with the approved land use consent <i>[insert land use consent reference]</i>.

Table No. 8

Subdivision Conditions – Stage 7	
#	Condition
General	
1	The Consent Holder shall vest Lots 1018 - 1020 in Waikato District Council as road reserve.
2	The Consent Holder shall vest Lots 2032 – 2035 in IAWAI as Local Purpose (Drainage) Reserve.
Consent Notice	
3	That pursuant to section 221 of the Resource Management Act 1991, a consent notice shall be registered against the certificates of title of all applicable lots that: (a) Requires that future development of each lot shall comply with the recommendations of the Geotech Completion Report, unless another geotechnical report is provided by a CPEng (geotechnical) Engineer at the time of site-specific development and includes reference to the Geotech Completion Report. (b) Development of all lots within Stage 7 shall be undertaken in general accordance with the approved land use consent <i>[insert land use consent reference]</i>.

Table No. 9

Subdivision Conditions – Stage 8	
#	Condition
General and easements	
1	The Consent Holder shall vest Lot 1021 in Waikato District Council as road reserve.
2	The Consent Holder shall vest Lots 2036 – 2037 in IAWAI as Local Purpose (Drainage) Reserve.
3	That the right to drain water (overland flow path) and right of way (maintenance) easements in gross shown on the scheme plan shall be duly granted and reserved.
Consent Notice	
4	That pursuant to section 221 of the Resource Management Act 1991, a consent notice shall be registered against the certificates of title of all applicable lots that: (a) Requires that future development of each lot shall comply with the recommendations of the Geotech Completion Report, unless another geotechnical report is provided by a CPEng (geotechnical) Engineer at the time of site-specific development and includes reference to the Geotech Completion Report. (b) Development of all lots within Stage 8 shall be undertaken in general accordance with the approved land use consent <i>[insert land use consent reference]</i>.

Table No. 10

Subdivision Conditions – Stage 9	
#	Condition
1	The Consent Holder shall vest Lots 1022 – 1023 in Waikato District Council as road reserve.
2	The Consent Holder shall vest Lots 2038 – 2040 in IAWAI as Local Purpose (Drainage).
3	That pursuant to section 221 of the Resource Management Act 1991, a consent notice shall be registered against the certificate of titles of all applicable lots that: (a) Requires that future development of each lot shall comply with the recommendations of the Geotech Completion Report, unless another geotechnical report is provided by a CPEng (geotechnical) Engineer at the time of site-specific development and includes reference to the Geotech Completion Report. (b) Development of all lots within Stage 9 shall be undertaken in general accordance with the approved land use consent <i>[insert land use consent reference]</i>.

Table No. 11

Subdivision Conditions – Works Clearance	
#	Condition
Information to support Works Clearance	
1	Certification shall be provided by a suitably qualified and experienced engineer confirming that the infrastructure has been constructed in general accordance with the approved design and is capable of servicing the lots created within that stage.
2	The stormwater management measures shall be in place and fully operational upon the completion of the development to ensure that stormwater discharge off site is managed in accordance with the Regional Infrastructure Technical Specifications.
3	The Construction, Operations and Maintenance (COM) Plan accepted at engineering plan stage shall be updated and submitted for acceptance, in a technical certification capacity, by Waikato District Council Land Development Engineer at the time of works clearance. The plan shall include (but not be limited to) the following: (a) As-built plans; (b) Data sheets for devices in accordance with the Regional Infrastructure Technical Specifications; (c) Inspections and monitoring results; and (d) Any required adaptive management.
4	All streetlights shall be in place prior to issuance of Works Clearance and 224c certificate.
	All as-built plans, associated data and GST requirements for all assets to be transferred to Council (assets to be specifically identified e.g., water, wastewater, and stormwater infrastructure) shall be submitted at Works Clearance stage.

Appendix 1 – Approved Plans

Refer to Volume B – Appendix O (Appendix A – Scheme Plans) for the subdivision scheme plans

Appendix 2 – Infrastructure Triggers

	Trigger	Infrastructure Requirement	Certification Point
Transport	Before certification under section 224(c) for the first subdivision stage (Stage 1)	The SH39/TKE southern access roundabout and associated works required to provide safe and legal access to Stage 1 must be constructed and operational.	Stage 1 section 224(c) certificate
	Before certification under section 224(c) for the first subdivision stage (Stage 1)	The agreed Te Kowhai Road (SH39) urbanisation works and associated active mode infrastructure must be completed.	Stage 1 section 224(c) certificate
	The earliest of either: before certification under section 224(c) for Stage 5 <u>or</u> when the development generates more than 400 peak hour vehicle movements.	The Onion Road/TKE intersection and associated shared path, kerb, channel and other agreed corridor works must be constructed and operational.	At the time of section 224(c) certificate that would cause the development to exceed 400 peak hour vehicle movements.
	When the development generates more than 400 peak hour vehicle movements.	Off site transport mitigation must be completed, or secured through an approved agreement with the relevant Road Controlling Authority, including: 1. Financial contribution for the Gateway Drive/Great South Road/Horotiu Bridge Road intersection upgrade; and 2. Upgrade of the Koura Drive Interchange (northbound off ramp right turn ban).	Not applicable.
Water supply	Before section 224(c) certification for Stage 1, which relies on the interim water supply connection	The interim Ruffell Road connection must be commissioned and operational.	Before section 224(c) certification for Stage 1
	By 1 November 2033	The bulk main, strategic reservoir to service TKE development, and any associated pumping, pressure management and connection infrastructure required to service the development beyond the interim capacity must be constructed, commissioned and operational.	At the time of the first section 224(c) certificate following 1 November 2033
Wastewater	Before section 224(c) certification for Stage 1, which relies on the interim wastewater connection	The interim wastewater system, being connection to the Far Western Interceptor must be constructed, commissioned and operational.	Before section 224(c) certification for Stage 1.

	Within 24 months following commissioning of the Northern Interceptor	The strategic wastewater system, including the primary wastewater pump station, rising main and connection to the Northern Interceptor, must be constructed, commissioned and operational, with sufficient receiving-network and treatment capacity available. In addition, any redundant infrastructure associated with the interim wastewater solution must be decommissioned.	At the time of the first section 224(c) certificate 24 months following commissioning of the Northern Interceptor
Stormwater	Before certification under section 224(c) for any subdivision stage	The stormwater conveyance, treatment, attenuation and erosion-control infrastructure required to service that stage, as identified in the certified engineering plans for that stage, must be constructed and operational, or interim stormwater management measures for that stage must be certified in writing by the Council.	Before section 224(c) certification for the relevant stage
	Before certification under section 224(c) for any stage that is located within, or drains to, the Mangaheka Stream realignment corridor or the Te Otamanui Stream enhancement area	The section of the Mangaheka Stream realignment, Te Otamanui Stream enhancement and associated wetland and strategic stormwater infrastructure required to service that stage must be completed and operational.	Before section 224(c) certification for the relevant stage