

03 May 2019

Your Ref 30008

Our ref: SP/0004/19 & LU/0012/19

S & L Consultants Ltd
PO Box 231
Tauranga 3140

Digitally Delivered

Dear Sir/Madam

Decision on an application for subdivision consent under the Resource Management Act 1991

Application number: SP/0004/19 & LU/0012/19
Applicant: Frontier Developments Limited
Address: 5 Pirongia Road & 8 Frontier Road Te Awamutu 3800
Legal Description: Lot 1 DP LOT 1 DP 453448 (RT 580865)
Lot 3 DP 487281 (RT 696842)
Lot 1 DP 500541 (RT 748276)
Lot 1 DP 516135 (RT 807551)
Proposed activity(s): Subdivision into 41 residential lots over 2 stages (SP/0004/19) in conjunction with a land use consent (LU/0012/19) for a master plan approval.

I wish to advise you of Waipa District Council's decision to **grant** your application for subdivision consent under the Resource Management Act 1991 (RMA). Please see below for the details of the decision and conditions of consent.

The following information provides you with some guidance on your rights and what to do next. It is recommended that you seek independent advice if you are in any doubt as to the processes to be followed.

Objection

If you disagree with any part of this decision or any conditions of this consent, you may lodge an objection in writing to Council within **15 working days** of the receipt of this letter. Your objection must be in accordance with section 357 of the RMA and must include the reasons for your objection.

If you decide to lodge an objection to this consent, please note that you cannot lodge a section 223/224 application for subdivision.

Next Steps

When you're ready to start your subdivision talk to your surveyor/consultant about compliance with conditions of subdivision consent and the next steps in the process.

Lapsing of Consent

This subdivision consent lapses if:

- A survey plan is not submitted to Council under section 223 of the RMA within 5 years of the commencement of the consent; and
- The survey plan is not then deposited with Council under section 224 of the RMA within 3 years of the plan first being submitted to Council under section 223.

Yours sincerely



Gareth Moran

PLANNER

Email: Gareth.moran@waipadc.govt.nz

Resource Consent

(Resource Management Act 1991)

DECISION ON APPLICATION SP/0004/19 & LU/0012/19

Pursuant to Sections 34A(1), Section 104, 104D and 108 of the Resource Management Act 1991, the Waipa District Council, under delegated authority, grants Subdivision and Land Use Consent for a Non-Complying Activity to:

Activity:

- A) - Subdivision into 41 residential lots in two stages
- B) - Land use consent for Master Plan approval and development framework

Consent Holder: Frontier Developments Limited

Location Address: 5 Pirongia Road & 8 Frontier Road, Te Awamutu

Legal Description:

- Lot 1 DP 453448 - (RT 580865)
- Lot 3 DP 487281 - (RT 696842)
- Lot 1 DP 500541 - (RT 748276)
- Lot 1 DP 516135 - (RT 807551)

This consent is subject to the conditions attached in Schedules 1 (Subdivision) and 2 (Land Use Consent).

Advisory notes for this consent are attached in Schedule 3.

The reasons for this decision are attached in Schedule 4.

Dated at Cambridge this 3rd day of May 2019.

For and on behalf of Waipa District Council.



Gareth Moran

Consents Team Leader

Schedule 1

Conditions of Consent

Resource Consent No: SP/0004/19

A) Subdivision

Stage 1

General

1. The Land Transfer Plan, to give effect to Stage 1 of this subdivision consent must be in general accordance with the approved plan prepared by S&L Land Development and Design Specialists, titled *"Lots 2—42, 500, 600, 601 & 700—702 being a subdivision of Lot 1 DP 500541, Lot 1 DP 516135, Lot 1DP 453448 & Lot 3 DP 487281"*, reference 18-30008.01 RC1E, revision 4, dated 04/19, submitted with application SP/0004/19, unless otherwise altered by the consent conditions. A copy of the approved plan is attached.

Power

2. The consent holder must arrange with a network electricity operator for the underground reticulation of electricity to serve Lots 2 to 25 and pay all costs attributable to such work. The consent holder must submit to the Council written confirmation from the local network operator that satisfactory arrangements have been made for the reticulation of the service to all lots in the subdivision. This is to include, if necessary, the re-siting, repositioning or removal of any electric power lines which exist on the land being subdivided.

Where electric power lines are crossing the boundary of any lots registered easements must be created for such services.

Telecommunications

3. The consent holder must arrange with a telecommunications company for the underground reticulation of telecommunication or fibre optic cables to serve Lots 2 through 25 and pay all costs attributable to such work. The consent holder must submit to the Council written confirmation from the telecommunications provider that the reticulation of the service to the Lots in the subdivision has been provided. This is to include, if necessary the re-siting, repositioning or removal of any telecommunication cables which exist on the land being subdivided.

Where telecommunication or fibre optic cables serving any lot are required to cross the boundary of any other lot or lots registered easements must be created for such services.

All work shall be undertaken at the consent holder's expense.

Earthworks

4. When the earthworks associated with the site are completed, the consent holder must supply an Earthwork Completion Report to the Council's Manager – Infrastructure Development showing the location and depths of the cut and fill and providing confirmation that the earthworks have been undertaken so as to provide sound foundations required under NZS:4431:1989 and to avoid any hazard to persons or property (including post-earthworks testing on each Lot).

Construct Entrance

5. The consent holder shall construct a new vehicle crossing to proposed Lot 2. All work is to be completed to the satisfaction of Council's Manager - Infrastructure Development and shall be at the consent holder's expense. All work shall be completed by a Council approved contractor.

Advice notes:

- *The crossing standards are set out in the Regional Infrastructure and Technical Specification (RITS).*
- *All contractors or persons undertaking work in the road corridor, for which reinstatement work will be necessary, are required to make a Corridor Access Request (CAR) via the Submitica web site (www.submitica.co.nz). A Traffic Management Plan for the works shall be submitted with the CAR.*
- *Once the section 224C completion certificate has been issued by Council for this subdivision, Council will advise the consent holder of property number(s).*

Submit Rooding Design Drawings

6. The consent holder shall submit design/construction plans for the road to vest shown as Lot 700 within the scheme plan of SP/0004/19 (Drawing RC1E, Rev 4, dated 04/19).
7. The Design/Construction plans shall be submitted to Council for acceptance prior to carrying out any road construction work required by this consent. All work associated with the roads vested to Council shall be to the satisfaction Council's Manager - Infrastructure Development, and at the consent holder's expense. The submitted plans shall include:
 - a. Pavement design – based on testing of existing ground;
 - b. Test results of in-situ ground for the portion of new pavement to be constructed and for the existing formation;
 - c. Cross sections as agreed with Waipa District Council via LU/0012/19;
 - d. Longitudinal sections;
 - e. Pedestrian facilities - including details of a satisfactory transition from reserve lot 600 to Roads 1 and 3;
 - f. Disposal of stormwater including all structures and erosion control;
 - g. Common services trench;
 - h. Surface treatment; and
 - i. Street lighting layout.

Construct Roads to Vest

8. The consent holder shall construct the road to vest (shown as Lot 700 within the Scheme Plan of SP/0004/19) as per the plans approved as part of Condition 7 above to Council's standards as set out in the Regional Infrastructure and Technical Specification (RITS) and the approved layout and cross sections as provided for in LU/0012/19. The proposed roads must be constructed to the satisfaction of Council's Manager - Infrastructure Development at the consent holder's expense.

Roading as-built plans

9. The consent holder shall provide as-built plans of the proposed road to vest, and the structures located within the proposed road to vest prior to the issuing of the section 224 certificate, to the satisfaction of Council's Manager - Infrastructure Development.

Quality Assurance Certificates

10. Quality Assurance Certificates from a suitably qualified and experienced professional shall be completed, signed and submitted to Council's Manager – Infrastructure Development for acceptance. The Quality Assurance Certificates shall include:
 - a) The pavement of the road (Lot 700);
 - b) The drainage for road (Lot 700); and
 - c) Any structures associated with the above road (Lot 700).

Separate water connections

11. The consent holder shall arrange for Council to install a separate water connection to Lot 2 at the consent holder's expense.

Advice Notes:

An administrative and installation fee will apply to the application.

The location of the water connection shall comply with all aspects of Waipa District Council Water Supply Bylaw 2013;

Water reticulation

12. The consent holder shall provide a water reticulation system and connections to service Lots 3 – 25. This system shall be designed, constructed and recorded to the satisfaction of Council's Manager - Infrastructure Development, at the consent holder's expense. The following issues shall also be addressed:
 - a. The consent holder shall arrange for Council to connect to the existing public mains;
 - b. Design and construction drawings shall be submitted to Council for acceptance prior to any work being carried out; and
 - c. An inspection is required prior to any backfill being placed.

Wastewater – Lot 2

13. The consent holder shall arrange to install one separate wastewater connection to service Lot 2, at the consent holder's expense.

Advice Notes:

An administrative, and inspection fee will apply to the application. All work is to be completed by a registered drain layer. An inspection is required prior to any backfill.

Any work that is required to be carried out shall be in accordance with the Regional Infrastructure and Technical Specification (RITS) and shall be at the consent holder's expense.

Construct gravity wastewater reticulation

14. The consent holder shall provide a gravity wastewater reticulation system and connections to service Lots 3 – 25 that drains all lots by gravity to the Council reticulation to be constructed by Council's Service Delivery Department (Contract 27-18-78).

This system shall be designed, constructed and recorded to the satisfaction of Council's Manager - Infrastructure Development, and shall be at the consent holder's expense. Construction drawings shall be submitted to Council for acceptance prior to any work being carried out. An inspection is required prior to any backfill being placed.

As-built plans

15. The consent holder shall submit an as-built plan of all water and wastewater connections to Lots 2 - 25. All work shall be to the satisfaction of Council's Manager - Infrastructure Development and be at the consent holder's expense.

Stormwater

16. The consent holder shall provide a stormwater reticulation system and install connections to service Lots 2 - 25. This system shall be based on the Engineering Design Statement provided by S&L Consultants dated 3/12/18 and the specifications contained in the preliminary Stormwater Management Plan prepared and by DMC and S&L dated 11/2018 or as otherwise provided for as per Condition 17.
17. An interim Stormwater Management Plan (SMP) for Stages 1 and 2 shall be submitted to Council's Manager - Infrastructure Development for certification prior to construction of Stage 1. The SMP shall include, but not be limited to, the following matters:
 - a) Interim operation and maintenance procedures to be implemented prior to the vesting of the completed asset (stormwater wetland and adjacent reserve) to Council;
 - a) Confirmation of proposed easement(s) or other legal instruments to provide for Council access over Lot 42 prior to the vesting of the asset;
 - b) Updated programme outlining expected timeframes for completion of the stormwater management wetland and vesting; and

- c) Landscaping and maintenance plan for the stormwater wetland area and timeframes for implementation.
- 18. The system shall be designed, constructed and recorded to the satisfaction of the Council's Manager - Infrastructure Development, and shall be at the consent holder's expense.
- 19. Construction drawings shall be submitted for acceptance prior to any work being carried out. An inspection is required prior to any backfill being placed.
- 20. The consent holder shall submit an as-built plan of all stormwater connections to Lots 2 - 25. All work shall be to the satisfaction of Council's Manager - Infrastructure Development and be at the consent holder's expense.

CCTV – New Reticulation

- 21. The consent holder shall conduct a CCTV survey of all public wastewater and stormwater reticulation constructed for the proposed subdivision, to assess, but not be limited to, pipe condition, pipe jointing, and gradient variations. The CCTV survey shall be recorded onto DVD format and submitted for approval to Council's Manager - Infrastructure Development. All work shall be carried out in accordance with the Guidelines as set out in the New Zealand Pipe Inspection Manual 2006 (3rd Edition) and be at the consent holder's expense. The following matters shall also be addressed:
 - d) The extent of the CCTV survey is to be all constructed gravity reticulation within Stage 1.
 - e) The CCTV DVD submitted shall be accompanied by a report from a suitably qualified professional detailing each separate pipe line surveyed highlighting any defects found and suggested remedy for the repair/elimination of defects found.

Parks and Reserves

- 22. Prior to the commencement of works, the consent holder shall submit to Council's Manager – Community Facilities for approval a Design and Landscaping Plan for Lot 600. The Design and Landscaping Plan shall include, but not be limited to, the following:
 - a. The species, locations and expected heights of any proposed plants;
 - b. The location, height and materials of any hard landscaping including the footpath, retaining walls, and fencing;
 - c. The location and type of any lighting;
 - d. Details of the scale of stormwater overland flows and the integrated design response to this;
 - e. Provision of suitable transition from Lots 600 to the footpath/ berm on the adjoining road;
 - f. Details of a maintenance programme; and
 - g. Any boundary walls and/ or fences located on the boundaries of Lot 600 (Lots 4, 5, 11, 12) shall be no higher than 1.2m in height if not visually permeable or 1.8m in height if visually permeable. If 1.8m in height, the fence design shall use materials with continuous vertical or horizontal gaps of at least 50mm width to create 50% or more see through visibility.

23. The consent holder shall enter into a fencing covenant with Council, which is to be registered against the titles of Lots 2, 4, 5, 11 & 12 that addresses the following points:
- a. That Council will not be liable nor called on to erect or repair or contribute to the cost of work as defined in the Fencing Act 1987 on any dividing or boundary fence; and
 - b. That any boundary walls and/or fences located on the boundaries of Lot 600 (Lots 4, 5, 11, 12) shall be no higher than 1.2m in height if not visually permeable or 1.8m in height if visually permeable. If 1.8m in height, the fence design shall use materials with continuous vertical or horizontal gaps of at least 50mm width to create 50% or more see through visibility; and
 - c. Any fencing or walls on the western and southern boundary of Lot 2 shall be no higher than 1.2m in height if not visually permeable or 1.8m in height if visually permeable. If 1.8m in height, the fence design shall use materials with continuous vertical or horizontal gaps of at least 50mm width to create 50% or more see through visibility.
24. Prior to section 224 certification, the consent holder shall implement the approved Design and Landscaping Plans for Lot 600, including the construction of boundary walls and/or fences and landscaping. All work shall be completed to the satisfaction of Council's Manager – Community Facilities.

Advice Note:

For the avoidance of doubt, this condition includes the construction of all hard surfacing (i.e. footpath, retaining walls and fencing).

Consent notice uplift

25. The consent holder shall arrange for consent notice 8852276.2 be cancelled in as far as it relates to Lot 1 DP 453448 and Lot 3 DP 487281. The consent notice shall be cancelled at the consent holder's expense.

Vesting of Roads and Reserves

26. That Lot 700 shall be vested in Waipa District Council as Road. This must be shown on the section 223 survey plan.
27. That Lot 600 be vested in Waipa District Council as Local Purpose Reserve. This must be shown on the section 223 survey plan.

Creation of easements

28. The easement in gross, shown as 'B' on the subdivision scheme plan (reference 18-30008.01 RC1E, revision 4, dated 04/19), shall be created and duly granted or reserved.

Consent Notices

29. The following conditions shall be complied with on a continuing basis by the subdividing owner and subsequent owners:

- a. That subsequent development of Lot 42 shall be in accordance with land use consent LU/0012/19 and associated conditions.

Reason: the above condition is required to ensure that the master plan for the wider development area is implemented in accordance with the approved land use associated with this subdivision.

- b. That Lots 3, 13, 14, 15 and 16 shall have no direct vehicle access off Pirongia Road.

Reason: the above condition is required to ensure that vehicle access is not permitted off Pirongia Road for these lots.

Stage 2

General

1. The Land Transfer Plan, to give effect to Stage 2 of this subdivision consent must be in general accordance with the approved plan prepared by S&L Land Development and Design Specialists, titled "Lots 2—42, 500, 600, 601 & 700—702 being a subdivision of Lot 1 DP 500541, Lot 1 DP 516135, Lot 1DP 453448 & Lot 3 DP 487281", reference 18-30008.01 RC1E, revision 4, dated 04/19, submitted with application SP/0004/19, unless otherwise altered by the consent conditions. A copy of the approved plan is attached.

Power

2. The consent holder must arrange with a network electricity operator for the underground reticulation of electricity to serve Lots 26-41 and pay all costs attributable to such work. The consent holder must submit to the Council written confirmation from the local network operator that satisfactory arrangements have been made for the reticulation of the service to all lots in the subdivision. This is to include, if necessary, the re-siting, repositioning or removal of any electric power lines which exist on the land being subdivided.

Where electric power lines are crossing the boundary of any lots registered easements must be created for such services.

Telecommunications

3. The consent holder must arrange with a telecommunications company for the underground reticulation of telecommunication or fibre optic cables to serve Lots 26 - 41 and pay all costs attributable to such work. The consent holder must submit to the Council written confirmation from the telecommunications provider that the reticulation of the service to the Lots in the subdivision has been provided. This is to include, if necessary, the re-siting, repositioning or removal of any telecommunication cables which exist on the land being subdivided.

Where telecommunication or fibre optic cables serving any lot are required to cross the boundary of any other lot or lots registered easements must be created for such services.

All work shall be undertaken at the consent holder's expense.

Earthworks

4. When the earthworks associated with the site are completed, the consent holder must supply an Earthwork Completion Report to the Council's Manager – Infrastructure Development showing the location and depths of the cut and fill and providing confirmation that the earthworks have been undertaken so as to provide sound foundations required under NZS:4431:1989 and to avoid any hazard to persons or property (including post-earthworks testing on each Lot).

Construct Entrance

5. The consent holder shall construct a new vehicle crossing to Lot 500. All work is to be completed to the satisfaction of Council's Manager - Infrastructure Development and shall be at the consent holder's expense. All work shall be completed by a Council approved contractor.

Advice notes:

- *The crossing standards are set out in the Regional Infrastructure and Technical Specification (RITS).*
- *All contractors or persons undertaking work in the road corridor, for which reinstatement work will be necessary, are required to make a Corridor Access Request (CAR) via the Submitica web site (www.submitica.co.nz). A Traffic Management Plan for the works shall be submitted with the CAR.*
- *Once the section 224C completion certificate has been issued by Council for this subdivision, Council will advise the consent holder of property number(s).*

Private Right of Ways Design and Construction

6. The consent holder shall submit design/construction plans for the Private Right of Way 'A' shown as Lot 500 within the Scheme plan (Drawing RC1E, Rev 4 dated 04/19) of SP/0004/19 to Council for acceptance prior to carrying out any construction work required by this consent. The submitted plans shall include:
 - a. Pavement design – based on testing of existing ground;
 - b. Test results of in-situ ground for the portion of new pavement to be constructed and for the existing formation;
 - c. Longitudinal sections;
 - d. Disposal of stormwater including all structures and erosion control;
 - e. Common services trench; and
 - f. Surface treatment (if applicable).
7. The consent holder shall construct the proposed Private Right of Way 'A', as per the plan approved as part of Condition 6 above. All work associated with the Private Way shall be designed, constructed and completed to the satisfaction of the Council's Manager - Infrastructure Development, and at the consent holder's expense.

Advice Note:

The Council's standards are set out in the Regional Infrastructure and Technical Specification (RITS).

8. Quality Assurance Certificate, for the Private Right of Way 'A' from a suitably qualified and experience professional shall be completed, signed and submitted to Council's Manager – Infrastructure Development for Council's acceptance.

Submit Roothing Design Drawings

9. The consent holder shall submit design and/or construction plans for the roads to vest, shown as Lot 701 & 702 within the scheme plan of SP/0004/19 (Drawing RC1E, Rev 4, dated 04/19).

The Design/Construction plans shall be submitted to Council for acceptance prior to carrying out any construction work required by this consent. All work associated with the roads vested to Council shall be to the satisfaction Council's Manager - Infrastructure Development, and at the consent holder's expense. The submitted plans shall include:

- a. Pavement design – based on testing of existing ground;
- b. Test results of in-situ ground for the portion of new pavement to be constructed and for the existing formation;
- c. Cross sections as agreed with Waipa District Council;
- d. Longitudinal sections;
- e. Pedestrian facilities - including details of a satisfactory transition from reserve lot 601 to Roads 1 and 3;
- f. Disposal of stormwater including all structures and erosion control;
- g. Common services trench;
- h. Surface treatment; and
- i. Street lighting layout

Construct Roads to Vest

10. The consent holder shall construct road to vest (shown as Lot 701 & 702 within the Scheme plan of SP/0004/19) as per the plans approved as part of Condition 10 above to Council's standards as set out in the Regional Infrastructure and Technical Specification (RITS) and the approved cross sections as provided. The proposed roads must be constructed to the satisfaction of Council's Manager - Infrastructure Development at the consent holder's expense.

Roothing as-built plans

11. The consent holder shall provide as-built plans of the road to vest, and the structures located within the proposed road to vest prior to the issuing of the section 224 certificate, to the satisfaction of Council's Manager - Infrastructure Development.

Quality Assurance Certificates

12. Quality Assurance Certificates from a suitably qualified and experienced professional shall be completed, signed and submitted to Council's Manager – Infrastructure Development for acceptance. The Quality Assurance Certificates shall include:

- a) The pavement of the road (Lots 701 & 702);
- b) The drainage for road (Lots 701 & 702); and
- c) Any structures associated with the above road (Lots 701 & 702).

Water reticulation

13. The consent holder shall provide a water reticulation system and connections to service Lots 26-41. This system shall be designed, constructed and recorded to the satisfaction of Council's Manager - Infrastructure Development, at the consent holder's expense. The following issues shall also be addressed:
- a. The consent holder shall arrange for Council to connect to the existing public mains;
 - b. Design and construction drawings shall be submitted to Council for acceptance prior to any work being carried out; and
 - c. An inspection is required prior to any backfill being placed.

Construct gravity wastewater reticulation

14. The consent holder shall provide a gravity wastewater reticulation system and connections to service Lots 26-41 that drains all lots by gravity to the Council reticulation to be constructed by Council's Service Delivery Department (Contract 27-18-78).

This system shall be designed, constructed and recorded to the satisfaction of Council's Manager - Infrastructure Development, and shall be at the consent holder's expense. Construction drawings shall be submitted to Council for acceptance prior to any work being carried out. An inspection is required prior to any backfill being placed.

As-built plans

15. The consent holder shall submit an as-built plan of all water and wastewater connections to Lots 26 - 41. All work shall be to the satisfaction of Council's Manager - Infrastructure Development and be at the consent holder's expense.

Stormwater

16. The consent holder shall provide a stormwater reticulation system and install connections to service Lots 26 - 41. This system shall be based on the Engineering Design Statement provided by S&L Consultants dated 3/12/18 and the specifications contained in the preliminary Stormwater Management Plan (SMP) prepared by DMC and S&L dated 11/2018 or as otherwise provided in the SMP required under Condition 17.
17. An interim Stormwater Management Plan (SMP) for Stage 2 shall be submitted to Council's Manager - Infrastructure Development for certification prior to construction of Stage 1. The SMP shall include, but not be limited to, the following matters:

- f) Interim operation and maintenance procedures to be implemented prior to the vesting of the completed asset (stormwater wetland and adjacent reserve) to Council;
 - g) Confirmation of proposed easement(s) or other legal instruments to provide for Council access over Lot 42 prior to the vesting of the asset;
 - h) Updated programme outlining expected timeframes for completion of the stormwater management wetland and vesting; and
 - i) Landscaping and maintenance plan for the stormwater wetland area and timeframes for implementation.
18. The system shall be designed, constructed and recorded to the satisfaction of the Council's Manager - Infrastructure Development, and shall be at the consent holder's expense.
19. Construction drawings shall be submitted for acceptance prior to any work being carried out. An inspection is required prior to any backfill being placed.
20. The consent holder shall submit an as-built plan of all stormwater connections to Lots 26 - 41. All work shall be to the satisfaction of Council's Manager - Infrastructure Development and be at the consent holder's expense.

CCTV – New Reticulation

21. The consent holder shall conduct a CCTV survey of all public wastewater and stormwater reticulation constructed for the proposed subdivision, to assess, but not be limited to, pipe condition, pipe jointing, and gradient variations. The CCTV survey shall be recorded onto DVD format and submitted for approval to Council's Manager - Infrastructure Development. All work shall be carried out in accordance with the Guidelines as set out in the New Zealand Pipe Inspection Manual 2006 (3rd Edition) and be at the consent holder's expense. The following matters shall also be addressed:
- j) The extent of the CCTV survey is to be all constructed gravity reticulation within Stage 2.
 - k) The CCTV DVD submitted shall be accompanied by a report from a suitably qualified professional detailing each separate pipe line surveyed highlighting any defects found and suggested remedy for the repair/elimination of defects found.

Parks and Reserves

22. Prior to the commencement of works, the consent holder shall submit to Council's Manager – Community Facilities for approval a Design and Landscaping Plan for Lot 601. The Design and Landscaping Plan shall include, but not be limited to, the following:
- a. The species, locations and expected heights of any proposed plants;
 - b. The location, height and materials of any hard landscaping including the footpath, retaining walls, and fencing;
 - c. The location and type of any lighting;
 - d. Details of the scale of stormwater overland flows and the integrated design response to this;

- e. Provision of suitable transition from Lots 601 to the footpath/ berm on the adjoining road;
 - f. Details of a maintenance programme; and
 - g. Any boundary walls and/ or fences located on the boundaries of Lot 601 (Lots 35, 36, 39, 40) shall be no higher than 1.2m in height if not visually permeable or 1.8m in height if visually permeable. If 1.8m in height, the fence design shall use materials with continuous vertical or horizontal gaps of at least 50mm width to create 50% or more see through visibility.
23. The consent holder shall enter into a fencing covenant with Council, which is to be registered against the titles of Lots 35, 36, 39 & 40 that addresses the following points:
- a. That Council will not be liable nor called on to erect or repair or contribute to the cost of work as defined in the Fencing Act 1987 on any dividing or boundary fence; and
 - b. That any boundary walls and/ or fences located on the boundaries of Lots 601 (Lots 35, 36, 39 and 40) shall be no higher than 1.2m in height if not visually permeable or 1.8m in height if visually permeable. If 1.8m in height, the fence design shall use materials with continuous vertical or horizontal gaps of at least 50mm width to create 50% or more see through visibility; and
 - c. Prior to Section 224 certification, the consent holder shall implement the approved Design and Landscaping Plans for Lot 601, including the construction of boundary walls and/or fences and landscaping. All work shall be completed to the satisfaction of Council's Manager – Community Facilities and maintained at the consent holder's expense for no longer than 24 months post 224c.

Advice Note:

For the avoidance of doubt, this condition includes the construction of all hard surfacing (i.e. footpath, retaining walls and fencing).

Vesting of Roads and Reserves

- 24. That Lots 701 and 702 shall be vested in Waipa District Council as roads. This must be shown on the section 223 survey plan.
- 25. That Lot 601 be vested in Waipa District Council as Local Purpose Reserve. This must be shown on the section 223 survey plan.

Amalgamation

- 26. That Lot 500 (legal access) hereon be held as to four undivided one quarter shares by the owners of Lots 32, 33, 34 and 35 and individual certificates of the title be issued in accordance herewith (LINZ Reference: #1570119).

Creation of easements

- 27. The Right of Way to convey water electricity, telecommunications and computer media, gas, drain water, drain sewage, shown as 'A' on the scheme plan of subdivision SP/0004/19 shall be created and duly granted or reserved over Lot 500 hereon in favour of Lot 32, 33, 34 and 35 hereon.

28. The easement in gross, shown as 'B' on the subdivision scheme plan (reference: 18-30008.01 RC1E, revision 4, dated 04/19), shall be created and duly granted or reserved.

Consent Notice

29. The following condition shall be complied with on a continuing basis by the subdividing owner and subsequent owners:

That subsequent development of Lot 42 shall be in accordance with land use consent LU/0012/19 and associated conditions.

Reason: the above condition is required to ensure that the master plan for the wider development area is implemented in accordance with the approved land use associated with this subdivision.

Schedule 2

Conditions of Consent

Resource Consent No: LU/0012/19

B) Land Use Consent

General

1. The proposal shall proceed in general accordance with the following:
 - a. The application by S&L, entitled “Land Use & Subdivision Resource Consent (Phase 1) and Consent Notice Cancellation – Frontier Estate – 8 Frontier Road & 5 Pirongia Road, Te Awamutu”, referenced 30008-SRCA, dated 14 January 2019.
 - b. The section 92 response reference: 30008-SRCA-s92 Response, dated 28 February 2019.
 - c. The S&L plans entitled “Scheme Plan Stages 1 and 2”, referenced RC1D Revision 4 and RC1E Revision 3, dated 04/19.
 - d. The S&L plan entitled “Master Layout Plan”, referenced RC1B Revision 7, dated 04/19.
 - e. Mark T Mitchell Limited report entitled “Geotechnical Site Assessment – Frontier Developments – Proposed Residential Subdivision No. 8 Frontier Road, Te Awamutu”, referenced W-15365, dated 7 August 2018 and additional geotechnical statement ref: W-15365 dated 16 February 2019.
 - f. The Mark T Mitchell Limited letter, entitled “Geotechnical Requirements for Initial Earthworks Construction Frontier Estate – No. 8 Frontier Road, Te Awamutu”, referenced W-15365.9, dated 9 November 2018.
2. The future subdivision of Lot 42 and its successors (the Frontier Estate development) shall proceed in general accordance with the Master Layout Plan reference 18-30008-01-RC1B Rev.7 dated 04/19, and the information contained within the application as per Condition 1 and subject to the following conditions.

Earthworks

3. All earthworks shall be carried out in accordance with good engineering practice and shall:
 - a. Be carried out so as to provide sound foundations required under NZS:4431:1989 and avoid any hazard to persons or property;
 - b. Be carried out so as to avoid or mitigate any detrimental effect on the environment particularly with regard to the dust, the unnecessary destruction of vegetation, the contamination of natural water or the diversion of surface or ground water flows;
 - c. Not result in alteration to the existing landform in such a manner that adjoining properties will be detrimentally affected particularly through changes in drainage systems or abrupt changes in ground level; and

- d. Be carried out in accordance with the standards to the satisfaction of Council's Manager – Infrastructure Development.

Stormwater and Reserves

4. Stormwater wetland Reserves 604 & 605 shall be vested to Council only upon Council's Manager of Infrastructure being satisfied in all respect of the wetland construction including:
 - a. Bulk earthworks and wetland shaping;
 - b. Inlet and outlet control structures;
 - c. Boardwalks and/or pathways;
 - d. Landscaping and/or plantings; and
 - e. a stormwater operation and maintenance plan being approved.
5. The vesting of the reserve shall occur at no time earlier than 24 months (unless otherwise agreed in writing by Council's Manager of Infrastructure) after practical completion of the works completed for the wetland and reserve infrastructure.
6. Within 20 days of practical completion having been achieved for the wetland and reserve infrastructure, the consent holder shall notify the Council's Manager - Infrastructure Development.

Advice note:

Practical completion for the purposes of Conditions 4-6 is defined as being defined within NZS 3910:2013 Clause 10.4.1.

Parks and Reserves Plans

7. Prior to any further subdivision consent of proposed Lot 42 being approved, the Wetland and Reserves Landscaping Plan (Rev. 13) and Reserves Function Plan (Rev.1) shall be submitted to and approved by the Council's Manager – Community Facilities.
8. Construction and development of the relevant reserve lot within the relevant stage of subdivision shall be undertaken in accordance with the Plans approved in Condition 7 and as per specific requirements set out in Condition 9-12 below.
9. Lots 604 and 605 will be landscaped and planted in accordance with the Wetland and Reserve Landscaping Concept Plan, drawing 10-150, dated 08/05/18 Revision 13 or any further plan approved under Condition 7.
10. Lots 600, 601, 602, 603, 606, 607, 608, 609 and 610 will be grassed and any required stormwater management function shall involve a low impact design with no concrete channels unless otherwise approved under Condition 7.
11. Lot 609 shall include a formed, unsealed access for maintenance of the stormwater pond in Lot 604 unless as otherwise approved under the stormwater management plan approved under Condition 4 e).

12. The development of Lot 606 shall be undertaken in accordance with the plans approved under Condition 7 above.

Roading Network

13. For the relevant stage, the design for the interface of Road 1, Road 14, commercial Lot 800 and Reserve Lot 606 shall be submitted for the approval of Council's Roading Manager and shall account for current good practice in speed management and shared spaces.
14. For the relevant subdivision stage (and/ or land use consent) the design for proposed Road 14 shall be submitted for the approval of Council's Roading Manager and shall account for current good practice in speed management and shared spaces.
15. For the relevant subdivision stage, the design for proposed laneways Roads 15, 16, 17, 18 and 19 shall be submitted for the approval of Council's Roading Manager ensuring compliance with Condition 16.
16. The laneways and lots adjoining the laneways shall be developed in general accordance with the laneway urban design principles shown in diagrams RC1F, RC1G and RC1H, dated October 2018, including the following:

Lane Ways (Roads 15 to 19)

- a. Landscape planting within the 1m laneways berms will be low lying plants with shallow root systems that will not interfere with underground services.
- b. Dedicated areas for the placement of rubbish bins for collection shall be staggered at both sides of the laneways within the 1m berm. These areas will be sealed to accommodate two to three large rubbish bins and low- lying shrubs shall be planted at either end.
- c. The material used for the finished layer of the laneway will be varied at the entrance to the local through road for the width of the berm of the local through road to distinguish the laneway function to be primarily for local traffic.

Lots adjoining Lane Ways (Roads 15 to 19)

- a. The permitted road setbacks (4m for buildings and 5m for garage) along the laneway will not be reduced under any circumstances.
- b. Colours of fencing and buildings if painted shall be natural tones or subdued colours.
- c. Corner sites may gain access off either the laneway or the local through- road.

Fencing along the laneway boundary shall be in accordance with the following:

- a. Fences no higher than 1.2m in height are permitted if not visually permeable, or 1.8m if visually permeable and no more than 60% of the length of the street boundary will be fenced; or
- b. Hedges no higher than 1.5m in height if limited to 60% of the length of the street boundary; or

- c. Hedges no higher than 1.8m in height if limited to 40% of the boundary length to allow visibility between the building and the laneway.

The following shall apply to the area within the 4m setback from the laneway

- a. Landscape planting (including the root system) within the setback area will not interfere with the underground services in the laneway.
- b. No more than one tree per property up to 3 metres in height. For trees with a narrow trunk free of branches e.g. palm tree, up to three trees may be provided and the height may be exceeded.
- c. A variety of vegetation types and sizes shall be used to create interest. An area or total of various areas to be landscaped must be a minimum of 5m² in size. The number of plantings may be reduced if complemented with non-vegetative landscaping measures approved by the developer.
- d. The minimum area of glazing on the front façade of a building that faces the laneway shall be 15%

Show Homes and Construction Buildings

- 17. No more than one show home for the purposes of sales and marketing of respective house builders is permitted per subdivision stage subject to the following:
 - a. Activities carried out in an office ancillary to a show home shall relate solely to the promotion of the product of the show home operator; and
 - b. No more than five people may be employed to work in an office ancillary to a show home; and
 - c. The maximum gross floor area for an office ancillary to a show home shall be no more than 50m² and shall be contiguous with the footprint of the show home; and
 - d. An office ancillary to a show home shall provide on-site parking, manoeuvring, loading and access in accordance with the requirements for offices set out in Section 16 – Transportation; and
 - e. The show home held by each respective builder will revert to a residential dwelling at the end of the sale of all the properties constructed by the respective builder.
- 18. One sales and administration office and/or show home for Frontier Developments is provided for within the wider development area until April 30 2029, unless otherwise approved by the Council's Consents Team Leader and shall comply with the following:
 - a. The activities shall only relate to the promotion of the product of Frontier Developments as well as the associated office and site administration for both residential and non-residential development within the site; and
 - b. No more than five people may be employed to work in the office and/ or show home; and
 - c. The maximum gross floor area for the office ancillary to the show home shall be 80m²; and
 - d. An office ancillary to a show home shall provide on-site parking, manoeuvring, loading and access in accordance with the requirements for offices set out in Section 16 – Transportation; and
 - e. The building will revert to residential dwelling at the end of the construction phase or the sale of all the properties, whichever is the latter.
- 19. Any buildings associated with the construction of the subdivision of specific stages shall comply with all setback requirements for the zone and shall be removed within 6 months of the 224c being

granted for that stage, except that temporary construction buildings will be removed after completion of all of the construction phases relating to the entire site.

Retaining Walls & Fencing

20. Any retaining wall and boundary fence, located within the rear, front and side boundary setbacks to the extent shown on the Earthworks plan 18-30008-01-EW1, shall not, combined and in total exceed 2.7m in height. Retaining walls are not to exceed 1.5m in height.
21. Any retaining wall and boundary fence as described in Condition 21 above, will be exempt from complying with the following rules:
 - a. Rule 2.4.2.1 – The minimum 4m building setback and 5m (for garage) from the road boundary.
 - b. Rule 2.4.2.4 – the 2m minimum building setback from internal site boundaries.
 - c. Rule 2.4.2.6 – The maximum length of a wall and roofline
 - d. Rule 5.4.2.2 – The 10m minimum building setback from internal reserve site boundaries
22. Any combined retaining wall and fencing on lot boundaries shall be no greater than 2.7m in height.
23. Fencing on the boundaries of proposed Reserve lots 604, 605, 606, 607, 608, 609 and 610 shall be no more than 1.2m in height if not permeable and 1.8m high if of a permeable nature.

Compact Housing

24. Development of Lots 401, 402, 403, 404, 405, 407, 408 and 900 shall proceed in accordance with the compact housing provisions within the Waipa District Plan and be subject to further subdivision and land use consent approvals as required.
25. Development of Lot 800 shall proceed in accordance with the Commercial Zone provisions within the Waipa District Plan and be subject to further subdivision and land use consent approvals as required.

Schedule 3

Advisory Notes

Resource Consent No: SP/0004/19 & LU/0012/19

- 1 Failure to comply with the conditions of consent may result in Council taking legal action under the provisions of Part XII of the Resource Management Act 1991.
- 2 All earthworks associated with any development of land must be undertaken in accordance with the following matters:
 - i) All earthworks must be carried out so as to provide sound foundations as required under NZS 4431:1989 and avoid any hazard to persons or property;
 - ii) All earthworks must be carried out so as to avoid or mitigate any detrimental effect on the environment particularly with regard to the unnecessary destruction of vegetation, the contamination of natural water or the diversion of surface or ground water flows;
 - iii) The existing landform must not be altered in such a manner that adjoining properties will be detrimentally affected particularly through changes in drainage systems or abrupt changes in ground level; and
 - iv) All earthworks must be carried out to the satisfaction of Council's Manager – Infrastructure Development.
- 3 If taonga (treasured or prized possessions, including Maori artefacts) or archaeological sites are discovered in any area being earth-worked, the consent holder shall cease work within a 100m radius of the discovery immediately and contact local iwi, Heritage New Zealand (HNZ) and Council's Manager - Planning and Regulatory. Works shall not recommence until approval to continue work is given by Council's Manager - Planning and Regulatory.
- 4 If during construction activities, any Koiwi (skeletal remains) or similar material are uncovered, works are to cease within a 100m radius of the discovery immediately, and the consent holder shall notify the New Zealand Police, local iwi, Heritage New Zealand (HNZ) and Council's Manager - Planning and Regulatory. Works shall not recommence until approval to continue work is given by Council's Manager - Planning and Regulatory.

Schedule 4

Reasons for Decision

Resource Consent No: SP/0004/19 and LU/0012/19

- 1 All considerations under Section 104 are subject to Part 2 of the Resource Management Act 1991 ('the Act'), which sets out the purpose and principles of the legislation. The proposal is not contrary to Section 5, 6 or 7 of the Act. There is nothing in the proposal that would conflict with the principles of the Treaty of Waitangi (Section 8). Overall, the application would not offend any of the matters contained within Part 2.
- 2 Subject to the above conditions, the application is not contrary to the relevant objectives and policies of the Waipa District Plan.
- 3 Any adverse environmental effects resulting from the proposal are deemed to be less than minor, or can be mitigated by the imposition of appropriate consent conditions. The proposal therefore meets the gateways tests of Section 104D of the Resource Management Act, for Non-Complying Activities.
- 4 Any adverse environmental effects resulting from the application are deemed to be less than minor, or can be mitigated by the imposition of appropriate consent conditions.
- 5 Pursuant to Section 95A of the Resource Management Act 1991 the application has not been publicly notified as the adverse effects of the proposal are deemed to be less than minor, or approval from those considered to be affected has been obtained. Accordingly, the application was processed on a non-notified basis.
- 6 Engineering requirements will ensure that the subdivision is adequately provided with services when the site is developed.

H:\0000 - H Drive\Inwood\C3D\18-30008-01 - RC1C-E - Scheme Plan - Stages 1 and 2.dwg - Plotted: 11/04/2019



APPROVED

Waipa District Council

Subject to the conditions of the
resource consent **SP/0004/19**

Lot 2
DP 457600

702
1591m²
Road to Vest in
the Waipa District
Council

Pirongia Road
Legal Road (20.00m wide)

600
349m²
Local Purpose
Reserve to Vest in
the Waipa District
Council

700
8406m²
Road to Vest in
the Waipa District
Council

601
290m²
Local Purpose
Reserve to Vest in
the Waipa District
Council

701
2420m²
Road to Vest in
the Waipa District
Council

Waipa District
Council
culvert

Mahana Lane

Proposed Easements			
Purpose	Shown	Serv. Ten. (Burdened Land)	Dom. Ten.
ROW, Right to Convey Water, Electricity, Telecommunications and Computer Media, Gas, Right to Drain Water & Sewage	A	Lot 500 hereon	Lots 32, 33, 34 & 35 hereon
Proposed Easements in Gross			
Purpose	Shown	Serv. Ten. (Burdened Land)	Grantee
Stormwater Maintenance	B	Lot 42 hereon	Waipa District Council

Amalgamation Conditions

That Lot 500 hereon (legal access) be held as to four undivided one quarter shares by the owners of Lots 32, 33, 34 and 35 hereon and individual certificates of title be issued in accordance therewith.

Lots 2—42, 500, 600, 601 & 700—702 being a
subdivision of Lot 1 DP 500541, Lot 1 DP 516135, Lot 1
DP 453448 & Lot 3 DP 487281

Comprised in CFRs: 748276, 807551, 580865 & 696842
Site Address: 8 Frontier Road, 5 Pirongia Road - Te Awamutu

Legend:

- Proposed Cadastral Layout
- Stage 1
- Stage 2
- Balance Lot
- Road to Vest
- Reserve to Vest
- Abbuttals
- Road Abbuttals

Notes:

- This plan has been prepared for the purposes of Section 88 of the Resource Management Act 1991 and should not be relied on for any other purpose.
- Areas and dimensions are approximate only and subject to survey.
- Frontier Estate comprises four parcels of land held by CFRs 748276, 807551, 580865, 696842. The total area of Frontier Estate is 39.5087 hectares.
- Dimensions shown in brackets hereon are total road frontage dimensions.
- Dimensions not shown in brackets hereon annotate single segment boundaries.

EJ	4	Easement in gross added Response in terms of Section 92 of RMA Amend cadastral layout Issued for RCA	04/19
EJ	3		02/19
JT	2		10/18
JT	2		10/18
JT	1		
CKD BY	REV No.	DESCRIPTION	DATE
		NAME	SIGNED
Surveyed			
Designed	JT	04/19	
Drawn	NW	04/19	
Checked	EJ	04/19	
Approved	TMB	04/19	

References

Coordinate System: Mount Eden 2000



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Title

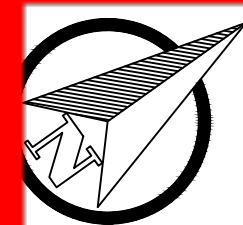
Frontier Estate



**Scheme Plan
Stages 1 and 2**

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Original Scales @ A3	Date
1:1250	04/19
Do Not Scale Dimensions	
Drawing No	Revision
18-30008-01 - RC1E	4



APPROVED

Waipa District Council

Subject to the conditions of the
resource consent **SP/0004/19**



Land Use		
Use	Lots	Area (ha)
Residential	304	18.10
Compact Housing	52	2.01
Reserves - Recreation	5	0.60
Access Roads	17	0.28
Roads	13	8.56
Comprehensive Housing	62	3.15
Commercial	1	0.48
Reserves SW/ Ped. Access	6	6.32
Total		39.50

Lots Per Stage					
Stage	Number of Lots	Area (ha)	Number of Compact Housing Super-Lots (Potential Number of Lots)	Area (ha)	Total Area (ha)
1	24	1.42	-	-	1.42
2	16	0.90	-	-	0.90
3	23	1.45	-	-	1.45
4	38	2.43	1 (10)	0.38	2.81
5	25	1.45	2 (16)	0.65	2.10
6	30	1.73	1 (10)	0.37	2.10
7	58	3.36	-	-	3.36
8	19	1.17	-	-	1.17
9	24	1.44	-	-	1.44
10	22	1.33	-	-	1.32
11	20	1.17	4 (16)	0.61	1.78
12	5	0.25	-	-	0.25
Total Lots	304	18.10	8 (52)	2.01	20.11

Proposed Easements			
Purpose	Shown	Serv. Ten.	Dom. Ten.
ROW, Right to Convey Water, Electricity, Telecommunications and Computer Media, Gas, Right to Drain Water & Sewage	A	Lot 500 hereon	Lots 32, 33, 34 & 35 hereon
	B	Lot 501 hereon	Lots 44, 45, 46 & 47 hereon
	C	Lot 502 hereon	Lots 49, 50 & 51 hereon
	D	Lot 503 hereon	Lots 52, 53, 54, 55 & 56 hereon
	E	Lot 504 hereon	Lots 57, 58, 59 & 60 hereon
	F	Lot 505 hereon	Lots 82, 83, 84 & 85 hereon
	G	Lot 506 hereon	Lots 164, 165, 166 & 167 hereon
	H	Lot 507 hereon	Lots 120, 121, 122 & 123 hereon
	I	Lot 508 hereon	Lots 158, 159, 160 & 161 hereon
	J	Lot 509 hereon	Lots 131, 132, 202 & 203 hereon
	K	Lot 510 hereon	Lots 231, 232, 233 & 234 hereon
	L	Lot 511 hereon	Lots 235, 236, 237 & 238 hereon
	M	Lot 512 hereon	Lots 249, 250, 251 & 252 hereon
	N	Lot 513 hereon	Lots 259, 260, 261, 262 & 263 hereon
	O	Lot 514 hereon	Lots 278, 279, 280, 281 & 285 hereon
	P	Lot 515 hereon	Lots 272, 273, 274, 275, 276 & 277 hereon
	Q	Lot 516 hereon	Lots 300, 301, 302 & 303 hereon

Legend:

- Proposed Cadastral Layout
- Conceptual Cadastral Layout
- Abbuttals
- Road Abbuttals

- Notes:**
- This plan has been prepared for the purposes of Section 88 of the Resource Management Act 1991 and should not be relied on for any other purpose.
 - Areas and dimensions are approximate only and subject to survey.
 - Dimensions hereon are shown in metres.
 - Road Frontage Dimensions:
 - Dimensions shown in brackets hereon are total road frontage dimensions.
 - Dimensions not shown in brackets hereon annotate single segment road boundaries
 - Road frontage dimensions do not include boundaries fronting Pirongia Road & Frontier Road where access is restricted.

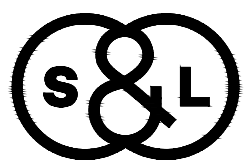
REFERENCES

Coordinate System: Mount Eden 2000

Frontier Estate



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Original Scales @ A1
1:1500
Date
04/19
Do Not Scale Dimensions
Drawing No
18-30008-01 - RC1B
Revision
7



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TITLE

Master Layout
Plan

Proposed Future Subdivision of Lot 1 DP 500541, Lot 1 DP 516135, Lot 1 DP 453448 & Lot 3 DP 487281

Comprised in CFRs: 748276, 807551, 580865 & 696842
Site Address: 8 Frontier Road, 5 Pirongia Road - Te Awamutu