

The following is a list of offered conditions of resource consent.

### **Both Stages**

The following are the conditions that apply to both stages, or apply to lots across both stages.

#### General

1. The development shall be carried out in general accordance with the application submitted (reference XXXX) with the exception of any amendments required by the following conditions of consent. The Council approved subdivision plan is attached and date stamped [-----] 2025.

#### Easement

2. Any necessary easements shall be duly granted and reserved.

#### Construction Management Plan

3. All construction activities associated with the proposed subdivision must be undertaken in accordance with the Construction Management Plan set out in Appendix 11 of the Assessment of Effects on the Environment, prepared by Perspective Consulting (dated 23 September 2025) which was submitted with the subdivision and land use consent application (Council reference XXXX).

#### Accidental Discovery Protocol

4. In the event of an accidental discovery of any archaeological material (evidence of archaeological material can include oven stones, charcoal, shell middens, ditches, banks and pits, building foundations, artefacts of Māori and Non-Māori origin or human burials) during the undertaking of earthworks the following steps will be taken:
  - a. All work on the site will cease immediately. The contractor/works supervisor will shut down all equipment and activity.
  - b. The contractor/works supervisor/landowner will take immediate steps to secure the site (tape it off) to ensure the archaeological material is left undisturbed and the site is safe in terms of health and safety requirements.
  - c. The contractor/works supervisor/landowner will notify Heritage New Zealand, Te

Rūnanga o Arowhenua and any required statutory agencies if this has not already occurred.

- d. Site access will be provided to Heritage New Zealand and Te Rūnanga o Arowhenua to enable appropriate procedures and tikanga to be undertaken.
- e. If the material is confirmed by Heritage New Zealand as being archaeological, under the terms of the Heritage New Zealand Pouhere Taonga Act, the landowner will ensure that an archaeological assessment is carried out by a qualified archaeologist, and if appropriate, an archaeological authority is obtained from Heritage New Zealand before work resumes.
- f. If evidence of burials or human remains/kōiwi tangata are uncovered, following steps a. to b. being taken, Heritage New Zealand, the New Zealand Police and Te Rūnanga o Arowhenua will be contacted immediately. The area must be treated with discretion and respect and the kōiwi tangata/human remains dealt with according to law and tikanga.
- g. Works at the site area will not recommence until an archaeological assessment has been made, all archaeological material has been dealt with appropriately, and approval to recommence has been given by Heritage New Zealand and, if human remains are involved, the New Zealand Police. All parties will work towards work being recommenced in the shortest possible timeframe while ensuring that archaeological and cultural requirements are complied with.

#### Cross Boundary Services

5. The consent holder shall attach to the application for s.224(c) certification correspondence from a suitably qualified person stating that any infrastructure services that pass over or through any other lots have been disconnected or are protected by an appropriate easement.

#### Landscaping

6. Landscaping of the road reserve must be implemented in general accordance with the Landscape Concept Master Plan attached to this decision and stamped as approved. Landscaping of the road reserve must occur within the first planting season from the completion of the road and associated infrastructure within each stage.
7. The planting on the approved Landscape Concept Master Plan along the boundaries of Huffey Street and properties accessed from Downs Road, Darby Street and Gresham Street must be established in consultation with the neighbouring property owners. The landscaping must be implemented within the first planting season following the decision

of this subdivision consent. The plants must be irrigated and if any plants die, are diseased, or fail to thrive or are damaged, they must be replaced with the same or similar plant species within the following planting season

#### Infrastructure

8. All telecommunication and power infrastructure must be installed underground to each lot.
9. The infrastructure required to service the proposed subdivision for water supply, wastewater disposal, stormwater disposal and roading must be designed in accordance with the Timaru District Council Infrastructure Design Standards and accepted by Timaru District Council under an Application for Engineering Design Acceptance.

*Advice Note: It is anticipated that the infrastructure for the water supply network, wastewater disposal network and road network shall connect to Timaru District Council's infrastructure networks in Gresham and Huffey Street, via Lots 100 and 101.*

10. The infrastructure required to service the proposed subdivision for water supply, wastewater disposal, stormwater disposal and roading access must be constructed in accordance with Engineering Design Acceptance approved under Condition 9 and the approved plans and specifications.
11. At the time of Section 224(c) approval, the consent holder must submit the following certificates to Timaru District Council:
  - a. A Contractors Certificate upon Completion of Land Development; NZS4404:2010, to certify that the infrastructure was constructed in accordance with Condition 10 and
  - b. Certification upon Completion of Land Development; NZS4404:2010, to certify that the construction of the required works was supervised by a suitably qualified person.
12. All vested infrastructure which is located within private property must be protected by an easement in gross to Timaru District Council.

### Water Supply

13. Lots 1 to 25 must be connected to the Timaru District Council water supply network via new independent lateral connections. Each connection shall extend to at least 1m inside the boundary of the lot and be designed and constructed to meet the requirements of the Timaru District Council. Evidence of a compliant water infrastructure connection constructed to the requirements of the Timaru District Council must be supplied to the Subdivision and Monitoring Officer prior to the application for Section 224(c) certification.

*Advice Note: Evidence should be in the form of a service consent Infrastructure Compliance or engineering consent.*

14. Lots 1 to 25 shall be connected to the Timaru District Council wastewater network via new independent lateral connections. Each connection must extend to at least 1m inside the boundary of the lot, shall include a pressure boundary kit (if required) and be designed and constructed to meet the requirements of the Timaru District Council. Evidence of a compliant wastewater infrastructure connection constructed to the requirements of the Timaru District Council must be supplied to the Subdivision and Monitoring Officer prior to the application for Section 224(c) certification.

*Advice Note: Evidence should be in the form of a service consent Infrastructure Compliance or engineering consent.*

### Land Transport

15. In accordance with section 221 of the Resource Management Act, the following condition must be registered as a consent notice on the Record of Title for Lots 2-25 to be complied with on an ongoing basis:

*“All vehicle crossings must be formed and sealed and comply with the standard drop crossing design G-103 unless otherwise permitted by a service consent or engineering approval. Evidence of compliant crossing constructed to the requirement of the Timaru District Council shall be supplied to the Subdivision and Monitoring Officer.”*

16. A foot 1.8m wide footpath must be provided for the full length of the proposed road.

### Stormwater Disposal

17. In accordance with section 221 of the Resource Management Act, the following condition

must be registered as a consent notice on the Record of Title for Lots 2-25 to be complied with on an ongoing basis:

*‘That any stormwater generated by built development and hardstand areas over 30m<sup>2</sup> in area on this site must:*

- a. be discharged into individual water detention tanks located on the site a minimum storage of 10m<sup>3</sup> before discharge into the swale or detention ponds.*
- b. Not be from copper building materials, unpainted galvanised sheet materials, unpainted zincalume or any other unpainted metal, used in roof material, gutters, downpipes or external cladding of buildings or structures*

### Design Controls

18. In accordance with section 221 of the Resource Management Act this condition shall be registered as a consent notice on the Record of Title for Lots 2-25 to be complied with on an ongoing basis with the following text:

- a. All residential buildings and accessory buildings must be contained within the building platform illustrated for the site indicated on the Concept Landscape Master Plan approved as part of resource consent XXXXX.
- b. A statement from the designer of any buildings on the site must be submitted to Timaru District Council for acceptance. The statement must document how the design guidelines set out under Part D1 1.11.4A 7.1 of the Timaru District Plan have guided the design of any buildings on the site.
- c. The maximum height for all buildings on this site must not exceed 6m above ground level, except for chimneys and other minor structures that may exceed the 6m height limit by a maximum of 1.2 metres.
- d. All building roofs must have a pitch of no more than 35 degrees.
- e. Building roofs shall be coloured natural greens, greys or browns with a light reflectance value of between 10 and 15% and shall have a matte finish, or a living ‘green’ roof with vegetation to blend into the surrounding landscape.
- f. The exterior cladding of buildings must be timber (naturally weathered, stained or painted) and/or locally sourced stone, painted steel sheeting, plain concrete block or painted plaster.

- g. All exterior cladding of buildings must be green, grey, blue or brown in colour with a Light Reflectivity Value of no greater than 40%. Window and door joinery shall be the same or darker colour as wall and roof colours to avoid contrast.
- h. Accessory buildings shall be similar in style and materials to the main building.
- i. All exterior lighting must comply with the District Plan requirements at the time of installation.
- j. Lot boundary and internal fencing (except fencing associated with site entrance features or in the curtilage of the dwelling) must be limited to timber post and wire/steel mesh or netting for lot boundaries. Curtilage fencing must be timber post and wire/netting or timber post and rail.
- k. Lot entrance features shall be limited to 1.5m height and up to 15m either side of the driveway, and shall be limited to timber, locally sourced stone, and minor steel and concrete components.
- l. Bunds must be no higher 1m about ground level and must be shaped with gentle curves.

#### Landscaping

19. In accordance with section 221 of the Resource Management Act this condition shall be registered as a consent notice on the record of title for Lots 2-25 and be complied with on an ongoing basis with the following text:
- a. *Prior to erection of a residential building on the site, a detailed landscape plan must be prepared for the site by a full Member of the New Zealand Institute of Landscape Architects and submitted for certification to the consent authority that:*
    - i. *Accords with the Landscape Concept Master Plan approved under resource consent 101.2023.94.*
    - ii. *Indicates a minimum of 4 trees on each allotment that are capable of attaining a minimum height of 8 metres at maturity and are planted no closer than 10 metres apart. At least 2 of the 4 required trees shall be planted in the 6m road setback.*
    - iii. *Illustrates how the provisions of Part D1 1.11.4A 7.3 of the Timaru District Plan guided the landscape design.*

- iv. *Illustrates how its planting will mitigate the visual adverse effect of built form when viewed from beyond the subdivision.*
  - v. *Includes the planted bunds shown the Landscape Concept Master Plan.*
  - vi. *Indicates that the majority of the plant species have been selected from the Geraldine Downs Native Bush Areas Species List, provided in Appendix 2 of the Geraldine Downs Landscape Study OR the Indigenous Plants of Talbot Forest List outlined by the Department of Conservation and does not include Contorta/lodgepole pine (*Pinus contorta*); Scots Pine (*Pinus sylvestris*); Corsican pine (*Pinus nigra*); Radiata pine (*Pinus radiata*); Douglas fir (*Pseudotsuga mensiesii*); European larch (*Larix decidua*); Ash Sycamore; Rowan; Bay Laure*
- b. *The landscape plan certified by the consent authority for the site must be implemented within the first planting season following construction of the buildings on the site. The exception is the planted bunds shown on the Concept Landscape Master plan as ‘immediate plantings’, which must be established within the first planting season of building consent being lodged for the dwelling. The plants must be irrigated and if any plants die, are diseased, or fail to thrive or are damaged, they must be replaced with the same or similar plant species within the following planting season.*

#### Financial Contributions

20. In accordance with section 221 of the Resource Management Act this condition shall be registered as a consent notice on the record of title for Lots 2-25 and be complied with on an ongoing basis with the following text:

*“Prior to the issuance of a building consent for a new dwelling on this site, the landowner must pay Timaru District Council a financial contribution towards the development of off-road walking and cycling tracks and natural habitat enhanced of \$5,000 per each lot”.*

#### Shelter Belt

21. In accordance with section 221 of the Resource Management Act this condition shall be registered as a consent notice on the Record of Title for Lots 4, 6, 7 and 8 to be complied with on an ongoing basis with the following text:



*“The existing shelterbelt along the western site boundary is retained, although can be trimmed/pruned to a height of 4m to prevent overshadowing of dwellings or their curtilage area.”*

### **Stage 1 - Lots 1-5, Lots 20-25 and Lot 100**

The following are the conditions that apply only to Stage 1, which consists of Lots 1-5, Lots 20-25 and Lot 100.

#### Vesting and Encumbrances

21. Lot 100 must be vested to Council as road reserve.
22. An easement in gross must be provided in favour of Timaru District Council for the right to drain stormwater over that part of Lot 1 indicated on the approved subdivision plan.
23. An easement in gross must be provided in favour of Timaru District Council over that part of Lots 20-25 indicated on the approved subdivision plan.
24. A covenant must be registered against Lot 8 requiring that no buildings are erected on the proposed no build area indicated on the approved subdivision plan.

#### Flooding

25. In accordance with section 221 of the Resource Management Act, this condition must be registered as a consent notice on the Record of Title for Lot 25 and is to be complied with on an ongoing basis with the following text:

*“Prior to a residential unit being constructed on this site, a certificate from a registered engineer must be submitted to Timaru District Council stating that:*

- *the floor level of the proposed residential unit will be above the 0.5% AEP flooding event; and*
- *the development of the site will not increase flooding on any adjoining sites from predevelopment levels.*

#### Land Transport

26. The proposed road for Stage 1 (Part Lot 100) must be constructed to a minimum legal width of 17.0m, with a 20m wide section for the first 100m from Gresham Street, and



must be designed in accordance with Timaru District Council's standards.

27. The Right of Way to service Lots 2, 3 and 4 must be formed, sealed, and drained in accordance with Council requirements, in particular NZS4404:2010 and as required by Timaru District Plan Part D 6.6 Table 6.6.2(5) Table of private access. A Schedule 1B certificate for the construction of the right of way must be provided to Council's Subdivision and Monitoring Officer at the time that a 224c certificate is applied for.

## **Stage 2 - Lots 6 to 19 and Lot 101 and Lot 200**

The following are the conditions that apply only to Stage 1, which consists of Lots 6 to 19 and Lot 101 and Lot 200.

### Vesting and Easements

27. Lot 101 must be vested to Council as road reserve.
28. Lot 200 must be vested to Council as local purpose reserve (stormwater).
29. An easement in gross must be provided in favour of Timaru District Council over Lots 15-19 in relation to the central gully which is part of the proposed stormwater system.

### Flooding

30. Prior to construction of the stormwater pond on Lot 200, a certificate from a registered engineer must be submitted to Timaru District Council stating that the pond will not increase flooding on any adjoining sites from predevelopment levels in the 2% AEP event.

### Land Transport

31. The proposed road for Stage 2 must be constructed to a minimum legal width of 17.0m and must be designed in accordance with Timaru District Council's standards.