

DRAFT CONDITIONS OF CONSENT RC220060

[APPLICANT'S REPLY VERSION: CHANGES SHOWN ARE TO THE COUNCIL'S CONSENT CONDITIONS AVAILABLE AT THE HEARING. UNDERSTOOD TO BE AGREED WITH COUNCIL EXCEPT THE LOT NUMBERING UPDATES (OCCURRED AFTER FINAL ENGAGEMENT WITH COUNCIL), CONDITION 16 (EXPLAINED IN THE REPLY REPRESENTATIONS, AND 64 (2 YEAR OR 5 YEAR PERIOD AS SOUGHT BY WAKA KOTAHI)]

ALL STAGES

General

1. The activity shall proceed in general accordance with the plans prepared by Davis Ogilvie (reference no: 42542/301-304, Revision D, dated 05/23) and details submitted with the application and referenced as RC220060 in Council records. In particular, the activity shall proceed in four stages as follows:

Stage 3

- 63 fee simple allotments (Lots 124 - 186);
- Three local purpose (utility) reserves to be vested in [Hurunui District Council](#) (Lots 3004 - 3006);
- One road to be vested in [Hurunui District Council](#) (Lot 1002); and
- Balance land.

Stage 4

- ~~85-80~~ fee simple allotments (Lots 187 - 256 and Lots 259 - ~~273~~268);
- One road to be vested in [Hurunui District Council](#) (Lot 1003);
- One road to be vested in Waka Kotahi New Zealand Transport Agency (Lot 1005)
- Two local purpose (utility) reserves (Lots 3007 and 3008) to be vested in Hurunui District Council;
- One access lot (Lot 602); and
- Balance land.

Stage 5

- ~~49-46~~ fee simple allotments (Lots ~~269,270, 279-274~~ 284 and 287 - 324);
- Two roads to be vested in [Hurunui District Council](#) (Lot 1004 & 1007);
- One road to be vested in Waka Kotahi New Zealand Transport Agency (Lot 1006)
- Lot 5000 for future development; and
- Balance land.

Stage 6

- 2 fee simple allotments (Lots 285 - 286).

2. Design and construction shall be in accordance with the requirements of the Hurunui District Plan and the Hurunui District Council Development Engineering Standard 2017 unless otherwise agreed by Hurunui District Council.

Easements

3. All services and accessways serving more than one lot, or traversing lots other than those being served and not situated within an existing or proposed public road, shall be protected by easements shown in a memorandum on the survey plan and duly granted and reserved. Easements over wastewater lines to be vested in Hurunui District Council and located within private rights of way, shall cover the entire width of the right of way.

Construction management

4. The Consent Holder shall appoint a single representative who shall be responsible for liaising with Hurunui District Council, submitting information required for consent, preparing engineering plans, monitoring, and supervising construction works, and certifying the works and as-built information. The Consent Holder's representative shall be suitably qualified and experienced and hold the relevant insurances. The person's name and contact details shall be provided to Hurunui District Council.

Commented [JG1]: Lot numbers etc updated as appropriate throughout the conditions.

5. The hours of operation for construction activities shall be limited to 7am to 7pm Monday to Saturday (excluding public holidays).
6. All construction works shall proceed in accordance with the construction noise standard NZS 6803:1999 'Acoustics – Construction Noise'.

Earthworks

7. All earthworks on site shall be undertaken in accordance with the Remediation Action Plan ("RAP") prepared by Davis Ogilvie dated 21 April 2023. Any changes to the RAP shall be submitted to Hurunui District Council for certification, prior to the changes taking effect and the works commencing / recommencing on site.
8. On completion of earthworks, a suitably qualified and experienced contaminated land practitioner shall prepare a Soil Validation Report ("SVR"). The SVR shall be written in accordance with the Ministry for the Environment's ("MfE") Contaminated Land Guidelines No.1 and No.5. A copy of the SVR shall be provided to Hurunui District Council.
9. ~~All earthworks on site shall be undertaken in accordance with the sediment and erosion control and dust management plans certified by Hurunui District Council under condition 14b. Measures shall be taken to minimise soil erosion and sediment discharge during all works associated with the development.~~
10. ~~Windblown sand and dust associated with activities on the site shall not cause particulate material which is offensive and objectionable beyond the boundary of the site on which the consent is exercised. For the purposes of this condition, "offensive or objectionable" is to be determined having regard to intensity and duration of dust normally expected in a residential environment.~~
10. All earthworks filling over 300 mm deep shall be carried out in accordance with the requirements of NZS 4431:2022 Engineered fill construction for lightweight structures with clean fill and controlled compaction.
11. In the event that an unidentified archaeological site is located during works, the consent holder shall:
 - (a) Cease work immediately at that place and within 20m around the site.
 - (b) Ensure that all machinery is shut down and the area is secured and immediately notify the Heritage New Zealand Pouhere Taonga Archaeologist. Further assessment by an archaeologist may be required.
 - (c) Immediately notify appropriate iwi groups or kaitiaki representative of the discovery if the site is of Māori origin, 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).
 - (d) If human remains (koiwi) are uncovered, immediately advise the Heritage New Zealand Archaeologist, New Zealand Police, and the appropriate iwi groups or kaitiaki representative 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). Remains are not to be moved until such time as iwi, NZ Police and Heritage New Zealand have responded.
 - (e) Not resume works affecting the archaeological site and any human remains (koiwi) until Heritage New Zealand has given written approval for work to continue. Further assessment by an archaeologist may be required. Heritage New Zealand will advise if an archaeological authority under the Heritage New Zealand Pouhere Taonga Act 2014 is required for works to continue.
 - (f) Provide where iwi so request, any information recorded as the result of the find, such as a description of location and content.

12. Prior to commencing work, the consent holder shall ensure that all persons involved in, or supervising works onsite are familiar with the requirements of **condition 12-11**.
13. The requirements of **condition 12-11** shall be clearly displayed and accessible on site at all times during work under this consent.

Engineering Plans

14. Prior to commencement of any works the following shall be provided to and certified by Hurunui District Council:
 - a) Plans, specifications, and calculations showing all works including standard details.
 - b) A sediment and erosion control and dust management plan (including associated drawings showing proposed stockpile locations).
 - c) A Surface Water Report demonstrating the qualitative and quantitative treatment of on-site stormwater. The report shall include.
 - a. Proposed attenuation system design.
 - b. Proposed treatment system design.
 - c. Proposed surface water pipe network design.
 - d) A copy of Canterbury Regional Council consents for the development.
 - e) A stormwater system operations and maintenance report for the stormwater network including the stormwater management area.
 - f) A design certificate in the form of NZS 4404:2010 Schedule 1A.
 - g) A quality management plan ~~setting out~~ specifying construction and materials testing methodologies and inspection frequencies.
 - h) A landscaping plan (refer to [Hurunui District Council's Tree Management Policy](#)). The landscape plan shall also include the existing and proposed planting along the southern boundary of the site to ensure that a 3 m wide planted buffer is provided.
 - i) A street lighting proposal and plan (as prepared in consultation with Hurunui District Council and the power supply authority).

Stormwater

15. The ~~consent holder~~ ~~Holder~~ shall ~~obtain~~ ~~provide to Hurunui District Council a copy of the~~ Canterbury Regional Council consent for the treatment and disposal of surface water from the site.
16. A surface water treatment and disposal system shall be provided that meets the requirements of Canterbury Regional Council ~~and Hurunui District Council~~.
17. The stormwater system shall include a treatment chain of vortex type gross pollutant trap device(s), an offline first flush treatment basin ~~or device~~, and an attenuation ~~pond~~ ~~basin~~.
18. ~~Pond-Basin~~ design shall provide for all weather vehicular access to control structures for maintenance.
19. Each roadside lot shall be provided with a kerbside inspection box and kerb outlet and a 100 millimetre lateral terminating 1.0 m inside the main body of the lot.
20. The Consent Holder shall provide details for approval for surface water discharge from lots served by rights of way.
21. A management plan illustrating the operation of the stormwater network including the attenuation ~~pond~~ ~~basin~~, as well as the maintenance regime required, shall be submitted to the Hurunui District Council for certification along with the engineering plans. The maintenance regime shall include the requirement that the attenuation ~~pond~~ ~~basin~~ system is inspected at least once every six months and any accumulated sediment and/or litter is removed to prevent blockages from occurring.

22. The Consent Holder shall be responsible for all maintenance and operating costs of the stormwater management area for a minimum period of two years following the issue of the 224(c) certificate or for a period following 90% of all residential lots within the subdivision have dwellings constructed and compliance certificates issued under the Building Act 2004, whichever is the shorter period. The operation and maintenance of the utility areas shall be transferred to the Hurunui District Council following this period and approval of the performance and condition of the sites.

Wastewater

23. Each lot shall be connected to the Amberley wastewater network in accordance with the certified engineering plans.
24. Lots shall have gravity connections or, have provision for a low-pressure pumping system to discharge to the main gravity network. Individual gravity connections shall be 100 mm diameter, laid to a point at least 1 metre inside the lot and at least 1.2-0 m deep [cover for gravity and minimum 0.6 m deep for Low Pressure Sewer \(LPS\) cover at the lot boundary](#).
25. Individual LPS sewer laterals shall be provided from 1 m inside the main body of ~~lots~~ lots to a discharge chamber, or to a pumping main.
26. The owners of lots where a gravity connection is not provided shall be advised that:
- At the time of building on the lot, an approved private in-ground wastewater pump unit (consisting of a heavy duty E/One [or Aquatec](#) submersible grinder pump in an underground polyethylene tank, or similar system as approved by Hurunui District Council) shall be installed and connected to the lot's lateral to cater for wastewater disposal from the lot; and
 - The owner of the lot shall be responsible for all costs associated with the installation and on-going operation, repairs, and maintenance of the wastewater system on the lot [including the service lateral connecting to Council reticulation](#).

~~27.~~ **Condition 27-26** shall be secured by consent notice registered on the records of title of the lot.

~~27.~~

28. All wastewater infrastructure laid under proposed roads, vehicle crossings, or rights of way shall be hardfill backfilled to subgrade level (with GAP65, pit run or similar approved granular material).
29. A CCTV survey shall be carried out on all new wastewater lines to be vested in Hurunui District Council.

Water

30. Each lot shall be connected to the Amberley water supply network in accordance with the certified engineering plans. Connections shall be a minimum 20 mm diameter and include associated meter boxes and fittings (excluding meters). Meter boxes within rights of way shall be located adjacent to the lot boundary.
31. All water infrastructure laid under roads, vehicle crossings or rights of way shall be hardfill backfilled to subgrade level (with GAP65, pit run or similar approved granular material), and ducted where necessary.

Roading

32. Roads shall be constructed in accordance with the certified engineering plans, generally as follows:
- General
 - Road and right of way minimum widths and layout shall be in general accordance with submitted drawing 42542 Drawing 301-304 Issue C and Drawing PS1 Issue P1.
 - Centreline radii shall be an absolute minimum of 20 m and shall provide for a minimum stopping sight distance of 40 m.

Commented [HB2]: What does LPS stand for?

- iii) Road gradients shall be no flatter than 1:250 (0.4%).
 - b) Footpaths
 - i) Footpaths shall be a minimum of 1.5 m width.
 - ii) Mobility crossings including tactile pavers shall be provided at intersections.
 - iii) Footpaths shall be constructed with a 100 mm thick layer 20 MPa concrete on a minimum of 50 mm AP20 on a suitable subgrade, unless otherwise approved by Hurunui District Council.
 - iv) Concrete construction shall be in accordance with NZS 3109:1997 Concrete Construction
 - 1. Surface finish shall be Class U5 (screeded, floated, then hard or soft broomed to provide shallow texture).
 - 2. Concrete shall have a black oxide additive at a rate of 2kg/m³ of concrete unless noted and agreed otherwise with the Hurunui District Council.
 - 3. Path edges and expansion/contraction joints shall have a 50 mm width smooth trowelled finish.
 - c) Berms
 - i) Grass berms shall consist of screened topsoil lightly compacted and raked to a minimum depth of 75 mm. The topsoil shall be free of clods, stones, and other debris. The areas shall be evenly sown with grass seed mix at a rate of 30 grams grass seed / square metre. The seeded surface shall be lightly rolled and watered.
 - ii) Grass seed shall consist of Chewings Fescue 'Dawson Ref 70% and Brown Top NZ Certified 30%
 - d) Vehicle crossings
 - i) Rights of way and access legs shall be provided with a vehicle crossing in accordance with the certified engineering plans.
33. Benkelman Beam testing shall be carried out on all roads and rights of way prior to surfacing. Tests shall comply with the Hurunui District Council Development Engineering Standard 2017.

Street Lighting

34. Approved LED street lighting shall be installed in accordance with AS/NZS1158 and the certified engineering plans.

Power and telephone

35. Each lot shall be provided with the ability to connect to a telecommunications and electrical supply network at the road boundary of the lot.

Landscaping

36. Landscaping shall be established in accordance with the certified landscaping plans.

Works inspections

37. Works inspections will be carried out to ensure the work is completed in accordance with the certified plans and specifications and to Hurunui District Council standards. These inspections will be undertaken by Council engineering staff for a fee as defined in Council's Schedule of Fees and Charges, payable by the Consent Holder. The Consent Holder shall notify Council at least two working days prior to commencing various stages of the works to enable inspections to be carried out. Any other works directly associated with the development shall also be charged at the rates defined in [Hurunui District Council's Schedule of Fees and Charges](#). The minimum level of inspection shall be as follows:

- Engineering/landscaping plan checking and certification – prior to commencement of works.
- Roads, rights of way and vehicle crossings:
 - following excavation to subgrade / prior to placement of sub-base metal.
 - following placement of sub-base metal / immediately prior to pouring of kerbs.
 - following compaction of basecourse metal / immediately prior to surfacing.
- Footpaths:
 - following excavation to subgrade / prior to placement of sub-base metal.
 - following compaction of basecourse metal / immediately prior to surfacing.

- Wastewater, [stormwater](#) and water reticulation:
 - water or air pressure testing of pipes including laterals and manholes.
 - bedding / prior to backfilling of trenches.
 - disinfection and flushing of lines.
- Power and telecom trenches:
 - bedding / prior to backfilling of trenches.
- Whole of works – prior to issue of a section 224(c) certificate.

Where additional inspections are required because of faulty workmanship or work not being ready contrary to the receipt of a notification, such inspections will be carried out for an additional fee, in accordance with [Hurunui District Council's Schedule of Fees and Charges](#).

Engineering Completion

38. On completion of works the following shall be provided to Hurunui District Council:
- a) Completion certificates in the form of NZS 4404:2010 Schedules 1B, 1C, and (for any filling over 300mm deep) 2A;
 - b) ~~Dimensioned A3 hard copy as built plans (and an e)~~Electronic ~~copy plans~~ in a suitable format, showing all works and information as detailed in NZS 4404:2010 Schedule 1D and using NZTM2000 projection with levels to NZGD2000 (Lyttleton 1937) datum. Plans shall be certified by a suitably qualified person stating that they are a true and accurate record of what has been constructed.
 - c) Written confirmation from telecommunications and electrical suppliers that each lot has been connected to the respective networks.
 - d) Copies of all quality assurance testing and inspection records, including CCTV footage of the new [wastewater drainage](#) lines to vest in Hurunui District Council; and
 - e) A schedule of quantities for all completed works to be vested in Hurunui District Council (to enable valuation of assets to vest and maintenance bonds).

Maintenance Period

39. The Consent Holder shall be responsible for the maintenance of all subdivision and associated works for a period of 12 months following the date of the issue of the section 224(c) certificate. A bond equal to 5% of the cost of construction works as calculated under **condition 38(e)** shall be lodged with Hurunui District Council for the same period, and maintenance shall include repair of any damage or defects in any of the works or services, however caused, associated with the development of the subdivision.

STAGE 3 - Lots 124 – 186, Lots 3004 – 3006, Lot 1002, and balance land.

Roading

40. Lot 1002 shall be vested in Hurunui District Council as road.

Reserves

41. Lots 3004 to 3006 shall be vested in the Hurunui District Council as local purpose reserves (utility).

Fencing

42. Open post and rail fencing, including a mowing strip shall be constructed along the boundaries of Lots 124, 126, and 163-167, 150-152, ~~175-176~~-177 and 179, where they adjoin reserve (Lots 3004-3006).
43. Open post and rail fencing shall be constructed along the south boundary of Lots ~~167-175~~ and 3005-3006.
44. A fencing covenant shall be registered against the records of title for proposed Lots 124, 126, and 163-167, 150-152, ~~175-176~~-177 and 179 to ensure that [Hurunui District Council](#) is not liable for fencing costs adjoining any reserve (Lots 3004-3006). The Council's ~~Solicitor~~ [Solicitor](#) shall prepare the covenant and any costs of registration shall be met by the consent holder.

Commented [JG3]: Proposed to be a 1.8m fence for these lots to avoid reverse sensitivity effects and align with Stage 1-2

Landscaping

45. The 3.0 metre wide landscaping buffer along the southern boundary of Lots 167-~~175-176~~ shall be maintained by the lot owners with any dead, damaged, or diseased plants being immediately replaced with the same or similar species on failure.

~~46.~~ **Condition 4546** shall be secured by consent notice registered on the records of title for Lots 167-~~175~~176.

Water

~~46-47.~~ A min DN180 water main shall be installed that provides reticulation through the development connecting the main in ~~SH1 Carters Road~~ State Highway 1 through to the adjacent 'Clearing Stage 1-2' site.

STAGE 4 – Lots 187 – 256, Lots 259 – ~~273~~268, Lot 1003, Lot 1005, Lots 3007 - 3008, Lot 602, and balance land.

Amalgamation condition

~~47-48.~~ That Lot 602 (Legal Access) hereon be held as to three undivided one-third shares by the owners of Lots 244, 245 and 246 hereon as tenants in common in the said shares and that individual Records of Title issued in accordance therewith (CSN Request 1793904).

Roading

~~48-49.~~ Lot 1003 shall be vested in Hurunui District Council as road.

~~49-50.~~ Lot 1005 shall be vested in Waka Kotahi New Zealand Transport Agency as road.

Reserves

~~50-51.~~ Lots 3007 and 3008 shall be vested in the Hurunui District Council as local purpose reserves (utility).

Fencing

~~51-52.~~ Open post and rail fencing, including a mowing strip shall be constructed along the boundaries of Lots 219-227, 229-231, 246-250 and 252 and Lot 602, where they adjoin reserve (Lots 3007-3008) and along the eastern boundary of Lot 253.

~~52-53.~~ Open post and rail fencing shall be constructed along the south boundary of Lot 3007.

~~53-54.~~ A fencing covenant shall be registered against the records of title for proposed Lots 219-227, 229-231, 246-250 and 252-256 to ensure that Hurunui District Council is not liable for fencing costs adjoining any reserve (Lots 3007-3008). The Council's Solicitor-solicitor shall prepare the covenant and any costs of registration shall be met by the consent holder.

Acoustic mitigation

~~54-55.~~ A 3.0 metre high acoustic barrier shall be constructed along the boundary of State Highway 1 and Lots 259 – ~~270 and 279-273~~ and balance land. The acoustic barrier shall consist of a 1.2 metre high by approximately 5.0 metre wide earth bund and a 1.8 metre high acoustic fence. The acoustic fence shall conform to the following minimum specifications:

- Surface mass – at least 10 kg/m²
- The fence shall be comprised of overlapping timber palings with a sleeper rail connecting the base of the palings to the ground. The timber palings shall have a minimum thickness of 25 mm.

~~55-56.~~ A 2.0 metre high acoustic fence shall be constructed along the southern boundary of Lots 253-256. The acoustic fence shall be constructed in accordance with the specifications as set out in **condition 56**.

~~56-57.~~ The acoustic fence required by **conditions 56-55 and 57-56** shall be continuous and maintained with no gaps or cracks.

~~57-58.~~ Any dwelling or habitable building on ~~Lots 256 – 273-268~~ shall be single storey, and site layout design shall allow for a primary outdoor living area to be located in a position where noise level is below 57 dB LAeq (24hr). If the dwelling is to be located less than 20 metres from the nearest marked traffic lane of State Highway 1, the design of the dwelling shall be reviewed by an acoustic expert to ensure that vibration levels within the dwelling will not exceed 0.3 mm/S_{Vw95}.

Commented [HB4]: Need to check whether additional lots to be included in this condition.

~~58-59.~~ Any dwelling or habitable building on Lots ~~237 – 273-268~~ shall be designed, constructed, and maintained to achieve a design noise level of 40 dB LAeq (24h) inside all habitable spaces. The 40 dB LAeq (24h) shall take into account the future permitted use of State Highway 1 as well as the noise mitigation achieved through the construction of the acoustic barriers as required by **conditions 56-55 and 57-56**. If windows must be closed to achieve the design noise level of 40 dB LAeq (24h), the dwelling shall be designed, constructed, and maintained with a ventilation and cooling system. The ventilation and cooling system shall meet Clause G.04 of the New Zealand Building Code for habitable spaces.

~~59-60.~~ **Condition 58-5657** shall be secured by consent notice registered on the records of title for Lots 253-256 and 259 – 273.

~~60-61.~~ **Condition 59-58** shall be secured by consent notice registered on the records of title for Lots 256 – ~~268-273.~~

~~61-62.~~ **Condition 60-59** shall be secured by consent notice registered on the records of title for Lots ~~237 – 273-268.~~

Landscaping

~~62-63.~~ Landscaping shall be established on the acoustic bund in accordance with the certified landscaping plans.

~~63-64.~~ The Consent Holder shall be responsible for the maintenance of the acoustic barrier and the associated landscaping located on western side of the acoustic fence for a period of two years following the issue of the [section 224\(c\)](#) certificate.

~~64-65.~~ There shall be no direct vehicular access onto State Highway 1.

~~65-66.~~ **Condition 66-645** shall be secured by consent notice registered on the records of title for Lots 259-~~270 and 279-273.~~

Commented [DD5]: Check what this relates to

STAGE 5 – Lots ~~274-269–284-270~~, Lots 287–324, Lot 1004, Lot 1006, 1007, Lot 5000, and balance land

Roading

~~66-67.~~ Lots 1004 and 1007 shall be vested in Hurunui District Council as road ~~and constructed to the requirements of the Council.~~

~~67-68.~~ Lot 1006 shall be vested in Waka Kotahi New Zealand Transport Agency as road.

~~68-69.~~ A 2.0 metre high acoustic fence shall be constructed along the northern boundary of Lots 279 and balance land (future Lots 285-286), and the western boundary of Lots 280 and 285. The acoustic fence shall be constructed in accordance with the specifications as set out in **condition 5655**.

~~69-70.~~ The acoustic fence required by **condition 70-69** shall be continuous and maintained with no gaps or cracks.

~~70-71.~~ Any dwelling or habitable building on Lots ~~269-270 and 274~~—279 shall be single storey, and site layout design shall allow for a primary outdoor living area to be located in a position where noise level is below 57 dB LAeq (24hr). If the dwelling is to be located less than 20 metres from the nearest marked traffic lane of State Highway 1, the design of the dwelling shall be reviewed by an acoustic expert to ensure that vibration levels within the dwelling will not exceed 0.3 mm/s_{vw95}.

~~71-72.~~ Any dwelling or habitable building on Lots ~~269-270 and 279 274~~— 295, and Lots 298-299 shall be designed, constructed, and maintained to achieve a design noise level of 40 dB LAeq (24h) inside all habitable spaces. The 40 dB LAeq (24h) shall take into account the future permitted use of State Highway 1 as well as the noise mitigation achieved through the construction of the acoustic barriers as required by **conditions 56-55 and 57-56**. If windows must be closed to achieve the design noise level of 40 dB LAeq (24h), the dwelling shall be designed, constructed, and maintained with a ventilation and cooling system. The ventilation and cooling system shall meet Clause G.04 of the New Zealand Building Code for habitable spaces.

~~72-73.~~ **Condition 70-6974** shall be secured by consent notice registered on the records of title for Lots 279 and balance land (future Lots 285-286).

~~73-74.~~ **Condition 71-72** shall be secured by consent notice registered on the records of title for Lots ~~269,270 and 279274~~—279.

~~74-75.~~ **Condition 72-73** shall be secured by consent notice registered on the records of title for Lots ~~269,270 and 279274~~— 295, and Lots 298 - 299.

~~75-76.~~ There shall be no direct vehicular access onto State Highway 1.

~~76-77.~~ **Condition 77-7676** shall be secured by consent notice registered on the records of title for Lots ~~274269, 270 and~~-279.

STAGE 6 – Lots 285-286

~~77.~~ No conditions for Stage 6

ADVICE NOTES

Works inspections

Works inspections are an important component of the works. Please ensure contractors are aware of the inspection requirements outlined in this consent.

Works Access Permit

A Works Access Permit needs to be obtained prior to any works commencing within Courage Rd. This can be applied for online at www.beforeyoudig.co.nz or by ringing 0800 248 344. Part of this process involves preparation and approval of a Traffic Management Plan.

High speed broadband readiness

It is recommended that allowance is made for highspeed broadband connections as part of this development (the cost of installing the necessary ducting, cabling, and other infrastructure for this is significantly higher if retrofitted instead of being installed at subdivision stage).

Power and telephone

There are often significant delays with getting telecom and power service provider approvals and signoffs. The consent holder is advised to contact the relevant service providers early on in the process.

Development contributions

Development contributions are required to be paid for each new lot on the plan of subdivision or for each new unit of demand constructed. Development contributions must be paid prior to the issue of a certificate pursuant to section 224 of the Resource Management Act 1991 for development contributions charged as part of a resource consent. These contributions are currently:

Reserves

\$610 for the Queen Mary Development

\$1800 for Amberley Township Reserves

\$2060 for Amberley Rating Area Reserves

Network Infrastructure

\$3160 for District Sewer

\$1590 for District Urban Water

\$1070 for Amberley Stormwater

(Please note that a separate connection fee applies in addition to the above costs)

Community Infrastructure

\$640 for Amberley Walking & Cycling Routes

resulting in a total of \$10,930 for each new unit of demand.

Note: The development contributions payable are those shown in the current Hurunui Long Term Community Plan (The Long Term Council Community Plan developed by the Hurunui District Council in compliance with the Local Government Act 2002).

While development contributions are not required to be paid until immediately prior to the issue of a certificate pursuant to section 224 of the Resource Management Act 1991, please note the following:

- If a 224 certificate is applied for within 2 years of the subdivision approval, or the development contributions are paid within the above period, the development contributions payable are those indicated in the subdivision decision above.
- If the development contributions are not paid within the two-year period, then the development contributions payable are those indicated in the Hurunui Long Term Community Plan current at the time the 224 certificate is applied for. These may vary from those indicated above.

Please note that there are no conditions relating to the land use consent RC220072. Conditions relating to contaminated land have been incorporated into the conditions of the subdivision consent.