

Draft Subdivision Conditions for RC 250259:

1. The proposed activity must be undertaken in general accordance with the approved plans attached to this certificate as Appendix One, and the information provided with the resource consent application received by the Council on, 30 September 2024, and further information received on 10 March 2026, where modified by the following conditions.
2. The consent holder shall pay to the Council all required administration charges fixed by the Council pursuant to section 36 of the Act in relation to:
 - a) Administration, monitoring and inspection relating to this consent; and
 - b) Charges authorised by regulations.
3. Unless modified by other conditions, all designs and approvals are to be in accordance with NZS 4404:2004 and the July 2008 CODC Addendum. Together these two documents form the Council's Code of Practice for subdivision.
4. Prior to commencement of any physical work the consent holder must receive council Engineering Acceptance of any designs including:
 - Confirming who their representative is for the design and execution of the engineering work.
 - Provide copies of design: reports, calculations, specifications, schedules, and drawings, as applicable.
5. Certificates Schedule 1A, Schedule 1B, and Schedule 1C are to be submitted at the appropriate times as per NZS 4404:2004 where appropriate. Note any three waters installations must have a standalone Schedule 1B completed and signed by a suitably qualified person for the three waters work.
6. Within 3 months of issuing of this consent the applicant must complete the following;
 - i) Submission of a drainage design to Council's Land Development Engineering Manager completed by a suitably qualified person that addresses the stormwater ingress into 96 Hawley Road.
 - ii) Evidence of liaison with any adjacent landowners affected by the proposed drainage improvements.
7. The drainage works proposed under condition 6 above must be completed within 12 months of the issuing of the consent.

Prior to Certification Under s223 of the Resource Management Act 1991

8. Any easements required to protect access or for access to services must be duly granted or reserved including:
 - .

- a) **Any** Necessary easements must be in place for pipework and access to water sources to, or within the boundary of, each lot.
- b) The residential building platform for Lots 2-8 must be identified on the survey plan in accordance with the location shown on the approved scheme plan.
- c) *Placeholder for amalgamation conditions to be drafted by the applicant's surveyor, Lot 1 to be held in 1/3 shares by Lots 2-4*
- d) An appropriately worded covenant document in respect of the management of Lot 1 under a QE2 covenant, or alternatively a covenant under s108(2)(d) of the of the Resource Management Act 1991

Prior to Certification under 224(c) of the Resource Management Act 1991

Services

- 9. Prior to 224c certification, an adequate working water supply (with consent notice on title advising that this is an unpowered water source only) must be provided individually to each of the proposed Lots 2-8 from the on-site bore(s) in accordance with the CODC Addendum, including Clause 6.3.15 Small Rural Water Supplies, and other relevant provisions of NZS 4404:2004, with the following specific requirements:

- a) **Quality.**
 - i) Resolution of any non-compliance, through installation of point-of-use remedial treatment, must be confirmed by being retested fully compliant. Or,
 - ii) a consent notice must be registered on the title/s describing any non-compliant aspects of the water supply and detailing installation of point-of-use remedial treatment required, and that the adequacy of such treatment must be confirmed through retesting as fully compliant, prior to any domestic use of the water supply or occupation of any connected dwelling.

- b) **Documentation.**

A new or updated, as appropriate, operation and maintenance manual including a description of the water supply system and as-built drawings of the reticulation layout, and formal ownership and management documentation, must be provided to Council for each network water supply system.

- c) **Design.**

- i) The bore must be inspected by a suitably qualified person to confirm it is constructed, maintained, tested, and records kept (drilling log), in accordance with NZS 4411:2001 - Environmental Standard for Drilling of Soil and Rock. Including that the bore is constructed to ensure the bore head casing and reticulation is sealed to avoid ingress of surface water and other foreign matter at all times. Specific consideration of the onsite wastewater fields must be made, and the designer is to demonstrate that the required setbacks from the fields are achieved. This confirmation must be submitted

to, and accepted by, Council. If this cannot be achieved, then a new bore must *be installed as per ii) below*.

- ii) The bore must be designed and constructed by a suitably qualified person, and a description of the design along with as-built drawings must be submitted to, and accepted by, Council. Specific consideration of the onsite wastewater fields must be made, and the designer is to demonstrate that the required setbacks from the fields are achieved.

The consent holder should be aware of the requirements of, and their obligations under, the Water Services Act 2021.

10. Prior to 224c certification, operational underground power and telecommunication connections must be provided to the boundary of proposed Lots 2 to 8. Alternatively, telecommunications may be by wireless technology if desired by the applicant and Lots 2-4 may be serviced by off-grid electricity such as solar arrays and batteries.

Access

11. Prior to 224c certification, A new vehicle entranceway/crossing from Hawley Road to serve proposed Lot 2-4 must be constructed in compliance with the requirements of Part 29 of Council's Roading Policies January 2015.
12. For crossings onto sealed roads an upgraded crossing must include a cutout 300 mm into the sealed road or until the full thickness of the sealed road is reached, whichever is greater. The interface must have tape seal banding over all joins for new asphalt crossings, and at least 150 mm chip seal overlap for new chip seal crossings. Chip seal crossings must be two- coat.
13. The proposed Right-of-Way (ROW) over extending off Hawley Road must be constructed in accordance with the ROW requirements of Table 3.2 (a) of Council's July 2008 Addendum to NZS 4404:2004, and with the following specific requirements:
 - Minimum formed carriageway width of 4.5 metres.
 - Minimum road reserve / legal width of 10.0 metres.
 - Camber of 5-8%.
 - Subgrade >CBR of 7.
 - Durable well-bound wearing course to be constructed over pit-run base to provide all-weather traction and prevent surface ravelling.
 - Shallow trafficable side-drains / water channels over level sections.
 - Stormwater discharging to soak pits within the ROW or to natural water courses.
 - Accessway/crossings to proposed Lots 1 and 2 must be provided off the ROW in compliance with Part 29 of Council's Roading Policies January 2015.
14. The sections of existing farm track extending from the Hawley Road to service Lots 2-4 and Lots 5-8 must be demonstrated (upgraded as necessary) and vested in accordance with the Local Access B category requirements of Table 3.2 (a) of Council's July 2008 Addendum to NZS4404:2004, with the following specific requirements:

- Minimum formed carriageway width of 4.5 metres.
- Minimum road reserve / legal width of 10.0 metres.
- Camber of 5-8%.
- Subgrade >CBR of 7.
- Durable well-bound wearing course to be constructed over pit-run base to provide all-weather traction and prevent surface ravelling.
- Shallow trafficable side-drains / water channels over level sections.
- Stormwater discharging to soak pits within the ROW or to natural water courses including rectification of drainage issues identified with the stormwater ingress to 93 Hawley Road in Condition (6).
- Accessway/crossings to proposed Lots 1 and 2 must be provided off the ROW in compliance with Part 29 of Council's Roading Policies January 2015.

15. Prior to 224(c) certification the applicant shall prepare a plan for approval by Fire and Emergency New Zealand to address wildfire risk outlining defensible spaces, seasonal maintenance programs and evacuation planning.

The following conditions are to be included on the titles of Lots 2-8 as consent notices pursuant to s221 of the Resource Management Act 1991

Services

16. Prior to the occupation of any residential buildings on Lots 2-8, the following requirements must be met: minimum domestic water and firefighting storage is to be provided by a standard 30,000 litre tank. Of this total capacity, a minimum of 20,000 litres must be always maintained as a static firefighting reserve. Alternatively, an 11,000-litre firefighting reserve is to be made available to the building in association with a domestic sprinkler system installed in the building to an approved standard. A firefighting connection is to be located within 90 metres of any proposed building on the site. To ensure that connections are compatible with Fire and Emergency New Zealand (FENZ) equipment the fittings are to comply with the following standards:
 - a) Either: For flooded sources, a 70 mm Instantaneous Couplings (Female) NZS 4505 or, for suction sources, a 100 mm and 140 mm Suction Coupling (Female) NZS 4505 (hose tail is to be the same diameter as the threaded coupling e.g. 100 mm coupling has 100 mm hose tail), provided that the consent holder must provide written approval of Fire and Emergency New Zealand to confirm that the couplings are appropriate for firefighting purposes.
 - b) All connections must be capable of providing a flow rate of 25 litres per second at the connection point.
 - c) The connection must have a hardstand area adjacent to it to allow a Fire and Emergency New Zealand appliance to park on it. The hardstand area must be located at the centre of a clear working space with a minimum width of 4.5 metres. Access must be always maintained to the hardstand area.

- d) Underground tanks or tanks that are partially buried (provided the tank is no more than 1 metre above ground) may be accessed by an opening in the top of the tank, removing the need for couplings.
- e) Any new water tank must be coloured dark green/grey/brown or similar, and located to ensure it is not visible against the skyline when viewed from any public place.

Advice Note 1: For more information on how to comply with this Condition or on how to provide for FENZ operational requirements refer to the Fire Fighting Water Supplies Code of Practice SNZ PAS 4509:2008.

Advice Note 2: Firefighting water supply may be provided by alternative means to the above with written approval of FENZ.

- 17. At the time that a new dwelling is constructed on Lots 2-8 an on-site wastewater disposal system must be designed and installed by a suitably qualified and experienced person. The system must be designed and constructed in accordance with Clauses 5.5(b), (c), (d), and (e) of Council's July 2008 Addendum to NZS 4404:2004, the 2012 version of AS/NZS 1547, and all relevant Otago Regional Council requirements, including required setbacks from watercourses and water supply bores. The disposal field, including any reserve area, must be located entirely within the boundaries of the titled property and meet all required separation distances.
- 18. The on-site wastewater disposal system must be operated and maintained in accordance with the system designer's recommendations and manufacturer's specifications for the lifetime of the system. The system must be regularly serviced by a suitably qualified and experienced person to ensure it continues to function effectively and in compliance with Council and Otago Regional Council requirements. The property owner shall be responsible for all ongoing maintenance, inspections, and renewals as required.
- 19. Stormwater from buildings and other impervious surfaces within each of proposed Lots 2-8 must be stored for beneficial reuse or disposed of by soak-pit designed by a suitably qualified and experienced person within the boundary of each lot. Any soakpit must be sited down-slope from any wastewater disposal field. This requirement must be secured by means of a consent notice attached to the new titles.
- 20. This consent authorises the use of non-wired telecommunications for Lots 2-8. If a wired connection is preferred this shall be underground and the installation shall be at the expense of the owner at the time.
- 21. Lots 2-4 will not be provided with wired electricity and may have electricity provided by an alternative means, such as solar array and battery. If a wired connection is preferred this shall be underground and the installation shall be at the expense of the owner at the time.

Landscaping

22. Pursuant to section 221 of the Act the following landscaping requirements shall be registered as a consent notice registered in the titles of Lots 2-8 hereon.

- a) All residential buildings must be located within the identified residential building platforms.
- b) Maximum building heights above existing or modified ground level shall be as follows:

Lots 2 – 4 - All buildings – 4m.

Lots 5 – 8 - Dwellings – 5m and buildings accessory to dwellings – 4m.

Other buildings including buildings accessory to farm activities – 4m.

- c) Unless buildings are clad in naturally finished, natural materials (e.g. stone or timber), building colours for new buildings are to be selected to ensure that contrast with the dominant hues of the surrounding rural landscape is minimized. Light reflectivity values (LRV) for painted finishes shall be no more than 20%.
- d) Access driveways are to retain a rural character. Monumental gates, signage and driveway lighting is not permitted. Driveway surfaces shall be metaled with soft edges (i.e., no kerbs).
- e) Water tanks (including those on Lot 1) are to be coloured, sited, and fully or partially buried and / or screened (by existing rocks or planting) to have minimal visual impact from beyond the property.
- f) All fencing is to be confined to standard rural post and wire construction or stone walls using locally appropriate rock.
- g) All services are to be located below ground.
- h) Earthworks associated with buildings or driveways or other development, shall be minimised and shall be designed and finished to blend as seamlessly and naturally as possible with the natural contours. Subtle, well blended mounding is acceptable but no bunding or retaining walls shall be constructed. Cut and fill batter slopes are to be re grassed (sown or hydro-seeded) no later than the next growing season following the earthworks.
- i) Any planting (excluding fruit trees and vegetable gardens) further than 20m from a dwelling shall be comprised of locally appropriate indigenous species only.
- j) Wilding exotic tree species on Lots 2 – 8 are to be managed to remove / kill those present and to prevent future establishment and spread. 1
- k) Any outdoor lighting shall have all exterior lighting fixed and be capped, filtered or pointed downwards and screened to reduce light spill. There shall be no outdoor feature lighting.

Reverse Sensitivity

23. The consent holder will take reasonable and appropriate steps to advise all purchasers, lessees, licences or tenants, or any other users having an interest in Lots 2-8 of;

- i. Horticultural, viticultural, and agricultural activities that can occur as of right in the Rural Resource Area; and
- ii. The usual incidence of these activities including (but not limited to) stock handling, haymaking, chemical spraying, pest control (including by use of poison, night shooting and helicopters), deer stag roaring, irrigation, frost control and bird scaring, which may have amenity impacts beyond the boundaries of adjoining properties.
- iii. The need for appropriate siting, design and screening of dwellings and other sensitive uses to mitigate adverse effects associated with noise and spray drift from adjacent horticultural activities.

LAND USE CONDITIONS:

- 1. The residential building platforms on Lots 2-8 must be located in general accordance with the approved plans attached to this certificate as Appendix One, and the information provided with the resource consent application received by the Council on 30 September 2024, and further information received on 10 March 2026, where modified by the following conditions.
- 2. Pursuant to Section 116 of the Resource Management Act 1991, this consent must not be given effect to until the record of titles under RC250259 have been issued.
- 3. The consent holder shall pay to the Council all required administration charges fixed by the Council pursuant to section 36 of the Act in relation to:
 - a) Administration, monitoring and inspection relating to this consent; and
 - b) Charges authorised by regulations.

Advice Notes:

General

- 1. In addition to the conditions of a resource consent, the Resource Management Act 1991 establishes through sections 16 and 17 a duty for all persons to avoid unreasonable noise, and to avoid, remedy or mitigate any adverse effect created from an activity they undertake.
- 2. Resource consents are not personal property. The ability to exercise this consent is not restricted to the party who applied and/or paid for the consent application.
- 3. It is the responsibility of any party exercising this consent to comply with any conditions imposed on the resource consent prior to and during (as applicable) exercising the resource consent. Failure to comply with the conditions may result in prosecution, the penalties for which are outlined in section 339 of the Resource Management Act 1991.
- 4. The lapse period specified above may be extended on application to the Council pursuant to section 125 of the Resource Management Act 1991.

5. This is a resource consent. Please contact the Council's Building Services Department, about any building consent requirements

Earthworks

6. All earthworks to develop and/or landscape each lot shall comply with Rule 4.7.6J of the Central Otago District Plan or additional resource consent will be required.
7. Where there is a risk that sediment may enter a watercourse at any stage during the earthworks, it is advised that the Otago Regional Council be consulted before works commence, to determine if the discharge of sediment will enter any watercourse and what level of treatment and/or discharge permit, if any, may be required.
8. If during any site disturbance, the consent holder or subsequent owners:
 - i) discovers koiwi tangata (human skeletal remains), waahi taoka (resources of importance), waahi tapu (places or features of special significance) or other Maori artefact material, the consent holder or subsequent owner must without delay:
 - a) notify the Consent Authority, Tangata whenua and Heritage New Zealand and in the case of skeletal remains, the New Zealand Police.
 - b) stop work within the immediate vicinity of the discovery to allow a site inspection by Heritage New Zealand and the appropriate runanga and their advisors, who must determine whether the discovery is likely to be extensive, if a thorough site investigation is required, and whether an Archaeological Authority is required.

Site work may recommence following consultation with the Consent Authority, Heritage New Zealand, Tangata whenua, and in the case of skeletal remains, the New Zealand Police, provided that any relevant statutory permissions have been obtained.

- ii) discovers any feature or archaeological material that predates 1900, or heritage material, or disturbs a previously unidentified archaeological or heritage site, the consent holder must without delay:
 - a) stop work within the immediate vicinity of the discovery or disturbance; and
 - b) advise the Consent Authority, Heritage New Zealand, and in the case of Maori features or materials, the Tangata whenua, and if required, must make an application for an Archaeological Authority pursuant to Heritage New Zealand Pouhere Taonga Act 2014; and
 - c) arrange for a suitably qualified archaeologist to undertake a survey of the site.

Site work may recommence following consultation with the Consent Authority.

Water, Wastewater and Firefighting

9. It is strongly recommended that additional treatment be included for all water supply to provide wholesome water by achieving compliance with the Guideline Values (GVs) shown to be exceeded in the laboratory reports.

10. On-site disposal shall comply with the Otago Regional Council requirements.
11. For more information on how to comply with FENZ operational requirements refer to the Fire and Emergency New Zealand Fire Fighting Water Supplies Code of Practice SNZ PAS 4509:2008 retrieved from http://www.fire.org.nz/CMS_media/pdf/da516e706c1bc49d4440cc1e83f09964.pdf. In particular, the following should be noted:
 - For more information on suction sources see Appendix B, SNZ PAS 4509:2008, Section B2.
 - For more information on flooded sources see Appendix B, SNZ PAS 4509:2008, Section B3.

High Voltage Lines

12. Proposed Lots 1 and 7 are traversed by a High Voltage Line. Transpower provides the following guidance in relation to their requirements for future development on those allotments:
 - a) No habitable buildings/structures shall be located within 12m of the centreline of the National Grid Transmission Line.
 - b) No buildings or structures shall be located within 12m from any outer visible edge of the foundation of a National Grid Transmission support structure; except for non-conductive fencing, which can be located 5m from any outer visible edge of the support structure foundation.
 - c) The consent holder shall ensure that access is maintained to the Roxburgh – Twizel A (ROX-TWZ A) National Grid transmission lines, including support structures, for maintenance at all reasonable times, and emergency works at all times.
 - d) All machinery and mobile plant operated in association with the works shall maintain a minimum clearance distance of 4 metres from the conductors (wires) of the Roxburgh – Twizel A (ROX-TWZ A) National Grid transmission lines at all times.
 - e) All land use activities, including the construction of new buildings/structures, earthworks, fences, any operation of mobile plant and/or persons working near exposed line parts shall comply with the New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP 34:2001) or any subsequent revision of the code.

Wildfire Risks

13. Fire and Emergency New Zealand make the following recommendations in line with Fire Smart guidance,
 - a) No plants or flammable mulches are to be located within 1.5m of any buildings.
 - b) Planting within 10m of buildings shall be restricted to green lawns and species of low flammability.
 - c) Any planting on steep slopes within 30m of a house shall be of low flammability
 - d) Any planting in the direction of the prevailing wind shall be of low flammability.
 - e) All gutters shall be kept free of dead vegetation.

Financial Contributions

14. All charges incurred by the Council relating to the administration, inspection and supervision of conditions of subdivision consent must be paid prior to Section 224(c) certification. The Council may withhold a certificate under Section 224(c) of the Resource Management Act 1991 if the required Development and Financial Contributions have not been paid, pursuant to section 208 of the Local Government Act 2002 and Section 15.5.1 of the Operative District Plan. The contributions are calculated as follows:

Summary of DCs under 2025/26 DCFCP	Post Development demand (HUE)	Pre Development demand (HUE)	Additional demand (HUE)	\$/HUE (inc GST)	Development contribution (exc GST)	Development contribution (inc GST)
Water	0.00	0.00	0.00	n/a	\$0.00	\$0.00
Wastewater	0.00	0.00	0.00	n/a	\$0.00	\$0.00
Transport	8.00	1.00	7.00	\$803	\$4,887.83	\$5,621.00
Community infrastructure	8.00	1.00	7.00	\$2,511	\$15,284.35	\$17,577.00
TOTAL DEVELOPMENT CONTRIBUTION					\$20,172.17	\$23,198.00
Summary of FCs under 2025/26 DCFCP	Post Development demand (HUE)	Pre Development demand (HUE)	Additional demand (HUE)	\$/HUE (inc GST)	Financial contribution (exc GST)	Financial contribution (inc GST)
Reserves (rural)	8.00	1.00	7.00	\$1,450	\$8,826.09	\$10,150.00