

Our Reference: RC225415/RC225416/230627095299  
Valuation Reference: 2175350366

27 June 2023

Beach Road Estates Limited  
C/- Resource Management Group Ltd  
PO Box 908  
**CHRISTCHURCH 8140**

**Attention: T Walton**

Dear Teresa

**AMENDED DECISION ON RESOURCE CONSENT APPLICATION  
BEACH ROAD ESTATES LIMITED - 280 BEACH ROAD KAIAPOI**

Please find enclosed a copy of the Amended Decision reached by the Officer under delegated authority from the Council on the above application.

**THAT** pursuant to Section 133A of the Resource Management Act 1991, consent be granted to vary the wording of Conditions 3.1(d) in Land Use Resolution A approved under RC225416, at 280 Beach Road, Kaiapoi, on balance Lot 1000 DP 576930, as follows:

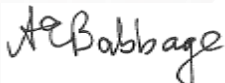
**Varied wording of Condition 3.1(d) of RC225416 to read as follows:**

3.1 Residential units located on Lots 215 to 401 shall be subject to the following urban design criteria:

- a) Any building or structure shall be set back a minimum of 1.5m from any road boundary. This setback is to be measured from the exterior edge of the structure to the road frontage boundary.

*All other conditions shall remain unchanged.*

Yours faithfully



Anne Babbage  
**RESOURCE MANAGEMENT PLANNER**

Encl

CC: [shanf@momentumprojects.co.nz](mailto:shanf@momentumprojects.co.nz)

**WAIMAKARIRI DISTRICT COUNCIL**

**IN THE MATTER** of the Resource Management Act 1991

**AND**

**IN THE MATTER** of an application lodged by **Beach Road Estates Limited** for a resource consent under Section 88 of the aforementioned Act.

**APPLICATION**

The applicant seeks subdivision and land use consent to undertake Stages 5 and 6 of the Beach Grove subdivision development on Lot 1 DP 516119 and balance Lot 1000 DP 576930 (from subdivision consent RC185305 Stage 3E). The land use application is to erect dwellings on under-sized vacant allotments; to exceed the volume of earthworks; for non-complying separation distances between vehicle crossings and to intersections; and to reverse onto a collector road. These vacant sites are now subject to the Medium Density Residential Standards (MDRS) which were included in the Proposed District Plan as Variation 1. The applicant has applied to breach four of these standards (which were given immediate legal effect) as follows:

- BFS2 which requires building coverage of 50% (under footprint of dwelling which includes any overhangs). The applicant is seeking for the 55% building coverage.
- BFS5 which requires structures to be setback 1.5m to road boundaries and 1m to internal and rear boundaries. These setbacks are measured to the outer most edge of dwellings/roofs. The applicant is seeking for the side/internal setbacks to be measured to the external façade of dwellings.
- BFS10 which requires outlook space from principal living rooms to be to be 4m x 4m. The applicant is seeking for these to be 3m x 3m.
- BFS11 which requires 20% glazing along street frontages. The applicant is seeking the provision of 15% glazing.

The subdivision includes a boundary adjustment with the separately owned property to the east, 117 Ferry Road, Kaiapoi (Lot 1 DP 516119), owing to the re-alignment of the McIntosh Drain.

A recent subdivision consent RC215649 and land use RC215650, over the same subject site, was granted on 13 July 2022, for 172 undersized residential lots, four recreation reserves (including the re-alignment of the McIntosh Drain), cycle ways and footpaths, six roads, four utility reserves (swales, underdrains, stormwater management areas including two wet basins), bulk earthworks, and non-complying vehicle crossings.

On 13 August 2022 the Council gave immediate legal effect to Variation 1 in the Proposed District Plan (PDP), and the residential zoning of the subject site was subsequently rezoned

Medium Density Residential. The undersized residential lots will be subject to the (MDRS) as there are no qualifying matters covering the sites.

The current development will include the creation of 187 residential lots, four recreation reserves (including the re-alignment of the McIntosh Drain), cycle ways and footpaths, six roads, and four utility reserves (swales, underdrains, stormwater management areas including two wet basins). The Plan below shows where the changes are proposed between consent RC215649 and RC215650 and the current application:



The applicant also seeks to operate a temporary show home village on 10 of the new lots being Lots 231, 244-248, 276-278 and 389 for a two year period.

The application site is within the Residential 2 Zone and the Rural Zone of the Operative Waimakariri District Plan, and is subject to District Plan Map 59 and East Kaiapoi Outline Development Plan (Planning Map 163). The Proposed District Plan has re-zoned the site to Medium Density Residential and Rural Lifestyle.

The application site is bordered by Stages 3 and 4 of Beach Road Estates to the west, Beach Road to the south, and farmland to the north and east.

Subdivision

The staged subdivision includes the following:

- 187 residential lots (Lots 215 to 401) ranging in size from 232m<sup>2</sup> to 530m<sup>2</sup>;
- Four lots to vest in Council as Recreation Reserves (Lots 600 to 603);
- Six lots to vest in Council as Road (Lots 100 to 105);
- Four lots to vest in Council as Local Purpose (Utility) Reserves (Lots 700 to 703); and
- Two Balance lots (Lots 1 and 1007).

The staging of the subdivision is proposed as follows:

- Stage 5A: Subdivision of Lot 1000 DP 576930 and Lot 1 DP 516119 to create Lot 1, Lot 101 (road to vest), Lots 215 to 220, 226 to 228, 234 to 240 (residential lots), Lots 600 and 603 (recreational reserve), Lot 700 and 703 (Local purpose reserve), and Balance Lots 1001, 1002, 1003, 1004, and easements A and B,
- Stage 5B: Subdivision of Balance Lot 1001 to create Lot 103 (road to vest), Lots 254 to 267, 285 to 302 and 387 to 388 (residential lots), and easements C and D,
- Stage 5C: Subdivision of Balance Lot 1002 and 1004 to create Lot 100 (road to vest), Lots 221 to 225, 229 to 233, 241 to 253 (residential lots), Lots 601 to 602 (recreational reserve), Lots 701 to 702 (Local purpose reserve), Balance Lots 1005, 1006 and 1007,
- Stage 5D: Subdivision of Balance Lot 1003 to create Lot 102 (road to vest), Lots 268 to 284, 303 to 306, 389 and 395 (residential lots),
- Stage 6A: Subdivision of Balance Lot 1006 to create Lot 104 (road to vest), Lots 307 to 347, 396 and 397 (residential lots), and easement E,
- Stage 6B: Subdivision of Balance Lot 1005 to create Lot 105 (road to vest), and Lots 348 to 386, 390 to 394, and 398 to 401 (residential lots).

The subdivision includes the boundary adjustment with the property to the east, 117 Ferry Road (to create proposed Lot 1).

### Land Use

Land use consent is sought for additional earthworks required, due to the new coastal inundation modelling, the required finished lot levels are required to be at a minimum 2.4m RL. However, earlier stages of the subdivision development only required a finished Lot level of 2.0m RL. To achieve this RL an engineered fill thickness between 1.5m to 1.75m on the lots is expected, and 1.0m on the roads. This totals to approximately 150,000m<sup>3</sup> of imported fill. Earthworks for Stages 5 and 6 were previously approved under RC145170 and include the re-alignment of McIntosh Drain, and these additional earthworks were assessed and consented under the previous consent for Stages 5 and 6 under RC215649 and RC215650.

Land use consent is sought to allow for a future dwelling to be constructed on each of the vacant undersized residential allotments. These vacant sites are now subject to the Medium Density Residential Standards (MDRS) which were included in the Proposed District Plan as Variation 1. The applicant has applied to breach four of these standards as follows:

- BFS2 which requires building coverage of 50% (under footprint of dwelling which includes any overhangs). The applicant is seeking for 55% building coverage.
- BFS5 which requires structures to be setback 1.5m to road boundaries and 1m to internal and rear boundaries. These setbacks are measured to the outer most edge of dwellings/roofs. The applicant is seeking for the side/internal setbacks to be measured to the external façade of dwellings.

- BFS10 which requires outlook space from principal living rooms to be to be 4m x 4m. The applicant is seeking for these to be 3m x 3m.
- BFS11 which requires 20% glazing along street frontages. The applicant is seeking the provision of 15% glazing.

Land use consent will impose development controls for future dwellings to ensure a continuity of good urban design outcomes for the Beach Grove development.

Land use consent is also sought for non-complying vehicle crossings and reversing onto a collector road from the following lots:

- Eight non-complying vehicle crossings which will not meet the separation distance requirements from vehicle crossings on other properties, between Lots 222 and 223, Lots 227 and 228, Lots 230 and 231, Lots 306 and 307, Lots 307 and 308, Lots 327 and 328, Lots 340 and 371 and Lots 382 and 394.
- Fifty-four non-complying vehicle crossings which are less than 4m in width for Lots 285 to 290 (inclusive), Lots 294 to 305 (inclusive), Lot 340, Lot 387, Lot 389, Lot 395, Lots 320 to 334 (inclusive), Lots 341 to 347 (inclusive), Lots 369 to 371 (inclusive), Lot 383, and Lots 396 to 401 (inclusive).
- One non-complying vehicle crossing which will not meet the 10m separation distance requirement to intersection, on Lot 384.
- Reversing onto a collector road from Lots 285 to 290 (inclusive), Lots 294 – 304 (inclusive), Lots 306 to 308 (inclusive), Lot 387, Lots 341 – 347 (inclusive), Lots 373 and 374, Lot 389, and Lots 396 to 401 (inclusive). due to the lots being too narrow to provide for on-site manoeuvring.

Land use consent is also sought to operate a temporary show home village from ten of the residential lots in Stages 5C and 5D on Lots 231, 244-248, 276-279 and 389 for a two year period.

The applicant seeks a 10 year lapse period for the consents, given the number of lots to be created and the works required to construct McIntosh Reserve and the stormwater basins. This 10 year lapse period was consented under the previous consent for Stages 5 and 6 under RC215649 and RC215650.

## **EXISTING ENVIRONMENT/ BACKGROUND INFORMATION**

On the 1<sup>st</sup> of May 2012, the Council made operative Private Plan Changes 11 and 12 which rezoned an area of East Kaiapoi north of Beach Road from Rural to Residential 2. The Plan Change also inserted Outline Development Plan (ODP) 163 into the District Plan and a corresponding rule requiring development of the site to be in general accordance with ODP 163.

On 29 May 2013, the Council granted land use consent to undertake a development on the site not in accordance with ODP 163 (RC135145). This consent was then actioned through subdivision consent RC135201/2 which provided for the comprehensive development for Stage 1.

Subsequently, the shape of the development was again altered by a variation to RC135145 under RC145222. This consent substituted a further set of 'ODP' type plans which are intended to guide the shape of the remainder of the development.

RC145503/4 and variation RC205413 approved the Stages 2A and 2C development.

RC155406/7 approved Stages 2Ci and 2Cii.

RC155396/7 approved Stage 2D.

RC185161 approved Stage 2E

RC185305/6 and variations RC215231 and RC215488 approved Stage 3.

RC215290/1 approved Stage 4.

Overall, resource consent is sought for a non-complying activity as the subdivision is not in accordance with the Outline Development Plan for East Kaiapoi, as shown on Planning Map 163. The approved ODP does, however, form part of the consented baseline for the site.

Land use consents have also previously been granted by Council to undertake development earthworks across the site, as follows:

- Stage 1 - RC125127 and RC135039
- Stages 2 to 8 – RC145170

Combined Subdivision and Land Use Consent RC215649 and RC215650 has been granted by Council for Stages 5 and 6, and this current application will be replacing this consent.

ECan consents CRC221158 and CRC221164 were granted in April 2022 for the Stormwater Management Area.

## **DECISION**

The Delegated Officer, on the 23<sup>rd</sup> June 2023, **re-approved:**

### **Subdivision – RC225415**

**THAT** pursuant to Section 104B of the Resource Management Act 1991, consent be granted for a boundary adjustment between Lot 1 DP 516119 (Record of Title 804051), at 117 Ferry Road, Kaiapoi, and balance Lot 1000 DP 576930 (from RC185305 Stage 3E), at 280 Beach Road, Kaiapoi, owing to the re-alignment of the McIntosh Drain.

**THAT** pursuant to Section 104B of the Resource Management Act 1991, consent be granted to subdivide Lot 1 DP 516119 (Record of Title 804051) and balance Lot 1000 DP 576930 (from RC185305 Stage 3E) at 280 Beach Road, Kaiapoi (being Beachgrove Stages 5 and 6), into:

- 187 residential lots (Lots 215 to 401) ranging in size from 232m<sup>2</sup> to 530m<sup>2</sup>;
- Four lots to vest in Council as Recreation Reserves (Lots 600 to 603);
- Six lots to vest in Council as Road (Lots 100 to 105);

- Four lots to vest in Council as Local Purpose (Utility) Reserves (Lots 700 to 703);
- Two Balance lots (Lots 1 and 1007).

as a non-complying activity subject to the following conditions which are imposed under Section 108 of the Act:

#### **1. Application Plan**

- 1.1 The activity shall be carried out in accordance with the attached approved application plans stamped RC225415 and RC225416.

#### **2. Lapse Period of Consent**

- 2.1 This consent shall expire 10 years after the date of issue of the decision, **being 12 May 2033.**

#### **3. Standards**

- 3.1 All stages of design and construction shall be in accordance with the subsequent standards and the latest amendments, where applicable.

- Waimakariri District Council Engineering Code of Practice
- Waimakariri District Council Stormwater Drainage and Watercourse Protection Bylaw (2018)
- Erosion & Sediment Control Toolbox For Canterbury
- NZS 4404:2010 Land Development and Subdivision Infrastructure
- NZS 4431:1989 Earthfill for Residential Development
- National Code of Practice for Utility Operator's Access to Transport Corridors (10 September 2015 with amendment 16 September 2016)
- NZTA Traffic Control Devices Manual New Zealand Transport Agency standards
- Relevant Austroads Guides & Standards
- NZS 1158:2010 Code of Practice for Road Lighting
- NZS 6803:1999 Acoustics for Construction Noise
- German DIN4150 Standard, Part 3 (1999), Effects of Vibration on Structures
- New Zealand Drinking Water Standards 2005 (Revised 2018)
- AS/NZS 2845.1:2010 Water Supply: Backflow Prevention Devices: Materials, Design and Performance requirements.
- New Zealand Industry Standard: Field Testing of backflow prevention devices and verification of air gaps.
- New Zealand Pipe Inspections Manual (4<sup>th</sup> Edition)
- Compliance Document for New Zealand Building Code Clause F4 Safety from Falling - Third Edition.
- SNZ PAS 4509:2008 New Zealand Fire Service Fire Fighting Water Supplies Code of Practice

#### **4. Staging**

- 4.1 The Council shall allow the staging of the development as follows provided all associated conditions have been completed to the Council's satisfaction:

- Stage 5A: Subdivision of Lot 1000 DP 576930 and Lot 1 DP 516119 to create Lot 1, Lot 101 (road to vest), Lots 215 to 220, 226 to 228, 234 to 240 (residential lots), Lots 600 and 603 (recreational reserve), Lot 700 and 703 (Local purpose reserve), and Balance Lots 1001, 1002, 1003, 1004, and easements A and B,
- Stage 5B: Subdivision of Balance Lot 1001 to create Lot 103 (road to vest), Lots 254 to 267, 285 to 302 and 387 to 388 (residential lots), and easements C and D,
- Stage 5C: Subdivision of Balance Lot 1002 and 1004 to create Lot 100 (road to vest), Lots 221 to 225, 229 to 233, 241 to 253 (residential lots), Lots 601 to 602 (recreational reserve), Lots 701 to 702 (Local purpose reserve), Balance Lots 1005, 1006 and 1007,
- Stage 5D: Subdivision of Balance Lot 1003 to create Lot 102 (road to vest), Lots 268 to 284, 303 to 306, 389 and 395 (residential lots),
- Stage 6A: Subdivision of Balance Lot 1006 to create Lot 104 (road to vest), Lots 307 to 347, 396 to 397 (residential lots), and easement E,
- Stage 6B: Subdivision of Balance Lot 1005 to create Lot 105 (road to vest), and Lots 348 to 386, 390 to 394, and 398 to 401 (residential lots).

The subdivision includes the boundary adjustment with the property to the east, 117 Ferry Road to create proposed Lot 1.

## **5. Easements**

- 5.1 All services, including open drains and access ways, water pipelines serving more than one lot of traversing lots other than those being served and not situated within a public road or proposed public road, shall be protected by easements. All such easements shall be granted and reserved.

## **6. Lots to Vest**

- 6.1 Lots 100 to 105 inclusive shall vest as Road Reserve in the Waimakariri District Council.
- 6.2 Lots 600 to 603 (inclusive) shall vest as Recreation Reserve in the Waimakariri District Council.
- 6.3 Lots 700 to 703 (inclusive) shall vest as Local Purpose (Utility) Reserve in the Waimakariri District Council.

## **7. Design, Plans and Specifications**

- 7.1 The consent holder shall ensure all Lots (including balance lots but excluding lots to vest), are separately serviced with reticulated water, sewer and stormwater systems within the subdivision.



- 7.2 Electronic copies of the design, engineering plans, design reports and specifications of all works shall be submitted to the Council's Land Development Team for acceptance prior to works commencing. Written acceptance of complying documents will be given on completion of review. Physical works shall not commence until Council acceptance has been received.
- 7.3 The calculations for the sewer, water, and stormwater flows are to be included in a design report which shall be submitted to Council's Land Development Team with the design documentation. Overland flow paths shall also be shown on the design plans.
- 7.4 Should the roading design be updated as part of Engineering Acceptance as required under Condition 15.1, a revised Safety Audit Report (design) submitted to RC215649 covering the amendments is to be prepared by a suitably qualified Safety Audit Traffic Engineer and submitted with the Engineering Acceptance documents. The safety audit team shall include a person qualified in pedestrian and cycleway facilities. Engineering acceptance of roading drawings will not be given until the Safety Audit Report has been reviewed and accepted by Council's Roding department. **Note:** the Safety Audit Report is to be reviewed, updated, and re-submitted following construction.
- 7.5 Copies of any other consents granted in respect of this subdivision shall be submitted to the Council's Land Development Team for its records.
- 7.6 A Chartered Professional Engineer (or Registered Professional Surveyor) with relevant experience undertaking the design work shall submit a Producer Statement (Design) to the Council's Land Development Team for approval, in writing, with the design plans and reports and prior to physical works commencing on site.
- 7.7 Any subsequent amendments to the design, plans, and specifications shall be submitted to Council's Land Development Team for acceptance in writing.

## **8. Supervision and Setting Out**

- 8.1 Prior to the commencement of any works a Chartered Professional Engineer (or Registered Professional Surveyor) shall be engaged to supervise all engineering works and setting out.
- 8.2 The Consent Holder shall ensure the supervising Engineer is familiar with the inspection requirements of condition 25 and notifies Council's Land Development Team of upcoming inspection dates.
- 8.3 The Consent Holder shall ensure the supervising Engineer supplies to Council's Land Development Team a certificate (Producer Statement (Construction)) signed by a Chartered Professional Engineer / Registered Professional Surveyor, stating all works and services associated with the subdivision have been installed in accordance with the accepted engineering plans and specifications and that the "As Built" plans are a true and accurate record of all works and services as constructed. This certificate shall be supplied prior to lodging the Section 224(c) Conditions Certificate application.
- 8.4 The Consent Holder shall ensure the supervising Engineer/Surveyor forwards to Council's Land Development Audit team copies of site inspection notes for all site supervision visits, and all testing certificates. These are to be forwarded within five working days of the date of the site visit or test to subdivaudit@wmk.govt.nz.

- 8.5 The Consent Holder shall engage a Registered Professional Surveyor or Licenced Cadastral Surveyor to establish permanent benchmarks suitable for builders establishing finished floor levels for dwellings on proposed Lots 215 to 401 inclusive. The benchmarks shall have a '1V or 2V' Orthometric Height order and be in terms of the NZVD 2016 (January 2018). A minimum of one benchmark per five residential lot frontages (approximately one every 100m) shall be provided. A plan with these benchmarks clearly indicated shall be supplied to Council's Land Development Team.
- 8.6 To demonstrate construction has been appropriately supervised, the Consent Holder will provide to Council's Land Development Team:
- (i) a Producer Statement (Construction Review) PS4 signed by a CPEng / RPSurv for all civil and roading works, and
  - (ii) a PS4 specifically for ground improvement signed by a CPEng / RPSurv certifying that the engineering fill has been constructed to the requirements outlined in T & T's Geotechnical Report and NZS4431:2022. All fill and earthworks will be certified in accordance with NZS4431:2022.

## **9. Earthworks**

- 9.1 All earthworks shall be in accordance with the conditions set out in the Earthworks Consent RC145170, with the exception that finished lot levels within Stages 5 and 6 are to achieve a minimum finished level of RL 2.4m to Lyttleton Vertical Datum 1937 (January 2018) / 2.05m NZVD 2016.
- 9.2 The Consent Holder shall ensure all lots, which abut Beach Grove Stage 3, are shaped to slope to the roadside kerb and channel, swale or to an approved outfall, without discharging across adjacent lots. Battered slopes and subsoil drains, or an alternative design solution reviewed and agreed to by Council during engineering acceptance, shall be installed or provided, as required, along:
- the western boundary of Lot 285
  - the western boundary of Lots 353, Lots 355 to 357 (inclusive), and Lot 390
  - the western boundary and part of the southern boundary of Lot 354, and
  - the western boundary of Lot 376.
- The battered slopes shall rise to a minimum of RL 2.4m over a minimum distance of 1.5m from the above mentioned boundaries, and shall either have subsoil drains installed along these boundaries to intercept stormwater, or an alternative design solution reviewed and agreed to by Council during engineering acceptance.
- 9.3 Where land filling is to be undertaken the areas affected, together with dimensions relative to the created property boundaries, shall be shown on the 'As Built' plans supplied to Council's Land Development Team.
- 9.4 Where excavated cut material is greater than 200 mm in thickness, the Consent Holder shall undercut and replace with 100 mm minimum of compacted topsoil.
- 9.5 Where material needs to be imported onto site, the Consent Holder shall provide details of the source and type of material, laboratory tests to confirm mode of compaction, type and frequency of transportation and route used to enter the site to Council's Land Development Team, in writing, prior to works commencing.

- 9.6 The earthworks shall not block, alter or redirect existing or natural overland flow paths, and will not block or redirect drains. Earthworks shall not cause any ponding of stormwater in any adjacent land under separate ownership.
- 9.7 Topsoil with a high organic content and good water retention capacity shall be spread over the site on completion to a settled depth of 150mm on Lots 215 to 401 (inclusive) unless otherwise agreed with Council's Development Manager. The Consent Holder shall grass each lot at the completion of earthworks, and maintain the areas so any dead grass is replaced immediately in order to avoid nuisance effects created by dust.
- 9.8 The Consent Holder shall ensure all construction operations are limited from 7am to 6pm Monday to Saturday. No construction work is permitted on Sundays or Public Holidays.
- 9.9 Reserves to be vested in the Council shall, subject to engineering acceptance, be levelled, covered with minimum 150mm topsoil, grassed and planted as per the Waimakariri District Council Engineering Code of Practice.
- 9.10 All rubbish, organic or other unsuitable material shall be removed off site to an approved disposal facility where this material can be legally disposed.
- 9.11 The Consent Holder shall provide evidence that in areas where there has been a substantial depth of fill (i.e. the borrow area), the fill is compacted and no subsidence will occur.

**Note:** subgrade testing requirement is under roading conditions.

## **10. Environmental Management**

- 10.1 Prior to any works commencing on site the Consent Holder shall provide an Environmental Management Plan (EMP) to Council's Land Development Team for approval. The EMP shall detail:
- the methodology of works,
  - the environmental controls in place to limit effects from issues involving stormwater, dust, noise and other pollutants,
  - how silt contaminated stormwater will be managed during construction in an Erosion and Sediment Control Plan.

No physical works shall occur until the EMP has been submitted and accepted by Council's Land Development Team in writing.

- 10.2 Any amendments to the EMP required as a result of adverse site conditions shall be submitted in writing to Council's Land Development Team.
- 10.3 The Consent Holder shall be responsible for installing and maintaining any sediment control devices, dust containment, noise, protection of the existing land drainage and waterways, and making regular inspections, repairs and changes to the proposed measures as required.
- 10.4 Any works proposed to be undertaken that do not accord with the EMP as a result of adverse site conditions require the approval of Council's Land Development Team in writing prior to these works commencing.

## **11. Flooding**

- 11.1 The Consent Holder shall ensure onsite earthworks do not create flood nuisance or damage effects offsite through concentration, diversion or loss of flood storage.

## **12. Water Supply**

- 12.1 The Consent Holder shall install a reticulated water system to service the development in accordance with approved plans and specifications.
- 12.2 The potable reticulated domestic water and fire supply to proposed Stages 5 and 6 comprising residential Lots 215 to 401 (inclusive) shall be connected to the Kaiapoi urban water supply.

### **General Design Requirements**

- 12.3 The design of the reticulation shall account for the peak and minimum domestic flows for the entire development (including future stages) and firefighting supply as required in applicable standards (particularly ECoP and SNZ PAS 4509: 2008 New Zealand Fire Service Fire Fighting Water Supplies Code of Practice standards shall be met).
- 12.4 The reticulation shall incorporate the following requirements:
- Trunk mains of sufficient size to be installed in the road reserve. The pipes, including appropriate valves, hydrants and fittings should be located in the carriageways.
  - The installation of medium pattern screw down fire hydrants on all new water mains in the roads in accordance with the requirements of the Waimakariri District Council Engineering Code of Practice.
  - PE80 PN12 submains (63mm OD) to be installed in the roadside berms in such a way that each lot can be serviced without crossing a road, carriageway or private property.
  - 15mm diameter (20mm OD) laterals to be laid a minimum of 1 metre into the main body of each lot from the 63mm diameter sub main or 100mm trunk mains with toby boxes and water meters at the road frontages.
  - A toby box and valve at the road frontages for each residential lot.
  - Marker tape above the water mains greater than 63mm outside diameter, clearly identifying it as a water main.

### **Earthquake Resilience**

- 12.5 The Consent Holder shall design the water system to incorporate resilience to earthquake events. Specifically, the following requirements shall be met unless specifically authorised otherwise, in writing, by the Council 3 Waters Manager:
- 1) Maximum depth to pipe invert of 1.5m.
  - 2) The water reticulation shall be designed and constructed to withstand an Ultimate Limit State (ULS) earthquake event with a Peak Ground Acceleration of 0.35g with no more than 100mm vertical deviation and 200mm of horizontal deviation in any 50m length of main over 95% of the water reticulation system.
  - 3) The design shall be resilient, and incorporate specific resilient design components, including ground improvement where necessary, and the use of non-liquefiable backfill such as compacted AP65 or similar.

- 12.6 The Consent Holder shall engage a Chartered Professional Engineer to prepare and sign a geotechnical report, which will specify the method of design and construction for the water reticulation system to withstand ULS earthquakes.

### **Testing and Installation**

- 12.7 All reticulation installed to service Lots 215 to 401 (inclusive) shall be flushed, pressure tested and sterilised in accordance with the Council's Engineering Code of Practice. Test results to be provided to Council's Land development Team.
- 12.8 As a network utility provider, the Council at the consent holder's expense shall carry out all connections to the existing public water supply.
- 12.9 The Consent Holder shall apply to Council's Water Asset Manager for approval to connect to the Council's existing water reticulation. The approval shall be given before works commence on Council's reticulation.
- 12.10 All mains in the road reserve and public access ways shall be vested in Council.

### **13. Waste Water**

- 13.1 The Consent Holder shall install a reticulated pressure sewer system connected to the Kaiapoi Urban Wastewater Scheme to service proposed Stages 5 and 6 (comprising residential Lots 215 to 401 inclusive). The design of the reticulated system shall be certified by the manufacturer of the on-site grinder pumps as being fit for purpose and shall be submitted to Council's Land Development Team for acceptance.
- 13.2 The system shall incorporate the following minimum requirements:
- A network of appropriately sized rising mains discharging to either the existing 160PE10 trunk main within Beach Road or to the 90 and 75 PE10 mains installed in Stage 3 of Beach Grove (RC185305).
  - The boundary connection for a Simplex (Domestic) EOne Grinder Pump Station on Lots 215 to 401 inclusive. Each connection shall include a lateral with a stainless steel swing check valve, stainless steel flushing tee point and a stainless steel ball isolating valve inside a standard PE valve box.
  - The Consent Holder shall install the Simplex (Domestic) EOne Grinder Pump Station chambers, or Council approved equivalent, on Lots 215 to 401 (inclusive).
- 13.3 The onsite pump station, pipes and the boundary connection, excluding the stainless steel isolating valve shall be the responsibility of the landowner. The property owner shall have a maintenance contract with a contractor who has been certified by the pump station manufacturer, to inspect and maintain the pump station on an annual basis.
- 13.4 Condition 13.3 shall be subject to a Consent Notice pursuant to section 221 of the Resource Management Act 1991 to be registered on the Records of Title for Lots 215 to 401 (inclusive).
- 13.5 Prior to 224(c) issue, the Consent Holder shall install the E-One pump station chambers and boundary connections on each lot. A supply agreement between the Consent Holder and the manufacturer shall be provided to Council's Land Development Team stating that the pump systems will be installed within the

chambers on each lot and commissioned prior to completion of the build stage of each lot.

- 13.6 A design report and engineering drawings of the low-pressure sewer system shall be prepared and submitted to the Council Land Development Team for approval prior to construction. The design report shall specify the design flows, pressures, velocities and pipe diameters for each section of the reticulation system.
- 13.7 The pressure reticulation shall incorporate the following minimum requirements:
- PN16 PE 100 Polythene (Black)
  - Electrofusion welded couplings between the mains and the boundary kit
  - Minimum 1.0m separation between the sewer main and the reticulated water main.
  - Marker tape above the sewer main, clearly identifying it as a sewer or wastewater.
- 13.8 All mains in the road reserve and public access ways shall be vested with Council.

#### **14. Stormwater**

- 14.1 The stormwater system shall consist of a piped primary network and secondary overland flowpaths (typically comprising road surfaces and green space swales).

The primary reticulation piping shall collect flow from the kerb inlets and convey the flow to the Storm water Management Area (SMA). The pipes shall be sized to carry the 20% AEP storm event and discharge directly into the wet basins. Primary overflow shall occur into specifically designed secondary flow paths during larger storm events which exceed the capacity of the pipe network.

The secondary flow network shall be designed to contain the 2% AEP event within the prescribed limits on depth of surface flooding.

- 14.2 The Consent Holder shall discharge the stormwater generated from Lots 215 to 401 (inclusive) to the roadside kerb and channel, sump, manhole or stormwater pipeline in accordance with Waimakariri District Councils Standard Drawing 600-410 Issue B.
- 14.3 The Consent Holder shall construct a Stormwater Management Area (SMA) within Lot 703 to service Stages 5 to 8 of Beach Grove. The SMA shall comprise of a first flush and secondary basin to the design parameters specified below:
- a) Northern wet basin located towards the east side of Lot 1000 DP 574663 with a Permanent Water Volume (PMV) based on runoff from the first 25 mm of rainfall of impervious area from contributing catchment
    - The discharge from the Northern wet basin shall be into McIntosh Drain as shown in the stamped approved plans which form part of this consent.
  - b) Southern wet basin located towards the east side of Lot 1000 DP 574663 with a PMV based on runoff from the first 25 mm of rainfall of impervious area from contributing catchment
    - The discharge from the Southern wet basin shall be into McIntosh Drain as shown in the stamped approved plans which form part of this consent.

- c) The wet basins shall be designed to:
- Receive stormwater from a combined catchment area consisting of Stages 5 to 8;
  - Have capacity to collect and treat the first 25 millimetres of rain in any storm event from all contributing roofs, hardstand areas and roads;
  - Provide an average hydraulic residence time of 24 hours (full release over 48 hours);
  - Divert all stormwater generated in excess of the first 25 millimetres from any storm event into McIntosh Drain; and
- d) Be designed in accordance with the Auckland Council GD01 guideline, section C8 Technical guidance: wetlands (December 2017) and the stamped approved plans which form part of this consent.
- Wetlands shall be planted with Council approved plants with designed volume taking into account water volume lost due to planting.
  - Wetlands will need to incorporate a forebay which should have a permanent water volume.

All wetlands shall be a minimum of 3m from public property and 5m from private property.

14.4 The discharge from the wet basins shall not cause erosion or scouring of the banks of McIntosh Drain at the discharge point.

14.5 All public drains/pipes shall be installed on land to be vested in the Council, unless otherwise authorised, in writing, by the Drainage and Waterways Manager.

14.6 Following completion of construction, the Consent Holder shall:

- (i) internally clean all stormwater mains (excludes laterals) to be vested in Council, and
- (ii) test all stormwater mains for leaks, dips, deviations and defects through CCTV inspection in accordance with the NZ Pipe Inspection Manual 4th Edition and achieve an "Excellent Rating". Any defects, leaks or dips shall be rectified. The CCTV recordings, records, and results, contained either on a USB stick or uploaded via the Council Sharefile system, are to be submitted to Council for approval prior to 224(c) issue.

## 15. **Roading**

15.1 The Consent Holder shall construct all roading and footpaths to service the development in accordance with the approved plans and specifications and the requirements set out in the Waimakariri District Council Engineering Code of Practice Standard Drawing 600-272 Issue D. Each road shall be designed in accordance with the below:

- Road 1 – Urban Collector: Cross Section A, Drawing P21-196-05-220-RD Rev 2
- Road 2 – Urban Collector: Cross Section B, Drawing P21-196-05-220-RD Rev 2
- Road 3 – Local Road: Cross Section C, Drawing P21-196-05-220-RD Rev 2
- Road 5 – Local Road: Cross Section C, Drawing P21-196-05-220-RD Rev 2
- Road 6 – Local Road: Cross Section E, Drawing P21-196-05-221-RD Rev 3

- Road 7 – Greenway Road: Cross Section F, Drawing P21-196-05-221-RD Rev 3
- Road 11 – Local Road: Cross Section E, Drawing P21-196-05-221-RD Rev 3
- Road 12 – Greenway Road: Cross Section G, P21-196-05-221-RD Rev 3
- Road 13 – Local Road: Cross Section E, Drawing P21-196-05-221-RD Rev 3
- Road 14 – Local Road: Cross Section E, Drawing P21-196-05-221-RD Rev 3
- Road 15 – Urban Collector: Cross Section H, Drawing P21-196-05-222-RD Rev 1

15.2 The final detailed road design shall be developed, safety audited and approved for the whole of Stages 5 and 6 together. The detail design shall be submitted to Council's Land Development Team for Engineering Acceptance, and that design shall include the following:

- The pedestrian crossing on Road 2 at the edge of the reserve near the intersection of Road 11 and Road 2 (on the frontage of Lot 286) shall include a raised platform to control speeds.
- On-road speed mitigation measures for Road 15.
- Pavement design details (minimum acceptable metal depth in a roadway is 250mm)
- Plans of all proposed road markings and traffic control signs for approval as part of the Engineering acceptance process. The Consent Holder shall install all road markings and traffic control signs.
- a Shared use Path on Lots 600 to 603 which are to vest as Local Purpose / Recreation Reserve. The Shared use Path shall have a minimum width of 2.5m and be in accordance with Waimakariri District Council Standard Drawing 600 - 222 (Issue E).
- kerb pedestrian cut downs and tactile pavers at all intersections. The locations of cut downs shall be as close as practicable to the tangent point of the kerb.

15.3 The Consent Holder shall form and seal Lots 100 to 105 (inclusive) to a fully formed Residential Standard in accordance with the approved plans.

15.4 The Consent Holder shall undertake the following tests in accordance with NZS4404:2010. This includes:

- (i) The subgrade will be tested during the earthworks stage to ensure the formation is adequate for metal courses and surfacing;
- (ii) Benkelman Beam tests (or other approved in situ formation bearing tests) following completion of the base course layer and prior to sealing. Council requires test results to approve prior to sealing;
- (iii) Basecourse testing by proof rolling with an approved roller and NDM testing by an experienced operator;
- (iv) NDM Testing under the kerb and channel shall be carried out and the test results reviewed and accepted by the Council prior to the kerb and channel being poured.
- (v) Footpath subgrades shall be tested by proof rolling with an approved roller;
- (vi) Clegg Hammer testing of footpath and kerb formation bearing tests following completion of the base course layer and prior to concreting/surfacing. A measured minimum Clegg Impact Value of 25 for footpaths and 35 for kerb formation shall be obtained to assure adequate compaction and pavement strength prior to sealing/pouring concrete.



- 15.5 Road corridors shall be sealed with a two-wet coat seal system (grade 6 chip over grade 4 chip) over the entire carriageway surface. Alternatively asphaltic concrete pavements can be designed and constructed in accordance with NZTA M10:2020, over a waterproofing single coat chip seal.
- 15.6 Asphalt sealed turning areas of sufficient dimension for turning of trucks, including refuse and recycling trucks, shall be included where the road ends are to be extended in future stages. Where future roads are under construction immediately adjacent to these road ends, suitable provision shall be made available for turning of trucks at these locations. The solution needs to be agreed with Council's Land Development Team.
- 15.7 Access onto the eastern most ends of Roads 12, 2 and 3 in Stages 5 and 6 shall be blocked, preventing access onto these roads from Road 15. The desired method of implementing this is to be agreed during engineering acceptance review. If access to these roads is preferred then temporary hammerheads will be constructed at the eastern end of Roads 12, 2 and 3 in Stages 5 and 6 using the same dimensions as Stage 4. They shall be surfaced in accordance with NZTA M10:2020, over a waterproofing single coat chip seal.
- 15.8 Wire and bollard fencing shall be installed around any temporary hammerheads.

## **16. Access**

- 16.1 The Consent Holder shall install a Stages 5 and 6 construction site access from Beach Road (or agreed alternative) and a stockpile site access to the following minimum requirements:
- The access formed and sealed generally in accordance with Waimakariri District Council Standard Drawing 600 - 218 (Issue E) with a 20 metre metalled strip into the site.
  - Minimum 6.0 metre throat width.
  - A 5m long shaker ramp at the site end of the metalled strip, with provision for wheel wash facilities if required.
- 16.2 The Consent Holder shall construct and seal the joint vehicle crossings serving Lots 285 to 289 (inclusive), and Lot 387 to accord with the Waimakariri District Council Engineering Code of Practice Standard Drawing 600-211A Issue E excepting that the joint vehicle crossings have a width of 7m or 8m. The vehicle crossings will be located as shown on the approved stamped plans.
- 16.3 Prior to occupation of a dwelling on Lots 215 to 284 (inclusive), Lots 290 to 386 (inclusive) and Lots 388 to 401 (inclusive), the lot owner shall construct and seal their vehicle crossing to accord with the Waimakariri District Council Engineering Code of Practice Standard Drawing 600 211A Issue E. The vehicle crossings shall be located as shown on the approved plans stamped RC225415 and RC215416 to retain on-street parking spaces, limit vehicle crossings onto Collector Roads, and optimise traffic safety.
- 16.4 Pedestrian sight visibility splays, in accordance with Figure 30.3 of the Waimakariri District Plan shall be achieved for all lots as all vehicle accesses cross pedestrian routes, including driveways crossing footpaths. The lot owner shall ensure sightlines are kept clear of obstructions for visibility reasons and that landscaping or other features contained within the visibility splay areas do not exceed 0.5m in height.

- 16.5 Lots 244 to 253 (inclusive), Lots 276 to 278 (inclusive), Lots 280 to 284 (inclusive), Lots 306 to 308 (inclusive), Lots 341 to 347 (inclusive), Lots 372 to 375 (inclusive), Lot 383, Lot 389, and Lots 395 to 401 (inclusive), shall have sufficient on-site manoeuvring for an 85th percentile car to ensure no vehicle needs to reverse onto Road 15 being a Collector Road, unless on-road speed mitigations are approved by Council and implemented satisfactorily, as required under Condition 15.2.
- 16.6 Condition 16.3 shall be subject to a Consent Notice pursuant to Section 221 of the Resource Management Act 1991, to register on the Records of Title for Lots 215 to 284 (inclusive), Lots 290 to 386 (inclusive), and Lots 388 to 401 (inclusive).
- 16.7 Condition 16.4 shall be subject to a Consent Notice pursuant to Section 221 of the Resource Management Act 1991, to register on the Records of Title for Lots 215 to 401 (inclusive).
- 16.8 Condition 16.5 shall be subject to a Consent Notice pursuant to Section 221 of the Resource Management Act 1991, to register on the Records of Title for Lots 244 to 253 (inclusive), Lots 276 to 278 (inclusive), Lots 280 to 284 (inclusive), Lots 306 to 308 (inclusive), Lots 341 to 347 (inclusive), Lots 372 to 375 (inclusive), Lot 383, Lot 389, and Lots 396 to 401 (inclusive), unless on-road speed mitigations are approved by Council and implemented satisfactorily, as required under Condition 15.2.

## **17. Landscaping within road reserves**

- 17.1 The Consent Holder shall submit a landscaping proposal, including the installation and maintenance regime, to Council's Land Development Team for acceptance in writing prior to any works commencing on site. The proposal shall include:
- an overall plan showing streetscapes;
  - grass areas / grassed berms
  - street tree locations
  - any other proximate reserves
  - planted areas to be mulched
  - trees, shrubs and fixtures noted to be installed in accordance with Engineering Code of Practice Section 10.
- 17.2 The Consent Holder shall plant, stake, etc. trees in the reserve and streets to meet the following minimum requirements:
- The type of street trees as noted on the landscape plan;
  - Each tree shall have a single leader and the height of the trees shall be noted on the landscape plan and accepted by Council's Land Development Team.
- 17.3 The Consent Holder shall maintain all street trees for a period of two years from planting, and any dead or damaged plants shall be replaced as soon as identified.

## **18. Lighting**

- 18.1 The Consent Holder shall provide details of street lighting proposals prepared in consultation with the power supply authority, to Council's Development Manager in the Project Delivery Unit for acceptance.

18.2 The Consent Holder shall engage a Chartered Professional Engineer to design the bases for the light poles considering the location and ground conditions. An installation plan shall be prepared and accepted by Council before installation proceeds.

18.3 The light poles shall be painted and light bulbs of LED type installed.

18.4 The Consent Holder at their cost shall install the lighting. Any amendments to the installation process shall be agreed with Council in writing prior to being undertaken.

## **19. Power and Telephone**

19.1 The Consent Holder shall engage a utility network operator to provide underground electrical and telecommunications reticulation to the boundary of proposed Lots 215 to 401 (inclusive).

19.2 The Consent Holder shall provide evidence in writing, to Council's Land Development Engineer, from a utility network operator, that electrical and telecommunications reticulation has been installed to Lots 215 to 401 (inclusive) and that all costs have been met.

## **20. Geotechnical**

20.1 Prior to the erection of any dwelling on proposed Lots 215 to 401 inclusive, the Consent Holder shall ensure a site specific geotechnical assessment is carried out by a suitably qualified Chartered Professional Engineer (CPEng) with experience in residential development. Foundations shall comply with the minimum requirements set out in the most recent version of MBIE's guidelines for land that is classified as Technical Category 2 (TC2). The results of this assessment shall be used to design specific foundations for each dwelling.

20.2 Condition 20.1 shall be subject to a Consent Notice pursuant to Section 221 of the Resource Management Act 1991, to register on the Records of Title for Lots 215 to 401 inclusive.

## **21. Fencing**

21.1 Fencing on Lots 226 to 243 (inclusive), 254 to 275 (inclusive), 279, 285 to 293 (inclusive), 320 to 335 (inclusive), 337 to 340 (inclusive), 348 to 371 (inclusive), 376 to 382 (inclusive), 384 to 388 (inclusive), 390 to 394 (inclusive) and 396 to 400 (inclusive) shall follow the following requirements:

- Fencing on road boundaries shall be a maximum height of 1.2m
- Fencing on side and rear boundaries shall be a maximum height of 1.8m.
- Pedestrian sight visibility splays shall be provided as required by Condition 16.4.

21.2 Fencing on lots with vehicular access onto collector roads and over Shared Pathways being Lots 244 to 253 (inclusive), 276 to 278 (inclusive), 280 to 284 (inclusive), 294 to 319 (inclusive), 336, 341 to 347 (inclusive), 372 to 375 (inclusive), 383, 389, 395 to 401 (inclusive) shall meet the following minimum requirements:

- Fencing on road boundaries located within the front 3m of the property shall have a minimum visual permeability / openness of 50% and be no higher than 1m in height.

- Fencing on side boundaries located within the first 3m shall be no higher than 1m in height.
  - Pedestrian sight visibility splays shall be provided as required by Condition 16.4.
  - Unless otherwise required above, fencing on road boundaries shall be a maximum height of 1.2m and fencing on side and rear boundaries shall be a maximum height of 1.8m.
- 21.3 Condition 21.1 shall be subject to a consent notice pursuant to Section 221 of the Resource Management Act 1991, to register on the Records of Title for Lots 226 to 243 (inclusive), 254 to 275 (inclusive), 279, 285 to 293 (inclusive), 320 to 335 (inclusive), 337 to 340 (inclusive), 348 to 371 (inclusive), 376 to 382 (inclusive), 384 to 388 (inclusive), 390 to 394 (inclusive) and 396 to 400 (inclusive) .
- 21.4 Condition 21.2 shall be subject to a consent notice pursuant to section 221 of the Resource Management Act 1991, to register on the Records of Title for Lots 244 to 253 (inclusive), 276 to 278 (inclusive), 280 to 284 (inclusive), 294 to 319 (inclusive), 336, 341 to 347 (inclusive), 372 to 375 (inclusive), 383, 389, 395 to 401 (inclusive).
- 21.5 Fencing on Lots 215 to 225 (inclusive) that shares a common boundary with Lots 600 to 602 (inclusive), which are to be vested in Council as Recreation Reserve, shall follow the following requirements:
- Fencing on the common boundary with Lots 600 to 602 inclusive shall have a minimum visual permeability / openness of 50% above a height of 1.2 metres.
  - Pedestrian sight visibility splays shall be provided as required by Condition 16.4.
  - Unless otherwise required above, fencing on road boundaries shall be a maximum height of 1.2m and fencing on side and rear boundaries shall be a maximum height of 1.8m.
- 21.6 The land owners of Lots 215 to 225 (inclusive) shall pay the full costs of fencing the common boundary with Lots 600 to 602 (inclusive), which are to be vested in Council as Recreation Reserve.
- 21.7 Conditions 21.5 and 21.6 shall be subject to a consent notice pursuant to Section 221 of the Resource Management Act shall register on the Records of Title of Lots 215 to 225 (inclusive).

## **22. Finished Floor Levels**

- 22.1 The finished floor level of any habitable dwelling on Lots 215 to 401 (inclusive) shall be a minimum of RL 2.9m to Lyttleton Vertical Datum 1937 (January 2018) / 2.55m NZVD 2016).
- 22.2 Condition 22.1 shall be subject to a consent notice pursuant to section 221 of the Resource Management Act 1991, to register on the Records of Title for Lots 215 to 401 (inclusive).

## **23. As-Built Records**

- 23.1 The Consent Holder shall provide daily site sealing records and beam test results from the sealing contractor to Council's Land Development Team in the Project Delivery Unit as part of the As Built record to enable accurate RAMM records to be established for the new road construction.

- 23.2 Copies of all test results, Producer Statements, certification, inspections, sharefile or USB of CCTV 's shall be provided to Council's Land Development Team. Digital photo images of the inside of all manholes shall be included.
- 23.3 Where 'As Built' plans have been prepared using computer aided draughting techniques a copy of the file shall be made available to the Council in either of the following formats - Microstation (.DGN), Autocad (.DWG), or (.DXF). Two sets of plans shall be provided at a scale of 1:1000 and 1:500.
- 23.4 An electronic set of 'As Built' plans shall be provided at a scale of 1:1000 and 1:500. PDF and one of Microstation (.DGN), Autocad (.DWG), or (.DXF) file formats are required. The As-Built plans shall be stamped by a Chartered Professional Engineer or Registered Professional Surveyor stating they are a true and accurate record of all physical works and assets vesting with Council.
- 23.5 The Consent Holder shall provide to Council's Land Development Team, an asset register for all assets to be vested in Council, including pipes, valves, fittings, manholes, structures and the like. The asset register shall include construction costs.

## **24. Maintenance**

- 24.1 The Consent Holder shall be responsible for the maintenance of:
- (i) all subdivision and associated civil infrastructure works for a period of 12 months, and
  - (ii) all reserves, street trees and landscaping for two years and two planting seasons (whichever is the lesser) for a period of 24 months.

The maintenance period starts on the date of issue of the Section 224(c) 'Conditions Certificate'.

- 24.2 A bond equal to 5% (including GST) of the cost of physical works shall will be lodged with Council for the same period(s).
- 24.3 Maintenance shall include:
- Appropriate and regular mowing of grass and swales, watering of all plants and trees, and replacement of any dead specimens.
  - Repair of any damage or defects in any of the civil works or services associated with the development of the subdivision.
  - Full operation and provision of a maintenance programme covering the above.

## **25. Conditions Auditing**

- 25.1 The Council, on an actual cost basis, shall audit compliance with the conditions of consent through site inspections and checking of associated documentation to ensure the work is completed in accordance with the approved plans and specifications. The Council's Land Development Team will undertake inspections and checking.
- 25.2 For audit inspections required by the consent, the Consent Holder shall notify the Council's Land Development Team at least 24 hours prior to commencing the works, preferably by email to [subdivaudit@wmk.govt.nz](mailto:subdivaudit@wmk.govt.nz) including the Resource Consent number and contractor/agent contact details or by phone on 0800 965 468.

25.3 The minimum level of inspection shall be as follows:

Earthworks

- Following stripping of topsoil;
- During progress of the earthworks;
- Prior to filling drainage ditches;
- On completion to final levels;

Roading and Footpaths

- Following shaping of roading and footpath sub-grade prior to placement of sub base material;
- Following metalling up, prior to pouring of kerb and channel;
- Following compaction of base course prior to sealing.

Vehicle Crossings

- On completion of excavation to sub-grade.

Trenching

- Prior to backfilling of services;
- During compaction of the trench backfilling.

Sewer

- During installation;
- Testing of sewer mains and laterals.

Water

- During installation;
- Testing of mains and laterals;
- Sterilisation of water mains.

Stormwater

- On piping works, drains, headwalls and related works;
- On excavation;
- During installation;
- On completion.

Street Trees

- Before set out;
- During planting of trees;
- On completion of planting in road reserves.

Whole Works

- Prior to issue of a Conditions Certificate under Section 224(c) of the Resource Management Act 1991;
- One week prior to end of maintenance period (where applicable);
- On completion of maintenance period (where applicable).

25.4 Where repeat 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 on the same charging basis as the normal inspections.

## **26. Works Condition**

26.1 A completion of conditions certificate under Section 224(c) of the Resource Management Act 1991 will not be issued until conditions 1 to 25 above have been met to the satisfaction of the Waimakariri District Council, at the expense of the consent holder.

## **Land Use – RC225416**

RC225416 includes the following four resolutions:

- Resolution A - Departure from Medium Density Residential Standards
- Resolution B - Show Home Village
- Resolution C - Earthworks
- Resolution D - Non-complying Vehicle Crossings

## **RC225416 - Resolution A - Departure from Medium Density Residential Standards**

**THAT** pursuant to Section 104B of the Resource Management Act 1991 consent be granted to erect dwellings on Lots 215 to 401 (inclusive) created from Subdivision Consent RC225415 that do not meet four of the Built Form Standards of Variation 1 in the Proposed District Plan, being:

- BFS2 which requires building coverage of 50% (under footprint of dwelling which includes any overhangs). The applicant is seeking 55% building coverage
- BFS5 which requires structures to be setback 1.5m to road boundaries and 1m to internal and rear boundaries. These setbacks are measured to the outer most edge of dwellings/roofs. The applicant is seeking for the side/internal setbacks to be measured to the external façade of dwellings
- BFS10 which requires outlook space from principal living rooms to be to be 4m x 4m. The applicant is seeking for these to be 3m x 3m
- BFS11 which requires 20% glazing along street frontages. The applicant is seeking the provision of 15% glazing

on Balance Lot 1000 DP 576930 (from RC185305 Stage 3E), at 280 Beach Road, Kaiapoi (being Beachgrove Stages 5 and 6) as a non-complying activity, subject to the following conditions which are imposed under Section 108 of the Act:

## 1. Application Plan

- 1.1 The activity shall be carried out in accordance with the attached approved application plans, stamped RC225415 and RC225416.

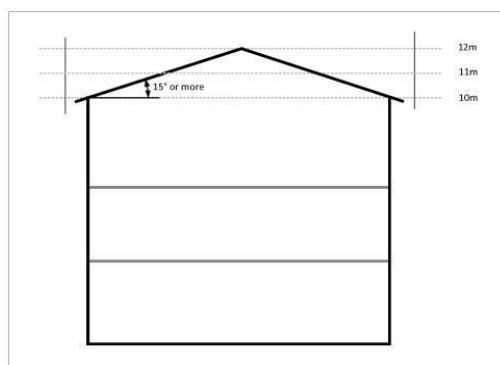
## 2. Lapse Period of Consent

- 2.1 This consent shall expire 10 years after the date of issue, being **12 May 2033**.

## 3. Urban Design Criteria

- 3.1 Residential units located on Lots 215 to 401 shall be subject to the following urban design criteria:

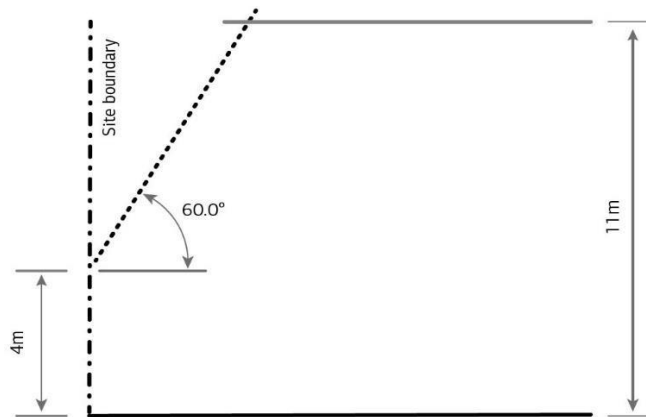
- a) There shall be no more than 3 residential units per site.
- b) Building coverage shall be a maximum of 55% of the net site area which includes eaves and spouting.
- c) Buildings must not exceed 11 metres in height, except that 50% of a building's roof in elevation, measured vertically from the junction between wall and roof, may exceed this height by 1 metre, where the entire roof slopes 15° or more, as shown in Figure MRZ-1 below.



- d) Any building or structure shall be set back a minimum of 1.5m from any road boundary. This setback is to be measured from the exterior edge of the structure to the road frontage boundary.
- e) Any building or structure shall be set back a minimum of 1m from any internal boundary, except that buildings on adjoining sites which share a common wall, the internal setback shall not apply along that part of the internal boundary covered by such a wall. This setback is to be measured from external facade of the structure to any internal boundary.
- f) Buildings must not project beyond a 60° recession plane measured from a point 4 metres vertically above ground level along all boundaries, as shown Figure MRZ-3. Where the boundary forms part of a legal right of way, entrance strip, access site, or pedestrian access way, the height in relation to boundary applies from the farthest boundary of that legal right of way, entrance strip, access site, or pedestrian access way. This standard does not apply to:
  - a boundary with a road
  - existing or proposed internal boundaries within a site



- site boundaries where there is an existing common wall between 2 buildings on adjacent sites or where a common wall is proposed.



- g) A residential unit at ground floor level must have an outdoor living space that is at least 20 square metres, has no dimension less than 3 metres, and is accessible from the residential unit; and may be:
- grouped cumulatively by area in 1 communally accessible location; or
  - located directly adjacent to the unit; and
  - is free of buildings, parking spaces, and servicing and manoeuvring areas.
- h) A residential unit located above ground floor level must have an outdoor living space in the form of a balcony, patio, or roof terrace that-
- is at least 8 square metres and has a minimum dimension of 1.8 metres; and
  - is accessible from the residential unit; and
  - may be-
    - grouped cumulatively by area in 1 communally accessible location, in which case it may be located at ground level; or
    - located directly adjacent to the unit.
- i) An outlook space must be provided for each residential unit from habitable room windows.
- The minimum dimensions for a required outlook space are as follows:
- a principal living room must have an outlook space with a minimum dimension of 3 metres in depth and 3 metres in width; and
  - all other habitable rooms must have an outlook space with a minimum dimension of 1 metre in depth and 1 metre in width.
- The width of the outlook space is measured from the centre point of the largest window on the building face to which it applies. Outlook spaces may
- be over driveways and footpaths within the site or over a public street or other public open space,
  - overlap where they are on the same wall plane in the case of a multi-storey building, and
  - be under or over a balcony.
- Outlook spaces required from different rooms within the same building may overlap.
- Outlook spaces must -
- a. be clear and unobstructed by buildings; and

- b. not extend over an outlook space or outdoor living space required by another dwelling.
- j) Any residential unit facing the street must have a minimum of 15% of the street-facing facade in transparent glazing to a habitable room. The area considered as street-facing facade is measured as the total width of the habitable room/s of the dwelling by a vertical height between foundation and ceiling, excluding the garage facade.
- k) A residential unit at ground floor level must have a landscaped area of a minimum of 20% of a developed site with grass or plants, and can include the canopy of trees regardless of the ground treatment below them. The landscaped area may be located on any part of the development site, and does not need to be associated with each residential unit.

#### **4. Fencing**

- 4.1 Fencing on Lots 226 to 243 (inclusive), 254 to 275 (inclusive), 279, 285 to 293 (inclusive), 320 to 335 (inclusive), 337 to 340 (inclusive), 348 to 371 (inclusive), 376 to 382 (inclusive), 384 to 388 (inclusive), 390 to 394 (inclusive) and 396 to 400 (inclusive) shall follow the following requirements:
- Fencing on road boundaries shall be a maximum height of 1.2m
  - Fencing on side and rear boundaries shall be a maximum height of 1.8m.
  - Pedestrian sight visibility splays shall be provided as required by Condition 16.4.
- 4.2 Fencing on lots with vehicular access onto collector roads and over Shared Pathways being Lots 244 to 253 (inclusive), 276 to 278 (inclusive), 280 to 284 (inclusive), 294 to 319 (inclusive), 336, 341 to 347 (inclusive), 372 to 375 (inclusive), 383, 389, 395 to 401 (inclusive) shall meet the following minimum requirements:
- Fencing on road boundaries located within the front 3m of the property shall have a minimum visual permeability / openness of 50% and be no higher than 1m in height.
  - Fencing on side boundaries located within the first 3m shall be no higher than 1m in height.
  - Pedestrian sight visibility splays shall be provided as required by Condition 16.4.
  - Unless otherwise required above, fencing on road boundaries shall be a maximum height of 1.2m and fencing on side and rear boundaries shall be a maximum height of 1.8m.
- 4.3 Fencing on Lots 215 to 225 (inclusive) that shares a common boundary with Lots 600 to 602 (inclusive), which are to be vested in Council as Recreation Reserve, shall follow the following requirements:
- Fencing on the common boundary with Lots 600 to 602 inclusive shall have a minimum visual permeability / openness of 50% above a height of 1.2 metres.
  - Pedestrian sight visibility splays shall be provided as required by Condition 16.4.
  - Unless otherwise required above, fencing on road boundaries shall be a maximum height of 1.2m and fencing on side and rear boundaries shall be a maximum height of 1.8m.

4.4 The land owners of Lots 215 to 225 (inclusive) shall pay the full costs of fencing the common boundary with Lots 600 to 602 (inclusive), which are to be vested in Council as Recreation Reserve.

**5. Conditions Auditing**

5.1 The Council, on an actual cost basis, shall audit compliance with the conditions of consent by both site inspections and checking of associated documentation to ensure the work is completed in accordance with the approved plans and specifications and to the Council's standards. The Council will undertake inspections and checking.

**6. Inspection**

6.1 Compliance with the above conditions may be verified by inspection by a Council Officer pursuant to Section 35(2)(d) of the Resource Management Act 1991.

6.2 Should an inspection be required, the Consent Holder shall pay to the Council charges on an at cost basis pursuant to Section 36(1)(c) of the Resource Management Act 1991 to enable the Council to recover its actual and reasonable costs in carrying out the inspections.

**RC225416 - Resolution B - Show Home Village**

**THAT** pursuant to Section 104B of the Resource Management Act 1991 consent be granted to for a show home village on Lots 231, 244 to 248 (inclusive), Lots 276 to 278 (inclusive) and Lot 386 in Stages 5C and 5D created from Subdivision Consent RC225415, on Balance Lot 1000 DP 576930 (from RC185305 Stage 3E), at 280 Beach Road, Kaiapoi (being Beachgrove Stages 5 and 6) as a non-complying activity, subject to the following conditions which are imposed under Section 108 of the Act:

**1. Application Plan**

1.1 The activity shall be carried out in accordance with the attached approved application plans, stamped RC225415 and RC225416.

**2. Hours of Operation**

2.1 Hours of operation for the show home activity shall be between the hours of 9am and 4pm Monday to Sunday including public holidays.

**3. Signage**

3.1 Signage relating to the show home activity shall be wholly located within the site and shall be removed with the ceasing of the show home activity.

3.2 Signage relating to the show home activity shall have a maximum display area of 0.60m<sup>2</sup>.

**4. Lapsing of Consent for Show-home**

4.1 This consent for the show homes shall expire after a period of 2 years following issue of the Code Compliance Certificate for the respective building consents for each show home, after which time these show homes shall revert to residential use.

## **5. Inspection**

- 5.1 Compliance with the above conditions may be verified by inspection by a Council Officer pursuant to Section 35(2)(d) of the Resource Management Act 1991.
- 5.2 Should an inspection be required the Consent Holder shall pay to the Council charges pursuant to Section 36(1)(c) of the Resource Management Act 1991 to enable the Council to recover its actual and reasonable costs in carrying out the inspections.

## **RC225416 - Resolution C - Earthworks**

**THAT** pursuant to Section 104C of the Resource Management Act 1991 consent be granted to undertake earthworks exceeding an area of 300m<sup>3</sup> per 1000m<sup>2</sup> on Residential zoned land, on Balance Lot 1000 DP 576930 (from RC185305 Stage 3E), at 280 Beach Road, Kaiapoi (being Beachgrove Stages 5 and 6) as restricted discretionary activity, subject to the following conditions which are imposed under Section 108 of the Act:

### **1. Application Plan**

- 1.1 The activity shall be carried out in accordance with the attached approved application plans, stamped RC225415 and RC225416.

### **2. Earthworks**

- 2.1 All earthworks shall be in accordance with the conditions set out in the Earthworks Consent issued RC145170, with the exception that finished Lot levels within Stages 5 and 6 are brought up to minimum finished level of RL 2.4m to Lyttleton Vertical Datum 1937 (January 2018) / 2.05m NZVD 2016.
- 2.2 The Consent Holder shall ensure all lots are shaped to slope to the roadside kerb and channel, swale or to an approved outfall, without discharging across adjacent lots, except that battered slopes and subsoil drains shall be installed along the western boundary of Lot 285, Lots 353 to 357 and Lot 376. The battered slopes shall rise to a minimum of RL 2.4m over a minimum distance of 1.5m from the western boundary, and shall have subsoil drains installed along the western boundary to intercept stormwater.
- 2.3 Where land filling is to be undertaken the areas affected, together with dimensions relative to the created property boundaries, shall be shown on the 'As Built' plans to be supplied to the Council.
- 2.4 Any areas of fill or earthworks not certified in accordance with NZS 4431 shall, together with sufficient dimensions to locate the feature from property boundaries, be registered on the land transfer title plans and shown on the 'As Built' plans.
- 2.5 Where excavated cut material is greater than 200mm in thickness, the Consent Holder shall undercut and replace with 100mm minimum of compacted topsoil.
- 2.6 Where material needs to be imported on to site, the Consent Holder shall provide details of the source and type of material, laboratory tests to confirm mode of

compaction, type and frequency of transportation and route used to enter the site to Council, in writing, prior to works commencing.

- 2.7 The earthworks shall not block, alter or redirect existing or natural overland flow paths, and shall not block or redirect drains, and shall not create ponding of stormwater in any adjacent land in separate ownership.
- 2.8 During all earthworks the Consent Holder shall employ dust containment measures, such as watering, to avoid off site nuisance effects created by dust.
- 2.9 The Consent Holder shall grass each lot at the completion of earthworks, and shall maintain the areas so that any areas of dead grass are replaced immediately, in order to avoid nuisance effects created by dust.
- 2.10 The Consent Holder shall ensure all construction operations shall be limited to 7am to 6pm Monday to Saturday. No construction work shall take place on Sundays or Public Holidays.
- 2.11 Reserves to be vested in the Council shall, subject to engineering approval, be levelled, covered with minimum 150mm topsoil, grassed and planted as per the Waimakariri District Council Engineering Code of Practice.
- 2.12 The Consent Holder shall ensure all rubbish, organic or other unsuitable material shall be removed off site to an approved disposal facility where this material can be legally disposed of.
- 2.13 The Consent Holder shall provide evidence that in areas where there has been a substantial depth of fill (i.e. the borrow area) the fill is compacted and no subsidence will occur.
- 2.14 Topsoil with a high organic content and good water retention capacity shall be spread over the site on completion to a settled depth of 150mm to Lots 215 to 387 inclusive.
- 2.15 The road sub base shall be built to a standard suitable for the proposed road formation. The sub base shall be tested with the earthworks operation to ensure the formation is adequate for the metal courses and surfacing as defined in the Waimakariri District Council Engineering Code of Practice.

### **3. Environmental Management**

- 3.1 Prior to any works commencing on site the Consent Holder shall provide an Environmental Management Plan (EMP) to the Council for approval. The EMP shall detail the methodology of works and the environmental controls in place to limit effects from issues involving flooding, dust, noise and other pollutants. No works shall occur until this EMP has been submitted and approved by Council in writing.
- 3.2 Any required amendments to the EMP as a result of adverse site conditions shall be submitted in writing to Council.
- 3.3 The Consent Holder shall be responsible for installing and maintaining any sediment control devices, protection of the existing land drainage and waterways, and making regular inspections, repairs and changes to the proposed measures as required.

- 3.4 Any works proposed to be undertaken that do not accord with the EMP as a result of adverse site conditions require the approval of Council, in writing, prior to these works commencing.
- 3.5 The Consent Holder shall take measures to control silt contaminated stormwater at all times during earthworks, roading development and installation of underground services. Details of the proposed controls shall be included in an Erosion and Sediment Control Plan (ESCP) which will form part of the Environmental Management Plan to be submitted to Council for approval in writing.

### **RC225416 - Resolution D - Non-complying Vehicle Crossings**

**THAT** pursuant to Section 104B of the Resource Management Act 1991 consent be granted to install non-complying vehicle crossings which will not meet the separation distance requirements from vehicle crossings on other properties and to intersections, for reversing onto a collector road, and for vehicle crossings that do not meet the minimum 4m width for individual lots as follows:

- Eight non-complying vehicle crossings which will not meet the separation distance requirements from vehicle crossings on other properties, between Lots 222 and 223, Lots 227 and 228, Lots 230 and 231, Lots 306 and 307, Lots 307 and 308, Lots 327 and 328, Lots 340 and 371 and Lots 382 and 394.
- Fifty-four non-complying vehicle crossings which are less than 4m in width for Lots 285 to 290 (inclusive), Lots 294 to 305 (inclusive), Lot 340, Lot 387, Lot 389, Lot 395, Lots 320 to 334 (inclusive), Lots 341 to 347 (inclusive), Lots 369 to 371 (inclusive), Lot 383, and Lots 396 to 401 (inclusive).
- One non-complying vehicle crossing which will not meet the 10m separation distance requirement to intersection on Lot 384.
- Reversing onto a collector road from Lots 285 to 290 (inclusive), Lots 294 – 304 (inclusive), Lots 306 to 308 (inclusive), Lot 387, Lots 341 – 347 (inclusive), Lots 373 and 374, Lot 389, and Lots 396 to 401 (inclusive), due to the lots being too narrow to provide for on-site manoeuvring.

on lots created from subdivision consent RC225415 at 280 Beach Road, Kaiapoi (being Beachgrove Stages 5 and 6) as a non-complying activity, subject to the following conditions which are imposed under Section 108 of the Act:

#### **1. Application Plan**

- 1.1 Except as required to comply with the following conditions, the activity shall be carried out in accordance with the attached approved application plans, stamped RC225415 and RC225416.

#### **2. Access**

- 2.1 The consent holder shall provide the design drawings and location plan of the vehicle crossings to the Councils Roding Manager for certification prior to construction. No construction can be undertaken until certification has been supplied by Councils Roding Manager.
- 2.2 The property owner shall Clegg Hammer test the accesses prior to sealing. A measured Clegg Impact Value of at least 25 for footpaths and residential crossings shall be obtained to assure adequate compaction and pavement strength prior to

sealing. Documentation shall be supplied to Council confirming the test results obtained.

- 2.3 The vehicle crossings shall be formed and sealed to accord with Waimakariri District Council Engineering Code of Practice Standard Drawing 600-211A (Issue E) / 600-211D (Issue D).

### **3. Conditions Auditing**

- 3.1 The Council will audit compliance with the conditions of consent by both site inspections and checking of associated documentation to ensure the work is completed in accordance with the approved plans and specifications and to the Council's standards. The Council will undertake inspections and checking on an at cost basis. The Consent Holder, or their authorised agent, shall notify Council at least one working day prior to commencing various stages of the works.

#### **Accesses**

- On completion of excavation to sub-grade;
  - Following compaction of base course prior to final surfacing;
  - When Benkelman Beam tests are being carried out;
  - Upon final completion
- 3.2 Where repeat 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 at cost for staff time and vehicle running costs for kilometres travelled.

### **ADVICE NOTES**

- (a) Please note that it is your Contractor's responsibility to locate all underground services. No services are to be moved without the written permission of the service provider.

When locating services from service plans, your contractor will need to dig for and confirm the exact location of the service. When excavating in the vicinity of any services, your contractor will be held responsible for any damage.

A vehicle crossing constructed without Council inspections will be deemed as an illegal entrance.

You are reminded that stamped concrete, coloured concrete, cobbles and paving blocks are not permitted.

- (b) No excavation shall commence within a public road reserve without the prior receipt and approval of a Corridor Access Request (CAR).
- (c) Electrical and telephone reticulation requires that the network structures be available. In some cases, such as in rear lots, this could mean that ducting only is provided to the lot from the service box.

- (d) The Consent Holder is advised that Traffic Management Plan forms can be sourced from Council Service Centres or on-line at: <https://www.waimakariri.govt.nz/home>
- (e) The Erosion & Sediment control Toolbox for Canterbury can be found on the ECan website link <http://escscanterbury.co.nz/>
- (f) The Consent Holder shall be advised that development contributions apply to this subdivision and that these will be levied in accordance with the Council's Development Contributions Policy. Development Contributions will be advised in a letter separate to the resource consent decision. Payment of development contributions is required prior to the completion of the 224(c) process, under section 208 of the Local Government Act 2002.
- (g) The Consent Holder is advised that requirements and conditions listed are a statement of the Council's minimum standards. Where the Consent Holder proposes higher standards or more acceptable alternatives these shall be submitted to the Council in writing for approval.
- (h) This activity has been granted resource consent under the Resource Management Act 1991. It is not a consent under any other Act, Regulation or Bylaw. The activity must comply with all relevant council bylaws, the Building Act 2004 and any other relevant laws and regulations. If you require other approvals, such as a building consent or vehicle crossing permit, please visit Council's website for application forms.
- (i) Environment Canterbury  
This activity may require resource consent from Environment Canterbury. Please ensure that consent is obtained from them prior to the commencement of the activity.
- (j) Monitoring & Inspections for a land use consent
- Please contact the Council's Compliance and Monitoring Team at [compliance@wmk.govt.nz](mailto:compliance@wmk.govt.nz) to alert the Council when work or project is beginning. Monitoring may be undertaken to ensure the activity is complying with the information supplied in the application; and
  - Additional monitoring fees may be charged on a time and cost basis if required. This includes any non-compliance with the condition/s of the resource consent and the Council need to re-visit the site.
  - Where the conditions of this consent require any reports or information to be submitted to the Council, please forward these documents to the Council's Compliance and Monitoring Team at [compliance@wmk.govt.nz](mailto:compliance@wmk.govt.nz)
- (k) Inspections for a subdivision consent
- For audit inspections required by the consent, the Consent Holder should notify the Council's Development Team at least 24 hours prior to commencing various stages of the works preferably by email to [subdivaudit@wmk.govt.nz](mailto:subdivaudit@wmk.govt.nz) including subdivision and contractor/agent contact details or by phone on 0800 965 468.
  - The Consent Holder is advised that requirements and conditions listed are a statement of the Council's minimum standards. Where the Consent Holder proposes higher standards or more acceptable alternatives these shall be submitted to the Council in writing for approval.



(l) Lapse Period (Land Use Consents)

Pursuant to Section 125 of the Resource Management Act 1991, if this resource consent is not given effect to within ten years after the date of the decision for this consent, then this resource consent shall lapse unless a longer period has been approved by the Council under section 125 of the Act.

(m) Lapse Period (Subdivision Consents)

Under Section 125 of the Resource Management Act 1991, this subdivision will lapse ten years after the date it is granted unless:

- (i) A survey plan is submitted to Council for approval under section 223 of the Resource Management Act 1991, before the consent lapses, then that plan must be deposited within three years of the approval date in accordance with section 224 of the Resource Management Act; or
- (ii) An application under section 125 of the Resource Management Act 1991 is made to the Council before the consent lapses (five years) and approval for the time extension has been granted.

(n) Documentation

Where documentation is required to be sent to Council, these shall be submitted to the Development Manager by email to subdivisioneng@wmk.govt.nz

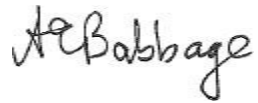
## **REASONS FOR DECISION**

Pursuant to Section 113 of the Act the Council was satisfied that:

- The activity's adverse effects on all persons will be less than minor as the outcome of the consent largely accords with the existing environment, the environment anticipated by Outline Development Plan Map 163 and also the consented environment.
- The environmental effects will be less than minor as the dwelling design controls applied to ensure any potential effects on amenity and residential character will be less than minor.
- The use of the ten dwellings as a show home will be less than minor due to the low level of activity that is likely to be generated by agents and visitors to these sites.
- No person is deemed to be adversely affected by the proposal as the residential amenity and character will be maintained.
- The use of reticulated services for the provision of water sewage, sewer and stormwater services at the site will appropriately provide servicing to all lots in accordance with the relevant standards.
- Access and roading will comply with the engineering code of practice or be designed to provide for safe and efficient use of road network.
- The Accidental Discovery Protocol and planting of locally sourced indigenous vegetation as part of the landscaping plan and the use of Maori Street names will ensure any potential effects on cultural values will be less than minor.

- The non-complying vehicle crossings will have less than minor traffic safety effects on the environment as there is good visibility and sightlines and the formation standard of the vehicle crossings contributes to the efficiency of access to and from the road network.
- The proposal is in accordance with the Objectives and Policies of the operative and proposed District Plans.

DATED at Rangiora this 27<sup>th</sup> Day of June 2023

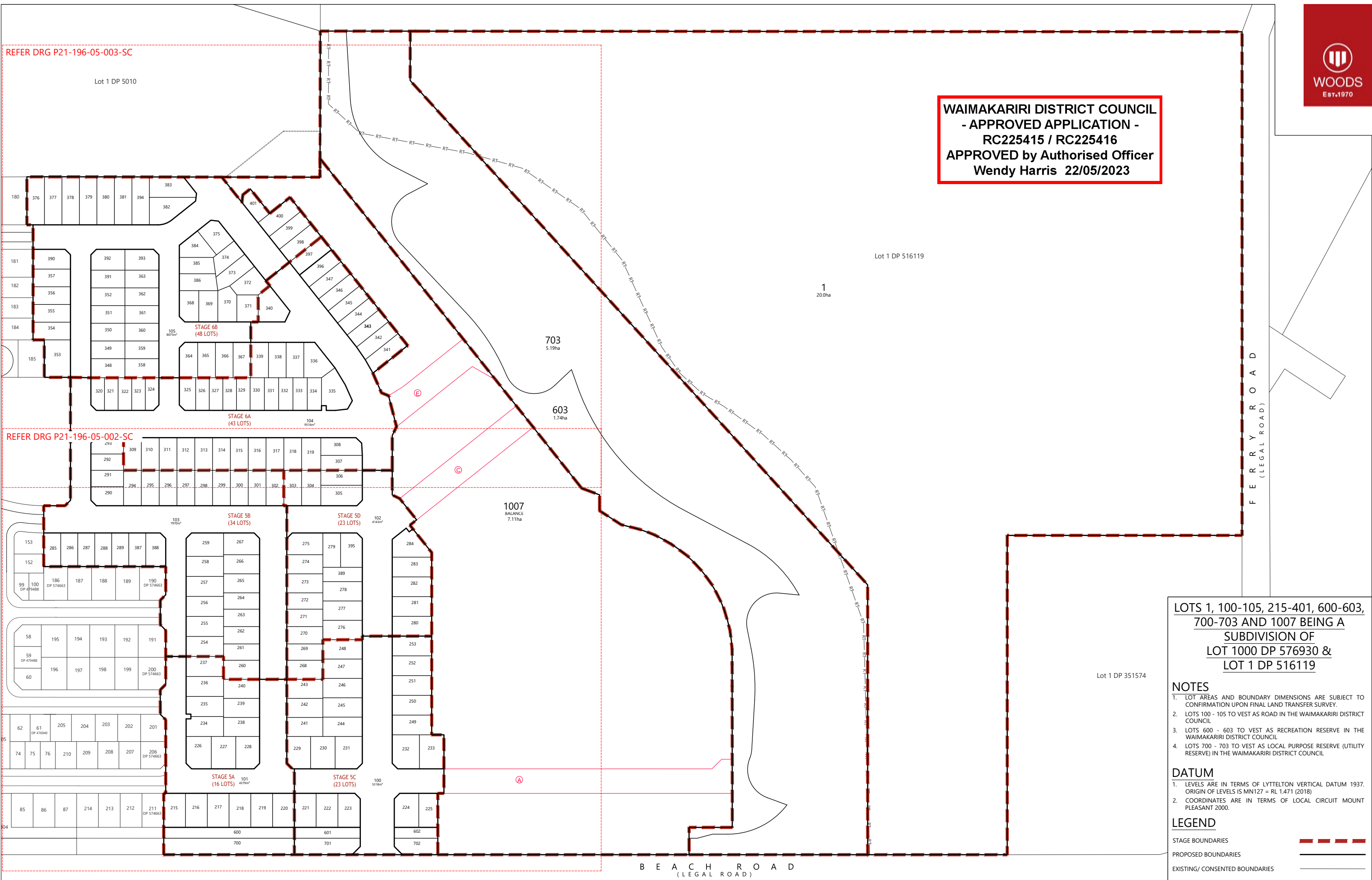


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SIGNED by Anne Babbage  
**RESOURCE MANAGEMENT PLANNER**



**WAIMAKARIRI DISTRICT COUNCIL**  
**- APPROVED APPLICATION -**  
**RC225415 / RC225416**  
**APPROVED by Authorised Officer**  
**Wendy Harris 22/05/2023**



REFER DRG P21-196-05-003-SC

REFER DRG P21-196-05-002-SC

**LOTS 1, 100-105, 215-401, 600-603, 700-703 AND 1007 BEING A SUBDIVISION OF LOT 1000 DP 576930 & LOT 1 DP 516119**

- NOTES**
- LOT AREAS AND BOUNDARY DIMENSIONS ARE SUBJECT TO CONFIRMATION UPON FINAL LAND TRANSFER SURVEY.
  - LOTS 100 - 105 TO VEST AS ROAD IN THE WAIMAKARIRI DISTRICT COUNCIL.
  - LOTS 600 - 603 TO VEST AS RECREATION RESERVE IN THE WAIMAKARIRI DISTRICT COUNCIL.
  - LOTS 700 - 703 TO VEST AS LOCAL PURPOSE RESERVE (UTILITY RESERVE) IN THE WAIMAKARIRI DISTRICT COUNCIL.

- DATUM**
- LEVELS ARE IN TERMS OF LYTTELTON VERTICAL DATUM 1937. ORIGIN OF LEVELS IS MN127 = RL 1.471 (2018)
  - COORDINATES ARE IN TERMS OF LOCAL CIRCUIT MOUNT PLEASANT 2000.

**LEGEND**

STAGE BOUNDARIES	
PROPOSED BOUNDARIES	
EXISTING/ CONSENTED BOUNDARIES	
PROPOSED EASEMENT	

REVISION DETAILS	INT	DATE	SURVEYED	WOODS
8 LOT 1001 CHANGED TO 1007	JLS	25/02/2022	DESIGNED	JLS
9 ISSUED FOR APPROVAL	JLS	12/08/2022	DRAWN	JLS
10 LAYOUT UPDATED	JLS	13/12/2022	CHECKED	RH
11 ABUTTALS ADDED	JLS	13/12/2022	APPROVED	MC

BEACH ROAD  
KAIAPOI 7630  
[WOODS.CO.NZ](http://WOODS.CO.NZ)

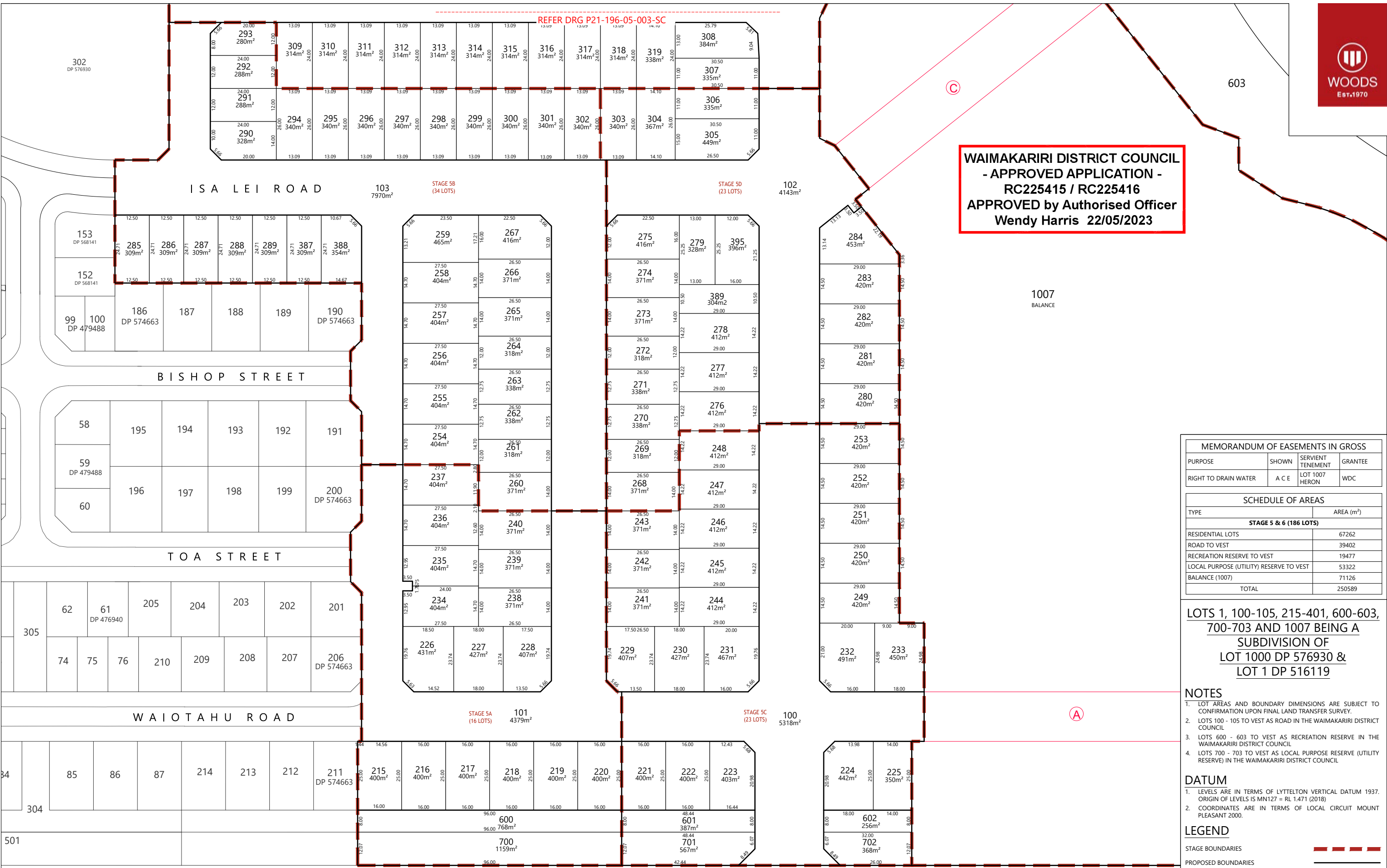


**BEACH GROVE - STAGES 5 & 6**  
 STAGE 5 & 6 OVERALL SCHEME



STATUS	ISSUED FOR CONSENT	REV
SCALE	1:2500 @ A3	11
COUNCIL	WAIMAKARIRI DISTRICT	
DWG NO	P21-196-05-001-SC	

**WAIMAKARIRI DISTRICT COUNCIL**  
**- APPROVED APPLICATION -**  
**RC225415 / RC225416**  
**APPROVED by Authorised Officer**  
**Wendy Harris 22/05/2023**



MEMORANDUM OF EASEMENTS IN GROSS			
PURPOSE	SHOWN	SERVIENT TENEMENT	GRANTEE
RIGHT TO DRAIN WATER	A C E	LOT 1007 HERON	WDC

SCHEDULE OF AREAS	
TYPE	AREA (m <sup>2</sup> )
<b>STAGE 5 &amp; 6 (186 LOTS)</b>	
RESIDENTIAL LOTS	67262
ROAD TO VEST	39402
RECREATION RESERVE TO VEST	19477
LOCAL PURPOSE (UTILITY) RESERVE TO VEST	53322
BALANCE (1007)	71126
<b>TOTAL</b>	<b>250589</b>

**LOTS 1, 100-105, 215-401, 600-603, 700-703 AND 1007 BEING A SUBDIVISION OF LOT 1000 DP 576930 & LOT 1 DP 516119**

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**LEGEND**

STAGE BOUNDARIES	
PROPOSED BOUNDARIES	
EXISTING/ CONSENTED BOUNDARIES	
PROPOSED EASEMENT	

REVISION DETAILS	INT	DATE	SURVEYED	WOODS
8 LOT 1001 CHANGED TO 1007	JLS	25/02/2022	DESIGNED	JLS
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BEACH ROAD  
 KAIAPOI 7630  
 WOODS.CO.NZ



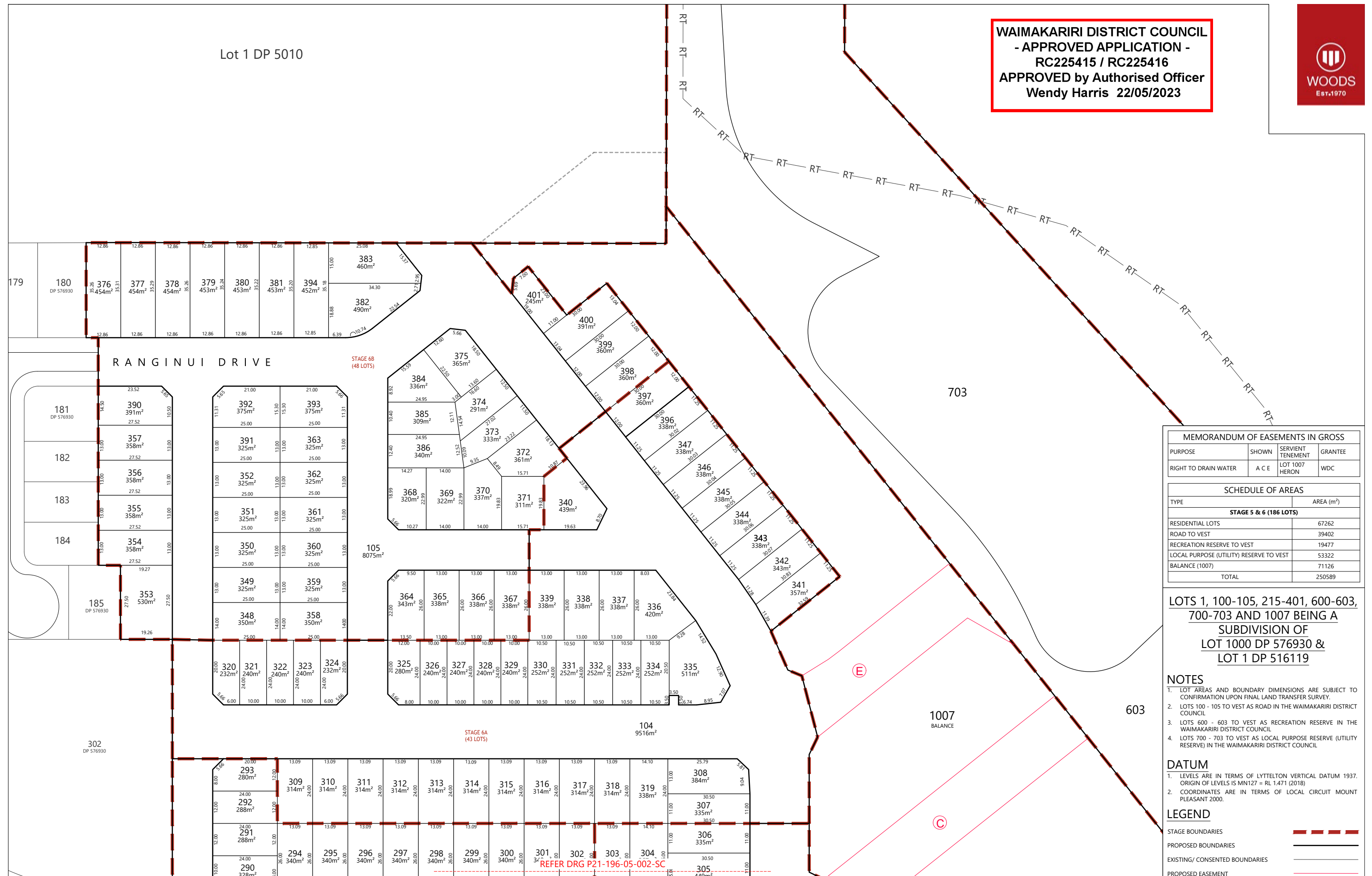
**BEACH GROVE - STAGES 5 & 6**  
 STAGE 5 & 6 SCHEME



STATUS	ISSUED FOR CONSENT	REV
SCALE	1:1250 @ A3	11
COUNCIL	WAIMAKARIRI DISTRICT	
DWG NO	P21-196-05-002-SC	

Lot 1 DP 5010

**WAIMAKARIRI DISTRICT COUNCIL**  
**- APPROVED APPLICATION -**  
**RC225415 / RC225416**  
**APPROVED by Authorised Officer**  
**Wendy Harris 22/05/2023**



MEMORANDUM OF EASEMENTS IN GROSS			
PURPOSE	SHOWN	SERVIENT TENEMENT	GRANTEE
RIGHT TO DRAIN WATER	A C E	LOT 1007 HERON	WDC

SCHEDULE OF AREAS	
TYPE	AREA (m <sup>2</sup> )
<b>STAGE 5 &amp; 6 (186 LOTS)</b>	
RESIDENTIAL LOTS	67262
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- NOTES**
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**LEGEND**

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PROPOSED BOUNDARIES	
EXISTING/ CONSENTED BOUNDARIES	
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BEACH ROAD  
KAIAPOI 7630



**BEACH GROVE - STAGES 5 & 6**  
 STAGE 5 & 6 SCHEME

STATUS	ISSUED FOR CONSENT	REV
SCALE	1:1250 @ A3	11
COUNCIL	WAIMAKARIRI DISTRICT	
DWG NO	P21-196-05-003-SC	