TOWNPLANNING
GROUP

PARKBURN: PROPOSED CONDITIONS OF CONSENT – FTAA-2607-1271

CODC LAND USE AND SUBDIVISION CONSENTS

ORC WATER PERMITS, DISCHARGE PERMITS AND LAND USE CONSENTS

WILDLIFE PERMIT

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HOW THE CONDITIONS WORK

Overview

This document sets out the proposed conditions for the Parkburn residential subdivision and development at 922 Luggate–Cromwell Road (SH6), Cromwell. The application is made under the Fast-track Approvals Act 2024 (FTAA), reference FTAA-2606-1246.The approvals are:

- a land use consent under the Central Otago District Plan [LUC reference – TBC];
- a subdivision consent under the Central Otago District Plan [SUB reference – TBC];
- land use consents under the Regional Plan: Water for Otago for earthworks, alteration of the bed of Lake Dunstan/Te Wairere and the Park Burn, structures and bores [reference – TBC];
- a discharge and land use consent under the Regional Plan: Waste for Otago for the contaminated site [reference – TBC];
- water permits under the Regional Plan: Water for Otago for the diversion of water and the take and use of groundwater [reference – TBC];
- a discharge permit under the Regional Plan: Water for Otago for dewatering water [reference – TBC]; and
- a wildlife permit under the Wildlife Act 1953 [reference – TBC].

The conditions are set out in the parts shown in Diagram 1.

The General Conditions apply to all of the CODC and ORC consents. They cover the approved plans and information, concurrent exercise of the consents, the Cultural Health Programme, the archaeological discovery protocol, and the process for certifying and amending management plans. The ORC Administrative Conditions within the General Conditions apply to the ORC consents only.

The CODC conditions are followed by the ORC conditions and the wildlife permit conditions.

The Appendices contain the schedule of approved plans and reports, the development matrices and recession plane diagram referred to in the consent notices, and the lists of lots to which particular conditions apply.

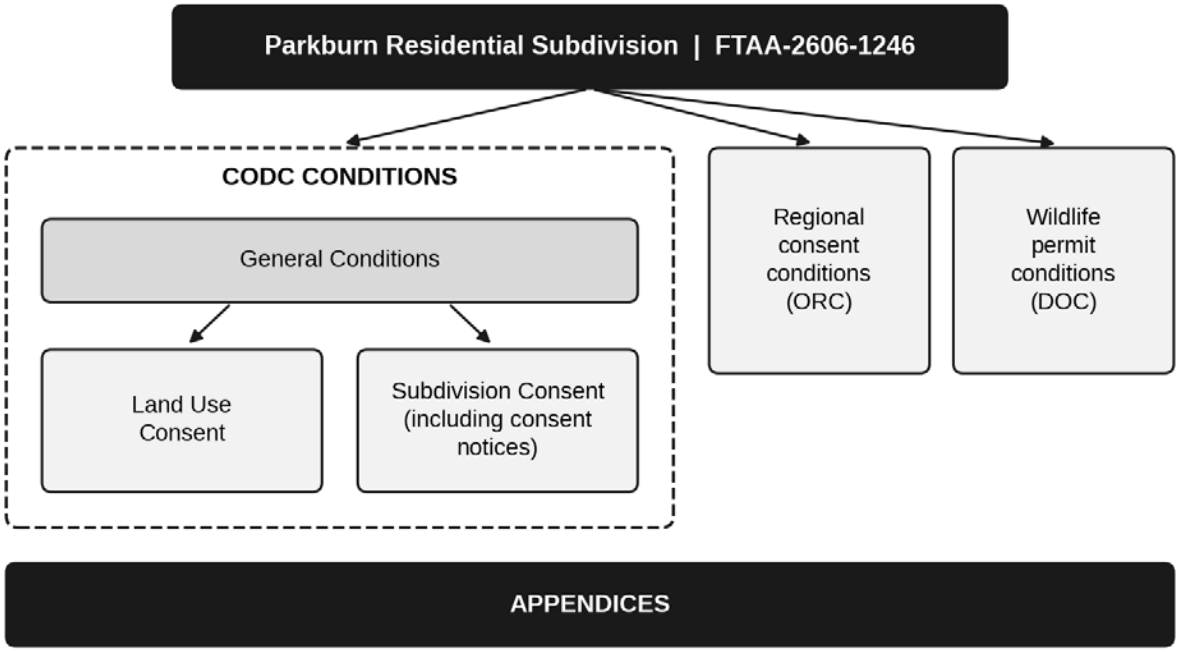


Diagram 1: Structure of the conditions

How the Conditions Work

Conditions are numbered consecutively through the document, so each condition has a unique number. A reference to a condition is a reference to the condition of that number, wherever it appears.

The development will be completed in stages. Conditions apply to each stage to the extent they are relevant to that stage, unless a condition states otherwise.

Requirements that must continue after titles are issued are secured by consent notices under section 221 of the RMA. The consent notices apply development matrices (Appendices Two and Four) that set the development standards for the residential and business lots in place of the standards of the underlying zone.

Advice notes explain how a condition is to be implemented or identify other approvals that may be required. They do not form part of the conditions.

Management Plans

Diagram 2 and Table 1 summarise the management plan process and the management plans required by these consents. They are provided for information and do not form part of the conditions.

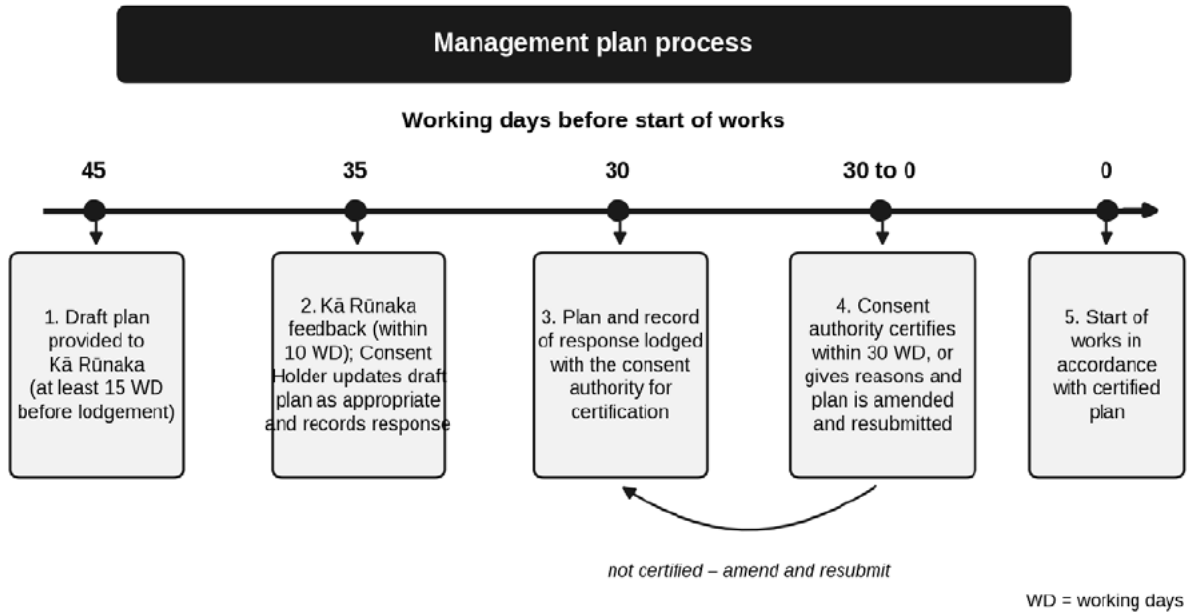


Diagram 2: Management plan preparation, feedback and certification process

Table 1: Summary of management plans

Management plan	Condition	Certified by
Construction Environmental Management Plan (CEMP)	Condition 20	CODC and ORC
Erosion and Sediment Control Plan (ESCP)	Condition 21	ORC
Dust Management Plan (DMP)	Condition 23	ORC
Construction Traffic Management Plan (CTMP)	Condition 24	CODC
Fish Management Plan (FMP)	Condition 25	ORC
Cove Management Plan (CMP)	Condition 26	CODC
Construction Noise and Vibration Management Plan (CNVMP)	Condition 27	CODC
Spill Management Plan (SMP)	Condition 28	ORC
Dewatering Management Plan	Condition 186	ORC
Landscape Management Plan (LMP)	Condition 29	CODC
Remediation Action Plan (RAP)	Condition 36	CODC
Contaminated Site Management Plan (CSMP)	Condition 38	CODC
Detailed landscaping plans (streetscape, accessways, reserves and parks)	Condition 95	CODC
Principal Entrance Landscape Design Plan	Condition 96	CODC
Reserve Development Plan	Condition 97	CODC
Lizard Management Plan	Condition 233	DOC

DEFINITIONS AND ABBREVIATIONS

Terms & abbreviations	Definition
AEP	Annual exceedance probability.
ARI	Average recurrence interval.
Authorised Activity	The activities authorised by the Approval, as set out in Condition 203.
Authorised Personnel	The persons notified to DOC under Condition 204 as carrying out the Authorised Activity.
Approval	The wildlife permit (Wildlife Act Approval) for the Parkburn development, approved under the FTAA.
Approval Holder	The holder of the Approval, being FHLD.
Certifying Authority	The consent authority responsible for certifying a management plan, as identified in the certification condition in the General Conditions.
CEMP	Construction Environmental Management Plan
CLMG	Contaminated Land Management Guidelines, published by the Ministry for the Environment.
CMP	Cove Management Plan
CNVMP	Construction Noise and Vibration Management Plan
CODC	Central Otago District Council.
Consent Authority	CODC in relation to the CODC consents, and ORC in relation to the ORC consents.
COPTTM	Code of Practice for Temporary Traffic Management
CPTED	Crime Prevention Through Environmental Design.
CSMP	Contaminated Site Management Plan
CTMP	Construction Traffic Management Plan
Director-General	The Director-General of Conservation.
Dewatering Management Plan	The management plan for the dewatering of the cove excavations required by Condition 186.
DMP	Dust Management Plan
DOC	Department of Conservation.

Engineering Acceptance (EA)	Acceptance by CODC of the engineering design under Condition 67.
Environmental Representative	The person nominated by the Consent Holder under the ORC Administrative Conditions to oversee environmental management of the works and to be the contact for ORC.
ESCP	Erosion and Sediment Control Plan
FHLD	Fulton Hogan Land Development Limited.
FMP	Fish Management Plan
FTAA	Fast-track Approvals Act 2024.
GD01	Auckland CODC Guideline Document 2017/001: Stormwater Management Devices in the Auckland Region.
GD05	Auckland CODC Guidance Document 2016/005: Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region.
GD07	Auckland Council Guideline Document 2021/007: Soakage Design Manual.
GFA	Gross floor area.
HAIL	Hazardous Activities and Industries List, published by the Ministry for the Environment.
HWR	Land immediately adjoining the site to the north (H.W. Richardson)
Kā Rūnaka	Te Rūnanga o Moeraki, Kati Huirapa ki Puketeraki, Te Rūnanga o Ōtākou and Hokonui Rūnanga,
LMP	Landscape Management Plan
Management Plan	Any management plan required by these conditions, including any certified amendment to it.
Monthly Environmental Report	The monthly report to ORC required by Condition 147.
NES-CS	Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011.
NTU	Nephelometric turbidity units.
NZS	New Zealand Standard.
NZTA	New Zealand Transport Agency Waka Kotahi
ORC	Otago Regional Council

PC19	Plan Change 19 to the Operative Central Otago District Plan (residential zones).
RAP	Remediation Action Plan
Relationship Management Forum	The forum to be established by Kā Rūnaka and FHLD referred to in Condition 11.
RMA	Resource Management Act 1991.
RPMP	Otago Regional Pest Management Plan.
SH6	State Highway 6 (Luggate–Cromwell Road).
SH8B	State Highway 8B.
Site Manager	The person nominated by the Consent Holder under the ORC Administrative Conditions as responsible for the site and for responding to complaints.
SiD	Safety in Design.
SMP	Spill Management Plan
SQEP	Suitably Qualified & Experienced Person
Stage	A stage of the subdivision (Stages 1A, 1B and 2 to 15) as shown on the approved staging plan listed in Appendix One.
Superlot	A lot identified as Medium Density – Superlots on the Development Plan, intended for comprehensive residential development.
SVR	Site Validation Report
TSS	Total suspended solids.
Water year	For the water permit for the take and use of groundwater, the period from 1 July to the following 30 June, as defined in the Resource Management (Measurement and Reporting of Water Takes) Regulations 2010.
Working day	Has the meaning given in section 2 of the RMA.

GENERAL CONDITIONS

Note: the following general conditions apply to all of the CODC and ORC consents set out in this document [consent references – TBC].

General

1. The activities authorised by these consents must be undertaken in general accordance with the approved plans and documents listed in Appendix One, all information submitted with the application and any subsequent further information received. If there are any inconsistencies between the information provided in the application and the conditions of consent, the conditions of consent prevail.

2. The Consent Holder is liable for costs associated with the monitoring of these resource consents under section 36(1)(c) of the RMA.

3. These consents and the wildlife permit must be exercised concurrently with each other, and with any subsequent variations.

4. All compliance monitoring correspondence with CODC under the CODC consents must be emailed to Monitoring@codc.govt.nz.

5. All compliance monitoring correspondence with ORC under the ORC consents must be emailed to compliance@orc.govt.nz. Information relating to the water metering must be emailed to watermetering@orc.govt.nz.

Staging

6. Any amendment to the staging shown on the approved staging plan listed in Appendix One must be provided to CODC before earthworks begin, or before approval of a survey plan is sought under section 223 of the RMA, for any stage affected by the amendment.

Certification of Management Plans

7. The Consent Holder must follow the process set out below for the certification of management plans and amendments to certified management plans:
    a. Documents requiring written certification must be submitted to the consent authority responsible for certifying the plan (the certifying authority) in electronic form.
    b. The management plans which require certification, and the certifying authority for each, are:
        i. Construction Environmental Management Plan – CODC and ORC [TBC];
        ii. Construction Traffic Management Plan – CODC;
        iii. Construction Noise and Vibration Management Plan – CODC;
        iv. Cove Management Plan – CODC;
        v. Landscape Management Plan – CODC;
        vi. Remediation Action Plan – CODC;
        vii. Contaminated Site Management Plan – CODC;
        viii. Erosion and Sediment Control Plan – ORC;
        ix. Erosion and Sediment Control Adaptive Management Plan – ORC;

x. Dust Management Plan – ORC;

xi. Spill Management Plan – ORC;

xii. Fish Management Plan – ORC;

xiii. Dewatering Management Plan – ORC;

xiv. Lizard Management Plan – DOC (under the wildlife permit); and

xv. any other plan that a condition of these consents requires to be submitted to a consent authority for certification, by that authority.

c. The certifying authority will provide written certification to the Consent Holder within 30 working days. If the certifying authority's response is that it is not able to certify the management plan, the reasons are to be provided in writing, and the Consent Holder must consider the certifying authority's reasons and resubmit amended documents for written certification.

d. Certification, including of amendments to management plans, under this condition is for the purpose of confirming that the management plans meet the relevant objectives and requirements set out in these consent conditions and is not an approval of the merits of the management plans or a reassessment of the consented activity.

Reviews and Amendments to Management Plans

8. The Consent Holder may amend the management plans at any time, in a way that is consistent with the conditions of these resource consents. If a management plan is amended, a copy must be provided to the certifying authority within 15 working days of its amendment, for re-certification in accordance with Condition 7. Where any management plan is amended, the activity may continue in accordance with the previously certified version until the revised version is certified by the certifying authority.

Work in Accordance with Certified Management Plans

9. Subject to any other conditions of these consents, all activities must be undertaken in accordance with the latest version of the certified management plans. The Consent Holder must establish and implement document version control and ensure that an electronic copy of the most current and complete version of the certified management plans are accessible on site at all times.

Feedback on Draft Management Plans and Updates to Management Plans by Kā Rūnaka

10. The Consent Holder must:

a. at least 15 working days before submitting any management plan, including any amendment in accordance with Condition 8 above, for certification, seek advice and input from Kā Rūnaka on draft management and monitoring plans required by the conditions of these consents, and any updates to these plans;

b. for any feedback received within 10 working days of the plans being provided to Kā Rūnaka, record a response to that feedback, setting out the extent to which the feedback has been implemented in the management or monitoring plan. Where the feedback has not been implemented, the reasons for this and any alternative proposals to address the concern(s) must be recorded; and

c. provide the record of response in (b), together with the management or monitoring plan, to Kā Rūnaka and the certifying authority when lodging the management or monitoring plan for certification.

Cultural Health Programme

11. Within 12 months of the commencement of this consent, the Consent Holder must, through the Relationship Management Forum (to be established by Kā Rūnaka and FHLD), commission a baseline cultural health assessment. The scope and approach of the assessment will be determined by the Relationship Management Forum. As a minimum, the scope will include:
    a. Assessment of the health of wāhi tūpuna, taoka species and wai māori; and
    b. Assessment of the risks of Project activities to the existing cultural health.
12. Within 12 months of completion of the baseline cultural health assessment, the Consent Holder must, through the Relationship Management Forum, identify a programme to address cultural health risks associated with construction of the Project. This programme may include, but is not limited to:
    a. Involvement of mana whenua and incorporation of mātauraka into management approaches, rehabilitation activities and environmental monitoring;
    b. appropriate amendments to management and monitoring plans;
    c. additional rehabilitation or offset measures;
    d. other measures to recognise cultural impacts and enhance cultural health;
    e. measures to increase awareness among the general public about the associations of Kāi Tahu to the local geographic area; and
    f. timeframes for implementation of agreed measures.
13. The programme will include:
    a. Development of a cultural rehabilitation standard to form the basis for actions by the Consent Holder to remediate the whenua and wai during the construction phase;
    b. A cultural health monitoring programme incorporating further monitoring no later than five years post completion of the baseline cultural health assessment and ten years post completion of the baseline cultural health assessment and any additional monitoring agreed by the Relationship Management Forum, and
    c. An associated programme for review of management plans to address the results of monitoring.
14. Reporting on the cultural health programme will form part of the Annual Kaitiaki Oversight Report.
15. Within 30 working days of each anniversary of the commencement of this consent, the Consent Holder must, through the Relationship Management Forum, provide an Annual Kaitiaki Oversight Report to CODC and ORC. Contents of this report will include:
    a. A summary of the Forum's activities in the previous year;
    b. Reporting on the results of any monitoring carried out during that year; and
    c. Identification of any concerns and/or recommendations relating to that monitoring

16. The Consent Holder must resource any other reasonable needs or costs associated with the Cultural Health Programme.

Accidental Discovery Protocol

17. Prior to commencing excavation work, the Consent Holder must ensure that all persons involved in, or supervising works on-site are familiar with the Accidental Discovery Protocol specified in this condition. The Accidental Discovery Protocol must 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 Accidental Discovery Protocol 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 CODC and ORC must be notified immediately.

    c. If the site is of Māori origin, the Consent Holder must also notify the appropriate Kā Rūnaka group 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, CODC, ORC and the appropriate Kā Rūnaka 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.

CODC LAND USE CONSENT CONDITIONS – [LUC reference – TBC]

Note: the conditions relate to the following activities:

- Earthworks in the riparian margin;
- Excavation and fill exceeding the limits in the relevant zones;
- Rock armouring at the cove mouths extending onto the Crown marginal strip within the Water Surface and Margin Resource Area;
- Comprehensive residential development, including the departures district plan standards provided for by the Residential Development Matrix in Appendix Two;
- Development not in general accordance with Schedule 19.28 Parkburn Structure Plan;
- Disturbance of soil on a piece of land subject to the NES-CS; and
- Activities and built form not in accordance with the standards of the underlying zones, as provided for by the development matrices in Appendices Two and Four.

Consent Lapse

18. Under section 125 of the RMA, this resource consent lapses 10 years after the date of commencement.

Siteworks Pre-Construction Conditions

Pre-commencement Meeting

19. Prior to the commencement of each stage of earthworks and civil construction, the Consent Holder must hold a pre-start meeting that:
    a. is located on the subject site;
    b. is scheduled not less than five working days before the anticipated commencement of construction and earthworks;
    c. invites the CODC Compliance Monitoring Officer, Consents Planner, Development Engineering Manager; and
    d. includes the Consent Holder's project manager, a representative of each contractor who will undertake the works, and any suitably qualified and experienced person whose involvement is required by another condition of these consents.

Construction Environmental Management Plan (CEMP)

20. At least 30 working days prior to the commencement of any earthworks on the site for each stage (or combination of stages), the Consent Holder must submit to CODC a final CEMP for certification in accordance with Condition 7. The CEMP must be prepared in general accordance with the draft preliminary CEMP prepared by LandPro (referenced XXXX) and prepared by a Suitably Qualified and Experienced Person (SQEP).
    a. The objective of the CEMP is to set out the proposed construction methodology and environmental management measures to appropriately manage the potential effects of construction and site works associated with each stage(s) and contain all

the other relevant management plans. The CEMP must include, but not be limited to, the following:

i. Construction staging methodology;
ii. Management of debris and detritus control throughout construction period;
iii. How stockpiling or placement of fill must avoid obstructing any overland flow from higher ground/upstream;
iv. A list of relevant resource consents and their conditions;
v. A description of how compliance with the conditions of resource consents will be achieved;
vi. Staff roles and responsibilities for compliance with resource consent conditions
vii. Incident response;
viii. Monitoring programmes and reporting of results;
ix. A list of other management plans and a description of how these inter-relate;
x. Communication protocols with Councils, neighbours, and Kā Rūnaka;
xi. Complaints management procedures;
xii. Frequency of site inspections and monitoring (including after extreme weather events) and reporting to be undertaken; and
xiii. The provision of artificial lighting that may be required for construction works and the management of light spill beyond the site boundary.

b. The CEMP must contain the following other management plans:

i. An Erosion and Sediment Control Plan (ESCP) in accordance with Condition 21 to identify the bulk earthworks proposed for each stage(s) and the work programme for bulk earthworks and associated erosion and sediment control practices.
ii. A Dust Management Plan (DMP) in accordance with Condition 23 to manage dust emissions from the site.
iii. A Construction Traffic Management Plan (CTMP) in accordance with Condition 24, to identify vehicle access arrangements, construction traffic volumes and routes, measures to maintain road safety and minimise disruption to the surrounding road network and residents.
iv. A Fish Management Plan (FMP), in accordance with Condition 25, to manage the potential effects on fish during works in the Park Burn.
v. A Cove Management Plan (CMP), in accordance with Condition 26, to manage the ongoing maintenance.
vi. A Construction Noise and Vibration Management Plan (CNVMP), in accordance with Condition 27, to manage and mitigate construction noise and vibration effects.
vii. A Spill Management Plan (SMP) in accordance with Condition 28 that includes procedures for preventing contaminants such as hydrocarbons or chemicals entering any waterbody in the event of a spill.

viii. A Landscape Management Plan in accordance with Condition 29, relevant to each stage.

ix. A Remediation Action Plan (RAP) in accordance with Condition 36, relevant to each stage.

x. A Contaminated Site Management Plan (CSMP) in accordance with Condition 38, relevant to each stage; and

xi. A Dewatering Management Plan that meets the requirements of Condition 186, to manage the dewatering of the cove excavations and the discharge of dewatering water.

Erosion and Sediment Control Plan

21. The ESCP required by Condition 20(b)(i) must meet the requirements of Condition 128 of the ORC land use consent for earthworks, under which it is certified by ORC.

22. All earthworks must be managed to minimise any discharge of debris, soil, silt, sediment or sediment-laden water beyond the subject site to either land, stormwater drainage systems, watercourses or receiving waters. In the event that such a discharge occurs, works must cease immediately and the discharge must be mitigated and/or rectified.

Dust Management Plan

23. The DMP required by Condition 20(b)(ii) must meet the requirements of Condition 133 of the ORC land use consent for earthworks, under which it is certified by ORC.

Construction Traffic Management Plan

24. At least 30 working days prior to the commencement of any earthworks or construction activity on the site, the Consent Holder must submit a final Construction Traffic Management Plan (CTMP) to CODC for certification in accordance with Condition 7. This must be prepared in general accordance with the approved plans and documents listed in Appendix One. The CTMP must include the following:

    a. Provide a parking management plan for construction traffic, including details of contractor vehicle parking locations.

    b. Address the transportation and parking of oversize vehicles (if any).

    c. Provide appropriate loading / working areas to minimise disruption to traffic.

    d. Provide cleaning facilities within the site to clean all vehicles prior to exit to prevent mud or other excavated material from being dropped on the road. In the event that material is dropped on the road, resources must be on hand to clean-up as soon as possible.

    e. Provide traffic management plans in compliance with the latest edition of the NZTA “Code of Practice for Temporary Traffic Management” (COPTTM) document.

    f. Ensure the site access point is clearly signposted.

    g. Include measures that are to be adopted to ensure that pedestrian access on the adjacent public footpaths in the vicinity of the site is safe during construction works.

h. Detail how the works will be undertaken to maintain access to properties adjacent to the work site during construction and address the duration time frame for sites with no-vehicle access during the works.

i. Identify proposed numbers and timing of heavy vehicle movements throughout the day.

j. Identify the location of vehicle and construction machinery access during the period of site works.

k. Identify the storage and loading areas for materials and vehicles.

l. For each construction phase, identify the location and duration of any road or lane closures, division of road closures into segments, duration of works in each closure, indication of detour routes for each closure and assessment of the effects on the CODC road network of any road closures and a plan to mitigate these effects.

m. Detail how communication with drivers that they should divert be done, and how it would be monitored to ensure that the expected level of diversion is achieved.

n. Identify the relevant CODC approvals.

Fish Management Plan

25. The FMP required by Condition 20(b)(iv) must meet the requirements of Condition 134 of the ORC consent, under which it is certified by ORC.

Cove Management Plan

26. At least 30 working days prior to Engineering Acceptance for Stage 2 a Cove Management Plan (CMP) must be provided to CODC for certification in accordance with Condition 7. The CMP must include the following:

    a. Items to vest in CODC including as-built plans and construction specifications;

    b. Operational and maintenance programme for the boat ramp and jetties;

    c. Environmental management associated with ongoing maintenance of the boat ramp and jetties;

    d. Control of sediment and erosion;

    e. Prevention of fuel, soil and other contaminant spills;

    f. Procedures for controlling lake weed, driftwood, sediment accumulation and debris, and removal of these if required;

    g. Inspection, monitoring and reporting procedures.

Construction Noise and Vibration Management Plan

27. At least 30 working days prior to the commencement of any earthworks on the site, the Consent Holder must submit a Construction Noise and Vibration Management Plan (CNVMP) to CODC for certification in accordance with Condition 7. The CNVMP is to address matters contained in Annexure E of NZS 6803:1999, in particular the best practicable options to control noise such as:

    a. Time of day;

    b. Setbacks;

c. Barriers or screens;

d. Staff/operator training and supervision;

e. Selection of appropriate equipment; and

f. Communication with affected persons.

Spill Management Plan

28. The SMP required by Condition 20(b)(vii) must meet the requirements of Condition 135 of the ORC land use consent for earthworks, under which it is certified by ORC.

Landscape Management Plan

29. At least 30 working days prior to the commencement of any earthworks on the site, the Consent Holder must submit a Landscape Management Plan (LMP) to CODC for certification in accordance with Condition 7. The LMP must, as relevant to the area or stage covered by the plan, include:

    a. A plan identifying the land and landscape components to which it applies;

    b. A site-wide landscape framework and the outcomes to be achieved for:

        i. The State Highway 6 and principal entrances;

        ii. the northern boundary buffer;

        iii. the Greenway and stormwater landscape;

        iv. Park Burn and associated riparian areas;

        v. the Lake Dunstan/Te Wairere edge, Crown land restoration and coves;

        vi. recreation reserves, neighbourhood parks and public accessways;

        vii. the streetscape and street-tree hierarchy;

        viii. public-private interfaces;

        ix. active mode connections; and

        x. cultural landscape expression, interpretation and planning opportunities

    c. Landscaping elements that are fixed landscape outcomes and landscaping elements that may be refined through stage-specific detailed landscape plans.

    d. Details of compliance with outcomes for specified areas, in accordance with Conditions 30 and 31 below.

    e. The timing and sequencing of planting and restoration works relative to earthworks; civil works, subdivision stages and occupation;

    f. Planting preparation, plant sourcing, species, grades, densities and implementation methods;

    g. Irrigation, watering, mulch, staking, plant protection and establishment requirements;

    h. Weed, pest plant and pest animal management;

    i. Inspection, monitoring and reporting requirements;

    j. Measurable plant establishment and replacement requirements and procedures for replacing dead, diseased or poorly performing vegetation;

    k. Minimum maintenance period for each area;

l. The criteria and process for handover to CODC, the Crown, NZTA or another future landowner/asset manager; and

m. Procedures for reviewing and amending while maintaining outcomes required by the consent.

Specific Outcomes for State Highway 6 Landscape Buffer

30. The State Highway 6 landscape buffer must:

a. maintain a coherent planted landscape between State Highway 6 and the adjoining urban development except where interrupted by approved roads, accessways or infrastructure;

b. integrate the approved acoustic bunds, shared paths, entrances, signage lighting and stormwater infrastructure; and

c. retain safe sightlines and comply with the operational requirements of NZTA.

Specific Outcomes for Public Land Buffers

31. For any Crown land, lake-edge, esplanade reserve cove or publicly accessible water-edge environment, the relevant Landscape Management Plan must identify:

a. public access provisions and CPTED considerations;

b. treatment of interfaces with adjoining private lots;

c. Safety in Design (SiD) certification for the detailed design of proposed coves and associated public realm adjoining water bodies, demonstrating that public safety risks have been appropriately considered and addressed while maintaining the intended landscape, recreation and public access outcomes.

Kā Rūnaka Engagement in Landscape Design

32. At least 60 working days prior to the submission of the Landscape Management Plan for certification, the Consent Holder must invite Kā Rūnaka to participate in the preparation of the landscape design for the Project.

Scope of Collaboration with Kā Rūnaka

33. The Consent Holder must facilitate a collaborative process with the nominated Kā Rūnaka representative to integrate cultural values and narratives into the landscape design. The scope of this engagement must include, but is not limited to:

a. Cultural Narratives: Integrating local history, identity, and cultural narratives into the design of public open spaces, reserves, and entry points.

b. Flora and avoiding species identified as culturally inappropriate.

c. Landform and Water: Design input regarding the restoration, modification, or protection of natural landforms, wetlands, and stormwater management systems (e.g., raingardens) to enhance mauri (life force).

d. Signage and Art: Opportunities for cultural expression through bilingual signage, educational storyboards, or public artworks.

The Consent Holder must resource the reasonable needs or costs associated with Kā Rūnaka participation in fulfilling this Consent Condition.

Landscape Management Plan Documentation

34. The Final Landscape Management Plan submitted to CODC for certification in accordance with Condition 7 must be accompanied by a Cultural Landscape Engagement Report. This report must be prepared in consultation with Kā Rūnaka and must include:

    a. A summary of the engagement process undertaken, including dates of meetings and site visits.

    b. A clear record of the cultural design inputs, preferences, and recommendations raised by mana whenua.

    c. Demonstration of how these inputs have been incorporated into the final landscape design.

    d. Where any specific recommendation made by mana whenua has not been incorporated, a detailed explanation of the technical, structural, or safety reasons why it was not practicable to do so.

Absence of Participation Contingency

35. If Kā Rūnaka decline the invitation to participate, or do not respond within 30 working days of receiving a written invitation from the Consent Holder in accordance with Condition 32, the Consent Holder is deemed to have complied with this condition. Evidence of the written invitations and any correspondence received must be provided to CODC when submitting the Landscape Management Plan for certification.

Soil Contamination

Remediation Action Plan (RAP)

36. Prior to any disturbance, excavation, relocation, screening, placement, encapsulation or capping of contaminated or potentially contaminated material, the Consent Holder must submit a final Remediation Action Plan (RAP) to CODC for certification in accordance with Condition 7. The final RAP must be prepared by a Suitably Qualified and Experienced Contaminated Land Practitioner and must be generally consistent with the Remediation Action Plan prepared by Insight Engineering, dated XX, except where amendments are required to give effect to these conditions.

    The final RAP must contain sufficient detail to address the following matters:

    a. The remediation objectives, methodology and outcomes anticipated;

    b. The protocols to be followed in managing the contaminated materials and replacement with other clean material;

    c. The validation testing, monitoring or inspection proposed to demonstrate that the remediation has met the specified objectives;

    d. The site validation criteria; and

    e. Long-term management provisions for any residual contained contamination, including processes around the recording of containment cell extents, future disturbance controls, integrity of the capping layer and clear discharge-prevention performance standards for earthworks, stockpiles and wash water management.

37. No activity on the contaminated area as marked on the plans contained in the RAP (Insert Document reference) can commence until all measures identified in the RAP as needing to be put in place prior to commencement of any works have been established.

Contaminated Site Management Plan

38. At least 30 working days prior to the commencement of any earthworks authorised by this consent, the Consent Holder must submit a finalised Contaminated Site Management Plan (CSMP) prepared by a Suitably Qualified and Experienced Contaminated Land Practitioner for certification in accordance with Condition 7. The CSMP must contain sufficient detail to address the following matters:
    a. A brief summary of the works to be undertaken in accordance with the approved consent;
    b. Timing and duration of construction and operation of control works;
    c. The site-specific layout; including working areas; site access; clean and contaminated areas; decontamination areas; catchment boundaries and contour information and vehicle routes;
    d. Soil management procedures during the works, including siting and management of soil stockpiles, and erosion, sediment and dust control procedures;
    e. Soil, air quality, groundwater and/or surface water monitoring requirements;
    f. Contingency measures to address any unexpected or accidental discoveries of contamination or discharges identified at the site;
    g. Measures to monitor any discharges or sediment runoff during the activity including specific erosion and sediment control works (locations, dimensions, capacity etc);
    h. Handling and disposal procedures for any contaminated material encountered during the activity;
    i. Details regarding the management of exposed areas;
    j. Relevant contact information of those onsite and managing the construction or earthwork activities onsite; and
    k. Allocation of responsibilities, including who is responsible for implementing and monitoring the controls detailed within the CSMP for the entirety of the works covered by the CSMP.

39. No activity on the subject site can commence until all measures identified in the certified CSMP as needing to be put in place prior to commencement of any works have been established.

Compliance with CLMG No 5

40. Any site investigation must be undertaken in accordance with the Ministry for the Environment publications Contaminated Land Management Guidelines, No.5 (revised 2021).

Avoid cross-contamination as a result of earthwork practices

41. All earthworks must be managed to avoid the potential for accidental cross-contamination of materials to occur. Movement of contaminated soil on or across impermeable land and/or deposition of contaminated soil on exposed and uncontaminated land must either be avoided or measures implemented to ensure that no cross contamination occurs.

42. In the event that cross contamination of previously uncontaminated parts of the site occurs, the contamination must be remedied in accordance with the Site Validation Report required by Condition 45.

Certification that fill removed to appropriate disposal site

43. Soil or waste materials removed from the contaminated area must be deposited at a disposal site that is authorised to receive the material. The Consent Holder must maintain records of soil disposal locations and volumes and provide these to CODC on request.

Contingency for unexpected material

44. In the event that any unexpected contaminated soil or material is uncovered by the works, an accidental discovery protocol must be implemented, including but not limited to the following steps:

    a. Earthworks within ten metres of unexpected contaminants must cease immediately;

    b. All practicable steps must be taken to prevent the contaminated material becoming entrained in stormwater. Immediate steps must include, where practicable:

        i. diverting any stormwater runoff from surrounding areas away from the contaminated material;

        ii. minimising the exposure of the contaminated material, including covering the contaminants with an impervious cover;

        iii. Notification to CODC and ORC within 24 hours of the discovery;

        iv. Earthworks within ten metres of unexpected contaminants must not recommence until a suitably qualified and experienced contaminated land practitioner (SQEP) confirms to CODC and ORC that continuing works does not represent a significant risk to the environment; and

        v. All records and documentation associated with the discovery must be kept and copies must be provided to CODC or ORC upon request.

Site Validation Report (SVR)

45. Within three (3) months of the completion of the works the Consent Holder must provide CODC with a Site Validation Report (SVR) prepared by a Suitably Qualified and Experienced Contaminated Land Practitioner and in accordance with Contaminated Land Management Guideline No 1. The SVR must contain sufficient detail to address the following matters:

    a. Summary of the works undertaken;

b. A statement confirming whether the disturbance works have been completed in accordance with the Remediation Action Plan;

c. The location and dimensions of the excavations carried out, including a relevant site plan;

d. Records of any unexpected contamination encountered during the works, if applicable;

e. Location and dimensions of any contaminated soil remaining on-site;

f. A summary of sampling and analysis undertaken for validation sampling, and for unexpected contamination (if applicable), tabulated analytical results including laboratory transcripts, and interpretation of the results in the context of the relevant soil guideline values;

g. Copies of disposal dockets for material removed from site, if any;

h. Details regarding any complaints received by the Consent Holder and/or breaches of the procedures set out in the RAP; and

i. Any ongoing management requirements.

46. Prior to disturbance of land within the asphalt plant area, fuel storage areas, contractors' yards, treated timber storage areas, concrete block manufacturing area, former orchard area, the cleanfill area as shown in Figures 1 and 2 of the Detailed Site Investigation listed in Appendix One), or any other HAIL area not fully characterised in the application material, the Consent Holder must undertake further investigation, sampling and assessment by a Suitably Qualified and Experienced Contaminated Land Practitioner. The results must be provided to CODC and must identify whether material is suitable for on-site containment, requires treatment, or must be disposed of off-site at an authorised facility.

47. The Consent Holder must ensure that the containment, handling, stockpiling, placement and capping of contaminated or potentially contaminated material does not result in the discharge of contaminants to groundwater, surface water or Lake Dunstan.

SH6 Sound Insulation

48. That any new residential buildings within 80m of the State Highway carriageway seal edge must be designed and constructed to meet noise performance standards for noise from traffic on the State Highway that will not exceed 35 dB $L_{Aeq\ (24hr)}$ in bedrooms and 40 dB $L_{Aeq\ (24hr)}$ for other habitable rooms in accordance with the satisfactory sound levels recommended by Australian and New Zealand Standard AS/NZ2107:2000 *Acoustics – Recommended design sound levels and reverberation times for building interiors*. The design noise levels used in the assessment must be taken from the future growth noise contours published by Marshall Day Acoustics in Figure XX.

49. Where doors and windows must be closed to achieve the internal noise levels and alternative means of ventilation must be provided that conforms to the requirements of New Zealand building Code clause G4. A means of temperature control (particularly cooling) must be provided that maintains a stable and comfortable temperature in all habitable rooms when windows and doors are closed.

Construction Hours of Operation

50. Hours of operation for the earthworks are limited to the following:

    a. 07:00 to 18:00 Monday to Friday; and

    b. 07:30 to 17:30 Saturday

Structures on the Bed of a Lake Conditions

Jetty External Appearance

51. The jetties must be retained and maintained as structures in general accordance with the approved concept plans listed in Appendix One.

Ongoing Conditions

52. The Consent Holder must maintain the jetties and boat ramp to ensure they are structurally sound, poses no undue risk to human life, property or the natural environment.

53. The Consent Holder must ensure that no vessel using the jetties or boat ramp discharges any contaminants such as (but not limited to) fuel, oil, wastewater into Lake Dunstan/Te Wairere so as to avoid potential adverse effects from contaminants on the lake's water quality.

54. The Consent Holder must ensure that best practice measures are adopted to monitor and remove any aquatic weed as defined in the Regional Pest Management Plan (RPMP) within an area extending in a three-meter radius surrounding the jetties and boat ramp. Evidence must be provided to the CODC Monitoring department 12 months from the date of this decision that any aquatic lake weed identified in the RPMP has been removed (or did not exist), and thereafter on the 31st July each year.

    Advice Note: The Consent Holder is responsible for obtaining all other necessary consents, permits, and licences, including a permit under the Otago Regional Council Navigation Safety Bylaw. Once a permit is obtained under the ORC navigational bylaw, the consent holder must maintain an active permit in accordance with this bylaw.

    Advice Note: Under section 134 of the RMA, this consent attaches to the land to which it relates. The Consent Holder is responsible for compliance with Conditions 51 to 54 until the jetties, boat ramp and associated land are vested in CODC. Once vested, CODC, as owner of those assets and that land, is the consent holder responsible for compliance with these conditions. The jetties and boat ramp will be constructed on privately owned land that is to be vested in CODC, and the cadastral boundaries will not change when the coves are formed, so the jetties and boat ramp will remain on that land rather than on the Crown-owned bed of Lake Dunstan.

Consent Review

55. CODC may, in accordance with Sections 128 and 129 of the Resource Management Act 1991, serve notice on the Consent Holder of its intention to review the conditions of this consent during the period of three months following the date of granting of this consent each year, or within two months of any enforcement action taken by CODC in relation to the exercise of this consent, for the purpose of:

a. Determining whether the conditions of this consent are adequate to deal with any adverse effect on the environment which may arise from the exercise of the consent and which it is appropriate to deal with at a later stage, or which becomes evident after the date of commencement of the consent; or

b. Reviewing the frequency of monitoring or reporting required under this consent to alter these.

CODC SUBDIVISION CONSENT CONDITIONS – [SUB reference – TBC]

Note: the conditions relate to the following activities:

- Subdivision of the Low Density and Medium Density Residential zoned land;
- Subdivision to create the recreation, esplanade, drainage and utility, and walkway reserves to vest, and the utility allotments;
- Subdivision in the Business Resource Area (3) and the Industrial Resource Area; and
- Subdivision not in general accordance with Schedule 19.28 Parkburn Structure Plan.

Consent Lapse

56. This subdivision consent lapses 10 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.

57. If Stage 1A is given effect to in accordance with Condition 56, then the balance of this subdivision consent (being all subsequent stages), lapses 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 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.

Staging

58. The subdivision may be staged, and all relevant conditions must be satisfied prior to Section 224 (c) of the Resource Management Act, 1991 certification for each stage. The conditions of consent must be applied only to the extent that they are relevant to each particular stage proposed.

59. The subdivision must 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. Stage 6 must proceed before section 224(c) certification for the 400th lot.

Survey Plan

60. The Consent Holder must submit a survey plan for each respective stage in general accordance with the approved resource consent subdivision plans listed in Appendix One.

Amalgamation Conditions

61. The following amalgamation condition must be registered with Land Information New Zealand [CSN reference – TBC]: that each legal access lot listed in the table below be held as to the undivided shares shown in the table by the owners of the lots shown, as tenants in common in those shares, and that individual records of title be issued in accordance therewith.

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 401 & 402
4006	UNDIVIDED ONE-THIRD SHARES BY THE OWNERS OF LOTS 480, 482 & 483
4007	UNDIVIDED ONE-QUARTER SHARES BY THE OWNERS OF LOTS 484 - 487
4008	UNDIVIDED ONE-FIFTEENTH SHARES BY THE OWNERS OF LOTS 572 - 586
4009	UNDIVIDED ONE-QUARTER SHARES BY THE OWNERS OF LOTS 603 & 609 - 611
4010	UNDIVIDED ONE-QUARTER SHARES BY THE OWNERS OF LOTS 639 - 642
4011	UNDIVIDED ONE-HALF SHARES BY THE OWNERS OF LOTS 649 & 676
4012	UNDIVIDED ONE-HALF SHARES BY THE OWNERS OF LOTS 675 & 676
4013	UNDIVIDED ONE-FIFTH SHARES BY THE OWNERS OF LOTS 686 - 690
4014	UNDIVIDED ONE-THIRD SHARES BY THE OWNERS OF LOTS 716, 717 & 721
4015	UNDIVIDED ONE-HALF SHARES BY THE OWNERS OF LOTS 891 & 895
4016	UNDIVIDED ONE-SIXTH SHARES BY THE OWNERS OF LOTS 859, 860 & 872 - 875

4017	UNDIVIDED ONE-THIRD SHARES BY THE OWNERS OF LOTS 915, 916 & 917
4018	UNDIVIDED ONE-THIRD SHARES BY THE OWNERS OF LOTS 972, 985 & 986
4019	UNDIVIDED ONE-HALF SHARES BY THE OWNERS OF LOTS 981 & 982
4020	UNDIVIDED ONE-FIFTH SHARES BY THE OWNERS OF LOTS 961 - 965

Items to vest in CODC

62. The following lots identified in the table below must be vested in CODC at their respective stages, for the purposes shown and in general accordance with the approved scheme plan listed in Appendix One.

RESERVES TO VEST IN CENTRAL OTAGO DISTRICT COUNCIL		
PURPOSE	**LOT**	**AREA**
Recreation Reserve	2003	4178 m^2
	2008	3691 m^2
	2011	1917 m^2
	2015	2025 m^2
	2022	2528 m^2
	2016	30063 m^2
	2025	3706 m^2
Local Purpose (Esplanade)	2002	11494 m^2
	2006	12594 m^2
Local Purpose (Drainage and Utility)	2007	10763 m^2
Local Purpose (Drainage and Walkway)	2009	17512 m^2
	2010	10440 m^2
Local Purpose (Walkway)	2000	670 m^2
	2001	903 m^2
	2012	4415 m^2
	2018	3865 m^2
	2013	488 m^2

	2014	1848 m^2
	2019	1611 m2
	2020	2207 m2
	2021	2330 m^2
	2023	1791 m^2
	2024	3401 m^2
	2026	1911 m^2
	2027	383 m^2
	2028	384 m^2
	2017	334 m^2
	2005	339 m^2
	2004	424 ^{2}

ROADS TO VEST IN CENTRAL OTAGO DISTRICT COUNCIL		
STAGE	**LOT**	**AREA**
1A	3000	1.52ha
1B	3001	1.45ha
2	3002	1.83ha
3	3003	1.29ha
4	3004	2.86ha
5	3005	2.17ha
6	3006	2.12ha
7	3007	3.22ha
8	3008	1.46ha
	3009	0.49ha
9	3010	1.84ha
10	3011	1.28ha
11	3012	0.14ha
	3013	0.18ha

	3014	0.65ha
12	3015	1.80ha
13	3016	1.88ha
14	3017	1.26ha
15	3018	0.81ha
TOTAL		**28.25ha**

63. Lots 2020, 2021, 2023, 2024 and 2026 (Local Purpose (Walkway)) may be incorporated into the adjoining residential lots instead of vesting in CODC if, before section 223 certification for the relevant stage, the land to the north (HWR) obtains a residential zoning.

Code of Practice

64. 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 2026.

    Advice Note: CODC has agreed to roading widths that meet the draft code of practice (CODC Proposed Table 3-3 Road Design Standards, as shown on the Roading Plans listed in Appendix One)

    Advice Note: Currently there are two documents, NZS 4404:2004 and the July 2008 CODC Addendum form the NZS 4404 based CODC Land Development and Subdivision Code of Practice 2026.

Pisa Moorings Connection

65. A road connection between the subject site and Pisa Moorings must be constructed prior to the earlier of the following:

    a. Section 224(c) certification for the 710th residential allotment; or

    b. The occupation of any building on Lot 1000 (commercial site within Stage 7); or

    c. The occupation of any building on Lot 1001 (possible school site within Stage 6).

66. A Consent Notice pursuant to section 221 of the Resource Management Act 1991 must be registered on the records of title for Lots 1000 and 1001 to require the ongoing compliance with Condition 65(b) and (c) respectively.

Engineering Acceptance

67. Prior to commencement of any physical work the consent holder must apply for and receive CODC Engineering Acceptance (EA) via the CODC online portal at:

    CODC Home > Services > Planning > Land Development and Subdivision Engineering.

    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

Development Agreement

68. A development agreement must be entered into between CODC and the consent holder prior to the activities authorised under this consent being undertaken. This agreement must record the following:

    a. Southern Waters 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 consent holder will pay for their share of these upgrade works; and

    b. The upgrades to the wastewater and water networks to undertaken by the consent holder.

    Advice Note: Development contributions for 3 Waters will be the 2027 Southern Waters Development Contribution Policy.

Section 223 Certification

69. Prior to certification of the survey plan, pursuant to section 223 of the Resource Management Act 1991, the Consent Holder 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 must include but not be limited to the following:

       i. In relation to the Park Burn an easement in gross to CODC 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 Lots 2002 and 2006, an easement in gross to Contact Energy Limited for the right to store water over the areas shown as B and C on the approved scheme plan.

    b. Upon deposit of the survey plan for each stage, the reserves listed in Condition 62 must vest in CODC for the purposes shown in that condition.

c. Upon deposit of the survey plan for each stage, the relevant lots of Lots 3000 to 3018 must vest in CODC as road, as shown on the roads to vest schedule of the approved scheme plan.

d. The registration of a fencing covenant under s6 of the Fencing Act 1978 on the reserves to vest in CODC to protect CODC from liability to contribute towards any work on a fence between a public reserve vested in or administered by CODC and any adjoining land.

70. Prior to certification of the survey plan, pursuant to section 223 of the Resource Management Act 1991, for Lot 2019, the Consent Holder must ensure that no development, earthworks, vegetation clearance, or construction of any temporary or permanent structures takes place within the area marked as the Overflow Area shown on the Lizard Relocation Plan listed in Appendix One. The Overflow Area must be maintained and weed control and pest animal control must be undertaken, in accordance with the Lizard Management Plan.

Section 224c Certification

71. Prior to certification pursuant to section 224(c) of the Resource Management Act 1991, the Consent Holder must complete the following and submit to CODC:

Water

72. The consent holder must connect to CODC's water network at the Clark Road/SH6 intersection.

73. 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.

    Advice Note: Access to CODC's Water Model is able to be arranged by CODC at the consent holder's cost.

74. A new pipe must 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 73. Pipe sizing must 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. Subject to hydraulic modelling outputs a second connection may be required from Pony Court to provide a ring feed to the development.

75. 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.

76. Prior to section 224(c) certification the consent holder must install standard residential DN25mm water connections to all residential allotments in accordance with the following:

    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 right of way, 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

77. Firefighting hydrants meeting the distance and flow rate requirements in SNZ PAS 4509:2008 must be provided.

Wastewater

78. The Consent holder must connect to CODC's Wastewater network at the Clark Road intersection manhole ID 9223.

79. 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 wastewater modelling to be sufficient to supply the subdivision under peak water demand and for firefighting requirements.

    Advice Note: Access to CODC's Wastewater Model is able to be arranged by CODC at the consent holder's cost.

80. A new pipe must 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 79. Pipe sizing must 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).

    Advice Note: Wastewater transfer times along the main need to be confirmed to ensure potential septic conditions are appropriately considered and mitigated.

81. 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)

82. Prior to section 224(c) certification the consent holder must install a standard 100mm wastewater connection to all residential allotments in accordance with the following:

    a. 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.

    b. 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).

    c. Private pipes must not cross property boundaries.

    d. Each front lot must be provided with a separate lateral connection.

    e. 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.

    f. Only one service connection from the public wastewater main is allowed per property.

    g. 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.

Wastewater Pumpstation

83. The pump station must be located within a separate allotment and vested in CODC. 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

84. 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

85. Prior to section 224(c) each stage of the subdivision certification for each stage of the stormwater management is required. Catchment Area 1 must be discharged to ground by standard soak pits and stormwater from Catchment Area 2 must 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.

86. 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 must be designed to provide gravity drainage from the entire buildable area within the lots. This must 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 must be designed to provide gravity drainage for the entire buildable area within the lot.

b. Stormwater quality management devices (including vegetated swales) must treat the water quality design flow (based on a design rainfall intensity of 10mm/hr) in accordance with Auckland CODC Document GD01. The systems must make provision for the interception of a minimum 75% Total Suspended Solids (TSS) prior to discharge to receiving waters (Lake Dunstan/Te Wairere).

c. These measures may include a proprietary treatment device on the primary stormwater network outfall/s or at source. Devices must be selected from the Stormwater Toolbox. These treatment devices must 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 must be located to easily enable any required ongoing maintenance and clearing.

d. 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.

87. A copy of the full stormwater model and report outlining the parameters used must be provided.

88. A predevelopment and post development contour plan must be provided for the stormwater design

89. The final detailed design of the stormwater management system for the development must be in general accordance with the approved Stormwater Management Plan listed in Appendix One.

Access

90. The formation of roads and Joint Owned Access Lots must be in accordance with the approved Roading Typology plan set listed in Appendix One.

Road Design Standards

91. Vested roads must be in accordance with the approved Roading Typology plan set listed in Appendix One.

92. 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.

93. 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 CODC's roading manager

As Built Plans

94. As-built drawings are to be lodged with CODC in accordance with clause 1.5.10(b) of NZS 4404:2004 and must comply with CODC'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.

Landscaping – public streetscape, accessways, reserves and parks

95. Prior to the implementation of planting, as part of the Engineering Acceptance for each stage of development the Consent Holder must submit detailed landscaping plans for all public roads, reserves, parks and public accessways to CODC for certification in accordance with Condition 7. In particular, the plans and supporting planting methodology must:

    a. Be prepared by a suitably qualified landscape architect;

    b. Be in general accordance with the certified Landscape Management Plan (Condition 29) and the relevant landscape concept plans listed in Appendix One;

    c. 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;

    d. Ensure that selected species can maintain appropriate separation distances from paths, roads, streetlights and vehicle crossings;

    e. Include planting implementation methodology;

    f. Include all lighting details within the proposed streets and accessways;

    g. Provide a Landscape Maintenance and Management Plan that covers a minimum period of (3 years) following the completion of each stage of landscaping for all landscaping within public streetscape areas, accessways, reserves and parks. The scope of this plan must include the following:

        i. Review of landscaping health at the time of handover from the developer at the completion.

        ii. Review of management plan scope and specification for each stage

        iii. Review of expected outcomes at the end of the three-year term of each stage.

        iv. Provide a pest animal management strategy in order to protect the health and survival of the approved planting.

    h. A potable water supply point must be provided at the boundary of the reserve lots.

    i. An automated Irrigation system must be installed to the satisfaction of CODC's Parks and Reserves Manager, and all associated infrastructure and equipment must be transferred to CODC. 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.

Landscape Entranceway Design

96. Prior to Engineering Acceptance for Stages 1A and 7, the Consent Holder must submit a Principal Entrance Landscape Design Plan to CODC for certification in accordance with Condition 7. The Plan must:

    a. Be prepared by a suitably qualified landscape architect;

    b. Be generally consistent with the certified Landscape Management Plan;

    c. Integrate landscape design with any approved intersection, roading, pathway, signage, lighting, stormwater and infrastructure works:

    d. Include planting, materials, structures, signage (including dimensions), lighting and any associated landscape treatment.

Multipurpose Recreation Reserve Design

97. Prior to Engineering Acceptance for the stage containing the multipurpose recreation reserve, a Reserve Development Plan must be submitted to CODC for certification in accordance with Condition 7. The Plan must address the location of the public toilets only.

    Advice Note: The applicant will vest the land with CODC but all other improvements, apart from the public toilets, are the responsibility of CODC.

Transportation Matters

State Highway Intersection Upgrades

98. The Consent Holder must design and construct the State Highway intersection works set out in the table below by the timing specified in the table.

Intersection	Required works	Timing
New southern intersection with SH6	New single circulating lane roundabout	Constructed as part of Stage 1A
Existing northern intersection with SH6	Upgrade of the existing priority-controlled intersection to a single circulating lane roundabout	Constructed as part of Stage 7 and before section 224(c) certification for the 518th lot
SH6/SH8B intersection	Upgrade of the existing single circulating lane roundabout to a dual circulating lane roundabout	Completed, including the post-construction road safety audit required by Condition 101, before section 224(c) certification for the 875th residential lot

99. For each intersection listed in Condition 98, the Consent Holder must submit to CODC detailed design plans that:

    a. are prepared by a suitably qualified and experienced professional appointed in consultation with NZTA;

    b. are designed in accordance with Austroads 'Guide to Road Design' and the Traffic Control Devices Manual Part 4 (Intersections), or an alternative intersection formation standard agreed with NZTA;

c. have been subject to an independent design safety audit, undertaken in general accordance with the NZTA 'Safe System Audit Guidelines' (August 2022) by safety auditors experienced in highway intersection design and appointed in consultation with NZTA; and

d. incorporate any design changes recommended by the design safety audit, as agreed with NZTA.

100. The detailed design plans required by Condition 99 must be accompanied by written confirmation from NZTA that it is satisfied the design meets NZTA design requirements.

101. Following construction of each intersection listed in Condition 98, the Consent Holder must 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 'Safe System Audit Guidelines' (August 2022). A copy of the completed audit must be provided to CODC and NZTA. The Consent Holder must undertake, at its own cost, the works needed to address the safety concerns raised in the audit, as agreed with NZTA and to the satisfaction of the Asset Manager as defined in the Safe System Audit Guidelines.

Connection to the Lake Dunstan Cycle Trail

102. A Grade 1 shared path connection from the site to the existing Lake Dunstan Cycle Trail must be completed in Stages 1B, 2, 6 and 15.

103. Prior to the issue of Section 224(c) certification for Stage 1A, a temporary pedestrian/cycle trail connection from Stage 1A to the existing Lake Dunstan Cycle Trail must be provided. This connection must be maintained by the Consent Holder until a permanent connection is provided within Stage 1B.

Residential Amenity Protection

104. The consent holder must submit evidence to CODC that all existing industrial activities being undertaken within the Industrial Activity Area on the site have ceased before Section 224(c) certification for any residential lot within 100m of the Industrial Activity Area boundary. The lots subject to this condition are Lots 754 – 759, 763 – 796, 803 – 807, 827 – 836, 442 – 455, 457 – 463, 859 – 877, 879 – 886, 907 and 965.

105. The consent holder must submit evidence to CODC that the only 'industrial' activity occurring within the adjoining HWR site to the north is the use of the former SouthRoads yard being used only as a staging and administrative yard for subdivision development of the HWR site before Section 224(c) certification for any immediately adjoining residential lots within Stages 7, 11 or 12.

Jetties and Boat Ramp

106. The Consent Holder must ensure that the jetties and boat ramp are accessible to and available for public use at all times.

107. The Consent Holder must ensure that the jetties are not used by any person for overnight accommodation, to avoid domestic or night-time activity on the lake.

Advice Note: Responsibility for Conditions 106 and 107 passes to CODC once the jetties and boat ramp are vested in CODC (refer to the Advice Note to Condition 54).

Registration of Consent Notices

108. A consent notice condition pursuant to s.221 of the Resource Management Act 1991 must be registered on the Record of Title for all Superlots and Medium Density Lots shown on the approved Development Plan to record the following conditions are complied with on a continuing basis:
    a. Unless otherwise approved by a separate resource consent, any development of a Superlot or Medium Density Lot must be certified by CODC as being generally consistent with the Central Otago Medium Density Residential Zone Design Guide 2022 (or subsequent updated documents) as it relates to the following assessment matters and the Residential Development Matrix in Appendix Two:
        i. Provision of housing diversity and choice.
        ii. How the development responds to its context and site features, including solar orientation, views, existing buildings and vegetation.
        iii. Provision of convenient access to commercial centres and community facilities.
        iv. Provision of well-connected and legible transport networks, integrating all access modes, with priority for walking and cycling.
        v. The location, extent and quality of public open space and streetscapes, taking into account servicing and maintenance requirements.
        vi. The incorporation of Crime Prevention Through Environmental Design (CPTED) principles to achieve a safe and secure environment.
        vii. 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.
    b. Superlots must be developed as comprehensive residential development sites.
    c. Development of a Superlot or Medium Density Lot must not be undertaken in reliance on, or in accordance with, the underlying zone as an alternative to complying with this consent notice.

109. A Consent Notice pursuant to section 221 of the Resource Management Act 1991 must be registered on the records 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:
    a. 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 must be developed in accordance with the Residential Development Matrix, in Appendix Two.
    b. Development of the low and medium density lots must 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.

Advice Note: Any activities or matters not covered by the consent notice will be assessed by the relevant CODC relevant District Plan section(s) applicable to the applicable Low-Density and or Medium Density Residential zone.

110. A Consent Notice pursuant to section 221 of the Resource Management Act 1991 must be registered on the records of title for all Business zoned lots as shown on the Development Plan to require the ongoing compliance with the following condition:

    a. Unless otherwise approved by a separate resource consent all business activities on business zoned lots shown on the approved Development Plan must be developed in accordance with the Business Zone Development Matrix in Appendix Four.

    b. Development of business zoned lots must 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.

    Advice Note: Any activities or matters not covered by the consent notice will be assessed by the relevant CODC zone plan sections applicable to the Business Resource Area 3 zone.

Fencing Adjoining Reserves or Walkways

111. A Consent Notice pursuant to section 221 of the Resource Management Act 1991 must be registered on the records of title for all properties identified on the Landscape Concept Public to Private Interfaces Plan listed in Appendix One to require compliance with the following condition:

    a. Unless a resource consent has been granted otherwise any lot identified must be limited to either a single fence erected on the boundary that is at least 50% transparent where it exceeds 1.2m in height (which must be applied to the whole fence in its entirety), or planting of indigenous species as a border along a road or reserve boundary. The fence or landscaping limited by this condition must have a maximum height of 1.5m.

Park Burn Fencing, Access and Landscaping

112. Consent Notice pursuant to section 221 of the Resource Management Act 1991 must be registered on the records of title for Lots 901–907 and 965 requiring the ongoing compliance with the following condition:

    a. The area identified as the Park Burn Landscape Protection Area on the approved subdivision area must be fenced off and landscaping maintained as per the approved landscaping plan and must thereafter be maintained in good condition at all times by the owner of the lots. Any dead, damaged, diseased or removed vegetation must be replaced with vegetation of the same or similar species and size as soon as practicable.

    b. No buildings, structures, storage, earthworks or activities inconsistent with the landscaping function are to be undertaken in these areas.

    c. Access must be provided via the Park Burn Marginal strip for access to the Park Burn for mana whenua to undertake mahinga kai practices.

Lizard Management Area – Primary and Secondary Release Site

113. A consent notice pursuant to section 221 of the Resource Management Act 1991 must be registered on the records of title for the lots containing the Primary Lizard Release Site (Area BJ on Lot 713) and the Secondary Lizard Release Site (Area BQ on Lot 907 and shown on the Lizard Relocation Plan listed in Appendix One, requiring ongoing compliance with the following:

    a. The Primary Lizard Release Site and Secondary Lizard Release Site must be protected and managed as lizard habitat in perpetuity, in accordance with the Lizard Management Plan certified under the wildlife approval [wildlife approval reference – TBC].

    b. No buildings, structures, earthworks, vegetation clearance or other activities inconsistent with the habitat values of the Primary Lizard Release Site and Secondary Lizard Release Site may be undertaken within them.

    c. The vegetation within the Primary Lizard Release Site and the Secondary Lizard Release Site must be maintained, and weed control and pest animal control must be undertaken, in accordance with the Lizard Management Plan.

Lizard Management Area – Overflow Area

114. A covenant pursuant to section 221 of the Resource Management Act 1991 must be registered on the record of title for Lot 2019, which contains the Overflow Area shown on the Lizard Relocation Plan listed in Appendix One, requiring ongoing compliance with the following:

    a. The Overflow Area must be protected and managed as lizard habitat in perpetuity, in accordance with the Lizard Management Plan certified under the wildlife approval [wildlife approval reference – TBC].

    b. No buildings, structures, earthworks, vegetation clearance or other activities inconsistent with the habitat values of the Overflow Area may be undertaken within it.

    c. The vegetation within the Overflow Area must be maintained, and weed control and pest animal control must be undertaken, in accordance with the Lizard Management Plan.

Stormwater

115. A Consent notice must be registered on the records of title for Lots 452 – 501, 526, 537 – 546, 552 – 561, 599 – 632, 656 – 668, 701 – 789, 792 – 816, 820 and 821, which are within Catchment 1 shown on the Stormwater Catchment Plan listed in Appendix One, pursuant to section 221 of the Resource Management Act 1991 requiring the following:

    a. Stormwater from buildings and impervious areas within those lots must 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

116. A consent notice must be registered on the records of title for Lots1 - 3, 39 - 42, 368 – 383, 691 – 710, 712, 713, 479, 480 and 482 – 486, 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 must read as follows:

    a. Any residential building, or other building used for a noise sensitive activity, located wholly or partly within 80 metres of the sealed edge of the State Highway 6 carriageway must be designed, constructed and maintained so that noise from traffic on State Highway 6 does not exceed 35 dB LAeq(24hr) in bedrooms and 40 dB LAeq(24hr) in other habitable rooms, in accordance with the satisfactory sound levels recommended by AS/NZS 2107:2000 Acoustics – Recommended design sound levels and reverberation times for building interiors. The design noise levels used in the assessment must be taken from the future growth noise contours published by Marshall Day Acoustics in Figure 3.

    b. Where windows and doors must be closed to achieve the internal noise levels in clause (a), an alternative means of ventilation that complies with clause G4 of the New Zealand Building Code must be provided, together with a means of temperature control (particularly cooling) that maintains a stable and comfortable temperature in all habitable rooms when windows and doors are closed.

SH6 Landscape Buffer

117. A consent notice must be registered on the records of title for Lots Listed in Appendix Seven to Section 221 of the Resource Management Act 1991 requiring the following:

    a. The area identified as Areas AA-AS on the approved scheme plans listed in Appendix One must be fenced off and landscaping maintained as per the approved landscaping plan and must thereafter be maintained in good condition at all times by the owner of the lots. Any dead, damaged, diseased or removed vegetation must be replaced with vegetation of the same or similar species and size as soon as practicable.

    b. No buildings, structures, storage, earthworks or activities inconsistent with the landscaping function are to be undertaken in these areas.

ORC GENERAL CONDITIONS

Note: the following administrative conditions apply to the ORC consents [ORC consent references – TBC] only.

ORC Administrative Conditions

118. The Consent Holder is liable for costs associated with the monitoring of these resource consents under section 36(1)(c) of the RMA.

119. Confirmations, reports, information and notices sent to ORC must refer to the relevant consent condition and the consent numbers, unless otherwise agreed by ORC.

Pre-commencement

120. The Consent Holder must notify ORC in writing of the commencement date of works under each of these consents at least 10 working days before the works commence. The notification must include:

    a. The start date of the works;

    b. Photographs of the area/s where works are to be undertaken – photographs must be in colour and no smaller than 200 x 150 millimetres in size and be in JPEG form; and

    c. The names and contact details of the Environmental Representative, the Site Manager and the SQEP for the works programme.

121. Prior to commencing works under these consents, the Consent Holder must nominate an Environmental Representative for the works programme.

122. The Site Manager or another nominated person (the 'back-up contact') must be available at all times including outside operational hours to respond to any complaints. Contact details for the Site Manager and the back-up contact must be provided to ORC and Kā Rūnaka prior to the commencement of the activity.

123. Prior to commencing any work on site under these consents, the Consent Holder must ensure that all staff (including all sub-contractors) involved in, or supervising, works onsite have attended an Environmental Site Induction. The induction must include a briefing on the following (at a minimum):

    a. Timeframes for key stages of the works authorised under these consents; and

    b. The management plan provisions and conditions of these consents that are relevant to the work being undertaken.

    A copy of these consents and all certified management plans must be accessible on site at all times while work authorised by these consents is being undertaken.

Complaints

124. The Consent Holder must maintain a record of any complaints. The register must include, but not be limited to:

    a. The date, time, location and nature of the complaint;

b. The name, phone number, and address of the complainant, unless the complainant elects not to supply this information;

c. Action taken by the Consent Holder to remedy the situation and any policies or methods put in place to avoid or mitigate the problem occurring again.

d. A record of the complaints must be submitted to ORC with the Monthly Environmental Report required by Condition 147.

Consent Lapse and Review

125. Under section 125 of the Resource Management Act 1991, this consent lapses ten years after the date of commencement of the consent unless:

a. The consent is given effect to; or

b. ORC extends the period after which the consent lapses.

126. The Consent Authority may, in accordance with Sections 128 and 129 of the Resource Management Act 1991, serve notice on the Consent Holder of its intention to review the conditions of this consent during the period of three months either side of the date of granting of this consent each year, or within two months of any enforcement action taken by the Consent Authority in relation to the exercise of this consent, for the purpose of:

a. Determining whether the conditions of this consent are adequate to deal with any adverse effect on the environment which may arise from the exercise of the consent and which it is appropriate to deal with at a later stage;

b. Ensuring the conditions of this consent are consistent with any National Environmental Standards, relevant regional plans, and/or the Otago Regional Policy Statement; or

c. Reviewing the frequency of monitoring or reporting required under this consent

Management Plans

Construction Environmental Management Plan (CEMP)

127. At least 30 working days prior to the commencement of any earthworks on the site for each stage (or combination of stages), the Consent Holder must submit the CEMP to ORC for certification in accordance with Condition 7. The CEMP must be prepared in general accordance with the draft preliminary CEMP prepared by LandPro (referenced XXXX) and the approved plans and documents listed in Appendix One, and must contain details to address the following matters:

a. Construction staging methodology;

b. Management of debris and detritus control throughout construction period;

c. How stockpiling or placement of fill must avoid obstructing any overland flow from higher ground/upstream;

d. A list of relevant resource consents and their conditions;

e. A description of how compliance with the conditions of resource consents will be achieved;

f. Staff roles and responsibilities for compliance with resource consent conditions

g. Incident response;

h. Monitoring programmes and reporting of results;

i. A list of other management plans and a description of how these inter-relate;

j. Communication protocols with Councils, neighbours, and Kā Rūnaka;

k. Complaints management procedures;

l. Frequency of site inspections and monitoring (including after extreme weather events) and reporting to be undertaken; and

m. The provision of artificial lighting that may be required for construction works and the management of light spill beyond the site boundary.

n. The CEMP must contain the following other management plans:

    i. An Erosion and Sediment Control Plan (ESCP) that meets the requirements of Condition 128, identifying the bulk earthworks proposed for each stage(s) and the work programme for bulk earthworks and associated erosion and sediment control practices.

    ii. A Dust Management Plan (DMP) that meets the requirements of Condition 133 to manage dust emissions from the site.

    iii. A Construction Traffic Management Plan (CTMP) that meets the requirements of Condition 24, to identify vehicle access arrangements, construction traffic volumes and routes, measures to maintain road safety and minimise disruption to the surrounding road network and residents.

    iv. A Fish Management Plan (FMP), that meets the requirements of Condition 134, to manage the potential effects on fish during works in the Park Burn.

    v. A Cove Management Plan (CMP), that meets the requirements of Condition 26, to manage the ongoing maintenance of the coves;

    vi. A Construction Noise and Vibration Management Plan (CNVMP), that meets the requirements of Condition 27, to manage and mitigate construction noise and vibration effects.

    vii. A Spill Management Plan (SMP) that meets the requirements of Condition 135 and includes procedures for preventing contaminants such as hydrocarbons or chemicals entering any waterbody in the event of a spill.

    viii. A Landscape Management Plan that meets the requirements of Condition 29, relevant to each stage;

    ix. A Remediation Action Plan (RAP) that meets the requirements of Condition 36, relevant to each stage; and

    x. A Contaminated Site Management Plan (CSMP) that meets the requirements of Condition 38, relevant to each stage; and

    xi. A Dewatering Management Plan that meets the requirements of Condition 186, to manage the dewatering of the cove excavations and the discharge of dewatering water.

Erosion and Sediment Control Plan

128. At least 30 working days prior to the commencement of any earthworks or construction activity on site for each stage, the Consent Holder must submit a final ESCP to ORC for certification in accordance with Condition 7. The ESCP must be prepared in general accordance with the approved plans and documents listed in Appendix One.

129. The ESCP must be prepared by a Suitably Qualified and Experienced Person (SQEP) as described in Otago Regional Council's Residential Earthworks in Otago Guide.

130. The ESCP must be in general accordance with Auckland Council's Guideline Document 2016/005 (GD05).

131. The ESCP for each stage of earthworks address the following (as a minimum):

    a. Administrative Requirements
        i. Weekly site inspections;
        ii. Monthly environmental reporting;
        iii. Pre and post rainfall inspection;
        iv. Independent audit by Suitably Qualified and Experienced Person;
        v. Notification and management of environmental incidents;
        vi. Records and registers;
        vii. Environmental roles and responsibilities of personnel (including nomination of Principal Contractor); and
        viii. Site induction procedures.
    b. Sufficient detail to address the following matters
        i. Specific erosion and sediment control works, (locations, dimensions, capacity etc);
        ii. Supporting calculations and design drawings;
        iii. Catchment boundaries and contour information;
        iv. Details of construction methods;
        v. Timing and duration of construction and operation of control works;
        vi. Contingency measures for snow and/ or frost events;
        vii. Measures to avoid silt and/or sediment tracking onto roads and then to water for the duration of the earthworks, such as:
            (a) Providing stabilised entry and exit point(s) for vehicles;
            (b) Providing wheel wash facilities; and
            (c) Cleaning of road surfaces using street-sweepers immediately where sediment has been tracked onto road;
        viii. Details relating to the management of exposed areas;
        ix. Monitoring and maintenance requirements;
        x. Details relating to the management of long-term stockpiling over 28 days.
    c. Baseline Monitoring:

i. Depth to groundwater;

ii. Weather forecasting and monitoring, including implementation of an onsite weather station with a telemetered system that provides electronic notifications; and

iii. Turbidity and / or total suspended solids (TSS) within the Park Burn and Lake Dunstan/Te Wairere.

d. Adaptive Management

i. Trigger levels for:

(a) rainfall events (actual and forecasted);

(b) turbidity in the Park Burn and Lake Dunstan/Te Wairere;

(c) turbidity in any potential discharge to surface water, including dewatering water and potential discharges arising from works in the bed of a lake or river.

ii. Management responses when a trigger level is exceeded, including undertaking immediate remedial actions to mitigate adverse effects; and

iii. Management responses to the results of monitoring.

e. Infiltration basins: For each infiltration basin:

i. The results of soakage testing undertaken in accordance with Auckland Council's Guideline Document 2021/007 (GD07), and confirmation that the infiltration rate used in the design is supported by those results;

ii. The confirmed seasonal high groundwater level at the basin location, and the separation between the basin floor and that level; and

iii. Design levels showing the basin floor will not intercept groundwater.

f. Works in Waterbodies: A site specific ESCP for any works in or adjacent to the Park Burn and for the construction of each cove, as relevant to the specific works, setting out:

i. The works methodology staging and sequencing;

ii. The detailed design of any temporary diversion of the Park Burn;

iii. In-water sediment controls, including the specification depth and placement of silt curtains;

iv. The cove dewatering method, and the treatment and discharge point for dewatering water; and

v. Water quality monitoring upstream and downstream of the works, or on the lakeward side of the silt curtain.

132. The Consent Holder must ensure that the operational effectiveness and efficiency of all erosion and sediment control measures specifically required by the certified ESCP are maintained throughout the duration of earthworks activity, or until the site is permanently stabilised against erosion.

Dust Management Plan

133. At least 30 working days prior to the commencement of any earthworks or construction activity on site, the Consent Holder must submit a final Dust Management Plan (DMP) to ORC for certification in accordance with Condition 7. The purpose of the DMP is to outline the potential causes and effects of dust that could be generated during the earthworks phase of the development, and the mitigation measures to be implemented by the nominated contractor to avoid objectionable or nuisance emission of dust beyond the site boundary, including monitoring frequencies and responses to complaints.

Fish Management Plan

134. At least 30 working days prior to the commencement of any earthworks or construction activity on site, the Consent Holder must submit a final Fish Management Plan (FMP) to ORC for certification in accordance with Condition 7. The FMP must be in general accordance with the Draft Fish Management Plan which forms Appendix D to the Viridis Ecological Impact Assessment dated 22.10.26.

Spill Management Plan

135. At least 30 working days prior to the commencement of any earthworks or construction on site, the Consent Holder must submit a final Spill Management Plan (SMP) to ORC for certification in accordance with Condition 7. The SMP must address the following:
    a. Spill hazards and risk assessment;
    b. Spill prevention measures;
    c. Spill response equipment;
    d. Spill response procedures;
    e. Stormwater and waterway protection;
    f. Notification and incident reporting;
    g. Contaminated soil and waste management; and
    h. Inspection, monitoring and review.

Updates to the CEMP and ESCP

136. The Consent Holder must submit an updated CEMP to ORC in accordance with Condition 127 when:
    a. Any significant changes have been made to the construction methodology since the original plan was accepted;
    b. There has been an environmental incident and investigations have found that the management measures are inadequate.

ORC General Advice Notes

Cancellation of resource consent

Section 126 of the Resource Management Act 1991 provides that the Consent Authority may cancel this consent by written notice served on the Consent Holder if the consent

has been exercised in the past but has not been exercised during the preceding five years.

Expiry of resource consent

If you require a replacement consent upon the expiry date of this consent, any new application should be lodged at least 6 months prior to the expiry date of this consent. Applying at least 6 months before the expiry date may enable you to continue to exercise this consent under section 124 of the Resource Management Act 1991 until a decision is made on the replacement application (and any appeals are determined).

Advice to obtain all other consents, permits, or licences

The Consent Holder is responsible for obtaining all other necessary consents, permits, and licences, including those under the Building Act 2004, the Biosecurity Act 1993, the Conservation Act 1987, and the Heritage New Zealand Pouhere Taonga Act 2014. This consent does not remove the need to comply with all other applicable Acts (including the Property Law Act 2007 and the Health and Safety at Work Act 2015), regulations, relevant Bylaws, and rules of law. This consent does not constitute building consent approval. Please check whether a building consent is required under the Building Act 2004.

Contact details of Consent Authority

Where information is required to be provided to the Consent Authority this is provided in writing to compliance@orc.govt.nz except information relating to water takes (surface and ground) to watermetering@orc.govt.nz. The email heading is to reference the consent number and the condition/s the information relates to.

Monitoring charge

The Consent Holder must pay to the Consent Authority all required administration charges fixed by the Consent Authority pursuant to Section 36 of the Resource Management Act 1991 in relation to:

c. Administration, monitoring and inspection in relation to these consents; and

d. Charges authorised by regulations.

ORC LAND USE CONSENT AND DISCHARGE PERMIT CONDITIONS – EARTHWORKS FOR RESIDENTIAL DEVELOPMENT AND ASSOCIATED SEDIMENT DISCHARGE – [reference – TBC]

Note: the conditions relate to the use of land for earthworks for residential development and the associated discharge of sediment into water, or onto or into land where it may enter water.

137. The duration of this consent is 20 years from the commencement of the consent.

Erosion and Sediment Control – Pre-construction

138. Prior to commencement of earthworks the Consent Holder must install erosion and sediment controls in accordance with the ESCP certified under Condition 128. These controls must remain in place and be maintained for the duration of the relevant works and until relevant exposed areas of earth are permanently stabilised.

139. All site access points must be stabilised to prevent sediment tracking outside of the site boundaries.

140. Within 10 working days following installation of the erosion and sediment control works, and prior to the commencement of earthworks activity on the subject site, a SQEP must provide written certification to ORC that the erosion and sediment control measures have been constructed and completed in accordance with the certified ESCP.

Erosion and Sediment Control Measures, Implementation and Monitoring

141. The maximum area of unstabilised land must not exceed 35 hectares including gravel extraction operations. For the purpose of this condition the area of unstabilised land does not include areas which are covered with 50mm (or more) of washed gravels, stabilised with a dust suppressant, or otherwise stabilised.

142. Sediment removed from treatment devices must be placed on stable ground where it cannot re-enter the device or be washed into any watercourse.

143. Where maintenance work is required to ensure the effectiveness of these erosion and sediment control measures, the record must include the date, time and details on the nature of any maintenance.

144. The Environmental Representative (or equivalent) must ensure regular inspections of these measures, and particularly within 12 hours after any rainfall event. Where it is identified that erosion and sediment control measures have become ineffective and maintenance is required, the erosion and sediment control measures must be reinstated to be effective within 24 hours.

145. Unless otherwise authorised by ORC, earthworks on the site must be staged in accordance with the application documents so that no more than two stages are disturbed at any one time, and must be sequenced to minimise the discharge of sediments to surface water in accordance with the most recent certified CEMP and ESCP.

146. The Consent Holder must engage a suitably qualified and experienced practitioner (SQEP) to monitor the site monthly to ensure that the site is complying with the CEMP, and ESCP; and to identify any new environmental risks arising that could cause an environmental effect and suggest alternative solutions that will result in more effective and efficient management.

147. During the exercise of this consent, the Consent Holder must complete and submit reporting to ORC in the form of a Monthly Environmental Report. The Monthly Environmental Report must be submitted within 5 working days of the end of each month. The Monthly Environmental Report must include reporting and statements actively addressing but not limited to the following that occurred during the reporting month:

    a. Weekly Site Inspections – number of inspections completed, and summary of corrective actions undertaken;

    b. Reporting on monitoring undertaken;

    c. Measure of unstabilised land through aerial imagery.

148. All earthworks must be managed to ensure that they do not lead to any uncontrolled instability, flooding or collapse either affecting the site or adversely affecting any neighbouring properties. In the event that such collapse or instability does occur, it must immediately be rectified.

149. For the duration of the earthworks subject of this consent:

    a. All machinery must be clean, free of contaminants and in good repair, prior to entering the site;

    b. No construction materials may be left in a position where they could be carried away by storms, floods, waves or other natural events.

150. The Consent Holder must take all practicable measures to prevent spills of hazardous substances being discharged into water or onto land in a manner that may enter water. Such measures may include, but not be limited to;

    a. all practicable measures must be undertaken to prevent oil and fuel leaks from vehicles and machinery;

    b. fuel storage tanks and machinery must be maintained at all times to prevent leakage of oil and other contaminants;

    c. no refuelling of machinery or equipment must occur within or immediately adjacent to a surface waterbody;

    d. there must be no storage of fuel within 20 metres of a surface water body;

    e. a spill kit, that is capable of absorbing the quantity of oil and petroleum products that may leak or be spilt must be kept on-site at all times.

151. The Consent Holder must inform ORC immediately, and no later than 12 hours after, any spill of 10 litres or more of oil or other hazardous substance and must provide the following information;

    a. the date, time, location and estimated volume of the spill;

    b. the cause of the spill;

    c. clean up procedures undertaken;

d. details of the steps taken to control and remediate the effects of the spill on the receiving environment;

e. as assessment of any potential effects of the spill; and

f. measures to be undertaken to prevent a recurrence.

152. All machinery, fencing, signs, chemicals, rubbish, debris and other materials must be removed upon completion of the earthworks within 10 working days.

153. The area of earthworks must be progressively stabilised against erosion at all stages of the earthwork activity and must be sequenced to minimise the discharge of contaminants to groundwater or surface water in accordance with the certified ESCP. Measures to stabilise against erosion may include:

a. the use of covers, geotextiles, or mulching; and

b. top-soiling and grassing of otherwise bare areas of earth; aggregate or vegetative cover that has obtained a density of more than 80% of a normal pasture sward.

154. The Consent Holder must notify ORC in writing no less than 10 working days following the completion of each stage of the subdivision or abandonment of earthworks and must provide photographs of the area/s where work has been undertaken. Photographs must be in colour and be no smaller than 200 x 150 millimetres in size and be in JPEG form.

155. Where any incident caused by the residential earthworks has led to any adverse environmental effects occurring that have not been consented, the Consent Holder must:

a. Report to ORC details of the incident within 12 hours of becoming aware of the incident;

b. Identify any corrective actions taken by the Consent Holder so far; and

c. Provide a comprehensive Environmental Incident Report to ORC within 10 working days of the incident occurring.

156. In the event that any unexpected, contaminated soil or material is uncovered by the works, the protocol in Condition 44 applies, including notification of ORC.

ORC LAND USE CONSENT AND DISCHARGE PERMIT CONDITIONS – STRUCTURES IN THE BED OF LAKE DUNSTAN/TE WAIRERE AND THE PARK BURN, AND ALTERATION OF THE BED OF LAKE DUNSTAN/TE WAIRERE AND THE PARK BURN AND THE ASSOCIATED DISCHARGE OF SEDIMENT – [reference – TBC]

Note: the conditions relate to:

a. The erection and placement of the following structures in the bed of Lake Dunstan/Te Wairere and the Park Burn:

   i. the jetties in the northern and southern coves;

   ii. the boat ramp in the northern cove and any rock armouring, retaining or edge treatment within the part of each cove that becomes the bed of the lake;

   iii. the Park Burn road bridge, including its abutments and central pier; and

   iv. the pedestrian and cycle bridge over the northern cove.

b. The following alterations of the bed of Lake Dunstan/Te Wairere and the Park Burn (Regional Plan: Water for Otago, Rule 13.5.3.1), and the associated discharge of sediment:

   i. Excavation of the in-water part of each cove and removal of the bund at the existing lake margin, together with the remobilisation of bed material for the purpose of constructing two coves;

   ii. The disturbance of the bed of the Park Burn, and the associated discharge of sediment to the Park Burn, for the purpose of constructing the road bridge abutments and pier, removing the existing culvert, stabilising the channel bed, undertaking the floodplain earthworks within and adjacent to the active channel to convey flood flows, and the temporary diversion works;

   iii. The disturbance of the bed of Lake Dunstan/Te Wairere to place the irrigation intake pipeline and the stormwater outfall that discharges directly to the lake

157. The duration of this consent is 20 years from the commencement of the consent.

158. The construction of the coves and structures must be undertaken in accordance with the stage-specific ESCP certified under Condition 128.

159. Before any in-water excavation of a cove starts:

   a. a floating silt curtain must be installed across the full width of the existing inlet;

   b. the landward part of each cove must be excavated first. In-water excavation must be undertaken from the shore or from a platform on the landward side of the silt curtain;

c. the silt curtain must be inspected daily while in-water works are underway, and repaired immediately if damaged; and

d. the silt curtain must not be removed until in-water works for that cove are complete and turbidity on the landward side of the curtain is no more than 20% above the turbidity at the reference location established under Condition 162.

160. When undertaking works within the bed of Lake Dunstan/Te Wairere and the Park Burn the Consent Holder must:

a. Undertake works outside of flowing water, as far as practicable.

b. Ensure that all disturbed vegetation, soil or other material is stockpiled outside the bed of Lake Dunstan/Te Wairere and contained to prevent the movement of the material so that it does not result in flooding or erosion.

c. Ensure that structures constructed in accordance with this consent are stabilised and/or armoured to prevent scouring and erosion.

d. Ensure that all disturbed areas are progressively stabilised as soon as practicable following completion of the works.

e. Ensure that fish passage is not impeded by the works, and that fish are not left stranded in pools and channels. Any fish relocations must be overseen by a SQEP in accordance with the Fish Management Plan certified under Condition 134.

f. Ensure that all machinery associated with the works is operated in a way which ensures that spillages of hazardous substances such as fuel, oil, grout, concrete products and any other contaminants are prevented.

Water Quality Monitoring During In-Water Cove Construction Works

161. The Consent Holder must undertake water quality monitoring during all in-water works associated with the construction of the proposed coves within Lake Dunstan / Te Wairere to verify the effectiveness of the installed silt curtains and other erosion and sediment control measures, and to ensure that sediment discharges beyond the in-water controls are minimised.

162. Baseline monitoring must be undertaken prior to the commencement of in-water works to establish the background turbidity of the receiving environment at a reference location. Baseline sampling must:

a. be undertaken at a representative reference location outside the influence of the proposed works and any associated sediment discharges;

b. include sufficient samples to characterise background turbidity under representative lake conditions; and

c. be analysed by a suitably accredited laboratory or using a validated field method, with the results provided to ORC prior to the commencement of in-water works.

163. During in-water works, turbidity monitoring must be undertaken at the following locations:

a. immediately lakeward of the installed silt curtains, at a location representative of water potentially affected by the works; and

b. at the established reference location, outside the influence of the works, to monitor background turbidity.

c. Monitoring must be undertaken:

   i. prior to the commencement of in-water works on each working day;

   ii. at least once every two hours during active in-water works; and

   iii. as soon as practicable following any observed failure, displacement or ineffectiveness of the silt curtains or other in-water controls and following implementation of remedial measures.

164. Turbidity must be measured in nephelometric turbidity units (NTU) using a calibrated turbidity meter. Turbidity measured immediately lakeward of the silt curtains must not exceed the turbidity measured at the reference location by more than 20%.

165. Where the turbidity limit in the preceding condition is exceeded, or a visible sediment plume is observed extending beyond the silt curtains, the Consent Holder must:

   a. promptly inspect the silt curtains and other in-water controls and investigate the cause of the exceedance or sediment plume;

   b. implement remedial measures to restore the effectiveness of the in-water controls;

   c. cease the relevant in-water works where necessary to prevent further adverse effects on receiving water quality; and

   d. not recommence the relevant in-water works until the cause of the exceedance or sediment plume has been addressed and the effectiveness of the in-water controls has been restored.

166. Following implementation of remedial measures, monitoring must continue at the frequency specified in Condition 163 until turbidity measured lakeward of the silt curtains complies with the turbidity limit and the in-water controls are confirmed to be functioning effectively.

167. The Consent Holder must maintain a record of all baseline and construction-phase monitoring, including the date and time of sampling, sampling locations, turbidity results, relevant observations of water clarity and visible sediment plumes, any exceedances, and remedial actions undertaken. These records must be made available to ORC upon request.

168. The Consent Holder must notify ORC in writing no less than 10 working days following the completion of the works and must provide photographs of the area/s where work has been undertaken. Photographs must be in colour and be no smaller than 200 x 150 millimetres in size and be in JPEG form.

Structures

169. The structures must not impede navigation on Lake Dunstan/Te Wairere.

170. On completion of each structure, the Consent Holder must provide ORC with as-built plans of the structure within 20 working days.

Advice Note: Any navigation safety requirements under the Otago Regional Council Navigation Safety Bylaw, and any approval of Contact Energy Limited in relation to the operation of Lake Dunstan/Te Wairere, are separate from this consent.

ORC WATER PERMIT CONDITIONS – TAKE AND USE OF GROUNDWATER FOR DEWATERING – [reference – TBC]

Note: the conditions relate to the take and use of groundwater for the purpose of dewatering the cove excavations. The discharge of the dewatering water is addressed in the discharge permit for dewatering water.

171. The duration of this consent is 6 years from the commencement of the consent.

172. The take and use of groundwater for the purposes of the cove dewatering pit must be in accordance with the CEMP provided under Condition 127 and the cove-specific ESCP certified under Condition 128.

173. The rate and quantity of abstraction must not exceed 300 litres per second.

174. The Consent Holder must take all practicable steps to ensure that as a result of the groundwater take there is no flooding of another property, including erosion, land stability, sedimentation or property damage.

175. At all times during the exercise of this consent, the Consent Holder must have in place, in accordance with the Resource Management (Measurement and Reporting of Water Takes) Regulations 2010:

    a. a water meter which measures the volume of water taken to within ±5% of the actual volume, is sealed and as tamper-proof as practicable, and has been verified as accurate by a suitably qualified person before the end of the first water year and at least once in every five-year period thereafter;

    b. a datalogger with at least 24 months data storage capacity, to record the rate and volume of take, and time this water was taken, in a form suitable for electronic storage and auditing; and

    c. a telemetry unit or other methodology to transmit the information recorded on the data logger, either directly to ORC or via an intermediary, to comply with Condition 176.

176. The Consent Holder must keep a continuous record of the volume of water taken in each 15-minute period (recording zero where no water is taken), provide the records for each day to ORC electronically, and provide records for each water year (1 July to 30 June) to ORC within one month after the end of that water year.

177. Groundwater may only be taken while excavation of a cove below the groundwater level is being undertaken. The take must cease before that cove is connected to Lake Dunstan / Te Wairere.

178. Within 20 working days of completing dewatering for each cove, the Consent Holder must provide the Consent Authority with a report that sets out:

    a. the dates on which dewatering occurred;

    b. the daily and total volumes taken, and the maximum rate;

    c. the results of any water quality sampling; and

d. any incidents, complaints or effects on other groundwater users, and the actions taken in response.

ORC DISCHARGE PERMIT CONDITIONS – DEWATERING WATER – [reference – TBC]

Note: the conditions relate to the discharge of water and sediment from dewatering of the cove excavations to Lake Dunstan/Te Wairere (Regional Plan: Water for Otago, Rule 12.C.2.1).

179. The duration of this consent is 6 years from the commencement of the consent.

180. The discharge authorised by this consent must not, after reasonable mixing, give rise to all or any of the following effects in receiving waters:

    a. the production of any conspicuous oil or grease films, scums or foams, or floatable or suspended materials;

    b. any conspicuous change in the colour or visual clarity;

    c. any emission of objectionable odour;

    d. the rendering of fresh water unsuitable for consumption by farm animals; or

    e. any significant adverse effects on aquatic life.

181. The quality of the discharge must comply with the criteria specified below when sampled at the outlet of the sediment control device and at the locations identified in the certified ESCP:

Parameter	Discharge Criteria
Turbidity	No more than 20% above the turbidity of Lake Dunstan/Te Wairere measured at the reference location established under Condition 162
pH	5.5 – 8.5
Hydrocarbons, tannins, paint	No visible trace
Waste	No visible trace

182. All samples must be collected and analysed in accordance with the methods specified in the certified ESCP, or by similar methods certified as being equivalent in writing by ORC.

183. Records of all discharge monitoring in accordance with this consent must be kept on site and compiled and submitted to ORC as part of the Monthly Environmental Report required by Condition 147, and otherwise supplied at any other time upon request.

184. No contaminants other than sediment and water treatment reagents may be discharged. Flocculants may only be discharged to land.

185. Dewatering water must be passed through the sediment control devices specified in the certified cove-specific Erosion and Sediment Control Plan before discharge. There must be no direct discharge of dewatering water to Lake Dunstan / Te Wairere, the Park Burn or the coves.

186. At least 30 working days prior to the commencement of dewatering of either cove, the Consent Holder must submit a Dewatering Management Plan to ORC for certification in accordance with Condition 7. The Dewatering Management Plan must address:

a. A targeted groundwater baseline investigation programme;

b. Final dewatering design: including treatment and discharge methodology; and

c. Water quality monitoring and adaptive management procedures.

187. The discharge must not cause scour or erosion at the point of discharge. Erosion and sediment control measures must be in accordance with GD05.

ORC WATER PERMIT CONDITIONS – DIVERSION OF WATER – [reference – TBC]

Note: the conditions relate to the following diversions of water (Regional Plan: Water for Otago, Rule 12.3.4.1):

- the diversion of water from Lake Dunstan/Te Wairere to fill the two newly constructed coves; and
- the diversion of water by defences against water, comprising the cove edge protection above the bed of the lake and the earth fill along the Park Burn formed by the floodplain earthworks (Rule 14.3.2.1); and
- the temporary diversion of the Park Burn around the bridge, culvert, channel stabilisation and floodplain earthworks, and the associated discharge of water and sediment to the Park Burn.

188. The duration of this consent is 6 years from the commencement of the consent.

189. The diversion of water from Lake Dunstan/Te Wairere must only occur once the coves have been fully excavated and constructed.

190. When diverting water from Lake Dunstan/Te Wairere into the coves, sediment discharges associated with the works must not cause:
    a. a conspicuous change to the colour or clarity of the receiving waters beyond 20 metres from the construction site of the cove/s;
    b. Conspicuous oil or grease films, scums, foams, or floatable or suspended material beyond 20 metres from the construction site of the cove/s.

191. The diversion of stormwater by defences against water must not cause flooding, erosion, land instability, sedimentation or property damage of any other person's property.

192. The diversions must be undertaken in accordance with the certified ESCP and the Fish Management Plan certified under Condition 134.

ORC LAND USE CONSENT CONDITIONS – CONSTRUCTION OF BORES – [reference – TBC]

Note: the conditions relate to the excavation of land to construct one or more bores, being the dewatering pits or sumps within the cove excavations, during the construction of the two coves.

193. The duration of this consent is 20 years from the commencement of the consent.

194. The excavation of land to form a dewatering pit must be carried out in accordance with the CEMP provided under Condition 127.

195. Backfilling of the dewatering pit must only be from cleanfill, overburden or material sourced from within the site.

196. If a dewatering pit is to be located within, or within 20 metres of, an area identified as contaminated in the Remediation Action Plan, the pit must be located, constructed and managed in accordance with the Remediation Action Plan and the contaminated land site management plan required by Conditions 36 and 38.

197. On completion of dewatering, and before the cove is filled with water diverted from Lake Dunstan under the water permit for diversion of water [reference – TBC], each dewatering pit must be decommissioned by backfilling with clean, inert material placed and compacted so that the pit does not form a preferential pathway for contaminants to enter groundwater. The Consent Holder must confirm in writing to ORC, within 10 working days, that each pit has been decommissioned.

198. The Consent Holder must ensure that:

    a. No machinery is maintained, cleaned, stored or refuelled within 20 metres of the dewatering pit.

    b. Mobile refuelling occurs in accordance with industry best practice, a drip tray is always used for such refuelling, and spill kits are available at the mobile refuelling locations.

    Advice Note: Approved storage of hazardous substances is specified in the Health and Safety at Work (Hazardous Substances) Regulations 2017.

ORC LAND USE CONSENT AND DISCHARGE PERMIT CONDITIONS – CONTAMINATED SITE – [reference – TBC]

Note: the conditions relate to the disturbance of land, and the associated discharge and deposit of hazardous waste, at the contaminated site identified in the Detailed Site Investigation. CODC certifies the Remediation Action Plan and the Contaminated Site Management Plan and takes the lead on monitoring under the CODC land use consent.

199. The duration of this consent is 20 years from the commencement of the consent.

200. All disturbance of contaminated or potentially contaminated land, and the handling, stockpiling, placement, capping and off-site disposal of contaminated material, must be undertaken in accordance with the Remediation Action Plan and the Contaminated Site Management Plan certified by CODC under Conditions 36 and 38.

201. The Consent Holder must provide ORC with a copy of each certified Remediation Action Plan and Contaminated Site Management Plan within 10 working days of its certification, and a copy of the Site Validation Report required by Condition 45 at the same time as it is provided to CODC.

202. The Consent Holder must ensure that the containment, handling, stockpiling, placement and capping of contaminated or potentially contaminated material does not result in the discharge of contaminants to groundwater, surface water or Lake Dunstan/Te Wairere.

DOC WILDLIFE APPROVAL CONDITIONS – [wildlife approval reference – TBC]

General Conditions

203. The development must be carried out in accordance with the Wildlife Act Approval application as submitted, including the 'Lizard Management Plan for Parkburn Subdivision' prepared by Viridis Environmental Consultants Ltd dated [XXXX], for the following:
    a. Activity:
        i. To catch alive and incidentally kill;
        ii. To disturb; and
        iii. To capture, hold and relocate lizards within pre-approved lizard release areas within the development site.
    b. Species:
        i. McCann's skink (Oligosoma maccanni); and
        ii. Southern grass skink (Oligosoma chionochloescens).
    c. Method – catch by:
        i. Funnel traps;
        ii. Pitfall traps;
        iii. Artificial cover objects; and
        iv. Manual hand searching,

    with the exception of the amendments required by the following conditions of this Approval.

204. The approved activity is required to be undertaken by (or under the direct supervision of) a suitably qualified and experienced practitioner (SQEP) approved by the Department of Conservation prior to commencement of the activity.

205. The Approval Holder must advise the Department of Conservation's local Operations Manager one week before carrying out the Authorised Activity of the following:
    a. When the Approval Holder intends to carry out the Authorised Activity; and
    b. Who the Authorised Personnel to carry out the Authorised Activity will be.

206. A copy of this Approval must be available on site at all times while carrying out the Authorised Activity.

207. The Approval is granted for a term of 15 years from the date of approval.

208. If, in the course of a lizard survey or salvage activity, all reasonable effort has been made to meet all of the conditions in this Approval, and wildlife is killed by the Approval Holder, then that will be permitted under this Approval.

209. This Approval gives the Approval Holder the right to hold protected wildlife in accordance with the terms and conditions of the Approval, but the wildlife remains the property of the Crown. This includes any dead wildlife, live wildlife, any parts thereof, any eggs or progeny of the wildlife, genetic material and any replicated genetic material.

210. Unless expressly authorised by the Director-General in writing, the Approval Holder must not donate, sell or otherwise transfer to any third party any wildlife or material, including any genetic material, or any material propagated or cloned from such material, collected under this Approval.

211. Any lizard salvage and release activity must be undertaken in accordance with the approved Lizard Management Plan listed in Condition 203. If an alternative release site is proposed, it must be approved by DOC before lizards are released into that area.

212. Lizards must only be handled by the Authorised Personnel or under the direct supervision of the Authorised Personnel.

213. Capture and handling of lizards must involve only techniques that minimise the risk of infection or injury to the animal.

214. Lizard capture, handling and relocation must be undertaken between the 1st October and 30 April when lizards are most active.

215. The Approval Holder is only permitted to release McCann's skink (Oligosoma maccanni) and southern grass skink (Oligosoma chionochloescens) using the methods described in the Lizard Management Plan listed in Condition 203.

216. Capture and handling methods must follow those described in the Herpetofauna inventory and monitoring toolbox (http://www.doc.govt.nz/our-work/biodiversity-inventoryandmonitoring/herpetofauna/).

217. The Approval Holder must ensure lizards are temporarily held individually in a suitable container (e.g. a breathable cloth bag within a hard-sided, well-ventilated container) and held out of direct sunlight to minimise the risk of overheating, stress and death.

218. The Approval Holder must ensure all live capture traps are covered to protect lizards from exposure and minimise stress. Damp leaf litter or other material must be provided to reduce desiccation risk, and the bottom of each pitfall trap must be perforated to allow drainage of water. The Approval Holder must ensure that all live capture traps contain retreats to minimise the risk of predation events within the trap.

219. If any mortality is detected, the Approval Holder must consider and document the measures taken to reduce mortality. Measures may include, but are not limited to, providing additional protection from weather; undertaking rodent suppression by trapping and/or poisoning at the site; not conducting live-trapping where mouse numbers have irrupted following grass seeding (where predation has been the cause of mortality); twice-daily trap checks; switching catching devices; or some combination of these measures.

220. The Approval Holder must sterilise any instruments that come into contact with the lizards and/or are used to collect or measure lizards between each location. A separate holding bag must be used for each animal. All gear must be thoroughly cleaned and dried between sites.

221. If any lizards are found injured as part of the Authorised Activity, the Approval Holder must contact the Project Ecologist for advice on management of the lizard. The Approval Holder is authorised to euthanise injured lizards on the recommendation of the Project Ecologist or a veterinarian.

222. The Approval Holder must advise the Wakatipu DOC Operations Manager (queenstown@doc.govt.nz) within 48 hours if any lizard dies during the authorised activities of catch, transfer or liberation. If required by the Wakatipu DOC Operations Manager, the body must be sent to the Massey University Wildlife Postmortem Service for necropsy, together with details of the animal's history. The body must be chilled if it can be delivered within 72 hours of death, or otherwise frozen.

223. If required in writing by the Director-General, the Approval Holder must make such improvements to techniques (including catching, handling, releasing, preserving and storing), and take such other steps, as directed by the Director-General.

Liabilities

224. The Approval Holder agrees to exercise the Approval at their own risk and releases, to the full extent permitted by law, the Director-General and the Director-General's employees and agents from all claims and demands of any kind and from all liability which may arise in respect of any accident, damage or injury occurring to any person or property arising from the Approval Holder's exercise of the Approval.

Revocation

225. The Director-General may revoke this Approval at any time in respect of the whole or any part (pursuant to clause 7(4) of Schedule 7 of the Fast-track Approvals Act 2024) if:

    a. the Approval Holder breaches any of the conditions of this Approval; or

    b. in the Director-General's opinion, the carrying out of the Approval has caused or is likely to cause any unforeseen or unacceptable effects on lizards.

    If the Director-General intends to revoke this Approval in whole or in part, the Director-General must give the Approval Holder such prior notice as is reasonable and necessary in the circumstances.

Variation

226. The Approval Holder may apply to the Director-General for variations to this Approval in accordance with clause 7(2) of Schedule 7 of the Fast-track Approvals Act 2024.

Compliance

227. The Approval Holder must comply with all statutes, bylaws and regulations, and all notices, directions and requisitions of the Director-General and any competent authority relating to the exercise of the Approval.

Incidental Discovery

228. The Department of Conservation's local Operations Manager must be contacted immediately for further advice if species of protected wildlife other than McCann's skink

(Oligosoma maccanni) or southern grass skink (Oligosoma chionochloescens) are located within the footprint of the planned development stage or within the release site. A separate application to catch alive, liberate or kill non-authorised species may be required.

Reporting

229. A report summarising the outcomes of lizard salvaging must be submitted in writing to the DOC Operations Manager for Wakatipu (queenstown@doc.govt.nz) within three months of the salvage being completed. Each report must include:
    a. the Project name;
    b. the species and number of any animals collected and released;
    c. the GPS location (or a detailed map) of the collection point(s) and release point(s);
    d. the results of all surveys, monitoring or research; and
    e. a description of how the Lizard Management Plan was implemented, including:
        i. any difficulties encountered with capture and handling;
        ii. how release sites were assessed;
        iii. post-release monitoring; and
        iv. what contingency actions (if any) were required.

230. Within two months of the completion of the lizard habitat enhancement area, a suitably qualified herpetologist must confirm in writing that the lizard-related works have been carried out in accordance with the certified Lizard Management Plan.

Costs

231. The Approval Holder must pay the standard Department of Conservation charge-out rates for any staff time and mileage required to manage, monitor and enforce compliance with this Approval.

Employees, Contractors, or Agents

232. The Approval Holder is responsible for the acts and omissions of its employees, contractors, and agents. The Approval Holder is liable under this Approval for any breach of its terms by employees, contractors, or agents, as if the breach were committed by the Approval Holder. Where obligations bind more than one person, those obligations bind those persons jointly and separately.

Review and Certification

233. The Approval Holder must review the Lizard Management Plan and resubmit it to the Director-General for certification on or before the 10-year anniversary of the date of the Approval. The objective of the review is to re-assess habitat conditions and characteristics and update the Lizard Management Plan to reflect current species knowledge and best practice lizard management and mitigation techniques. Any proposed amendments to the Lizard Management Plan must:
    a. be prepared by a suitably qualified and experienced person with expertise in lizards;

b. meet the objectives set out above; and

c. include, at a minimum, the information and requirements set out in Condition 234.

The updated Lizard Management Plan must be submitted to the local Operations Manager (queenstown@doc.govt.nz) of the Department of Conservation, on behalf of the Director-General of Conservation, for certification that this condition has been met.

234. The Director-General will certify an amendment to the Lizard Management Plan if it includes processes for the following, in a manner that will achieve the objective set out in Condition 233:

a. credentials and contact details of the suitably qualified and experienced ecologist or herpetologist who will implement the plan;

b. timing of the implementation of the Lizard Management Plan;

c. a description of the methodology for survey, trapping and relocation of rescued lizards, including but not limited to:

i. salvage protocols;

ii. relocation protocols (including the method used to identify suitable relocation site(s));

iii. nocturnal and diurnal capture protocols;

iv. supervised habitat clearance/transfer protocols; and

v. artificial cover object protocols;

d. a description of the relocation site(s), including:

i. provision for additional refugia, if required (e.g. depositing salvaged logs, wood or debris for newly released native skinks that have been rescued);

ii. any protection mechanisms (if required) to ensure the relocation site is maintained (e.g. covenants, consent notices); and

iii. any weed and pest management to ensure the relocation site is maintained as appropriate habitat;

e. monitoring methods, including but not limited to:

i. baseline surveying within the site;

ii. baseline surveys outside the site to identify potential release sites for salvaged lizard populations and lizard monitoring sites;

iii. surveys to evaluate relocation success;

iv. pre- and post-relocation surveys; and

v. monitoring of the effectiveness of pest control and/or any potential adverse effects on lizards associated with pest control; and

f. a post-vegetation clearance search for remaining lizards.

Schedule 1

1.	**Authorised activity (including the species, any approved quantities and collection methods)** (clause 2)	Identified in condition 203
2.	**The Land** (clause 2)	Part Section 62-63 Block IV Wakefield Survey District and Part Section 63, Block IV Wakefield Survey District and Section 1 Survey Office Plan 365897 and Section 4 Survey Office Plan 557380. Crown Land (margins of Lake Dunstan/Te Wairere)
3.	**Personnel authorised to undertake the Authorised Activity** (clause 3)	a. Refer to condition 204. b. Any other suitably experienced persons(s) under the direct supervision of the SQEP.
4.	**Term** (clause 4)	Refer to condition 207.
5.	**Authority Holder's address for notices** (clause 10)	The Authority Holder's address in New Zealand is: Fulton Hogan Land Development Limited 15 Sir William Pickering Drive Burnside, Christchurch, 8053 New Zealand Phone: [redacted] Email: [redacted]
6.	**Grantor's address for notices**	The Grantor's address for all correspondence is: Physical Address: Department of Conservation Att: Permissions Team Level 4, 73 Rostrevor Street Hamilton, 3204 Postal Address Department of Conservation Att: Permissions Team Private Bag 3072, Hamilton 3240 Email: askpermissions@doc.govt.nz

APPENDICES

APPENDIX ONE: SCHEDULE OF APPROVED PLANS AND REPORTS

The following plans and documents are the approved plans and documents referred to in Condition 1.

Plan or document	Prepared by	Reference	Revision and date
Scheme Plan (Sheets 1–8)	Landpro	24113 100	Rev B, 23 October 2026
Development Plan (Sheets 1–2)	Landpro	24113 101	Rev B, 23 October 2026
Staging Plan (Sheets 1–6)	Landpro	24113 105	Rev B, 23 October 2026
Bulk Earthworks Staging Plan (Sheets 1–19)	Landpro	24113 113	15 June 2026
Roading Plans (Sheets 1–6)	Landpro	24113 106	Rev B, October 2026 (Sheet 6 Rev A)
Draft Landscape Concept	Reset Urban Design	3019	Final, 29 October 2026
Crown Land Esplanade Landscape Concept, including the Landscape Management Plan	Reset Urban Design	3019	Final, 29 October 2026
Landscape Assessment Report	Reset Urban Design	[reference – TBC]	Final, 29 October 2026
80 m Setback from State Highway 6 (Sheets 1 and 2)	Landpro	24113 118	Rev A, 23 October 2026
Plan showing the Park Burn Landscape Protection Area	Landpro	24113 100 (Sheet 5)	Rev B, 23 October 2026
Lizard Relocation Plan (Sheets 1–3)	Landpro	24113 103	Rev B, 20 October 2026
Stormwater and Flood Management report	Woods	P24-487	V5 Final, 23 October 2026
Preliminary Construction Environmental Management Plan	Landpro	26007	2 October 2026
Remediation Action Plan	Insight Engineering	24019_RAP	Final v3, 23 October 2026
Ecological Impact Assessment, including the Draft Fish Management Plan and the Draft Lizard Management Plan	Viridis Limited	10418-002-1	Final 1, 22 October 2026
Erosion and Sediment Control Plans (Sheets 1–8)	Landpro	24113 114	Rev A, 25 September 2026
Preliminary and Detailed Environmental Investigation	Insight Engineering	24019_3	Final v3, 23 October 2026
Typical Cross Section – Navigable Cove	Landpro	24113 117	Rev A, 28 October 2026

Plan or document	Prepared by	Reference	Revision and date
Open Spaces Plan	Landpro	24113 102	Rev B, 23 October 2026
Outline Development Plan	Landpro	24113 104	Rev B, 23 October 2026
Crown Land Works along Cycle Track (Sheets 1–8)	Landpro	24113 107	June 2026
Acoustic Bunds Plan	Landpro	24113 108	June 2026
Stormwater Catchment Plan	Landpro	24113 109	June 2026
State Highway 6 Intersections Plan (Sheets 1–3)	Landpro	24113 110	Rev B, 23 October 2026
Existing Site Contours	Landpro	24113 111	June 2026
Design Contours	Landpro	24113 112	Rev A, 24 September 2026
Design Surface Slope Analysis	Landpro	24113 115	June 2026
State Highway 6 Services Plan	Landpro	24113 116	June 2026
Cross Sections through the State Highway 6 Boundary	Landpro	24113 119	August 2026
Containment Cell Detail (Sheets 1 and 2)	Landpro	24113 120	September 2026

APPENDIX TWO: 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
Minor Residential Units	Permitted Where: 1. There is a maximum of one minor residential unit per principal residential unit on any site; 2. The maximum floor area of the minor residential unit is 70m² or 90m² including a garage; and 3. The minor residential unit must use the same servicing connections and accessway as the principal residential unit.	Permitted Where: 1. There is a maximum of one minor residential unit per principal residential unit on any site; 2. The maximum floor area of the minor residential unit is 70m² or 90m² including a garage; and 3. The minor residential unit must use the same servicing connections and accessway as the principal residential unit.	n/a
Density	No more than one residential unit is provided per 400m².	The minimum site area per unit is 200m².	The minimum site area per unit is 200m².
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.	11m measured from ground level to the highest part of any building or structure and must not exceed 3 storeys.	1. The maximum height of buildings and structures must not exceed: a. 11m measured from ground level to the

BUILT FORM STANDARDS	LOW DENSITY LOTS	MEDIUM DENSITY LOTS	SUPERLOTS
	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.	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.	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 Three.	Buildings must be contained within a building envelope defined by the recession plane angle set out in Appendix Three 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.	Buildings must be contained within a building envelope defined by the recession plane angle set out in Appendix Three 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 or Medium Density Residential Zone.
Fencing	N/A	The maximum height of any fence along a road boundary must be: 1. 1.2m, where less than 50% of the fence structure is visually transparent; or	The maximum height of any fence along a road boundary must be: 3. 1.2m, where less than 50% of the fence structure is visually transparent; or

BUILT FORM STANDARDS	LOW DENSITY LOTS	MEDIUM DENSITY LOTS	SUPERLOTS
		2. 1.8m, where a minimum of 50% of the fence structure is visually transparent.	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 $30m^2$ with a minimum width of 4m; and 2. For units with a living space located entirely above ground floor level, must comprise a balcony of at least $8m^2$ with a minim 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 $30m^2$ with a minimum width of 4m; and 2. For units with a living space located entirely above ground floor level, must comprise a balcony of at least $8m^2$ with a minim 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 must be applied to the whole fence in its entirety.	At least 50% visually transparent where it exceeds 1.2m in height (which must be applied to the whole fence in its entirety.	N/A
Setbacks Road Boundary	4.5m (except this does not apply to an uncovered deck of less than 1m in height.	2m except that this does not apply to an uncovered deck less than 1m in height.	2m except that this does 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	1m from any internal boundary

BUILT FORM STANDARDS	LOW DENSITY LOTS	MEDIUM DENSITY LOTS	SUPERLOTS
	b. 15m from any property boundary which is adjacent to the margin of any lake.	b. 15m from any property which is adjacent to the margin of any lake.	
Landscaping	N/A	At least 25% of the net site area of any site must be planted in grass, trees, shrubs or other vegetation.	At least 25% of the net site area of any site must 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: 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.
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 must be screened form 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 must 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 must be screened form 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.

BUILT FORM STANDARDS	LOW DENSITY LOTS	MEDIUM DENSITY LOTS	SUPERLOTS
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 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 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 must 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;	The following minimum car park spaces must 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 must 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.

BUILT FORM STANDARDS	LOW DENSITY LOTS	MEDIUM DENSITY LOTS	SUPERLOTS
	4. Where the activity is a childcare service, one additional car park space.		

APPENDIX THREE: RECESSION PLANES

Height in Relation to Boundary

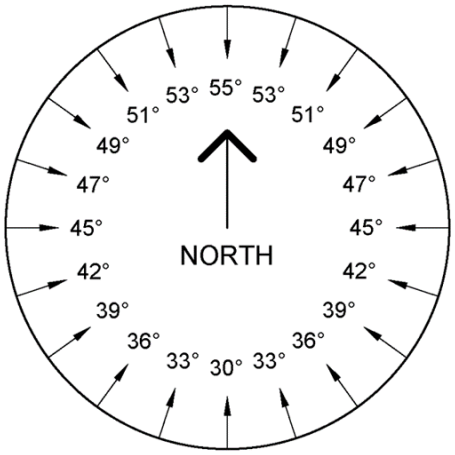


Figure 1 Determining height in relation to boundary angles

The angles of the height in relation to boundary plane (or 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.)

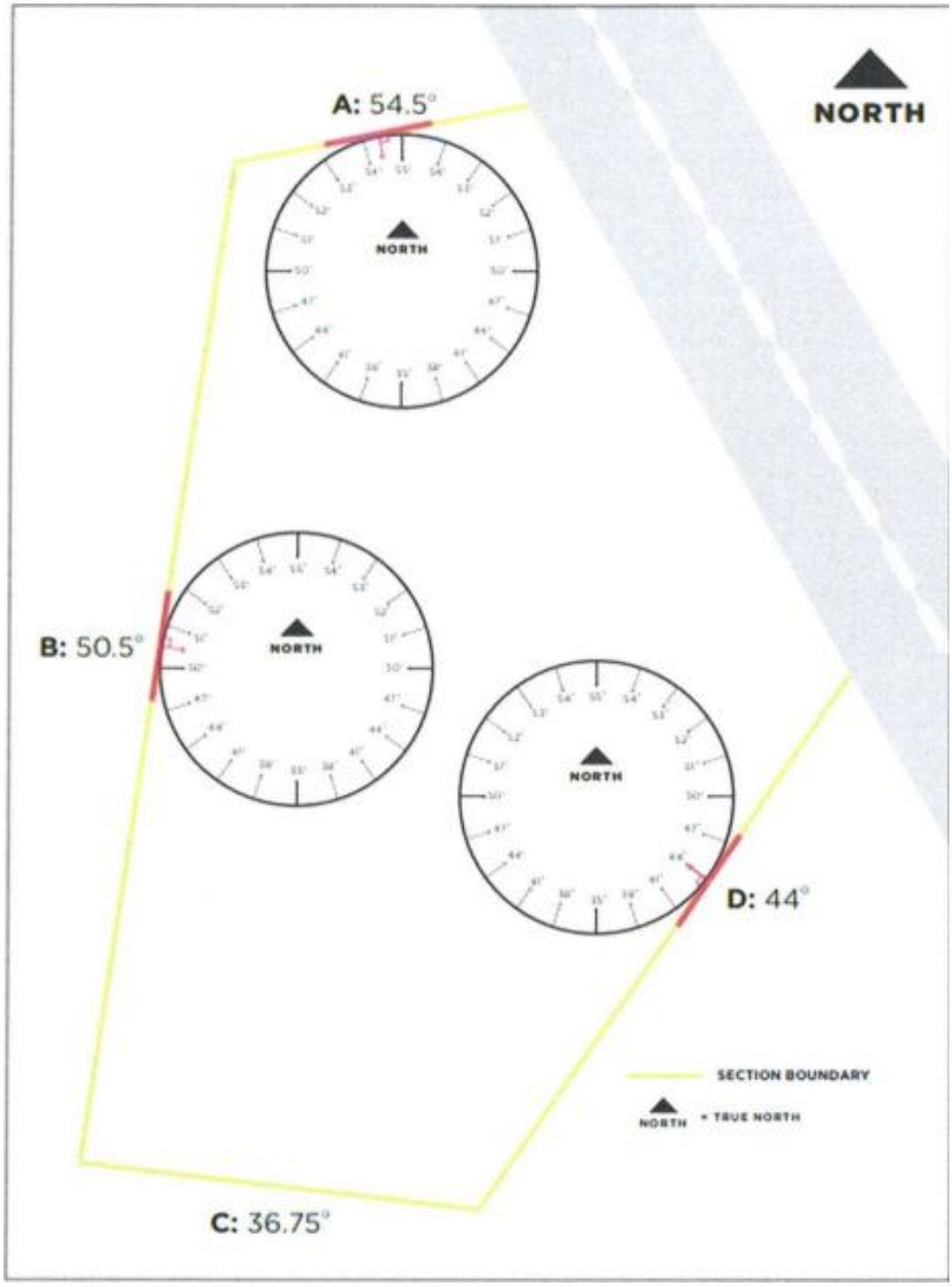


Figure 2 Examples of how to determine recession plane angles

APPENDIX FOUR: BUSINESS AREA DEVELOPMENT MATRIX

PROPOSED STANDARDS	BUSINESS AREA LOTS
Travellers' accommodation	Is a permitted activity
Retail	Is a permitted activity and must 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 must 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 is an overall maximum limit of 5,000m^2 GFA for any business activities within the business area as marked on the approved Development Plan.
Educational activities including early childhood education and daycare facilities and care services.	Is a permitted activity.
Community facilities limited to places of worship, recreational activity and community centres and halls, cultural centre, health or welfare services.	Is 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 must be required to each boundary adjoining the Residential Zone.
Height	The maximum height must be 10m and must not exceed two stories in height.
Signs	Signs must comply with the following standards:

<table>
<tr><td></td><td>
1. No sign may 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 must not exceed 10m^2.
3. Any sign suspended under a veranda must have a maximum clearance of 2.5m above the footpath.
4. Signs must have a minimum clearance of 450mm from the kerb line.
5. Free standing sings must comply with the following:
a. Not more than three freestanding signs may be erected per site.
b. Notwithstanding 2. above one double sided sign with a maximum height of 9.0m and a maximum area of 14m^2 per side and two smaller double sided signs with a maximum height of 2.5m are permitted.
c. Signs must 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 0.5m^2 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 must not be moving or flashing
7. Signs must not obscure driver visibility to and from accessways.
</td></tr>
<tr><td>Parking</td><td>Parking must be provided in accordance with Table 12.3 of the CODC District Plan and in accordance with the required standards.</td></tr>
<tr><td>Noise</td><td>All activities must 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 Development 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>
</td></tr>
</table>

<table>
<tr><td></td><td>b. At any point within a residential zone as per the approved Development 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></td></tr>
<tr><td>Outdoor Storage Areas</td><td>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. Must 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. Must not impede visibility on adjacent roads.
c. Must not exceed 2 metres in height.
d. Must ensure that sand, aggregate or other materials that can be windblown are stored or secured in a manner that prevents them being windblown.</td></tr>
<tr><td>Landscaping</td><td>All areas of carparking and/or other areas of non-permeable surface in excess of 100m^2 must provide a 1.5 metre strip of landscaping adjacent to any boundary of the site that is not occupied by a building.

Such landscaping must provide adequate screening of the site without impeding traffic visibility and must be maintained in a healthy and stable condition at all times.</td></tr>
<tr><td>Lightspill</td><td>No activities may 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 does 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</td></tr>
</table>

	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.