

Conditions 210170:

General

1. The activity shall be carried out in accordance with the plans and all information submitted with the application formally received by the Kaipara District Council ("Council") on 15 June 2021:
- Application form, and assessment of environmental effects prepared by Pacific Coast Surveys, dated June 2021.

Plan title and reference	Author	Rev	Dated
<i>Scheme Plan reference 3078 Sheet 1 of 2</i>	<i>Pacific Coast Surveys</i>	<i>5</i>	<i>August 2021</i>
<i>Scheme Plan aerial reference 3078 Sheet 2 of 2</i>	<i>Pacific Coast Surveys</i>	<i>5</i>	<i>August 2021</i>
<i>Engineering Plans reference 3078 Sheets 1 to 4</i>	<i>Pacific Coast Surveys</i>	<i>1</i>	<i>August 2021</i>
Report title and reference	Author	Rev	Dated
<i>Geotechnical Investigation Report</i>	<i>Wiley Geotechnical</i>	<i>-</i>	<i>24 March 2021</i>
<i>Cultural Effects Assessment</i>	<i>Te Uri O Hau</i>	<i>-</i>	<i>April 2021</i>
<i>Landscape and Visual Assessment</i>	<i>Evolve</i>	<i>-</i>	<i>August 2021</i>
Other additional information	Author	Rev	Dated
<i>Requirements letter reference 16009</i>	<i>Northpower</i>	<i>-</i>	<i>31 March 2021</i>

Advice Note: Where there is any apparent conflict between the application and the consent conditions, the consent conditions shall prevail.

Charges

2. The Consent Holder shall pay any subsequent further charges imposed under Section 36 of the Act relating to the receiving, processing, granting and monitoring of this resource consent within 20 days of receipt of notification of a requirement to pay the same, provided that, in the case of any additional charges under Section 36(5) of the Act that are subject to challenge, the Consent Holder shall pay such amount as is determined by that process to be due and owing, within 20 days of receipt of the relevant final invoice.

Section 125 - Consent Lapse Date

3. Under Section 125 of the Act, this consent lapses five years after the date it is granted unless:
- (a) A survey plan is submitted to Council for approval under Section 223 of the Act before the consent lapses, and that plan is deposited within three years of the approval date in accordance with Section 224 of the Act; or
 - (b) An application under Section 125 of the Act is made to the Council before the consent lapses (five years) to extend the period after which the consent lapses and the Council grants an extension.

Prior to Section 223 Certification

4. Prior to the sealing of the Survey Plan pursuant to Section 223 of the Act the following conditions shall be complied with:

General

- (a) The survey plan shall be generally in accordance with the plan of subdivision prepared by Pacific Coast Survey Ltd reference 3078 Sheet 1 and 2 rev 5 dated August 2021.

Easements

- (b) The survey plan shall show all necessary easements as required for right of way access, right to drain water and sewage, right to convey water and electricity.

Utility providers

- (c) The Consent Holder / Consent Holder's Surveyor shall provide evidence from the appropriate network utility supply providers the arrangements can be made for the provision of electricity and show the necessary easements on the survey plan to the approval of the Council.

Covenants

- (d) The survey plan shall show the land covenant Areas B and C generally as indicated on the plan of subdivision prepared by Pacific Coast Survey Ltd reference 3078 Sheet 1 and 2 rev 5 dated August 2021 and boundary amenity planting areas generally as indicated in the Landscape Plan dated 17/08/2021 detailed in the report by Evolve dated August 2021.

Engineering Plans

- (e) A design for the construction of the vehicle crossing and Right of Way for Lots 1 to 4 shall be submitted to Council for approval and approved. The design shall consider:
 - o Engineering plans for the Vehicle crossing access on to Baldrock Road and Right of Way design in accordance with KDC Engineering Standards 2011 and the plans prepared by Pacific Coast Surveys Ltd reference 3078 Sheets 1 to 4 dated August 2021.

Planting, pest and weed control management plan

(f) *A detailed planting and pest and weed control management plan shall be submitted to Council for approval in support of the report by Evolve dated August 2021. The planting plan shall, as a minimum, contain or provide for the following:*

- i) Inclusion of any additional areas for planting to that approved by consent RM210170.*
- ii) Prior to planting, the removal or management of all invasive weed species and their replacement with native, eco-sourced species as detailed in the landscape plan.*
- iii) Works undertaken for maintenance should include watering, weed control, cultivation, control of pests and diseases, removal of litter, checking of stakes and ties, trimming, pruning, topping up mulch and other works required to ensure planting maintains healthy growth and form.*

Prior to Section 224(c) Certification

5. *Before a Certificate is issued pursuant to Section 224(c) of the Act, the following conditions are to be complied with:*

Utility connections

(a) Electricity connection shall be provided to the boundary of the net site area of Lot 1 to 4 and all cabling shall be underground. The Consent Holder shall provide confirmation from the network utility supply authority/authorities of compliance with this condition.

Easements

(b) The Consent Holder shall provide written confirmation from a Licensed Cadastral Surveyor that all services and accesses constructed under this consent are located within the appropriate easement boundaries.

Landscaping, weeding, pests and planting

(c) Written confirmation shall be provided from a qualified landscape architect confirming that the landscaping works as described in the report by Evolve dated August 2021 and the detailed weed, pest and planting plan approved under condition 4(f) have been completed in full.

Engineering

(d) All works on the engineering plans approved under this consent prepared by Pacific Coast Surveys reference 3078 Sheets 1 to 4 dated August 2021 and the engineering plans approved under Condition 4(e) are to be completed to the approval of the Council's Development Engineer, or their delegated representative. Compliance with this condition shall be determined by the following:

- i) Site inspections undertaken as agreed in Council's engineering plan approval letter for the engineering plans as required by Condition 4(e) of this consent;*

- ii) *Provision and approval of supporting documentation provided by the Consent Holder in support of the constructed works, including Producer Statements, completion certificates, works acceptance certificate, statement of compliance of as built works and as built plans, construction management plans, operation and maintenance plans and all other test certificates and statements and supporting information required to confirm compliance of the works as required by Section 3 of the Council's Engineering Standards 2011.*
- (e) *The Consent Holder shall ensure that the following works are constructed to the approval of the Council's Development Engineer, or their delegated representative:*
- i) *Construct the vehicle crossing and Right of Way in accordance with the engineering plans approved under Condition 4(e) and Section 5 of the Engineering Standards 2011.*

Note: The driveway and parking area for Lot 2 shall be finished in chip seal or metal with natural swales. If concrete is used a black oxide additive or exposed aggregate finish is required.

- ii) *The consent holder shall ensure adequate construction monitoring of all construction works. The consent holder shall notify Council's Monitoring Engineer at key hold points for inspection. Council's engineers undertake suitable inspections during construction at key hold-points to enable them to confirm that the certification provided by the consent holder's engineer matches the design submitted.*

As a minimum, hold points shall include final inspection and approval of the vehicle crossing.

No work shall proceed beyond the above hold points until specifically approved by Council's engineers. Detailed supervision and certification upon completion as complying with the required standards by the consent holder's engineer shall be submitted to council for approval. The consent holder's engineer shall be a suitably qualified competent engineer, surveyor or contractor with recent and ongoing experience in road design and construction to the specific approval of Council.

Consent notice/On-going conditions

- (f) *Pursuant to Section 221 of the Act, the following conditions shall be complied with in perpetuity and shall be registered on the titles of Lots 1 to 4 by way of Consent Notices.*
- (i) *Earthworks, the location of buildings, building foundations and stormwater and wastewater disposal on Lot 1-4 shall be subject to specific engineering design by a suitably qualified Chartered Professional Engineer having regard to any soil instability/saturation issues that may exist or arise as a result of the development. Design shall take into account the recommendations identified in the geotechnical investigation report prepared by Wiley Geotechnical dated 24 March 2021, and submitted to Council with subdivision consent RM210170.*

- (ii) *Future owners are advised that no physical telecommunication connections are provided. Kaipara District Council will not be responsible for ensuring nor providing telecommunication connections to this lot.*
- (iii) *Sufficient firefighting water supply shall be provided on Lot 1-4 for any single residential dwelling with a minimum volume of 10,000 litres and shall remain accessible and available all year round.*
- (iv) *Unless specifically authorised in writing by Fire and Emergency New Zealand, sufficient firefighting water supply shall be provided for any commercial or industrial land use on Lot 1-4. Sufficient firefighting water supply is deemed to mean meeting full criteria of the Code of Practice for firefighting water supplies (SNZ PAS 4509:2008 New Zealand Fire Service Firefighting Water Supplies Code of Practice).*
- (v) *All planting and works on Lot 1-4 described as Areas B and C and general boundary amenity planting areas shall be maintained in perpetuity in accordance with the report prepared by Evolve dated August 2021 and the detailed weed, pest and planting plan approved under resource consent RM210170 to the satisfaction of the Council. Should any section of the vegetation be removed or die for any reason, it is to be replaced with like species that shall achieve the wetland enhancement or visual buffering of the built development within the lot.*
- (vi) *Pest control shall be undertaken on Lot 1-4 in accordance with the detailed weed, pest and planting plan approved under resource consent RM210170 on an ongoing basis.*
- (vii) *At the time of building consent for on Lot 1-4, the owner of the lot shall demonstrate compliance with the design controls recommended in the report by Evolve dated August 2021 and landscape architect evidence dated 25/02/2022. The owner of the lot shall demonstrate compliance in the form of a design statement by a suitability qualified landscape architect, to the satisfaction of the Team Leader, Resource Consents. Design controls include:*
 - Building:*
 - (i) *Any accessory buildings related to the dwelling and any ancillary infrastructure shall be located within 30 metres of the dwelling.*
 - (ii) *Any building area to have a height limit of no more than 6 metres and this is to be measured above existing ground level (rolling height method to be utilised).*
 - (iii) *Glazing to be non-mirrored.*
 - (iv) *Any fencing shall be restricted to rural fencing typology – post and rail or post and wire fencing to complement the rural character of the site (aside from safety fencing typology around pools).*
 - (v) *Exterior lighting shall prohibit the use of spotlights.*
 - (vi) *Water tanks shall be situated no more than 300mm above ground or screened by vegetation.*
 - (vii) *Power and telecommunication infrastructure shall be underground.*
 - (viii) *Any retaining structures or walls shall be constructed of materials or finished in dark recessive colours or screened by vegetation.*
 - (ix) *Driveways should follow the natural contour of the land and not be situated on any prominent ridgeline. Driveways shall suit the rural*

character of the site and be recessive in finish. Chip seal, metal or asphalt with natural swales is preferable, if concrete is used then concrete with a black oxide additive or exposed aggregate finish is required.

Solicitors undertaking

- (g) A solicitor's undertaking shall be provided to Council confirming that all consent notices and covenants prepared for registration under the relevant conditions of this resource consent will be duly registered against the new titles to be issued for the subdivision. The solicitor must provide a post registration title and instruments. All consent notices and covenants to be prepared for registration under the relevant conditions of this resource consent shall be prepared by a Solicitor at the Consent Holder's expense.*

Financial Contributions

- (h) A cash contribution in lieu of reserves shall be paid based on 5% of the assessed value of a "nominal" 4000m² dwelling site on Lot 1-3 of the subdivision, such value to be determined by a registered valuer appointed by Kaipara District Council, at the applicant's expense.*

At the time of payment of the contribution, the valuation upon which the cash contribution is calculated shall be no more than three (3) months old.

Advice Notes

- 1. The consent holder shall be required to pay to Kaipara District Council a Development Contribution under the Local Government Act 2002 of \$799 plus GST (if any) for each additional lot for roading in Kaipara District. The proposed development will result in 3 additional allotments. The Total Development Contribution will be \$2397 plus GST (if any). A copy of Council's policy on Development and Financial Contributions included within the Long-Term Plan 2018/2028 can be obtained from Council offices in Dargaville and Mangawhai or downloaded from Council's website www.kaipara.govt.nz*
- 2. All archaeological sites are protected under the provisions of the Heritage New Zealand Pouhere Taonga Act 2014. It is an offence under that Act to modify, damage or destroy any archaeological site, whether the site is recorded or not. Application must be made to the Heritage New Zealand for an authority to modify, damage or destroy an archaeological site(s) where avoidance of effects cannot be practised.*
- 3. If subsurface archaeological evidence (shell, midden, hangi, storage pits, etc) should be unearthed during construction, work should cease in the immediate vicinity of the remains and the Heritage New Zealand should be contacted.*
- 4. In the event of koiwi (human remains) being uncovered, work should cease immediately and the tangata whenua of Te Uri O Hau shall be contacted so that appropriate arrangements can be made.*
- 5. Erosion and sediment control measures shall be constructed and maintained in accordance with the principles and practices contained within the Auckland Council document entitled "GD05: Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region" (GD05) and Section 4, Land Stability and Earthworks of the current Kaipara District Council's Engineering Standards 2011.*
- 6. Erosion and sediment controls shall be installed prior to the commencement of any earthworks (excluding earthworks required for the construction of erosion and sediment controls). A suitably qualified and experienced person shall supervise the*

installation of all erosion and sediment controls. The erosion and sediment controls installed shall remain in place for the entire duration of earthworks activities.

- 7. The consent holder shall implement suitable measures to prevent depositing of earth on surrounding streets by trucks moving fill and other materials to and from the site, and to control or mitigate any potential dust nuisance. All such measures shall be maintained throughout the entire duration of the construction period. The council always reserves the right to stop the works in and during periods of high winds*