

SUGGESTED CONDITIONS OF CONSENT

DEFINITIONS AND EXPLANATION OF TERMS

The table below defines the acronyms and terms used in the conditions.

Abbreviation/term	Meaning/definition
AEE	The Assessment of Effects on the Environment for the Wooing Tree Estate in Cromwell.
Application	The applications for resource consents and supporting information for subdivision and development of Wooing Tree Estate dated 7 May 2021.
CODC	Central Otago District Council
CMP	Construction Management Plan
Certification	For management plans Certification is confirmation from a council that a management plan meets the requirements of the conditions of the consents that relate to it.
CNVMP	Construction Noise and Vibration Management Plan
CMP	Construction Management Plan
CNVMP	Construction Noise and Vibration Management Plan
Construction Works	Activities undertaken to construct the Project under these resource consents, excluding Enabling Works.
CTMP	Construction Traffic Management Plan
Detailed design and/or Final design	Develops the indicative design -to a stage where the design is refined and plans are set.
DSI	Detailed Site investigation (in terms of the National Environmental Standard for assessing and Managing Contaminants in Soil to Protect Human Health (2011)).
Enabling Works	Includes the following and similar activities: <ul style="list-style-type: none"> • geotechnical investigations and • land investigations, including formation of access on land for investigations;
JOAL	Jointly Owned Access Lot
ORC	Otago Regional Council
Project	The construction, operation and maintenance forming the subdivision and land development known as Wooing Tree Development

Abbreviation/term	Meaning/definition
RAP	Remediation Action Plan
ROW	Right of Way
SH6	State Highway 6
SH8B	State Highway 8B
WK-NZTA	Waka Kotahi – New Zealand Transport Agency

A: GENERAL CONDITIONS

Application documents and plans

1. Except as provided for in the conditions below and subject to detailed and /or final design, the Project shall be undertaken in general accordance with the following information (application reports/documents) and the AEE and plans submitted with the Application dated 7 May 2021 [note: this is the date the application was lodged with the EPA], the Applicant's response to clause 25 of Schedule 6 to the COVID-19 Recovery (Fast-track Consenting) Act 2020 requests for further information dated 5 July 2021 [response to Further info request No 1], 16 August 2021 [response to Further info request No 2], and 8 September 2021 [response to Further info request No 3], the Applicant's Response to Comments dated 28 July 2021, and in particular the following documents and plans:

Application Reports/documents:

Report	Author	Date
Application under the COVID-19 Recovery (Fast-Track Consenting) Act Wooing Tree Development Partnership Cromwell	Tattico	April 2021
Urban Design Assessment	Baxter Design	March 2021
Infrastructure Report	Paterson Pitts Group	April 2021
Transport Assessment	Carriageway	March 2021
Detailed Site Investigation Report Wooing Tree	Opus	November 2016
Economic Analysis	Market Economics	October 2020
Site Distance Assessment	Carriageway Consulting	April 2021
Water Supply and Wastewater Assessment	Mott MacDonald	July 2020
Production Bores at Shortcut Road	McNeill Drilling	23 January 2001
Test Report Laboratory CBR's	Central Testing Services	12 November 2019
Letter by Tattico providing additional information to the Panel	Tattico	5 July 2021
EPA RFI Response - Acoustics	Marshall Day Acoustics	5 July 2021
Wooing Tree - Air Quality Reverse Sensitivity Effects	Pattle Delamore	2 July 2021

Report	Author	Date
Transport letter on response to EPA matters	Carriageway Consulting	July 2021
Planning Response Memo	Tattico	27 July 2021
Urban Design and Landscaping Statement	Baxter Design	27 July 2021
Letter by Mr Carr	Carriageway Consulting	27 July 2021
Comments on proposed noise and vibration conditions	Marshall Day Acoustics	23 July 2021
Wooing Tree Development Stage 2 Remediation Action Plan	WSP	7 September 2021
Infrastructure Servicing Capacity	Paterson Pitts Group	14 July 2021
Letter by Tattico on additional information	Tattico	16 August 2021

Plans of subdivision and land use consent:

Plan	Author	Plan No.	Revision No.	Date
Masterplan Concept	Adapt	2002-002	P	26 July 2021
Scheme Plan Overall	Adapt	2002-002	P	26 July 2021
Scheme Plan West	Adapt	2002-002	P	26 July 2021
Scheme Plan East	Adapt	2002-002	P	26 July 2021
Scheme Plan North	Adapt	2002-002	P	26 July 2021
Masterplan Staging	Adapt	2002-002	P	16 August 2021
Concept Masterplan	Baxter Design	-	S	27 July 2021 (extract from Urban Design Assessment)
Setbacks Business Zone – Part 1	Baxter Design	2953SK116	-	11 August 2021
Setbacks Business Zone – Part 2	Baxter Design	2953SK117	-	11 August 2021
Concept masterplan	Baxter Design		S	

Plan	Author	Plan No.	Revision No.	Date
Northern residential Edge treatment	Baxter Design		17 (page number)	
Wooing Tree – Barry Avenue Proposed Roundabout Land Requirement Plan	WSP	0/1.760-2365	A	18 December 2020
Site Master Plan Retail & Cellar Door and Café/Shop (Building)	FDA Architecture	1347 A-102 A	M	7 September 2021
Site Plan : Cellar Door and Café/Shop (Landscape)	FDA Architecture	1347 A-104	C	7 September 2021
Cellar Door Height Diagram	FDA Architecture	1354 A-902		8 September 2021
Wooing Tree Cellar Door Materiality Palette	FDA Architecture	1354 PSK-014		26 July 2021
Wooing Tree Cellar Door Exterior View	FDA Architecture	1354 PSK-001	C	26 July 2021
Wooing Tree Cellar Door Exterior View	FDA Architecture	1354 PSK-012	B	26 July 2021
Wooing Tree Signage	FDA Architecture	1354 A-901	C	7 September 2021
Tourism and Hospitality concept –Café / Shop	FDA Architecture	1347 PSK 097	B	7 September 2021
Lots 6-10 101, 150-166, 200-214, 218-258, 265-272, 279-299, 301-515, 600 601-604 and 802-808 being subdivision of Lot 200 RC190519 The plan shows a blow-up of the subdivision presented on four	Paterson Pitts Group	C2655-SCM-M Six sheets	A	26 July 2021

Plan	Author	Plan No.	Revision No.	Date
drawings but with the same reference number.				
Road Typology 20m road	Paterson Pitts Group	C2655- Plan Sheet 6	-	11 February 2021
Road Typology 17m road	Paterson Pitts Group	C2655- Plan Sheet 6	B	8 July 2021
Road Typology 14m road	Paterson Pitts Group	C2655- Plan Sheet 6	-	11 February 2021
Road Typology ROW and Cauldwell soak pit	Paterson Pitts Group	C2655- Plan Sheet 6	-	11 February 2021
Test Pit Locations to determine subsurface materials and soakage	Paterson Pitts Group	C2655 – Plan Sheet 1		25 October 2019
Engineering Plan Earthworks Overview	Paterson Pitts Group	C2655 – ENG 2E Sheets 1-6	A	16 June 2021
Areas / Lots Affected by Reverse Sensitivity Agreements	Paterson Pitts Group	C2655 SCM M RS	A	11 August 2021
Entrance Wall Signage	Baxter Design	2953-WD47	-	16 August 2021
Temporary Signage	Veros	Sheets 1-7 &	3	September 2021
Wall Light Fixing Concept	Baxter Design		-	8 March 2021
Proposed Roundabout and Associated Works	WSP	6-XTO21.01 Sheet C02	B	9 March 2021
Pedestrian Underpass North Side	Veros	-	-	April 2021
Entrance Wall Elevations	Baxter Design	2953-WD46	-	16 August 2021
Response to Wooing Tree COVID-19 Fast-Track consent – Urban Design by Paddy Baxter	Baxter Design			September 2021

2. Where there is inconsistency between the documents listed in Condition 1, provided by the Applicant as part of the applications for resource consent, the Applicant's responses to the clause 25 of Schedule 6 requests for further information, and information and plans provided through the Response to Comments, the most recent information and plans prevail.
3. Where there may be an inconsistency between the documents listed in Condition 1 above and the requirements of these conditions, these conditions shall prevail.
4. The Project shall be undertaken in accordance with the most recent version of the following plans:
 - (a) Construction Management Plan prepared and certified in accordance with Condition 65.
 - (b) Construction Traffic Management Plan prepared and certified in accordance with Condition 68.
 - (c) Construction Noise and Vibration Management Plan prepared and certified in accordance with Condition 115.
5. The consent holder, and all persons exercising this consent, shall ensure that all personnel undertaking activities authorised by this consent are made aware of, and have access to, the contents of this consent decision and accompanying plans, prior to the commencement of the works. A copy of these documents shall also remain on-site.
6. All earthmoving machinery, pumps, generators and ancillary equipment shall be operated so that spillages of fuel, oil and similar contaminants are prevented, particularly during refuelling and machinery services and maintenance.

Consent lapse and expiry

7. Pursuant to clause 37(7) of Schedule 6 to the COVID-19 Recovery (Fast-track Consenting) Act 2020, the subdivision and land use consents shall lapse two years from the date of their commencement unless they have been given effect to, surrendered or been cancelled at an earlier date, or:
 - (i) A survey plan is submitted to council for approval under section 223 of the RMA before the consent lapses, and that plan is deposited within three years of the approval date in accordance with section 224 of the RMA; or
 - (ii) The period after which the consents lapse under section 125 of the RMA is extended.

Review of Conditions

8. The CODC may, under section 128 of the Resource Management Act 1991 (Act), initiate a review of any or all conditions of the subdivision and land use resource consents, every six months following the commencement of Construction Works, for the duration of the resource consents.
9. A review of conditions under Conditions 9 is to deal with any adverse effect on the environment that may arise from the exercise of these resource consents.
10. A review of conditions under Condition 9 may allow for the consideration of the following:
 - (a) the modification of monitoring activities, including the frequency of the monitoring; and
 - (b) the deletion, amendment or addition of new conditions as necessary to avoid, remedy, or mitigate any adverse effects.

B: SUBDIVISION CONDITIONS

Code of Practice

11. All subdivision designs and approvals are to be in accordance with NZS 4404:2004 and the CODC's July 2008 Addendum, which is the CODC's current Code of Practice for Urban Subdivision as modified by these conditions of consent.

Staging

12. The subdivision may be staged, and all conditions relevant to a stage shall be complied with prior to section 224(c) approval for the relevant stage.
13. The extent of any stage or substage can be determined as part of any engineering plan approval sought from CODC, and the extent of any substage can be determined as part of section 223 approval process, and shall ensure that:
 - (a) All infrastructure necessary to service each development lot for which section 224(c) approval is being applied for is provided and where necessary connected to a reticulated service;
 - (b) All infrastructure is sized and provided so that it is capable of connecting to and servicing future stages; and
 - (c) The creation of any substage, and the lots to be included within the substage, shall be subject to approval of the CODC through the section 223 plan approval process.

14. The development of buildings in Stage 3 and Stage 4 (including the cellar door and café/shop(s)) shall not proceed until such time as the construction work on the Barry Avenue roundabout has commenced. This condition does not preclude civil infrastructure and roading works in Stage 3. Stage 3 and 4 can proceed concurrently or in any order.
15. In the event that Stage 3 in whole or in part includes one lot for the purposes of constructing a retirement village, the combined number of independent living units and any care suites / rooms, and any residential lots, shall not be less than the number of lots shown in Stage 3 (92 residential lots).
16. The total number of residential sections granted 224(c) approval shall not exceed 176 including the lots approved under the Stage 1 consent (CODC consent number RC190519); until such time as the roundabout at the intersection of SH8B and Barry Avenue and giving access to Wooing Tree Estate is constructed and operational.
17. The total number of residential sections granted 224(c) approval shall not exceed 130 including the lots approved under the Stage 1 consent (CODC consent number RC190519); until such time as the wastewater pump station is constructed and operational.
18. The creation of a lot to enable vesting of land necessary for the additional works on SH8B including the Barry Ave round-about, shall vest in the Crown under the management of WK-NZTA. The creation of this lot may proceed at any time, and is independent of any stage of the development. The lot shall be created at any time required by WK-NZTA.
19. The creation of a lot to enable vesting of the pedestrian ramp giving access to the public underpass under SH8B, may proceed at any time, and is independent of any stage. Once created the lot shall vest in CODC as a public walkway.

Roading and Access

20. Prior to section 224(c) approval for each stage of the subdivision the carriageways of any road or portions of roads as shown on the plan of subdivision as road type 1 shall be constructed in accordance with NZS 4404:2004 and Table 3.1 of CODC's July 2008 Addendum for Residential Local Road Classification or as approved by the CODC as part of engineering plan approval; as modified by the following:
 - (a) The carriageway shall have a minimum 6.0 metre sealed 'through carriageway' width located within a 20 metre road reserve.

- (b) Minimum 2.2 metre width (parallel) or 5.0m depth (perpendicular) sealed parking bays adjoining residential allotments on either or both sides of road.
- (c) Subgrade CBR>7.
- (d) Pavement design in accordance with NZS 4404:2004 and CODC's July 2008 Addendum.
- (e) Two coat Grade 3/-5 chip seal or 30mm asphaltic concrete surfacing; with concrete paving block feature areas at intersections and bends.
- (f) 4% normal camber.
- (g) Mountable kerb and channel on both sides of carriageway (drop channel and border kerb adjoining parking bays) over 75mm depth AP 40 metal.
- (h) All necessary traffic signs and road markings shall be provided.
- (i) Footpaths to be constructed along both sides of the carriageway as follows:
 - 1. Minimum 1.5m wide and 4% crossfall to channel.
 - 2. Asphaltic concrete, concrete or concrete paver surfacing.
 - 3. Crossings at intersections to NZS 4121:2001 requirements.
- (j) Minimum 100mm depth clean topsoil between footpath and road boundary formed at 4% crossfall, trimmed and grassed to a mowable standard.
- (k) Cut/fill batters outside road boundaries with a maximum of 4:1 gradient to match existing ground within allotments.
- (l) LED street lighting in accordance with NZS 4404:2004 and accepted urban standards with lamps to be selected from the Auckland Transport approved list.
- (m) Temporary 9.0m radius asphalt concrete surfaced turning circles shall be provided at the head of temporary cul de sacs
- (n) Tree planting to be in accordance with CODC's 'District Tree Management and Operational Guideline 2011' and with automated irrigation provided, all to the requirements of Council's Parks and Reserves Manager.
- (o) The location of trees, street lights and parking bays shall consider the likely location of future vehicle entrances to residential lots.

- (p) Any road connecting to SH8B or Shortcut Road shall seamlessly tie in with the carriageway of that road or State Highway.
 - (q) Concrete paving block feature areas at intersections and bends.
 - (r) 9.0m radius asphaltic concrete surface turning surface at head of temporary cul-de-sacs (applicable to all road types for staging purposes), except where the subsequent stage has had engineering plan approval from CODC and physical works on formation of the road will continue straight on from the physical works completion of the previous stage.
21. Prior to section 224(c) approval for each stage of the subdivision, the carriageway of any road or portion of a road as shown on the plan of subdivision as road type 2 shall be constructed in accordance with NZS 4404:2004 and Table 3.1 of CODC's July 2008 Addendum for Residential Local Road Classification or as approved by the CODC as part of engineering plan approval; as modified by the following:
- (a) The carriageway shall have a minimum 6.0 metre sealed 'through carriageway' width within a 17 metre road reserve.
 - (b) Minimum 2.2 metre width or 5.0m depth sealed parking bays adjoining residential allotments on both sides of the road.
 - (c) Subgrade CBR >7.
 - (d) Pavement design in accordance with NZS 4404:2004 and Council's July 2008 Addendum.
 - (e) Two coat Grade 3/ 5 chip seal or 30mm asphaltic concrete surfacing; with concrete paving block feature areas at intersections and bends.
 - (f) 4% normal camber.
 - (g) Mountable kerb and channel on either or both sides of carriageway (dish channel and border kerb adjoining parking bays) over 75mm depth AP 40 metal.
 - (h) All necessary traffic signs and road markings shall be provided.
 - (i) Footpaths to be constructed along both sides of the carriageway as follows:
 - 1. Minimum 1.5m wide and 4% crossfall to channel.
 - 2. Asphaltic concrete, concrete or concrete paver surfacing.
 - 3. Crossings at intersections to NZS 4121:2001 requirements.

- (j) Minimum 100mm depth clean topsoil between footpath and road boundary formed at 4% crossfall, trimmed and grassed to a mowable standard.
 - (k) Cut/fill batters outside road boundaries with a maximum of 4:1 gradient to match existing ground within allotments.
 - (l) LED street lighting in accordance with NZS 4404:2004 and accepted urban standards with lamps to be selected from the Auckland Transport approved list.
 - (m) Temporary 9.0m radius asphalt concrete surfaced turning circles shall be provided at the head of temporary cul de sacs (applicable to all road types for staging purposes), except where the subsequent stage has had engineering plan approval from CODC and physical works on formation of the road will continue straight on from the physical works completion of the previous stage.
 - (n) Tree planting to be in accordance with CODC's 'District Tree Management and Operational Guideline 2011' and with automated irrigation provided, all to the requirements of CODC's Parks and Reserves Manager.
 - (o) The location of trees, street lights and parking bays shall consider the likely location of future vehicle entrances to residential lots.
 - (p) Any road connecting to SH8B or Shortcut Road shall seamlessly tie in with the carriageway of that road or state highway.
 - (q) paving block feature areas at intersections and bends.
22. Prior to section 224(c) approval for each stage of the development, the JOAL / ROW carriageways servicing lots shall be constructed in accordance with NZS 4404:2004 and the CODC July 2008 Addendum for a Right of Way (2-5 lots) classification, or as approved by the CODC as part of engineering plan approval; subject to the following-
- (a) For JOAL's servicing up to 2 lots, a minimum 3.0 metre seal width carriageway within a minimum 4.0 metre right of way corridor.
 - (b) For JOAL's servicing between 3 and 6 lots, a minimum 4.0 metre seal width carriageway within a minimum 6.0 metre right of way corridor.
 - (c) For JOAL's servicing up to 10 lots and not having two accessible street frontages, a minimum 6.0 metre seal width carriageway within a minimum 8.0 metre right of way corridor
 - (d) For JOAL's servicing up to 10 lots and having two accessible street frontages, a minimum 4.0 metre seal width carriageway within a minimum 5.0 metre right of way corridor.

- (e) For ROWs servicing up to 2 lots, a minimum 3.0 metre seal width carriageway within a minimum 3.5 metre right of way corridor.
 - (ea) For ROWs servicing between 2 and 6 lots, a minimum 4.0 metre seal width carriageway with a minimum 6 metre right of way corridor.
 - (f) Pavement design in accordance with NZS 4404:2004 and the Council's July 2008 Addendum.
 - (g) Subgrade CBR>7.
 - (h) Two coat chip seal Grade 3/5 or 30mm asphaltic concrete, concrete or concrete paving block surfacing.
 - (i) 4% camber to kerb and channel.
 - (j) Standard or mountable kerb and channel on lower side and nib kerb on higher side of carriageway.
 - (k) Mud tank collecting stormwater from carriageway and discharging to soak pit within subdivision.
 - (l) Heavy duty kerb crossing at entrance constructed in accordance with the Council's Roading Policies January 2015, Part 29.
 - (m) verges between carriageway and right of way boundary shall be grassed.
 - (n) Cut/fill batters outside right of way boundaries with maximum 4:1 gradient to match existing ground.
 - (o) Attractive low maintenance surfacing (crushed schist or similar) or mowing grass along verges between carriageway and ROW boundary.
 - (p) Through accessways servicing more than seven lots shall have positive control measures installed to deter public through traffic to the satisfaction of the CODC.
23. The link road between the roundabout on SH8B and Blondie Drive shall be constructed to a standard not less than that of Blondie Drive but in all respects to the satisfaction of WK-NZTA. This shall include drainage, pavement construction, carriageway widths, tapers road markings and all details necessary to provide a safe and effective link between SH8B and the subdivision.
24. The intersection layout and traffic management measures at the intersection of Blondie Drive and the entry road from the roundabout shall be in accordance with the plan prepared by WSP and attached to the letter of Carriageway dated 27/07/21 subject to a safety audit being carried out by an appropriately qualified expert and any changes that are required to the design to address the results of that audit. Detailed layout of the intersection shall be submitted to the WK –NZTA and CODC for

approval as part of engineering plan approval. That layout shall be in accordance with the lane prioritisation and intersection design set out in the WSP plan subject to any changes arising from the safety audit.

25. Vehicle entranceways to all residential and commercial lots shall be constructed in accordance with Part 29 of the CODC's roading policies [*CODC to provide references*].
26. Vehicle entranceways are to be installed at all lots with locations clearly defined at the time of subdivision as a requirement of 224(c) approval; or a consent notice is to be placed on each title stating that the location of any vehicle entrance strip shall be to the satisfaction of the CODC.
27. Prior to the commencement of infrastructure works following the completion of bulk earthworks, the consent holder shall provide a detailed 'Street Tree and Vested Parks Landscape Plan' showing the location, variety and installation details for all street trees to be planted with associated automated irrigation, street furniture, signage plans and landscaping of parks to vest in the CODC, for approval by the CODC's Parks and Reserves Manager under the CODC engineering approval process. The Street Tree and Vested Parks Landscape Plan shall be implemented prior to section 224(c) certification. The Street Tree and Vested Parks Landscape Plan shall identify locally sourced native plants and generally be in accordance with the planting palette outlined in the 'Urban Design Assessment' by Baxter Design.
28. Residential, business and community facilities development lots shall have no direct vehicle access to Shortcut Road or SH8B or SH6.
29. Condition 28 shall be subject to a consent notice that shall be registered on the records of title for development lots fronting Shortcut Road, SH8B or SH6, pursuant to section 221 of the Resource Management Act 1991.
30. The consent holder shall provide for the CODC's approval, proposed names for all roads; and when approved it shall be the consent holders' responsibility to supply and erect appropriate road signs of a design consistent with the road sign design used in Cromwell.
31. Upon deposit of the survey plan any roading or access lot as shown on the plan of subdivision shall vest in the name of the CODC as Road.
32. Until the construction of the roundabout at SH8B/Barry Avenue is completed, Code of Compliance certification under the Building Act shall be limited to:
 - (a) no more than 176 residential dwelling building consents or;
 - (b) any retail or commercial building consent (but excluding a community building),

and no commercial building, or no more than 176 residential buildings, shall be occupied, including the cellar door, shop/café, and / or travellers accommodation.

Advice Note: This allows construction of residential and commercial buildings concurrent with the construction of the SH8B round about, but dwellings or commercial premises may not be occupied until completion of the roundabout.

33. The consent holder shall create and vest a special purpose lot for the provision of a pedestrian underpass under SH8B concurrent with the construction of the Barry Avenue roundabout.
34. No additional retail activity to that already occurring on site shall be operational until the Barry Avenue roundabout is constructed.

Easements

35. Any JOAL or ROW or other easements necessary to provide access and access to services shall be duly granted and reserved.

Water

36. Prior to section 224(c) approval for each stage of the subdivision water supply reticulation including watermains and ridermains shall be extended such that all residential allotments are serviced and firefighting capability is achieved in accordance with NZS 4404:2004 and the CODC's July 2008 Addendum.

Advice Note: The report by Mott McDonald referred to in Condition 1 identifies the extent of upgrade works required and addresses issues of capacity as assessed under the CODCs 'Water Model'. This was based on 350 lots.

37. Prior to section 224(c) approval for each stage of the subdivision standard 20 mm diameter water supply connections with Acuflo toby valves, meters and approved boxes shall be provided to the road boundary (or the road boundary of a right of way) to serve all development lots for that stage.
38. Prior to section 224(c) approval for each stage of the subdivision the water laterals shall be extended to the buildable area of all development lots.
39. A detailed design for the realignment of the existing 300mm diameter water main bisecting the site shall be prepared in liaison with the CODC's Three Waters Manager and submitted for CODC's Three Waters Manager's approval as a requirement of the general engineering approval. The pipeline shall be realigned at the consent holder's cost as a requirement of 224(c) approval for the Stage 3 and/or Stage 3 works. The alignment shall generally be in accordance with the plans by Paterson Pitts Group Plan C2655- SCM v10 Rev A dated 26/07/2021.

40. As part of the realignment of the watermain in Condition 39 the consent holder shall create a second water supply connection to the subdivision. The detailed design for the connection shall be prepared in liaison with the CODC's Three Waters Manager and submitted for CODC's Three Waters Manager's approval as a requirement of the general engineering approval.

Wastewater

41. Prior to section 224(c) approval for lots 601-604 and/or prior to 224(c) approval of the 131st residential lot, the new wastewater pump station shall be constructed to comply with clause 5.3.10 of the CODC's July 2008 Addendum to NZS 4404:2004 in the location generally shown on the plan by Paterson Pitts Group Plan C2655- SCM v10 Rev A dated 26/07/2021.
42. Prior to the commissioning of the new pump station, the Lowburn rising main shall be realigned to a position generally in accordance with the resource consent plans by Paterson Pitts Group Plan C2655- SCM v10 Rev A dated 26/07/2021. The detailed location and design specification for the pump station shall be subject to approval by CODC at engineering plan approval stage.
43. A detailed design for the alignment of the existing Lowburn-Cromwell rising main traversing the site shall be prepared in liaison with CODC's Three Waters Manager and submitted for CODC's Three Waters Manager's approval as a requirement of the general engineering plan approval. The pipeline shall be aligned at the consent holder's cost as a requirement of 224(c) approval for the Stage 3 and/or Stage 4 works.

Advice Note: The report by Mott McDonald referred to in Condition 1 addresses issues of capacity as assessed under the CODCs 'Wastewater Model'. This was based on 350 lots.

44. Prior to section 224(c) approval for each stage of the subdivision wastewater reticulation shall be extended such that all residential allotments are serviced in accordance with NZS 4404:2004 and CODC's July 2018 Addendum.
45. Prior to section 224(c) approval for each stage of the subdivision standard 110mm diameter laterals with cleaning eyes shall be installed from the wastewater reticulation to within the boundary of each residential allotment.
46. Prior to section 224(c) approval for Stage 4, standard 150mm diameter laterals with cleaning eyes shall be installed from the wastewater reticulation to within the boundary of each of Lots 601, 602, 603 and 604.

Stormwater

47. Prior to section 224(c) approval for each stage of the subdivision, stormwater from roads shall be discharged to ground by standard mud tanks and soak pits.
48. Caudwell “soak pit structures” shall be constructed to the satisfaction of the CODC generally in accordance with the engineering report by Paterson Pitts Group.
49. Soakage pits shall be provided at no more than 90m intervals along roads, JOALs and laneways.
50. Stormwater from buildings and impervious areas within Lots shall be discharged to ground by soak pits and/or stored for use for lawn and garden irrigation purposes within the confines of the respective allotments.
51. Stormwater discharge for vehicle accessways and carpark areas within Lots 601-604 shall use “Caudwell” soakage pit structures and silt and debris traps that comply with the Otago Regional Plan: Water Rules for silt and debris traps.
52. One soakage pit shall be provided for every 500m² of vehicle hardstand.
53. Conditions 50-52 shall be subject to a consent notice that shall be registered on the records of title for all development lots pursuant to section 221 of the Resource Management Act 1991.

Power and Telecommunications

54. All power and telecommunication services shall be underground and all connections to the boundary of any residential or commercial lot shall be underground.
55. It shall be the consent holders’ responsibility to obtain the consent of the relevant utility service providers for the provision of electricity and telecommunication services to serve Lots 200-214, 218-299, 301-356, 391-410, 417-501, and 503 and 575. The consent holder shall install all such new services underground to the boundary of all development lots prior to section 224(c) approval.
56. The consent holder shall supply evidence of the consents referred to in Condition 55 to the Chief Executive of CODC prior to section 224(c) approval; and it shall be the consent holders’ responsibility to meet the costs associated with the installation of electricity and telecommunication services as is necessary to meet the needs of the subdivision.
57. Connections shall be extended to the boundary of each residential allotment.

Pedestrian and cycle connectivity

58. A continuous cycle/walkway shall be provided from the entrance/exit to the underpass through the site connecting to the central greenway and Shortcut Road. The path shall:

- (a) have a minimum width of 2m and a depth of 30mm asphaltic concrete, standard concrete or concrete paver footpath;
- (b) match crossing points on intersected streets to NZS4121:2001 requirements;
- (c) provide appropriate reserve lighting.

Underpass

- 59. The ramp approaches to the underpass within the Wooing Tree Estate land shall be designed and constructed to meet NZ standards for pedestrian and disabled access including maximum gradients. The cycleway/walkway shall be constructed to the requirements detailed in Condition 58 (cycleways/walkways). Batter slopes along the cuttings leading into the underpass shall be constructed or retaining walled to ensure safety of the pathway users and presenting an attractive low maintenance appearance.
- 60. The underpass shall align to a road or laneway to the north providing a footpath or walkway that connects through the street network and / or laneways to the greenway.

Erosion and sediment control

- 61. Prior to each stage of the development, the consent holder shall put in place the erosion and sediment control measures as outlined in the Infrastructure Servicing Capacity report by Paterson Pitts Group dated April 2021 forming part of this application and referenced in Condition 1. These measures shall be put in place at least five days prior to the commencement of works on each stage and the CODC advised that the erosion and sediment control devices are in place.
- 62. The consent holder shall put in place and implement operational practices to manage the effects of dust. The methods used shall be set out in the CMP required under Conditions 64-66.

Construction Management Plan (Noise and Dust)

- 63. Construction activity and times of operation shall comply with New Zealand standard 6803:1999 including construction noise standards.
- 64. The consent holder shall produce a CMP. The CMP shall include:

- (a) Requirements for clear signage at the boundary of the site providing a contact number for residents should they have any issues with the operations on the site.
- (b) Measures to manage dust including
- Staging the development so that no more than 10ha of the site is exposed to bulk earthworks at any one time.
 - A sprinkler system is in place for dust suppression measures.
 - Water carts are employed to manage dust on high impacted areas, such as access roads.
 - Land is stabilised by being replanted in grass as soon as practical after completion of the works.
- (c) Measures to ensure compliance with the NZ Construction Noise Standards including:
- Setting of the hours of operation to accord with the New Zealand standards on noise construction.
 - Stipulation of the performance measures for machinery used on site to ensure that only machinery that complies with the New Zealand standards is used.
 - Setting out of the techniques to be used in the development so as to prevent unreasonable noise issues.
 - Identification of access routes to the site. These will be off SH8B along Shortcut Road, entering the temporary access to Stage 1. This access point will shift to Shortcut Road permanent access road when Stage 1 is complete. This removes construction vehicle noise and traffic from outside the residential properties to the north.

65. The CMP shall be submitted to the CODC for certification 5 working days prior to the commencement of physical works associated with this application for stage 2 and four weeks prior to the commencement of physical works associated with this application for Stages 3 and 4. The CMP shall be amended to take account of any requirements of CODC provided by CODC within 5 working days for stage 2 and 15 working days for Stage 3 and 4 of having received the draft CMP. All works shall be undertaken in compliance with the certified CMP.

66. The consent holder shall appoint an “engineer to the contract” who is independent of the consent holder and provides direction and oversight to the development. The engineer to the contract shall have the accountability to ensure contractors comply with the requirements of this consent including the CMP.

Construction Traffic

67. The consent holder shall produce a CTMP. The CTMP shall include:

- (a) Traffic routes to be used by heavy vehicles entering and exiting the site. This shall preclude heavy vehicle useage of Shortcut Road north of the entrance to Wooing Tree
 - (b) Areas for the loading and unloading of materials to be contained within the Wooing Tree site
 - (c) Measures to address any safety issues at the intersection of Shortcut Road and State Highway 8B.
 - (d) Traffic safety signage warning motorists and pedestrians of heavy vehicle movement.
68. A draft of the CTMP shall be submitted for certification to the CODC 5 working days prior to the commencement of physical works associated with this application for stage 2 and four weeks prior to the commencement of physical works associated with this application for stage 3 and 4. The CTMP for stage 4 shall be submitted for certification to WK-NZTA four weeks prior to the commencement of physical works associated with this application.
69. The CTMP shall be amended to take account of any requirements of CODC provided by the CODC and WK-NZTA (for stage 4) within 5 working days for stage 2 and 15 working days for Stage 3 and 4 of having received the draft CTMP. All works shall be undertaken in compliance with the certified CTMP.
70. No direct access to the site off SH8B shall be permitted without the express approval of WK-NZTA. All construction activity shall enter off Shortcut Road or the Barry Avenue roundabout when operational, unless otherwise authorised by WK-NZTA.
71. No site construction shall enter off SH6.

Wooing tree

72. Safety construction fencing shall be erected at the boundary of Wooing Tree Park during construction of adjacent roading infrastructure and civil works and of any housing abutting the boundary of the Wooing Tree Park.

Accidental Discovery

73. The Heritage New Zealand Pouhere Taonga Archaeological Discovery Protocol, or an accidental discovery protocol modified to reflect the specific project detail and approved in writing by Heritage New Zealand and Aukaha and Te Ao Marama Inc, shall be operated under for any accidental archaeological discoveries that occur during construction works.

74. Prior to commencing ground disturbing activities, the Consent Holder shall ensure that all staff (including all sub-contractors) involved in, or supervising, works onsite are familiar with the Wooing Tree Estate Accidental Discovery Protocol.

Advice Note

Under the Heritage New Zealand Pouhere Taonga Act 2014, an archaeological authority must be obtained from Heritage New Zealand Pouhere Taonga prior to the modification, damage or destruction of any archaeological site, whether the site is unrecorded or has been previously recorded. An archaeological site is described in the Act as a place associated with pre-1900 human activity, which may provide evidence relating to the history of New Zealand. These provisions apply regardless of whether a resource consent or building consent has been granted by CODC.

Producer Statements/As built drawings

75. The consent holder shall provide producer statements in an approved format from a suitably qualified person certifying the adequacy and compliance with consent conditions relating to:
- engineering design;
 - construction; and
 - construction review of subdivision works.
76. Prior to the issue of a certificate in terms of section 224(c) for each stage of the subdivision the consent holder shall provide the Chief Executive of CODC with RAMM inventory data and asset information with associated costings (in the form of a schedule) of all infrastructure works to vest in the CODC.
77. As built drawings are to be lodged with the Chief Executive of CODC in accordance with Clause 1.5.10(b) of NZS 4404:2004 and shall show the location and individual identification number for each water meter. The as built drawings are to be drafted on computer and are to be compatible with a CAD system nominated by the Chief Executive. As built plans shall be lodged on electronic storage device or in a hard copy A3 format.

Consent Notices associated with Land Use Conditions

Lots 202-214, 218-221, 237-241, 284-286 and 391-410

78. A consent notice shall be registered against the title of Lots 200-214, 218-221, 237-241, 284-286 and 391-410 stating that:

- (a) Any building or activity on the site shall not be used for a shop, office, or other business activity as defined within the Central Otago District Plan, provided this shall not preclude a home occupation being operated from any dwelling or accessory building on the lot.
- (b) Any dwelling or residential building or other structure built on the site shall comply with the following:
 - (i) front and side boundary setbacks as shown on plans by Baxter Design dated 11 August 2021 plan numbers 2952 SK 116 and 2953 SK117.
 - (ii) not exceed a maximum building coverage as set out in Rule 7.3.6(iv) of the CODC District Plan as at 5 July 2021, except that:
 - any site shown as medium density on Plan 2002-002 Rev P shall not exceed a building coverage of 80%; and
 - sites outside the medium density area shown on Plan 2002-002 Rev P that are less than 325m² net site area, shall not exceed a building coverage of 55%, and sites between 326m² and 375m² shall not exceed a building coverage of 50%.
 - (iii) the following development rules for the Wooing Tree overlay applying to Residential Resource areas of the Central Otago District Plan as at 5 July 2021:
 - Rear yards (Rule 7.3.6(iii)(c)(iii));
 - Height (Rule 7.3.6(iii)(f));
 - Carparking (Rule 7.3.6(v));
 - Signs (Rule 7.3.6(vii));
 - Excavation (Rule 7.3.6(x));
 - Relocatable buildings (Rule 7.3.6(xi));
 - Acoustics (Rule 7.3.6(vii)(b)).

Lots 601 and 602: Floor Areas

79. The maximum gross floor area of any building on Lot 601 shall be 500m² and the maximum gross floor area of any building on Lot 602 shall be 500m². A consent notice identifying this maximum gross floor area cap shall be registered against the title of lots 601 and 602 respectively. The wording of the consent notice shall be provided to the CODC as part of the section 224(c) application.

Lots 603 and 604: Restriction of Activity

80. A consent notice shall be registered on the title of Lots 603 and 604 stating that these lots may not be used for “shops” as defined in the CODC District Plan, or commercial offices. The consent notice shall be provided to the CODC as part of 224(c) process and attached to the title when first issued and any subsequent subdivision of that land. The consent notice shall state this excludes ancillary offices incidental to a travellers accommodation or a pre-school, and any dining facility associated with a Travellers Accommodation, part of the Cellar Door, or a home occupation.

Lot 806, 807, and 808 Restrictions on Dwellings/Sleep Out

81. A consent notice shall be registered on the title of lots 806, 807, and 808 stating that no dwelling or part of a dwelling including a bedroom or ‘sleep out’ may be constructed on the lots.

Noise attenuation

82. A consent notice shall be placed on the titles of all lots covered by Land Use Condition 111 requiring noise attenuation for new residential buildings located on lots within the Residential Resource Area, the Residential Resource Area (3) and the Residential Resource Area (11) in the Wooing Tree Overlay Area within 80m of the carriageway edge of SH6 or SH8B to meet noise performance standards for noise from traffic on SH6 or SH8B.

State Highway Landscaped Buffer and Bund (Lots 806-808)

83. Prior to the issue of 224(c) for any relevant stage of the development, a bund shall be formed on the frontage of SH8B and / or SH6 as shown on the urban design and landscape statement by Baxter Design dated 27/07/21. The bund shall be generally in accordance with the cross-section shown on the plan.
84. The bund on lots 806-808 shall be physically formed and planted prior to section 224(c) certificate for the stage which the bund sits within.
85. The consent holder shall prepare and lodge with CODC a ‘State Highway Landscaped Buffer and Bund Plan’ for lots 806-808 along the boundary with SH6 and SH8B. The plan shall be prepared for each relevant stage of the development. The plan shall show the landscape treatment including planting plan. The ‘State Highway Landscaped Buffer and Bund Plan’ shall be approved by the CODC.
86. A consent notice shall be attached to each title of any lot which adjoins Lots 806-808 stating that no building or accessory building may be constructed within 3m of the boundary of the lot and lots 806-808.

87. Should for any reason vines on the buffer be removed at some stage in the future, the landowner shall maintain the buffer and replant it with native species within six months of the removal of any vines. Prior to the planting, the landowner shall submit a replacement 'State Highway Landscaped Buffer and Bund Plan' for CODC approval setting out the species, density of planting and maintenance. The replacement State Highway Landscaped Buffer and Bund Plan' shall be implemented.
88. The Consent Holder shall form a 'residents society' as an incorporated society. All residential landowners within the Wooing Tree Estate shall be members of and contribute to the residents society. The residents society shall be the registered land owners of lots 806-808.

Northern Boundary and Greenway – Vested Land (Lots 803 -804)

89. Prior to the commencement of infrastructure works following the completion of earthworks, for any stage of the subdivision adjoining Lot 803 / 804, the Consent Holder shall prepare and lodge with CODC a 'Greenway / Northern Boundary Landscape and Cycleway Plan' generally in accordance with the plans shown in the Baxter Design masterplan and intended to inform a park-like environment. This plan shall include a landscaped bund along the northern boundary. The Northern Boundary Landscape and Cycleway Plan' shall include locally sourced native plants as referred to in the Baxter Urban Design Assessment Plant Palette. The Northern Boundary and Landscape and Cycleway Plan shall be to the satisfaction of the CODC.
90. Lot 803/804 shall be landscaped and a cycleway and northern boundary bund constructed in accordance with the approved landscape plan concurrent with the development of any lots / stage that adjoins Lot 803/ 804.
91. At the planting season during (if timeframes coincide) or immediately following the issue of any 224(c) certificate for any lot adjoining the northern boundary, the Consent Holder shall implement the landscape plan approved under condition 89.
92. Lot 803 / 804 shall vest in the CODC as part of the subdivision of any Stage of the subdivision that adjoins lot 803 / 804.
93. The landscaped area including the bund on lots 803, shall be physically formed and planted prior to vesting in the CODC.

Northern Landscaped Buffer – Lot 802

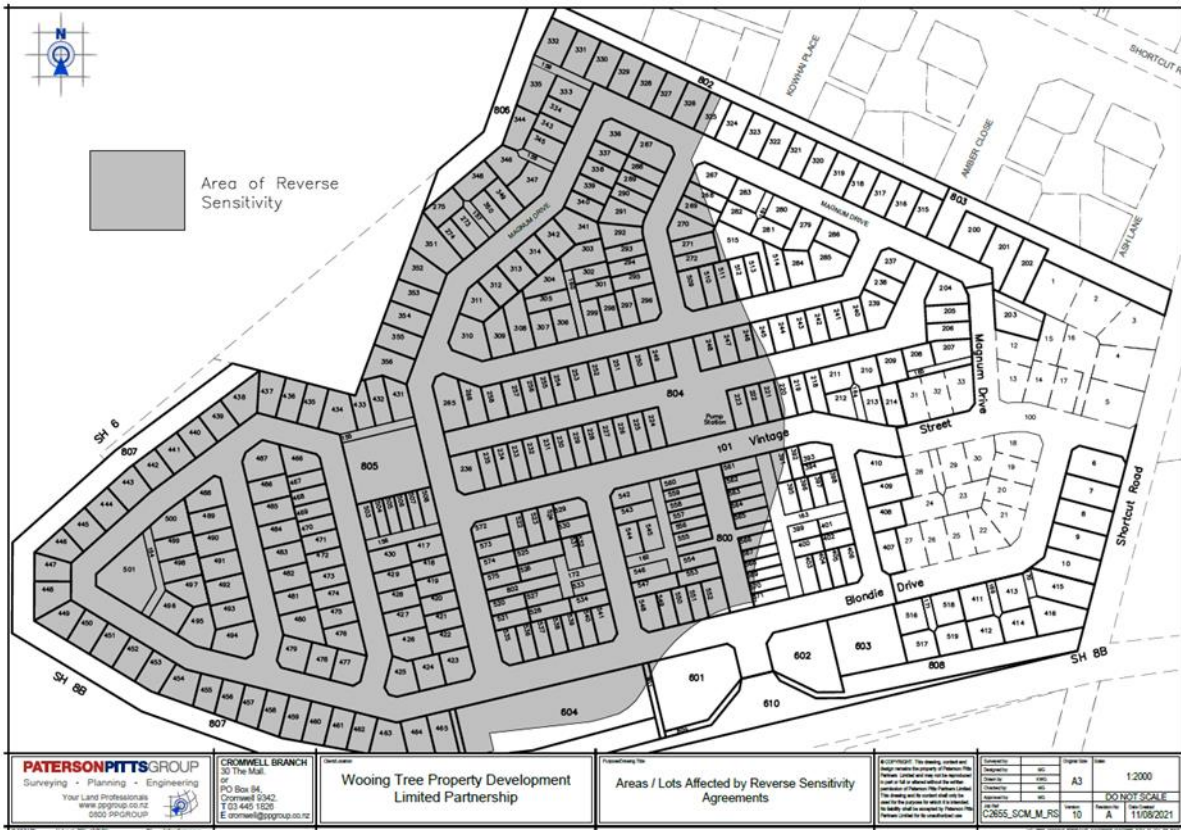
94. Prior to the commencement of infrastructure works following the completion of bulk earthworks for any stage of the subdivision adjoining Lot 802, the Consent Holder shall prepare and lodge with CODC a 'Northern Landscape Buffer Plan' generally in accordance with the plans shown in the Baxter Design masterplan and intended to inform a private park-like environment. This plan shall include a landscaped bund along the northern boundary. The 'Northern Landscape Buffer Plan' shall include locally sourced native plants as referred to in the Baxter Urban Design Assessment Plant Palette. The 'Northern Landscape Buffer Plan' shall be to the satisfaction of the CODC.
95. The landscaped area including the bund on lot 802, shall be physically formed and planted prior to section 224(c) certificate.
96. Lots 802 shall be planted in the planting season immediately following section 224(c) certificate for that stage.
97. The following additional requirements apply to the land shown on the Subdivision Plan as Lot 802 (northern landscape buffer):
 - (a) It shall be landscaped in accordance with the 'Northern Landscape Buffer Plan' approved by the CODC under condition 94.
 - (b) No intermittent fencing within the lot shall be permitted. This shall not preclude the fencing of the boundary of the lot.
 - (c) No buildings or structures, other than fencing, shall be constructed within Lot 802.
98. Lot 802, shall be a jointly owned lot with an equal share owned by lots 315 -332. A consent notice shall be placed on the title of lot 802 stipulating that the land is to be kept clear of all buildings including accessory buildings and is to be maintained as open space.

Covenants

Reverse sensitivity

99. A covenant shall be placed on all titles shown as "area of reverse sensitivity" on the plan below, stating that the subject sites are located adjacent to working horticultural sites on the western side of SH6. These sites include normal horticultural practices including frost management of wind machines, sprayers and helicopters. The covenant shall state that property owners will not object to use of the

adjacent two vineyards for complying horticultural practices including spraying, and frost management operations. A copy of the covenant is attached to the application at Attachment S.



Design Guides

100. A covenant shall be attached to the title of each residential lot stating that any building constructed on the lot must comply with the Wooing Tree design guidelines and is subject to the design approval process as set out in the guidelines.

Development Contributions

101. For each stage of the subdivision, payment of a reserves contribution of \$1,910 per lot (exclusive of goods and services tax) calculated in terms of Rule 15.6.1(1)(a)(i) of the Central Otago Operative District Plan.

C: LAND USE CONDITIONS

Land Contamination

102. That if during earthworks on the site unexpected discovery of potential sources of contamination are revealed, then:
- (a) Work on this part of the site shall cease.
 - (b) The CODC Compliance Officer and the ORC Compliance Officer shall be informed.
 - (c) The Consent Holder shall retain a suitably qualified professional to undertake a DSI Report and that report shall be provided to the CODC and the ORC.
 - (d) Should that report identify levels of contamination above NES guidelines, then work shall not recommence on the site until the necessary approvals are obtained from CODC and/or ORC as appropriate and the RAP included in the Application has been updated and submitted to, and approved by, the ORC.
103. As part of the removal of timber posts associated with the existing vineyard for each stage of the development, the consent holder shall fully implement the RAP forming part of this application. That remediation work shall involve the mixing of soils to a depth of 300mm across the affected area.
104. The consent holder shall appoint a contaminated land specialist suitably qualified and experienced in contaminated land management, who shall overview all aspects of the RAP, including implementing the monitoring programme of site works to ensure compliance with the RAP.
105. The consent holder shall put in place health and safety procedures as recommended in the RAP forming part of this application.
106. The consent holder shall provide to the ORC and the CODC copies of the monitoring report under Condition 104, and of the final validation report under condition 107.
107. At the conclusion of the removal of the vineyard infrastructure and the making good of the land ready for development, in any stage or stages; the Consent Holder shall retain a suitably qualified professional to undertake a validation DSI to confirm that the land complies with the National

Environmental Standard for assessing and Managing Contaminants in Soil to Protect Human Health (2011).

108. If the DSI under condition 107 demonstrates that the land does not comply with the National Environmental Standard for assessing and Managing Contaminants in Soil to Protect Human Health (2011), then the consent holder shall follow the process set out in condition 102.

Noise Attenuation

109. New residential buildings located on lots within the Residential Resource Area, the Residential Resource Area (3) and the Residential Resource Area (11) in the Wooing Tree Overlay Area within 80m of the carriageway edge of SH6 or SH8B shall be designed and constructed to meet noise performance standards for noise from traffic on SH6 or SH8B that will not exceed 35dBA LAeq (24hr) in bedrooms and 40dBA LAeq (24hr) for other habitable rooms in accordance with the satisfactory sound levels recommended by Australian and New Zealand Standard AS/NZ2107:2000 Acoustics – Recommended design sound levels and reverberation times for building interiors. A consent notice to this effect shall be placed on the title of all relevant lots. (Refer Subdivision condition 82)
110. Where a dwelling requires that windows are closed in order to achieve the internal noise levels specified in Condition 109, an alternative means of temperature control (heating and cooling) shall be provided. An alternative means of providing fresh air for ventilation that meets the requirements of Building Code clause G4 shall also be provided.
111. Construction noise shall be measured and assessed in accordance with NZS 6803:1999. The applicable limits in Tables 2 and 3 of the Standard shall apply.
112. Construction vibration must be measured in accordance with ISO 4866:2010 Mechanical vibration and shock – Vibration of fixed structures – Guidelines for the measurement of vibrations and evaluation of their effects on structures. The Category A construction vibration criteria in the table below must be complied with as far as practicable. If measured or predicted vibration from construction activities exceeds the Category A criteria, a suitably qualified person must assess and manage construction vibration during those activities. If measured or predicted vibration from construction activities exceeds the Category B criteria, those activities must only proceed if effects on affected buildings are assessed, monitored, and mitigated by suitably qualified people.

Construction Vibration Criteria			
Receiver	Details	Category A	Category B
Occupied dwellings	Night-time 2000h - 0630h	0.3mm/s ppv	1mm/s ppv
	Daytime 0630h - 2000h	1mm/s ppv	5mm/s ppv
Other occupied Buildings	Daytime 0630h - 2000h	2mm/s ppv	5mm/s ppv
All other buildings	Vibration - transient	5mm/s ppv	BS 5228-2* Table B2
	Vibration - continuous		BS 5228-2* 50% of table B2 values

*BS 5228-2:2009 'Code of practice for noise and vibration control on construction and open sites – Part 2: Vibration'

113. Prior to the commencement of works on site, the consent holder shall submit to CODC's monitoring team for certification a CNVMP. The CNVMP must reflect the guidance provided by Annexure E of NZS6803:1999 and vibration limits set out in this consent.
114. The CNVMP is to provide a framework for the development and implementation of measures to avoid, remedy or mitigate adverse construction noise and vibration effects, and to minimise any exceedance of the criteria set out in Condition 112.
115. If measured or predicted noise and vibration from a construction activity exceeds the criteria in Conditions 111 or 112 a Schedule to the CNVMP for that activity must be prepared and provided to CODC at least five working days, where practicable, in advance of the activity proceeding. The schedule must establish the best practicable option for noise or vibration mitigation to be implemented for the construction activity.
116. Prior to commencement of works onsite, and subject to the consent of landowners, the Consent Holder is to carry out a building condition survey of the immediately adjacent properties to the Site and provide these to the [Monitoring Officer] at CODC on request. The purpose of this survey is to record any existing cracks, defects or subsidence in neighbouring buildings prior to any earthworks or construction occurring on the application site.

Cellar Door and Café / Shop (Lots 601-602)

117. The Cellar Door and Café / Shop on lots 601-602 shall be generally developed in accordance with the plans by FDA forming part of this application, namely 1347 A-102 Rev M, 1354 PSK sheets 001, 012 and 014, 1354A-902, 1347 A104 rev C, and 1347 PSK 097 Rev B dated September 2021.
118. The detailed design of the buildings shall be generally in accordance with the location and building envelope shown on the FDA plans identified in condition 61B (FDA plans 1347 A-102 Rev M, 1354 PSK sheets 001, 012 and 014, 1354A-902, 1347 A104 rev C, and 1347 PSK 097 Rev B), and be in a form of development which meets the design guidelines of the Wooing Tree Estate as outlined in the report of Baxter Design and is approved by the Planning Manager CODC.
119. The palette of materials shall be drawn from the schedule set out in the plans by FDA or such other similar material as approved by the Planning Manager CODC.
120. The landscape plan shall be generally in accordance with that identified in the plans by FDA, Plan No. 1347 A-104 C, dated September 2021. A detailed landscape plan shall be submitted to the Planning Manager CODC for approval prior to any landscape works.
121. Landscaping shall proceed in the planting season immediately following completion of construction works for either the Cellar Door or Café / Shop.
122. The maximum gross floor area of any building on Lot 601 shall be 500m² and the maximum gross floor area of any building on Lot 602 shall be 500m². A consent notice identifying this maximum gross floor area cap shall be registered against the title of lots 601 and 602 respectively. The wording of the consent notice shall be provided to the CODC as part of the section 224(c) application.

Residential Sites on Land Zoned Business

123. Any dwelling shown on lots 200-214, 218-221, 237-241, 284-286, 391-410 shall be located within the building platform and building envelope shown on the plans by Baxter Design dated 11 August 2021 plan numbers 2953 SK116 Part 1 and 2953 SK117 Part 2 and shall:
 - (a) Comply with the front and side boundary setbacks as shown on plans by Baxter Design dated August 2021 plan numbers 2953 SK116 and 2953 SK117 Part 2.

- (b) Not exceed a maximum building coverage as set out in Rule 7.3.6(iv) of the CODC district plan except that:
- (i) any site shown as medium density on Plan 2002-002 Rev P shall not exceed a building coverage of 80%; and
 - (ii) sites outside the medium density area shown on Plan 2002-002 Rev P that are less than 325m² net site area, shall not exceed a building coverage of 55%, and sites between 326m² and 375m² shall not exceed a building coverage of 50%.
- (c) Comply with the following development rules for the Wooing Tree overlay applying to Residential Resource areas as set out below:
- (i) Rear yards (Rule 7.3.6(iii)(c)(iii));
 - (ii) Height (Rule 7.3.6(iii)(f));
 - (iii) Carparking (Rule 7.3.6(v));
 - (iv) Signs (Rule 7.3.6(vii));
 - (v) Excavation (Rule 7.3.6(x));
 - (vi) Relocatable buildings (Rule 7.3.6(xi));
 - (vii) Acoustics (Rule 7.3.6(vii)(b));

Residential Sites

124. All dwellings on sites other than lots 200-214, 218-221, 237-241, 284-286, 391-410 with a frontage of 13m or greater and a site depth of 25m or greater, shall achieve front and side yards of:

- (a) Front Yards:
 - 4.5m, except for corner sites where the frontage to one street shall be 4.5m and the frontage to the second street 3m.
- (b) Side Yards:
 - 1.5m in the Residential Resource area, and residential resource area 3 and 11.

125. All dwellings on sites other than lots 200-214, 218-221, 237-241, 284-286, 391-410 with a frontage of less than 13m and / or a site depth of less than 25m, shall achieve front and side yards of:

- (a) Front Yards:
 - 3.0m, except any garage shall be set back a minimum of 4.5m.
- (b) Side Yards:

- 1.5m in the Residential Resource area, and residential resource area 3 and 11.
- 1.0m; except that:
 - no side yard applies where building adjoin through a common wall: or
 - no side yard applies provided that a maintenance easement is registered against the title of the adjoining site preventing any building being constructed within 1m of the boundary, and allowing access to maintain the building.
 - The recession plane control does not apply to any part of the building built on or within 200mm of the boundary.

126. All dwellings on a site other than lots 200-214, 218-221, 237-241, 284-286, 391-410 shall not exceed a maximum building coverage as set out in Rule 7.3.6(iv) of the CODC District Plan except that:

- a) any site shown as medium density on Plan 2002-002 Rev P shall not exceed a building coverage of 80%; and
- b) sites outside the medium density area shown on Plan 2002-002 Rev P that are less than 325m² net site area, shall not exceed a building coverage of 55% and sites between 326m² and 375m² shall not exceed a building coverage of 50%.

127. The minimum lot size of any residential site within 40m of the northern boundary of the site, or the boundary with Shortcut Road, shall be 440m² net site area.

Residential Sites on Land Zoned Rural

128. Any residential use of lots 332, 335, 344-346, 348, 275, 351-356, 412, 414, 416, 433 -465, 517 and 519 shall comply with:

- (a) the definition of 'Residential Activity' in the CODC Operative District Plan and
- (b) a 1.5m side yard; and
- (c) the identified standards of the Residential Resource Area set out in Rule 7.3.6(iii), (iv), (v), (vii) and (xi), of this Plan (excluding side yards).

Signage

129. Permanent signage on the site shall either:

- (a) comply with the CODC District Plan and bylaws, or

(b) shall be generally in accordance with the plans by FDA plans numbers 1354 A901 Rev C, 1347 PSK 097 Rev B and 1347 A 102 L M - dated July 7 September 2021.

130. Any lighting of signs erected under Condition 129 shall comply with the lighting standards of the CODC District Plan and bylaws or obtain consent.

131. Any sign facing SH8B shall not portray videos or moving images or any interactive light display that will cause driver distraction; provided this does not limit signs which rotate through a series of images or constant lighting patterns.

132. Signs displaying the "Wooing Tree" name of the neighbourhood, and depicting the Wooing Tree may be erected either side of the entrance roadways to Wooing Tree. The signs shall be generally located in the position and be of the size or smaller size shown on the plans referenced in condition 129.

133. Any lighting of the "Wooing Tree" naming sign under Condition 132 shall not result in any direct light spill on to any residential site outside of the Wooing Tree Estate and shall not exceed 10 lux when measured from the boundary of any residential site outside the Wooing Tree Estate.

134. Temporary signage on the site shall be generally in the location shown on plans by Veros dated September 2021 drawing number 1-7 Revision 3; and:

(a) Primary signage:

- (i) shall enable up to 5 temporary sign for the duration of the development phase.
- (ii) shall not exceed a height of 4m.
- (iii) shall not exceed or a gross area of 6m² for signs mounted on a pole structure or and 18m² for signs mounted on a trailer.
- (iv) may portray images on both sides of the signage panel.

(b) Supplementary signage:

- (i) Way finding signage not exceeding 1.2m² in size or a height of 1.8m, may be erected identifying the location of any sales office and the interim location of the Wooing Tree Cellar Door.
- (ii) Up to an additional 14 signs not exceeding 2.2m² in size or a height of 1.5m, maybe erected may be erected at the perimeter of the site naming the subdivision and stating that sections are for sale.

(c) Any other signage shall comply with the CODC District Plan and Bylaws.

Advice Notes: Subdivision

- (a) Land use conditions 102-108 refer to land contamination matters. Should the testing required under those conditions identify that contaminants are present in soils, or should unexpected discovery of potential source of contaminants be triggered, then these land use conditions would apply concurrent with the subdivision works.
- (b) Condition 97 in the subdivision section sets out the ongoing requirements of landscaping use and management of the northern buffer land. These obligations are ongoing.
- (c) Conditions 70 and 71 of the subdivision consent apply to all construction activity. It prevents any direct access off State Highway 8B or State Highway 6. Construction traffic must use Shortcut Road or the Barry Avenue roundabout when operational. This applies to all land use construction work as well as subdivision.
- (d) The works involving roads will require an approved Road Opening Notice and Works Completion and Maintenance Notices in accordance with CODC's July 2008 Addendum to NZS 4404:2004.
- (e) Development contributions are payable to CODC for water, wastewater and roading respectively pursuant to the CODC's Policy on Development and Financial Contributions contained in the Long Term CODC Community Plan. Payment is due upon application under the Resource Management Act 1991 for certification pursuant to section 224(c). The CODC may withhold a certificate under section 224(c) of the Resource Management Act 1991 if the required Development and Financial Contributions have not been paid, pursuant to section 208 of the Local Government Act 2002 and Section 15.5. 1 of the Operative District Plan.

Advice Notes: Land use

- (a) Accidental discovery protocols at Conditions 73 and 74 apply to any development of sites within Wooing Tree.
- (b) Conditions 87 and 88 in the subdivision section deal with the ongoing management and accountability of the Residents Society for the buffer to State Highway 8B and State Highway 6 and the associated bund.

Advice Notes: General

1. *All charges incurred by the CODC relating the administration, inspection and supervision of conditions of subdivision consent shall be paid to CODC prior to section 224(c) certification.*
2. *The Otago Regional CODC Regional Plan Air sets air quality standards for fireplaces and wood/coal burners. Future dwellings or businesses seeking to incorporate wood, coal or gas burning appliances will need to either comply with the Regional Plan Air Quality Controls or obtain necessary resource consents.*
3. *The consent holder is advised to continue engagement with Aukaha and Te Ao Marama Inc to obtain input from the runanga over suitable street names within the development and to assist in exercising appropriate cultural protocols over the induction of contractors on to different stages of the development. The consent holder has offered access to representatives of Aukaha and Te Ao Marama Inc for the purposes of assisting and monitoring the site for any matters relating to accidental discovery subject to the representatives fully complying with on site health and safety protocols.*