

**Before Hearings Commissioners appointed by
the Kāpiti Coast District Council**

Under

the Resource Management Act 1991

And

In the Matter

of an application for resource consent for a
subdivision and to undertake earthworks with
a lapse period of 10 years at 48 and 58 Tieko
Street, and 131, 139 and 147 Otaihanga Road,
Otaihanga, Paraparaumu

RM210147

**Memorandum on behalf of
Kapiti Coast District Council**

Dated: 3 August 2022

Statement of Evidence of Mr Taylor

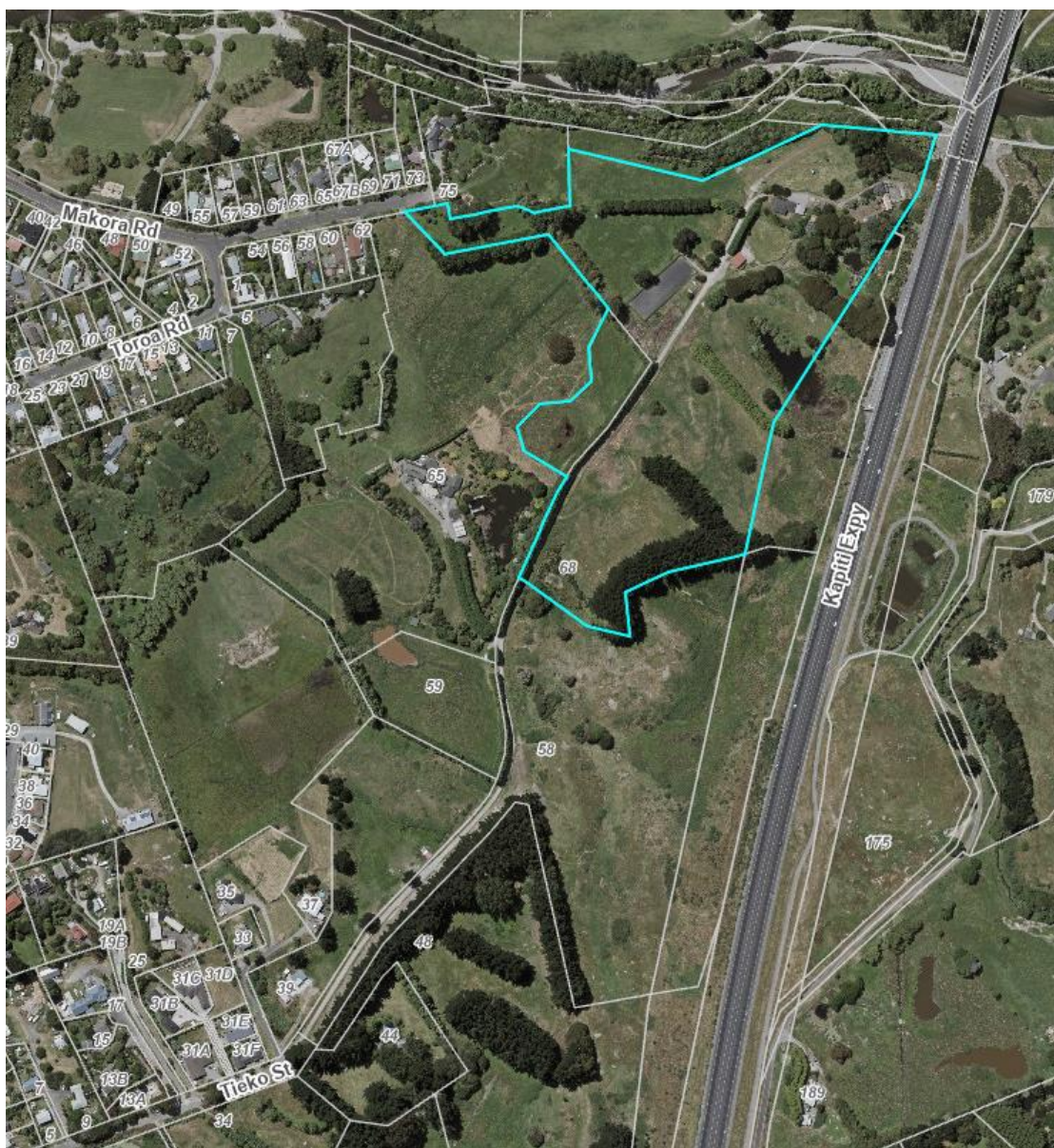
1. With respect to paragraph 10.6 of Mr Taylor's evidence, it appears the reference to paragraph 129 of my report should read 141 as paragraph 129 relates to roading.
2. Given the determination by Awa that no compensatory storage is required for Lots 2, 3 and 5 as no earthworks or dwellings will be located within the base flood hazard extent. It appears that compensatory storage would be required if earthworks or dwellings were to be located within the base flood hazard extent. Therefore, I consider it reasonable that the exclusion of earthworks and dwellings from this area be covered by a condition of consent with the exception that all buildings are prohibited from the area and not just dwellings.
3. With respect to paragraphs 8.6 and 11.1, a condition has been added to require the provision of the Record of Title for Lot 5 DP 570061 to Council prior to the commencement of works onsite.
4. With respect to paragraph 11.1 of Mr Taylor's evidence it would appear that copies of the Records of Title 1000376 and 1001877 should have been provided when the application was submitted. Given this, the development and reserve contributions have been updated.
5. With respect to paragraph 11.2 of Mr Taylor's evidence, Council's engineering fees apply per lot, they do not distinguish between "buildable" and "unbuildable" lots given significant engineering checks are required for all lots, including lots to vest such as roads. Thus, they apply to all Lots that would be shown on Land Transfer Plan which is consistent with the Council's engineering fees schedule.
6. The engineering fees included in the conditions at Attachment A reflect the way Council has consistently applied the engineering fees to developments and it is considered that this should continue to apply to this consent, noting that fee refunds do apply.

Statement of Evidence of Mr Compton-Moen

7. With respect to paragraph 11.2(a), it is not intended that condition 14 would restrict earthworks being undertaken as part of the works associated with giving effect to the consent and therefore, additional wording has been added to the conditions at Attachment A to make this clearer.
8. With respect to paragraph 11.2(b), it is not clear from the evidence what the concerns are with this condition, if this could be provided then it can be reviewed and revised as necessary as it does not appear that it relates to 11.2(c).
9. With respect to paragraph 11.2(d), it is not intended that this covenant would apply to properties outside of the development, and the wording of this condition has been updated to reference the Lots which it should apply to.
10. With respect to paragraph 11(e), the wording of the condition has been revised and is included at Attachment A.

Statement of Evidence of Mr Hansen

11. At paragraph 15.2, Mr Hansen expresses his support that Lot 104 be vested in Council as local purpose reserve (shared path). At the time of preparing the conditions, my understanding was that while Lot 104 would be considered a roading asset by Council for maintenance purposes, it would be classified as detailed in the condition provided as part of Appendix B of my s42A report. Since then, following discussions with Mr Trotter it was confirmed that Lot 104 would need to vest as road and this change to the condition has been reflected in Attachment A. I also understand that the applicant's representatives were advised of this in November 2021 and in early discussions Council's Parks Team had advised they did not want to take on Lot 104. Therefore, Council confirms its position that Lot 104 be vested as road.
12. With respect to paragraph 9.4(a), I disagree that there are four properties at the northern end of Tiekō Street (other than those owned by the applicant) that can be considered undeveloped. The property that appears to be identified as number 59 Tiekō Street in the image below is Lot 6 DP 534361 which is amalgamated with Lot 100 DP 348541 (39 Tiekō Street).



13. Further to the north of 39 Tieko Street appears to be a vacant allotment located between 65 and 68 Tieko Street. This allotment is legally described as Lot 2 DP 517102 and was amalgamated with Part Lot 8 DP 53192 which is now Section 3 SO 520369 (due to the creation of the MacKays to Peka Peka Expressway and is therefore part of 68 Tieko Street.
14. With respect to paragraph 9.4(b) and RM170306, the proposal was to create four additional allotments as Lot 6 was to be amalgamated with Lot 100 DP 378541 (39 Tieko Street). Stage 2 of the proposal will lapse in April 2023 if no section 223 certification application is lodged with Council before this time.
15. With respect to paragraph 11.9(a), the condition detailed by Mr Hansen has been included in the updated proposed conditions at Attachment A, although some wording has been slightly altered to match with the associated Rule of the Operative District Plan 2021 (NOISE-R14).
16. With respect to paragraph 14.4, section 9 of my s42A report should state that there are no other matters relevant to the proposal.
17. With respect to paragraph 14.5, paragraph 277 of my s42A report should read that overall, I consider the proposal is consistent with the purpose of the RMA as set out in Part 2.
18. The wording of Conditions 9 and 14 and 21 have been updated as set out in Attachment A to address the concerns raised in paragraphs 15.3 and 15.4 and 15.5 of Mr Hansen's evidence.
19. With respect to paragraph 15.6, while the wording of Condition 26 has been updated based on the newly introduced Records of Title, Council maintains that the condition, as well as the advice note pertaining to Development Contributions, need to remain within the consent decision (if consent is granted) as there is no signed Development Agreement in place. Given the intention to enter into an Agreement with Council, additional notes have been added to Condition 26 and the advice note relating to the payment of Development Contributions.
20. With respect to paragraphs 15.7, 15.9, 15.10, 15.11, 15.13, 15.15, I do not agree with the additional wording proposed by Mr Hansen that Council should be required to certify the necessary management plans within 20 working days. While Council endeavours to ensure that management plans are certified as efficiently as possible, if additional information is required from the consent holder for the management plan this could exceed the 20 working days proposed which is outside of the control of Council's Engineers. It also appears that it could mean the consent holder commencing works onsite without these management plans having been certified if it was not done within their proposed timeframe.
21. To provide some certainty to the consent holder (if consent is granted), I have included additional wording within conditions 33, 46, 53, 60, 63 and 68 to reflect a timeframe for

when the management plans should be provided for certification which also provides certainty to Council and is reflective of Council's standard conditions.

22. With respect to paragraph 15.8, this condition has been removed from the recommended consent conditions.
23. With respect to paragraphs 15.12 and 15.14, Council disagrees with the removal of these conditions and Mr Trotter will provide further detail on this. Condition 62 has had some minor changes made to ensure there is no double up with condition 63.
24. The additional wording proposed by Mr Hansen in paragraph 15.16 has not been included in the revised conditions at Attachment A as I believe it would allow for future property owners to undertake modification that may be detrimental to the overall health of the kanuka stands. To this end, I have revised condition 74 to be consistent with the requirements of the District Plan with respect to modification for health reasons, so that additional resource consent would not be required for this work within the specific areas identified in the condition.
25. With respect to paragraph 15.17:
 - a. Condition ST7 was included as condition 5 in Appendix B of the s42A report. This has been renumbered due to changes made following the receipt of the applicant's expert evidence and is now condition 6 in the document at Attachment A.
 - b. Conditions ST8 and W3 were reworded slightly to be consistent with Council's standard conditions and was included as condition 76 in Appendix B of the s42A report.
 - c. Condition R2 is reflected in conditions 66 and 67 of Attachment A.
 - d. It has been agreed by Mr Trotter that Condition R4 can be included, and this is shown in Attachment A with some slight modifications to make it clear to both Council and the consent holder when the works must be complete.
 - e. Condition R5 has not been included and further detail on this will be provided by Mr Trotter.
 - f. Condition R7 has been reworded as the wording provided by Mr Hansen does not meet requirements for a road safety audit. Further detail on this will be provided by Mr Trotter noting that some renumbering of the conditions provided at Appendix B of my s42A report has occurred as shown at Attachment A.
 - g. Condition EN8 was included as condition 12 of Appendix B in the s42A report. It has now been renumbered to condition 14 at Attachment A.

Statement of Evidence Ms Blackwell

26. With respect to paragraph 5.2 of Ms Blackwell's evidence, I can confirm that when the Proposed District Plan was made operative on 30 June 2021 it was in the National Planning Standards format and while some definitions may have changed based on this (as well as names for zones), the content of the rules, standards, objectives and policies did not.

27. With respect to paragraph 7.3, while I agree with Ms Blackwell that the District Plan does not consider properties zoned Rural Residential/Rural Lifestyle to form part of the urban environment, meeting part (b) of the urban environment definition of the National Policy Statement on Urban Development 2020 (NPS-UD) inherently means that part (a) is met.
28. Part (a) of the definition of urban environment within the National Policy Statement on Urban Development 2020 states that the area of land *is, or is intended to be, predominantly urban in character*. The underlined emphasis has been added.
29. Given Statistics New Zealand found the site to be within the Kapiti Coast Functional Urban Area, it would result that the site is with an area of land that is already predominantly urban in character and therefore, part (a) of the definition is met and the NPS-UD does apply.
30. With respect to paragraph 11.2 of Ms Blackwell's statement, there were two areas where text referred to a previous version of my s42A report and for clarity, I believe that the mitigation proposed will result in minor and acceptable effects on rural character and that the proposal is consistent with Part 2 of the RMA.

Other

31. In addition to those changes referenced above, other minor amendments have been made to the proposed conditions based on evidence supplied by Mr Goldwater.

Dated this 3rd day of August 2022



Marnie Rydon

Consultant Planner for Kapiti Coast District Council

ATTACHMENT A

Revised Conditions

General

1. The proposed activity shall be undertaken in general accordance with the following plans:

Cuttriss Consultants Limited:

- Scheme Plan – Development Overview, Drawing No. 22208 SCH1, Revision Q, Sheet 1 of 25
- Scheme Plan – Ecological Constraints & Earthworks, Drawing No. 22208 SCH1, Revision Q, Sheet 3 of 25
- Earthworks 01, Drawing No. 22208 SCH1, Revision Q, Sheet 4 of 25
- Earthworks 02, Drawing No. 22208 SCH1, Revision Q, Sheet 5 of 25
- Earthworks 03, Drawing No. 22208 SCH1, Revision Q, Sheet 6 of 25
- Earthworks Cross Sections 01, Drawing No. 22208 SCH1, Revision Q, Sheet 7 of 25
- Earthworks Cross Sections 02, Drawing No. 22208 SCH1, Revision Q, Sheet 8 of 25
- Scheme Plan – Landscape Constraints, Drawing No. 22208 SCH1, Revision Q, Sheet 9 of 25
- Scheme Plan Legal 01, Drawing No. 22208 SCH1, Revision Q, Sheet 10 of 25
- Scheme Plan Legal 02, Drawing No. 22208 SCH1, Revision Q, Sheet 11 of 25
- Scheme Plan – Services, Drawing No. 22208 SCH1, Revision Q, Sheet 12 of 25
- Scheme Plan – Roading, Drawing No. 22208 SCH1, Revision Q, Sheet 13 of 25
- Scheme Plan – Cul-De-Sac Detail, Drawing No. 22208 SCH1, Revision Q, Sheet 14 of 25
- Right of Way Detail, Drawing No. 22208 SCH1, Revision Q, Sheet 15 of 25
- Scheme Plan – Shared Path Detail, Drawing No. 22208 SCH1, Revision Q, Sheet 16 of 25
- Scheme Plan – Shared Path Longsection, Drawing No. 22208 SCH1, Revision Q, Sheet 17 of 25
- Scheme Plan – Tieko Street Upgrade 01, Drawing No. 22208 SCH1, Revision Q, Sheet 18 of 25

- Scheme Plan – Tieko Street Upgrade 02, Drawing No. 22208 SCH1, Revision Q, Sheet 19 of 25
- Scheme Plan – Tieko Street Upgrade 03, Drawing No. 22208 SCH1, Revision Q, Sheet 20 of 25
- Scheme Plan – Tieko Street – Cross Section, Drawing No. 22208 SCH1, Revision Q, Sheet 21 of 25
- Otaihanga Road Intersection Detail, Drawing No. 22208 SCH1, Revision Q, Sheet 22 of 25
- Otaihanga Road Sight Line Detail, Drawing No. 22208 SCH1, Revision Q, Sheet 23 of 25
- Road Longsection & Cross Section Detail, Drawing No. 22208 SCH1, Revision Q, Sheet 24 of 25
- Typical Road Cross Sections, Drawing No. 22208 SCH1, Revision Q, Sheet 25 of 25

DCM Urban

- Landscape Concept Plan, project no./drawing no. 2020_142/LA/001, Revision D
- Elevated Perspective, project no./drawing no. 2020_142/LA/002, Revision D
- Entrance Perspective, project no./drawing no. 2020_142/LA/003, Revision D
- Photo Simulation 1, project no./drawing no. 2020_142/LA/004, Revision D
- Photo Simulation 2, project no./drawing no. 2020_142/LA/005, Revision D
- Street Pinch Point, project no./drawing no. 2020_142/LA/006, Revision D
- Material/Plant Palette, project no./drawing no. 2020_142/LA/007, Revision D

All stamped as 'Final Approved Plans' on **XX August 2022** and the information and specifications lodged with the application RM210147 and the further information supplied by Chris Hansen Consultants Limited and Pherne Tancock (Barrister) on 15 and 17 September and 5 and 12 October 2021 and 8 and 13 April, 3 June and 3 and 13 July 2022, except where modified by conditions of consent.

2. The land transfer plan shall be in general conformity with the Cuttriss Consultants Limited plans:
 - Scheme Plan – Legal 01, Drawing No. 22208 SCH1, Revision Q, Sheet 10 of 25
 - Scheme Plan Legal 02, Drawing No. 22208 SCH1, Revision Q, Sheet 11 of 25

Stamped as 'Final Approved Plans' on XX August 2022, except where modified by conditions of consent.

3. Easements are required over any rights of way and communal, private and public services where these pass through the lots in the subdivision. This consent is conditional on the easements being granted or reserved and they must be subject to section 243 of the Resource Management Act 1991.
4. Prior to the commencement of works onsite, the consent holder shall provide a copy of the Record of Title for Lot 5 DP 570061 to Council.
5. A benchmark level reference point, with respect to Mean Sea Level (Wellington) shall be provided within close vicinity of the subdivision.
6. Lot 200 shall be vested in Council as Local Purpose Reserve (stormwater).

Note: The consent holder must meet any requirements of GWRC consent [WGN210352] conditions relevant to Lot 200 prior to vesting in Council.

7. Lots 100, 101, 102, 103 and 104 shall be vested or dedicated as road in Council.

Note: Dedication will only be accepted where vesting is not possible and evidence of this has been provided by the consent holder to Council.

8. Lot 105 shall be vested in Council as Local Purpose Reserve (recreation).
9. As part of construction works, the following shall be installed with respect to Lot 104:
 - Bollards (or similar) at the northern and southern entrances to prevent access by motorised vehicles;
 - Clear and legible wayfinding and directional signage that shall be approved by Council's Access and Transport Manager prior to installation.

10. The consent holder shall enter into a fencing covenant with respect to Lots 11, 12, 20, 21, 22 and 46 to ensure that Council shall not be liable for, or called upon to, erect or maintain or contribute towards the cost of the erection or maintenance of any fence along the boundaries of Lots 104 and 105.

The consent holder shall enter into a bond or cash deposit of \$500.00 per lot (total **\$3000.00**) subject to the covenant on application for the section 224(c) certificate. The bond will be refunded once satisfactory evidence is submitted demonstrating that the covenants have been registered on the appropriate Records of Title.

11. No buildings within Lots 1-22 shall be constructed with zinc or copper roofing materials or use lead paints.

Note: A Consent Notice under Section 221 of the RMA will be issued for Lots 1-22 to facilitate the recording of this condition, which is to be complied with on an ongoing basis.

12. With respect to Lot 35, any noise sensitive activity (as defined in the Operative District Plan 2021 and including residential dwellings) shall be located more than 40m from the edge of the MacKays to Peka Peka Expressway carriageway.

Note: A Consent Notice under Section 221 of the RMA will be issued for Lot 35 to facilitate the recording of this condition, which is to be complied with on an ongoing basis.

13. The 10m fenced wetland buffer identified on Lots 1, 2, 5, 14-18 (inclusive) and 20 on the Cuttriss Consultants Limited plan *Scheme Plan – Ecological Constraints & Earthworks, Drawing No. 22208 SCH1, Sheet 3 of 25, Revision Q*, shall be identified on the Land Transfer Plan using normal surveying methods.

14. With respect to Lots 1, 2, 5, 14-18 (inclusive) and 20, the following activities are prohibited within the areas identified in condition 13 above:

- The placement of rubbish or green waste;
- The construction of any building or structure;
- The removal of any indigenous vegetation and/or planting of any exotic vegetation.

Note: A Consent Notice under Section 221 of the RMA will be issued for Lots 1, 2, 5, 14-18 (inclusive) and 20 to facilitate the recording of this condition, which is to be complied with on an ongoing basis.

15. The building, structures and earthworks exclusion areas on Lots 6-11 (inclusive), 21, 22, 29, 30 and 38-46 (inclusive) shown on the Cuttriss Consultants Limited plan *Scheme Plan – Ecological Constraints & Earthworks Drawing No. 222089 SCH1, Sheet 3 of 25, Revision Q*, stamped as 'Final Approved Plans' on **XX August** 2022 shall be identified on the Land Transfer Plan using normal surveying methods.

16. Following the completion of the works shown on the Final Approved Plans detailed in Condition 1 above to give effect to the consent, the following activities will be prohibited within Lots 6-11 (inclusive), 21, 22, 29, 30 and 38-46 (inclusive), in the areas identified in condition 15 above:

- Earthworks; and,
- The erection of any building or structure.

Note: A Consent Notice under section 221 of the RMA will be issued for Lots 6-11 (inclusive), 21, 22, 29, 30 and 38-46 (inclusive) to facilitate the recording of this condition, which is to be complied with on an ongoing basis.

17. With respect to Lots 23-46, the following yard setbacks for buildings shall apply unless the relevant zone permitted activity standards of the District Plan are less restrictive at the time the building is constructed:

- 4.5m from the road boundary;

- 3m from the rear boundary;
- 3m from one side boundary;
- 1.5m from all other boundaries.

Note: The condition above must be the subject of a Consent Notice under section 221 of the RMA and registered against the new Records of Title for Lots 23-46. The section 221 Consent Notice shall be prepared by Council at the cost of the consent holder. The section 221 Consent Notice shall be issued with the section 224(c) certificate to facilitate the recording of this condition which is to be complied with on an on-going basis.

18. With respect to Lots 11, 21 and 30, the unsuitable fill material areas shown on the Cuttriss Consultants Limited plan *Scheme Plan – Ecological Constraints & Earthworks Drawing No. 222089 SCH1, Sheet 3 of 25, Revision Q*, stamped as 'Final Approved Plans' on **XX August** 2022, shall be identified on the Land Transfer Plan using normal surveying methods.
19. With respect to Lots 11, 21 and 30, the following activities are prohibited within the areas identified in condition 18 above:
 - The erection of any building or structure.
20. The Lizard Habitat identified on Lot 5 on the Final Approved Plans detailed in Condition 1 above, shall be identified on the Land Transfer Plan using normal surveying methods.
21. With respect to Lot 5, the following activities are prohibited within the area identified in condition 20 above:
 - Earthworks; and,
 - The erection of any building or structure.
22. With respect to Lots 23-46 fencing along rear boundaries and within the areas identified in condition 25 below shall be post and wire only and no higher than 1.2m from original ground level.

Note: A Consent Notice under Section 221 of the RMA will be issued for Lots 23-46 to facilitate the recording of this condition, which is to be complied with on an ongoing basis.

23. With respect to Lots 23-46, fencing along side boundaries shall be post and rail and no higher than 1.2m from the ground level established by the approved earthworks as shown on the Final Approved Plans detailed in Condition 1 above.

Note: A Consent Notice under Section 221 of the RMA will be issued for Lots 23-46 to facilitate the recording of this condition, which is to be complied with on an ongoing basis.

24. With respect to Lots 23-46, no fencing is permitted within 4.5m of the front boundary and there shall be no fencing of the front boundary.

Note: A Consent Notice under Section 221 of the RMA will be issued for Lots 23-46 to facilitate the recording of this condition, which is to be complied with on an ongoing basis.

25. With respect to Lots 23, 24, 32, 34, 38, 39, 41 and 42, the areas of planting shown on the Cuttriss Consultants Limited plan *Scheme Plan – Ecological Constraints & Earthworks, Drawing No. 22208 SCH1, Sheet 3 of 25, Revision Q*, shall be identified on the land transfer plan using normal surveying methods.

26. With respect to Lots 23, 24, 32, 34, 38, 39, 41 and 42, ongoing maintenance of the vegetation within the areas identified in condition 25 above is required and the responsibility of the lot owners.

Any dead vegetation shall be replaced within the next planting season.

Note: A Consent Notice under Section 221 of the RMA will be issued for Lots 23, 24, 32, 34, 38, 39, 41 and 42 to facilitate the recording of this condition, which is to be complied with on an ongoing basis.

27. The flood hazard areas on Lots 2, 3 and 5 shall be identified on the Land Transfer Plan using normal surveying methods.

28. With respect to Lots 2, 3 and 5 above, the following activities shall be prohibited within the areas identified in condition 27 above:

- Earthworks; and,
- The erection of any building or structure, excluding minor buildings, as defined by the Kapiti Coast Operative District Plan 2021.

Note: A Consent Notice under Section 221 of the RMA will be issued for Lots 2, 3 and 5 to facilitate the recording of this condition, which is to be complied with on an ongoing basis.

29. The consent holder shall supply a copy of the land transfer plan with the application for section 224(c) certification and shall list and indicate how each condition has been met to the satisfaction of the Council.

Fees and Contributions

30. A Reserve Contribution is payable and has been assessed at \$7,184.43, inclusive of GST per additional allotment (total **\$280,192.77** GST inclusive for 39 additional allotments).

The contribution must be paid prior to the issue of any certificate pursuant to section 224(c) of the Resource Management Act 1991 unless a Development Agreement has been entered into prior to the lodgement of an application for Section 224(c) certification.

Note: A credit will be applied to the above contribution following a valuation of the recreation reserve (Lot 105) to vest with Council by Council's preferred valuer and based on Council's valuation process or as detailed in the agreed upon Development Agreement.

31. Prior to the issue of a Section 224(c) certificate under the Resource Management Act 1991, the consent holder shall pay Council Engineering Fees of \$668.00 plus \$334.00 per lot (total **\$17,702.00** GST inclusive) for work that may be required for plan approvals, site inspections and consent compliance monitoring, plus any further monitoring charge or changes to recover the actual and reasonable costs that have been incurred to ensure compliance with the conditions attached to this consent.

Engineering

32. The consent holder shall comply with the requirements of the Kapiti Coast District Council's (KCDC's) Subdivision and Development Principles and Requirements 2012 (SDPR: 2012), unless alternatives are proposed by the consent holder and accepted by the Council's Development Engineer.
33. Prior to works commencing, the consent holder shall submit copies of the plans and specifications for the engineering development for approval to the satisfaction of the Council's Development Engineer. The engineering development must be in accordance with Paragraphs 1 to 5 of Schedule 1 contained in Part 4 of the Kapiti Coast District Council's Subdivision and Development Principles and Requirements, 2012. No works shall commence until the plans are approved by KCDC's Development Engineer.

Note: Engineering drawings shall contain sufficient detail to clearly illustrate the proposal to enable assessment of compliance with the Kapiti Coast District Council's Subdivision and Development Principles and Requirements, 2012 and to enable accurate construction.

34. Prior to works commencing, the consent holder shall provide the Council's Development Engineer with the names of the Developer's or Owner's Representative(s) appointed in terms of Clause B(ii) of Part 3 of the Kapiti Coast District Council's Subdivision and Development Principles and Requirements, 2012.
35. The consent holder shall advise the names and professional qualifications of any Suitably Qualified Persons required in terms of Clause B(iii) of Part 3 of the Kapiti Coast District Council's Subdivision and Development Principles and Requirements 2012. Suitably Qualified Persons are required for, but not necessarily limited to, the following areas:
 - Civil Engineering

- Stormwater Design and Construction
- Foundation Design
- Street Lighting Design
- Earthworks Design & Construction
- Road Design & Construction
- Geotechnical Engineering
- Water and Wastewater Design & Construction
- Landscape Design and Construction; and
- Road Safety Audits

Note: If the Council considers any of the nominated persons are not acceptable then the consent holder shall nominate alternative persons, or the Council may require the consent holder to employ a specified Suitably Qualified Person or Persons at the consent holder's expense.

36. The consent holder shall notify Council's Development Engineer prior to commencement of the following stages of work, so that the Council's Development Engineer, or their authorised representative, are present on site to inspect certain stages of the works. These stages are as follows:

- Commencement of works or recommencement after a substantial lapse;
- Water reticulation connections and services prior to back fill;
- Wastewater services and construction of new manholes prior to back fill;
- Completed earthworks and prepared subgrade (roading and footpaths);
- Finished base course before the commencement of road sealing;
- Roads during Benkelman Beam testing (and NDM if required);
- Road sealing – waterproof and final seal coat;
- Final inspection.

Earthworks

37. All construction shall proceed in general accordance with the Construction Management Plan (CMP) to be prepared by a suitably qualified person and certified by Council's

Development Engineer under RM210147 prior to any construction activity being undertaken.

38. The CMP shall be submitted to Council for certification at least 20 working days prior to the commencement of works and include how the following construction effects will be managed through the construction period and how the construction related conditions of consent shall be complied with:
 - a) Construction Traffic
 - b) Earth-worked material tracking onto the road
 - c) Dust
 - d) Noise and hours of operation
 - e) Stormwater runoff
 - f) Animal pest control prior to and during construction
 - g) Provision of ongoing access to 68 Tieko Street
39. The approved CMP shall be implemented and maintained throughout the entire earthworks and construction period, any proposed amendments to the plan shall be submitted to the Council's Development Engineer for consideration and approval.
40. All earthworks staging, stabilisation and monitoring are to be undertaken in accordance with the Preliminary Erosion & Sediment Control Plan (ESCP) provided with [RM210147] in Appendix C of the Infrastructure Engineering Report prepared by Cuttriss Consultants Limited and dated 29 June 2021, further information provided in the s92 response, or any subsequent updated version agreed with Council.
41. The consent holder shall undertake earthworks in accordance with Part 3C & Part 4 Schedule 2 of the SDPR:2012 and the requirements & intents of report titled "Geotechnical investigation report for Mansell farm subdivision, Otaihanga Road, Paraparaumu" prepared by RDCL and dated 10 March 2022.
42. Upon completion of the earthworks the consent holder shall provide a geotechnical completion report and a certificate in the form of Schedule 2A of NZS 4404:2010 by the geo-professional and a certificate in the form of Appendix A of NZS 4431:1989 by the inspecting engineer to the Council's Development Engineer.
43. After the completion of earthworks and prior to the issue of a Section 224(c) certificate the consent holder shall supply to the satisfaction of the Council's Development Engineer a report by a suitably qualified person detailing site investigation work and findings together with recommendations for foundation design for Lots 1-46.

Note: A Consent Notice under Section 221 of the RMA will be issued to facilitate the recording of this condition which is to be complied with on an on-going basis.

44. The consent holder shall ensure:
- A minimum batter slope of 1V:2H for permanent batters in loose material and 1V:1.5H in dense material
 - A minimum batter slope of 1V:1.5H for temporary batters in loose material and 1V:1H in dense material
 - A nominal building restriction zone of 5m is established from natural slopes exceeding 15° (from the top and base of slopes);
 - Building within these zones must have specific engineering design and take into consideration the potential for slope instability;
 - NZS 3604:2011 setbacks are met for fill batters.

Note: A Consent Notice under Section 221 of the RMA will be issued to facilitate the recording of this condition which is to be complied with on an on-going basis.

45. The consent holder shall ensure all silt fences shall be installed and maintained in accordance with the GWRC ESC Guidelines.
46. The consent holder shall ensure the location of topsoil stockpile sites shall be identified using criteria included in the Preliminary Erosion and Sediment Control Plan (ESCP) provided with RM210147 prior to commencement of construction activities; the management of the topsoil stockpile sites shall be undertaken in accordance with the measures included in the Preliminary ESCP provided with RM210147.
47. Earthworks must be undertaken to provide a flood free building area on Lots 6 and 7. The section 224(c) certification application must contain documentation that proves the earthworks have been undertaken and the resulting ground level is above the 1% AEP.
48. All earthworks are subject to the Archaeology Management Plan (AMP) prepared under Archaeology Authority #2020/378 and the roles and responsibilities and discovery protocols included in the AMP should any archaeological remains be found; monitoring of all earthworks shall be consistent with the AMP and with Appendix A of the Te Ātiawa Kaitiakitanga Plan.
49. Evidence of archaeological sites may include kōiwi (human skeletal remains), taonga Māori (Māori artefacts), oven stones, charcoal, shell middens, ditches, banks, pits and old building foundations. If any archaeological site(s) are uncovered during physical works, Ātiawa ki Whakarongotai Charitable Trust will require the contractor to adopt the following protocols:
- a. Work shall cease immediately within 100 metres of the site of discovery.
 - b. The contractor and subcontractor(s) must shut down all machinery, isolate and secure the site, and advise the project manager.
 - c. No materials relating to the artefacts or site shall be removed.

- d. The project manager shall promptly advise Ātiawa ki Whakarongotai Charitable Trust.
- e. If skeletal remains are uncovered, the project manager will also advise New Zealand Police.
- f. An archaeologist approved by Ātiawa ki Whakarongotai Charitable Trust shall be employed at the expense of the contractor to examine and record the site.
- g. Ātiawa ki Whakarongotai Charitable Trust will at their discretion contact other iwi groups and organise a site inspection by appropriate tangata whenua advisors and the archaeologist.
- h. If as a result of the site inspection and investigation there is a need for an appropriate ceremony, Ātiawa ki Whakarongotai Charitable Trust will arrange such at the contractor's expense.
- i. Materials discovered will be handled and removed by the Ātiawa ki Whakarongotai Charitable Trust representatives responsible for the tikanga appropriate to their removal and preservation, or re-interment.
- j. Works affecting the archaeological site shall not resume until Ātiawa ki Whakarongotai Charitable Trust, and the New Zealand Police in the case of skeletal remains, have given the appropriate consent, approval or authority for work to continue. The contractor and subcontractor(s) will allow representatives of Ātiawa ki Whakarongotai Charitable Trust and the archaeologist all reasonable access to the site to carry out their respective responsibilities or activities under this protocol.

Contact details for iwi representatives are as follows:

Ātiawa ki Whakarongotai Charitable Trust

PO Box 509

Waikanae 5250

Stormwater

50. Prior to works commencing, the consent holder shall submit copies of the plans and specifications for the engineering development to the Council's Development Engineer for approval. The engineering development must be in accordance with Paragraphs 1 to 5 of Schedule 1 contained in Part 4 of Council's SDPR: 2012 and the technical reports prepared by Awa and Cuttriss as part of the resource consent application, including information provided by the applicant in part of the S92 response.

Note 1: Engineering drawings shall contain sufficient detail to clearly illustrate the proposal to enable assessment of compliance with Council's SDPR: 2012 and to enable accurate construction.

Note 2: The consent holder shall provide hydraulic modelling of the detail design of the stormwater devices to demonstrate they will achieve the outcomes intended in the Awa Technical Report.

Note 3: The consent holder shall undertake the detailed design in consultation with GWRC and provide evidence to the Council's Development Engineer of the consultation undertaken and GWRC's agreement to the final design.

51. Within the northern area of the site, the consent holder shall ensure:

- a. The discharge of stormwater within Lot 101 from the access road into swales, through an under-drain bio-filtration device prior to discharge to land as per the Awa preliminary design included in the Awa Technical Report accompanying the application.
- b. The discharge of stormwater within Lots 1 – 22 the consent holder shall ensure the discharge of stormwater from roofs into an appropriately designed and sized on-site soakage pit and the discharge of stormwater from access roads into swales, through an under-drain bio-filtration device prior to discharge to land as per the Awa preliminary design included in the Awa Flood Hazard Report (Appendix H dated 29/6/2021) which accompanied the consent application.
- c. The consent holder may propose alternatives that would need to be accepted by the Council's Development Engineer. An updated report must be provided for an alternative solution.

Note 1: In the event that the certified stormwater disposal design is not installed prior to the issue of the 224(c) certificate, a Consent Notice under Section 221 of the RMA will be issued to facilitate the recording of this condition, which is to be complied with on an on-going basis. The Consent Notice shall include reference to the following:

- i. The certified stormwater disposal design as an option for compliance;
- ii. The owners' responsibility to construct a system to meet the above performance standard;
- iii. The owners' responsibility to maintain the system on an on-going basis to meet the above performance standard as it applied at the time of approval.

Note 2: The consent holder shall undertake the detailed design required for the discharge of stormwater from roofs in consultation with GWRC and provide evidence to the Council's Development Engineer of the consultation undertaken and GWRC's agreement to the final design.

52. In the southern area, the consent holder shall ensure:

- a. discharge of stormwater from roofs, driveways and access road to be collected and conveyed using traditional curb and channel into the proposed controlled compensatory storage area (constructed wetland) located in Lot 200;

- b. the open channel adjacent to Otaihanga Road is modified as part of the formalisation of the compensatory storage area;
 - c. a non-return valve is installed as per the Awa preliminary design included in the Awa Technical Report accompanying the application.
53. The consent holder shall provide appropriate planting of constructed wetland area in Lot 200 to filter out potential contaminants from stormwater discharge in accordance with the Planting Plan provided in the Landscape & Visual Assessment Technical Report accompanying the application, or an amended Planting Plan that will achieve the same or better outcomes, prior to the vesting of Lot 200 with Council.

Note: The consent holder shall prepare the Planting Plan in consultation with GWRC and provide evidence to the Council's Development Engineer of the consultation undertaken and GWRC's agreement to the Planting Plan.

54. The consent holder shall install of an overflow pipe in the Otaihanga Road reserve adjacent to the Waka Kotahi (NZ Transport Agency) property immediately east of the southern area of the site to allow discharge from that site of ponding caused in a 100-year flood event as shown in the Awa Technical Report accompanying the application.
55. The consent holder shall provide Council with a comprehensive Maintenance and Operations Manual for the stormwater disposal systems prior to vesting with Council. The Operations and Management Plan shall include details of the operation and maintenance of the Constructed Wetlands Swales, including a programme for inspection and maintenance of vegetation associated with the stormwater devices including the replacement of plants and the control of pest plants and animals to be undertaken by the consent holder for a minimum of 5 years after vesting with Council.

Note: The consent holder shall prepare the Maintenance and Operations Manual for the stormwater disposal system in consultation with GWRC and provide evidence to the Council's Development Engineer of the consultation undertaken and GWRC's agreement to the final manual.

Wastewater

56. The subdivision shall be serviced by a Pressure Sewer System designed in accordance with the Council's SDPR:2012, as well as any other relevant Council policy relating to the design and construction of Pressure Sewer Systems.
57. At least 20 working days prior to the commencement of works, engineering drawings supported by hydraulic calculations shall be sent to the Development Engineer for engineering acceptance in writing.
58. The Approved Sanitary Sewer outfall for the common Council pressure sewer main shall be the manhole KWWN004946.

59. Each lot shall have a Boundary Kit located within the legal Road, or Right of Way outside the boundary of the lot. The pressure lateral from the Boundary Kit is to extend at least 600mm into the lot. The Boundary Kit and lateral shall be installed for all properties in a pressure zone prior to section 224(c) certification.
60. Installation of the common pressure sewer main and boundary kits in roads to vest shall be carried out by a Council Authorised Drainlayer.
61. Transfer of ownership (vesting) of reticulated pressure system to the Council will occur at the time of section 224(c) certification.
62. The consent holder shall provide Council with a comprehensive Maintenance and Operations Manual for the wastewater disposal systems that includes specifying the responsibilities of the property owner for their respective part of the system (including the Boundary Kit and lateral infrastructure) prior to vesting with Council.
63. The following conditions shall be recorded pursuant to Section 221 of the RMA in a Consent Notice registered on the Records of Title for Lots 1-46:
 - a. Each residential lot shall be served by a local pressure sewer unit comprising a pump and storage chamber which can accommodate at least 24 hours average dry weather flow to be supplied by Aquatec, EcoFlow or another Council approved supplier.
 - b. The property owner shall retain ownership of the local pressure sewer unit complete with pump, chamber and control equipment. The property owner will be responsible for the operation and maintenance of the complete system, including the lateral, up to the boundary kit, in accordance with the Maintenance and Operations Manual prepared by the consent holder as required by Condition 62.
 - c. The electricity supply for the local pressure sewer unit shall be from the dwelling and metered to the dwelling serviced by the pump unit. The property owner shall be responsible for paying the power costs of operating the unit.
 - d. Installation of the pressure sewer unit must be carried out by a Registered Drainlayer.
 - e. The registered proprietor of the Lot agrees, in relation to the Pressure Sewer System to be bound by and comply with Council's standards, policies and requirements in relation to Pressure Sewer Systems.
 - f. If the registered proprietor of a Lot leases the Lot or enters into a tenancy agreement in relation to the Lot or otherwise gives occupation of the Lot to a party other than the registered proprietor, then the registered proprietor shall ensure the occupier is aware of the obligations contained herein.

Note: This is an ongoing condition, and a Consent Notice will be issued under section 221 of the RMA at the time of section 224(c) certificate. The Council is responsible for the infrastructure in the road, up to and including the boundary kit.

Water

64. At least 20 working days prior to the commencement of works, the consent holder shall submit copies of the plans and specifications for the water infrastructure for approval to the satisfaction of the Council's Development Engineer. The water infrastructure must be in accordance with Paragraphs 1 to 5 of Schedule 1 contained in Part 4 of Council's SDPR:2012 and the technical reports prepared by Awa and Cuttriss as part of the resource consent application, including information provided by the applicant in part of the S92 response. No works shall commence until the plans are approved by the Council's Development Engineer.
65. Firefighting requirements shall comply with the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNL 4509:2008.

Roading

66. Prior to an application being lodged for section 224(c) certification, the consent holder will facilitate, in collaboration with Council's Access and Transport Manager, the trimming/removal of planting along Otaihanga Road at the Tieko Street intersection to meet Austroads sight line standards.
67. Prior to an application being lodged for section 224(c) certification, the improvements to Tieko Street and the Otaihanga Road/Tieko Street intersection shall be constructed as shown on the Final Approved Plans detailed in Condition 1 and in accordance with the final design details required by condition 68 below.
68. Final design details of Lots 100, 101 and 104 and the Otaihanga Road/Tieko Street intersection shall be submitted to Council for certification in writing by the Access and Transport Manager at least 20 working days prior to the commencement of works.
69. Detailed Design and Post Construction road safety audits are required for the following:
 - All proposed access roads;
 - The intersection of the proposed access road with Otaihanga Road;
 - The proposed shared path linking the proposed access roads; and
 - The alterations to Tieko Street including those with the Otaihanga Road intersection.

These road safety audits are to be carried out in accordance with guidance contained in the KCDC Sub-division guide and Waka Kotahi (NZTA) guidance.

70. Any signage / road markings must be in accordance with TCD's, The Manual for Traffic Signs and Signals: 2010 and Traffic Control Devices Manual: 2008.

71. Prior to an application being lodged for section 224(c) certification, the existing redundant driveways on Otaihanga Road are to be removed and reinstated to line and level footpath and grass berm (in accordance with Council standard drawing RD002 concrete footpath/grass berm detail) with standard Kerb and channel (RD001 – standard kerb and channel detail).
72. Prior to an application being lodged for section 224(c) certification, street lighting columns and Luminaire shall be provided to service the development roads, Tieko Street improvements, the shared path connecting the two development roads in accordance with KCDC's Standard Details and Specifications for Road Lighting Infrastructure Version 1.1: 2018 (<https://www.kapiticoast.govt.nz/media/34265/streetlighting-design-guidelines.pdf>). The street lighting layout shall comply with AS/NZS 1158 (Category P) including all referenced standards including NZTA M30, Specification and Guidelines 2014. Any street light installed within the development shall be provided with a separate street lighting system.
73. At least 20 working days prior to the commencement of works, a Construction Traffic Management Plan (CTMP) shall be submitted to and certified in writing by the Access and Transport Manager. No works shall commence until the CTMP has been certified. The CTMP shall cover the following topics:
 - a. Details of the traffic management of Tieko Street and Otaihanga Road
 - b. Details of control of mud and detritus from the site onto the road – onsite wheel washing and off-site road sweeping
 - c. Details of on-site turning for delivery vehicles
 - d. Site compound location shown on a plan
 - e. Identified areas for site offices and site operative parking
 - f. Methods to minimise the use of Tieko Street by construction traffic; inclusion of forecasts of vehicle types and daily volumes (typical & peak) using each site access point during the various stages of construction
 - g. Ensuring additional damage by construction traffic to the road pavement on Tieko Street is avoided; a baseline pavement condition inspection will be undertaken prior to construction and the CTMP would provide a mechanism for the repair of the road pavement back to baseline standard
 - h. Ensuring the safe interaction between all road users (including pedestrians) on Tieko Street and construction traffic, with particular consideration of pedestrians and cyclists
 - i. Ensuring the safe crossing of the site accesses on Otaihanga Road with particular regard to the existing frontage shared path

- j. Ensuring the safe turning of construction traffic to and from Otaihanga Road and any site access points; consideration should be included of the early formation of the proposed new Otaihanga Road intersection
- k. Construction traffic movements on Tieko Street during daylight hours only given the lack of lighting
- l. Avoid construction traffic activity on weekends and public holidays when recreational use of the existing Otaihanga Road shared path can be expected to be busier
- m. All construction traffic to park within the site; and
- n. Description of how construction traffic activity will be communicated to local residents along with an incident reporting process.

Landscaping and Natural Environment

74. A Landscape Management Plan (LMP) shall be provided at least 20 working days prior to the purchasing of plants for certification by Council's Development Engineer and be implemented in the first planting season following completion of the civil works. The LMP shall achieve the outcomes contained within the approved Landscape Concept Plan referenced in Condition 1, and as a minimum contain the following:

- Existing vegetation to be retained;
- Any vegetation to be removed;
- The extent of planting, paved (impermeable) surfaces and other landscaping elements;
- Details of plant species that shall be native to the Foxton Ecological District;
- Location of plants;
- Number of plants;
- Plant grade sizes;
- An implementation plan describing the methods of soil preparation, details of drainage, fertilising, mulching, spraying, irrigation, staking tree pits, ongoing maintenance, replacing of dead/poorly performing plants and weed and pest management;
- Scheduling of work, including maintenance to ensure successful establishment; and,
- The location, height, and type of fencing.

75. The consent holder shall provide an onsite 1ha northern grass skink habitat area to be fenced and planted around northern most wetland on Lot 5 as shown on the Final Approved Plans detailed in Condition 1.

Note: The consent holder shall prepare a Lizard Management Plan to meet any requirements of the Wildlife Act to establish the skink habitat area and provide a copy to Council for information purposes.

Prior to lodging an application for section 224(c) certification, the consent holder shall ensure natural wetlands on Lots 1, 2, 5, 14-18 and 20 are fenced to provide a 10m buffer (except where already fenced or the wetland and/or buffer area would exceed the site boundary); undertake pest plant control; and undertake planting with appropriate wetland species. **Note:** A Consent Notice under Section 221 of the RMA will be issued for any lot that include natural wetlands to ensure the long-term management of the 10m buffer by the new lot owner. Where practicable, the edges of wetlands are to be retained as natural as possible.

76. Methodologies for pest plant control, pest animal control, and indigenous planting within and around the four natural wetlands, are to be provided in an Ecological Management Plan for certification in writing by Council prior to the commencement of works.

77. Prior to making an application for section 224(c), the consent holder shall ensure the kānuka stands identified in the Wildlands Report (Appendix G accompanying the application) and the Cuttriss Consultants Limited plan *Scheme Plan – Ecological Constraints & Earthworks, Drawing No. 22208 SCH1, Sheet 3 of 25, Revision Q* have pest plant management and underplanting within the groves undertaken.

Note: A Consent Notice under Section 221 of the RMA will be issued for any lot that include kānuka stands to ensure the long-term management of the stands that excludes any exotic species by the new lot owner.

78. The consent holder shall ensure all woody vegetation to be removed during construction is undertaken outside of the bird breeding season (September – March).

Note: If removal of woody material occurs within the bird breeding season is required, a suitably qualified ecologist shall undertake a visual survey for active bird nesting within 48 hours from the commencement of the works. If active nests are observed these should be taped off and clearing should not occur until such time as fledglings have left the nest.

79. The existing Kānuka stands identified within Lots 1, 2, 3, 5 and 20 on the Final Approved Plans detailed on the Cuttriss Consultants Limited plan *Scheme Plan – Ecological Constraints & Earthworks, Drawing No. 22208 SCH1, Sheet 3 of 25, Revision Q*, shall not be modified or removed, other than for:

- a. the removal of pest species;
- b. the control of fire or other hazard;

- c. the removal of kanuka that are damaged, dead or dying, or have sustained storm damage, or are fatally diseased such that:
 - o the kanuka are no longer independently viable;
 - o the kanuka present a risk of serious harm to people or property;
or
 - o the kanuka risk damaging surrounding vegetation.

Where it is proposed to modify vegetation under (c) above, an arborist who has attained the New Zealand Qualifications Authority National Certificate in Arboriculture Level 4 or equivalent qualification must certify in writing that the standards detailed have been met. This certification must be provided to Council at least five working days prior to the commencement of works and the works must be carried out by an arborist with the relevant qualifications.

Note: A Consent Notice under Section 221 of the RMA will be issued for Lots 1, 2, 3, 5 and 20 to facilitate the recording of this condition, which is to be complied with on an ongoing basis.

Power and Telecommunications

80. Prior to the issue of a Section 224(c) certificate under the Resource Management Act 1991, the subdivision shall be serviced with electric power & telecommunication to the boundary of each individual allotment complying with the Part 3 Section I & Part 4 Schedule 8 of SDPR: 2012.

Note: For the avoidance of doubt, 'serviced to lot boundary' shall mean that the supply of electric power is available from an underground system, and for telecommunications, shall mean that the reticulation of telecommunications facilities is available, which can be satisfied by a direct installation, or a fibre ready network facility being available.

Completion Requirements

81. Completion documentation, including operation and maintenance manuals, shall be submitted in support of an application for Section 224(c) certification in accordance with Part 1 of NZS 4404:2010 and Part 4, Schedule 1 of KCDC's SDPR: 2012. The consent holder shall provide Council with an itemised schedule of quantities and costs, and the CCTV inspection reports for the services.

Note: As-built of new roads/access ways are to be included in RAMM as part of the roading as-built data transfer.

Advice Notes:

- The consent holder shall notify the Council's RMA Compliance Officer of the start and completion dates of the works in writing 48 hours before the works are carried out. The consent holder shall fill out and return (by email to the duty compliance officer at compliance.dutyofficer@kapiticoast.govt.nz, or by fax to (04) 2964 830 or by post to Private Bag 60601, Paraparaumu) the form that is attached to the decision letter.
- The consent holder shall pay to the Kapiti Coast District Council the actual and reasonable costs associated with the monitoring of conditions (or review of consent conditions), or supervision of the resource consent as set in accordance with Section 36 of the Resource Management Act 1991. These costs* may include site visits, correspondence and the actual costs of materials or services which may have to be obtained.

*Please refer to Kapiti Coast District Council's current schedule of Resource Management fees for guidance on the current hourly rate chargeable for Council's staff.

- Under Section 125 of the Resource Management Act 1991, this resource consent will lapse in 10 years from the date of the decision, unless it is given effect to within that time.
- It is the consent holder's responsibility to comply with any conditions imposed on this resource consent prior to and during (as applicable) exercising this resource consent.
- Please note that a resource consent is not a consent to build. A building consent must be issued prior to any building work being undertaken.
- If you disagree with any of the above conditions or disagree with the additional charges relating to the processing of the application, you have a right of objection pursuant to sections 357A or 357B of the Resource Management Act 1991. Any objection must be made in writing to the council within 15 working days of notification of the decision.
- The consent holder is responsible for obtaining all other necessary consents, permits, and licences, including those under the Building Act 2004, 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 in Employment Act 1992), 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.
- Works within the legal road will only be approved where they comply with Council procedures and processes which are set out below:
 - a. Before undertaking work in the legal road you must make a Corridor Access Request (CAR) and receive a Works Access Permit (WAP) from us. Some examples of activities requiring a permit are:
 - trenching works;

- footpaths and entranceways;
 - work within the berm or shoulder of the road; and
 - tree work scaffolding and crane work.
- b. Before any excavations are undertaken a "Before U Dig" inquiry must be made to check for locations of any underground services. This is a web-based service that you or your contractor use to get plans and information emailed out to you. This also provides the mechanism for you to make a Corridor Access Request and provide us with a Traffic Management Plan to protect your site, contractors, and the public during operations. Corridor Access Requests require 5 working days' notice before work can commence and Traffic Management Plans for road closures and events must be received 42 working days in advance of the closure or event. Please note: The "Before U Dig" service has no information on council's buried water, wastewater or stormwater assets. Our mapping tools show the location of the buried council assets.
- c. Work must be undertaken in accordance with Councils guides and standard drawings. Examples of forms, guides and standards drawings (engineering plans) are available for download or print from the Council website and examples include:
- a. Vehicle Installation Information;
 - b. Vehicle Crossing Application Form;
 - c. Roding Standard Drawings; and
 - d. Vehicle Crossing Guidelines.
- Development Contributions will be required pursuant to Section 198 of the Local Government Act 2002 and the Council's Development Contribution Policy 2020 when creating new allotments. The contributions will be calculated and levied for each additional allotment created by this resource consent in accordance with the fees that apply at the time the consent was lodged. The fees are listed below:

Items	Fees including GST(NZD)
Roding & Transport - Districtwide	\$2,063.83
Stormwater - Districtwide	\$512.30
Community Infrastructure - Districtwide	\$1,754.36
Subtotal	\$4,330.49
Total (39 additional allotment)	\$168,889.11

There are 39 additional allotments created by this Resource Consent.

The contributions must be paid prior to the issue of any certificate pursuant to Section 224(c) of the Resource Management Act 1991 (please refer also to Section 208 of the

Local Government Act 2002) unless a Development Agreement has been entered into with the Council, prior to the lodgement of an application for Section 224(c) certification.