

IN THE MATTER of the Resource Management Act 1991
("the Act")

A N D

IN THE MATTER of a subdivision consent as evidenced
by Land Transfer Plan No. **[TBA]**

A N D

IN THE MATTER of a Consent Notice issued pursuant to
Section 221 of the Act by **WHANGAREI
DISTRICT COUNCIL** ("**the Council**")

IT IS HEREBY CERTIFIED that the following conditions to be complied with on a continuing basis by the subdividing owner and subsequent owners were imposed by the Council as a conditions of approval for the subdivision as effected by Land Transfer Plan No. **[TBA]** ("**the plan**"), a copy of which is available from the Council under reference SL2100015 on P **[TBA]**:

1. The site shall be developed in accordance with the Soil & Rock Consultants report dated 24 May 2021 (reference: NL20029/S2, Rev A) and RFI responses dated 10 September 2021 (reference: NL20029/S2), and 6 October 2021 (reference: NL20029/S2)
2. The expansivity of the soils shall be confirmed by site specific investigations, sampling and laboratory analysis by an IANZ accredited laboratory and reviewed by a Chartered Professional Engineer (Geotechnical) or alternatively adopt a conservative foundation design solution which mitigates the potential effects of shrink/swell (i.e. the foundation design assumes extremely expansive soils are present on site or is founded on rock).
3. Stormwater and wastewater disposal systems will require specific engineered design with consideration of the effects on slope stability. Stormwater shall not be discharged in an uncontrolled manner onto the slope.
4. A wastewater treatment system capable of treating the domestic wastewater generated by the dwelling to a secondary standard, shall be installed and the treated wastewater shall be discharged to land by way of pressure compensating dripper irrigation unless an alternative system certified by a Geo-Professional is approved by Council's Building Consent officer.
5. Building platforms within Lot 7 & Lot 13 shall be located beyond the indicative potential dam break flood zone depicted on the Cato Bolam Plan "Dam failure risk analysis inundation extent", drawing number 44129-DR-PLN-5005, Revision A, dated 14 October 2021
6. A waste water treatment system capable of treating the domestic wastewater generated by the dwelling to a secondary standard, shall be installed and the treated wastewater shall be discharged to land by way of pressure compensating dripper irrigation unless an alternative system certified by a Geo-Professional is approved by Council's Building Consent officer.

7. Lots 5, 14 and 21 will be required to maintain the firefighting water supply tank on their lot to ensure that it is full of water at all times.
8. Lots 9- 13 property owners shall be responsible for the maintenance of the stormwater pond.
9. Design, provide and install private on-site stormwater management system for Lots 1-8 and 13-23 in accordance with Whangarei District Council requirements, from the point of collection to the point of discharge. The system shall provide stormwater attenuation for all new impermeable areas in accordance with the Section 4.11 of WDC Environmental Engineering Standards 2010 requirements.
10. The above-mentioned on-site stormwater attenuation system for Lot(s) 1-8 and 13-23 can be superseded by future downstream communal attenuation system provided:
 - The maximum permitted impermeable areas in each lot is limited to 25% of gross lot area. If total impermeable areas in each lot exceeds the permitted 25% of gross lot area, then it will require further on-site attenuation system designed to be in accordance with Section 4.11 of WDC Environmental Engineering Standards 2010.
 - Primary and secondary flows from these lots are directed to future downstream communal attenuation device without causing any flooding nuisance to adjacent downstream properties
11. Pursuant to Section 221 a Consent Notice is required to be entered into on Lot(s) 9-12, in favour of Council, to record and advise any future owners of the need to comply with this condition on an ongoing basis
 - a. The maximum permitted impermeable areas in each lot is limited to 25% of gross lot area and the required stormwater attenuation in each lot in accordance with Section 4.11 of WDC Environmental Engineering Standards 2010 is achieved by the existing pond for upto 25% impermeable areas. If total impermeable areas in each lot exceeds the permitted 25% of gross lot area, then it will require further on-site attenuation system designed to be in accordance with Section 4.11 of WDC Environmental Engineering Standards 2010
12. No conventional telecommunication connection has been provided to the proposed lots as part of the subdivision works as it is intended that wireless or satellite technology will be utilised if/when a telecommunication connection is required. Whangarei District Council will not be responsible for ensuring nor providing telecommunication connections to the proposed lots, upon future development of the site, or at the time of further subdivision.
13. Lots 3 & 4 shall gain from the proposed JOAL only unless Riversong Road has been adequately upgraded to accommodate the additional

14. On Lot 2 monitoring and maintenance contract for the Subsoil/Counterfort drainage systems shall be in place at all times which includes all monitoring, inspections and maintenance.
15. At the time of building consent provide suitable evidence/design to illustrate that, stormwater attenuation will be provided for all impervious surfaces to ensure compliance with Chapter 4 of Council's Environmental Engineering Standards 2010, to the satisfaction of the Building Officer until such time as a completed and council vested stormwater management system on an adjacent reserve is available.
16. Future owners of the site are advised that there is no conventional telecommunications provided to the proposed lots. Whangarei District Council will not be responsible for ensuring nor providing telecommunication and/or power connections to the proposed lots, upon future development of the site, or at the time of further subdivision.
17. Mustelids and rodents shall not be kept on the Lots and no more than two cats or two dogs or both (which must be spayed or neutered), and always identifiable with microchips or named collars, shall be kept on each Lot and shall be securely contained on-site at all times.

Landscaping, Design Controls and Ongoing Maintenance:

18. There shall be no more than one residential unit per Lot.
19. The total building coverage on a lot may not exceed 500m² or 5% of the net lot area, whichever is the greater. (Lot 1 & 2)
20. Building facade materials and finishes shall have a reflectance value of no more than 40%. Smaller architectural elements, such as joinery or other minor features, are excluded from this requirement. Windows shall not be mirror type glazing.
21. Roof surfaces shall have a reflectance value of no more than 30%.
22. Building heights shall be limited to 6.0m maximum as defined in the District Plan.
23. All Lots utilised for residential purposes shall have a minimum 25,000 litre on-site water tanks with 5 micron filter for water reuse.
24. All internal infrastructure must be retained and managed by lot owners on an on-going basis. Council shall only be responsible for maintenance of the carriageway within the legal road. All other infrastructure including, but not limited to, vehicle crossings, swale drains, firefighting infrastructure, and amenity/landscape planting is to be managed by adjacent private owners
25. Any stormwater drainage on any property and on the adjoining road berm shall be maintained to a good standard by the owner.
26. Fencing installed by the consent holder at subdivision stage (including any front fence, any fence adjoining a walkway, any riparian fence) shall be maintained by adjoining owners.
27. Any fence or barrier within 10m of the roadside boundary shall be less than 1.0m in height.
28. Fencing between that 10m line and the road frontage of the dwelling or other building on the lot shall be less than 1.5m in height. Any barrier that lies between the road and the building on the lot should have a high level of porosity, with the

solid component of the barrier not constituting mor than 40% of the volume when viewed in elevation

29. Any fence or barrier between the road face of the house or other building on the lot and the road shall have similar reflectance values and hues to building roofs on the Lot.
30. Any fence or barrier not covered by the above controls shall be no higher than 1.8 metres.
31. Fences adjoining walkways are to be maintained by the adjoining owner. The property owner shall maintain all fences on any property boundary and on the adjoining road berm.
32. Any planting between the road face of the house or other building on the Lot and the road shall achieve a height of no more than 1.5m and have a porosity of 60%, except for specimen trees at a number less than one specimen per 250m² land.
33. Any building shall be set back at least 8.0m from road boundaries and 3.0m from other boundaries unless specifically designed and allowed for by the defined building envelopes approved by the consent.
34. Any ancillary building that extends forward of the centreline of the house in relation to the adjacent road corridor shall be of the same structure, form, material and colours as the house itself. Any ancillary building behind the centreline of the house in relation to the adjacent road corridor shall have the roof construction of the same structure, form, material and colours as the house itself and the walls and joinery to be of the same colours as the house.
35. All tanks shall not be higher than 1.5m above the ground including risers and shall be planted to screen from view from outside the lots.
36. No plantation of trees is allowed on any of the Lots and only one specimen tree per 250m² of landscape area excluding house and hardstand areas.
37. The existing mature indigenous trees and street trees partially located on road reserve on Riversong Road present at the time of title deposit shall not be removed unless an arborist confirms that the tree has become a danger to property, access or human life.

DATED at Whangarei this

day of

2021

SIGNED for **WHANGAREI DISTRICT COUNCIL** pursuant to the authority of the Council given pursuant to the Local Government Act 2002 and the Resource Management Act 1991

Authorised Signatory