
Subject:

RE: RC240234 - Richard Hart - Response to Minute 1

From: Jake Woodward <jake@jakewoodward.co.nz>

Sent: Friday, 28 February 2025 10:57 am

To: Ann Rodgers <Ann.Rodgers@codc.govt.nz>

Subject: RE: RC240234 - Richard Hart - Response to Minute 1

Hi Ann

Having considered my response below further, I wonder if it would be helpful for the Panel if I suggested an expansion (my suggestions in **bold and underlined**) to the already proposed Condition 7 (in the s42A) as follows:

7. Prior to 224c certification, an adequate working water supply must be provided individually to each of the proposed Lots 1 and 2 from the on-site bore as a basis for a new or existing network water supply in accordance with the CODC Addendum, including Clause 6.3.15 Small Rural Water Supplies, and other relevant provisions of NZS 4404:2004, with the following specific requirements:
 - a. Quality.
 - i. For proposed Lot 1, resolution of any non-compliance through installation of point-of-use remedial treatment, must be confirmed by being retested fully compliant.
 - ii. For proposed Lot 2, a consent notice must be registered on the title describing any non-compliant aspects of the water supply and detailing installation of point-of-use remedial treatment required, and that the adequacy of such treatment must be confirmed through retesting as fully compliant, prior to any domestic use of the water supply or occupation of any connected dwelling.
 - b. **Volume – A minimum of 1,500 litres per day, per Lot.**
 - c. Standard water connections must be installed to the boundary of proposed Lots 1 and 2 including a standard valve and meter and/or restrictor assembly located at or within the Lot boundary.
 - d. Documentation. A new or updated, operation and maintenance manual including a description of the water supply system and as-built drawings of the reticulation layout, and formal ownership **(such as a share agreement confirming the minimum allocation in Condition 7(b) is provided to each Lot)** and management documentation, must be provided to Council for the network water supply system.
 - e. Design. The bore must be inspected by a suitably qualified person to confirm it is constructed, maintained, tested, and records kept (drilling log), in accordance with NZS 4411:2001 - Environmental Standard for Drilling of Soil and Rock. Including that the bore is constructed to ensure the bore head casing and reticulation is sealed to avoid ingress of surface water and other foreign matter at all times.

- f. This confirmation must be submitted to, and accepted by, Council. If this cannot be achieved, then a new bore must be designed and constructed by a suitably qualified person, and a description of the design along with as-built drawings must be submitted to, and accepted by, Council.
- g. Access. Necessary easements must be in place for pipework and access to water sources to, or within the boundary of, each lot.

Regards

Jake Woodward

Resource Management Planner

E: jake@jakewoodward.co.nz | P: 022 315 8370



Jake Woodward
RESOURCE MANAGEMENT PLANNER

Visit our website: www.jakewoodward.co.nz

From: Jake Woodward

Sent: Thursday, 27 February 2025 4:43 pm

To: Ann Rodgers <Ann.Rodgers@codc.govt.nz>

Subject: RE: RC240234 - Richard Hart - Response to Minute 1

Hi Ann

Apologies – I interpreted that question as management between the subject site and the neighbouring property which is now redundant on the basis that the neighbour doesn't have access to the bore.

In any event, it will simply be the case of a share agreement between the two Lots as is typically the case with a private water supply. Of course this agreement hasn't been drawn up yet as it's dependent on the success of the application. I am not aware of any example where we've had to supply a draft water share agreement at resource consent stage.

The draft conditions in the s42A report (Condition 7) requires that prior to s224C, an adequate water supply **must** be provided individually to each Lot for the bore and this includes all necessary easements and access (condition 7f). These conditions are consistent with previous rural subdivisions where it is a requirement for the consent holder to confirm access and security of water – This condition cannot be satisfied if the consent holder can not provide the necessary evidence at 224C stage of security of water and share arrangement.

Condition 7c already requires a maintenance manual to be provided prior to s224C as well.

Otherwise, the drafted conditions are practically a replica of the rural subdivisions I have been involved in and therefore I am satisfied that adequate conditions are being recommended to ensure both Lots are afford legal and practical access to the bore.

Please let me know if this was what was required from the Panel?

Regards

Jake Woodward

Resource Management Planner

E: jake@jakewoodward.co.nz | P: 022 315 8370



JakeWoodward

RESOURCE MANAGEMENT PLANNER

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