



Consent Number: SUB22/48271 and LUC24/48416

14/05/2024

**ADDENDUM TO SUGGESTED CONDITIONS
FOR HEARING HELD 13 MAY 2024 FOR TWO LOT RURAL SUBDIVISION
AT 373 MAUDE ROAD**

SUGGESTED CONDITIONS – SUBDIVISION CONSENT SUB22/48271

1. Except as modified by the consent conditions below, the development and use of the site shall be generally in accordance with the plans and all information and further information submitted with the application referenced by the Council as consent numbers SUB22/48271 and LUC24/48416, including the following:
 - Scheme plan – entitled '*Lots 1 and 3 being proposed subdivision of Lot 1 DP 521015 and Lot 2 DP 563612*', drawn by Pat Sole Surveyors Ltd, Rev02, dated October 2023;
 - Landscape Mitigation Plan, drawn by Bluemarble, Drawing Number L1.0, dated 28 July 2023;
 - 'Engineer's Report', by onesixeleven, Job No. 24005, Rev B, dated 31 January 2024;
 - 'Proposed Earthworks Plans' drawn by Pat Sole Surveyors, Sheet 1 to 4 Revision B dated 4 July 2024.

Note: Depending on applicant feedback, a revised Scheme Plan may need to be referenced should the boundary between Lots 1 & 3 need to be amended to include all elements of the proposed driveway.

Prior to Commencement of Construction:

2. The consent holder shall appoint a suitably qualified geo-professional (refer NZS4404:2010 Definitions clause 1.2.2) to carry out functions as described in NZS4404:2010 Chapter 2, including the assessment of the stability of slopes, earth fills, cut and fill batters associated with the subdivision.
3. Prior to the commencement of earthworks, the consent holder shall submit an Earthworks Management Plan to display how the effects of earthworks will be managed, for certification by the Planning Lead which shall include:
 - Existing and proposed contours;
 - Areas of cut and fill;
 - Batter slopes to comply with the requirements of the NZ Building Code.
 - Subsoil drainage;
 - Proposed erosion and silt controls;
 - Dust management measures;
 - Stabilised construction entrance;
 - Measures for preventing tracking of material onto the Road network, and if any occurs measures to clean up such material; and
 - Ground stabilisation/revegetation measures.

4. Prior to the commencement of earthworks, the consent holder shall ensure that all silt and sediment control measures are in place in accordance with the Earthworks Management Plan certified in accordance with Condition 3.
5. The consent holder shall contact the Council's Monitoring Officer planningconsents.monitoring@npdc.govt.nz at least 48 hours prior to any physical works commencing on the site and advise the officer of the date upon which works will commence.

During Construction:

6. During construction, the consent holder shall undertake all earthworks in accordance with the Earthworks Management Plan certified in accordance with Condition 3.

Section 223 RMA Approval

7. Except as modified by conditions of consent below, the Land Transfer plan shall conform to the subdivision scheme plan submitted with application no: SUB22/48271 Scheme plan – entitled '*Lots 1 and 3 being proposed subdivision of Lot 1 DP 521015 and Lot 2 DP 563612*', drawn by Pat Sole Surveyors Ltd, Rev02, dated October 2023;
8. The Land Transfer plan shall be prepared to ensure that all earthworks batters to establish the driveway to the building platform on proposed Lot 1 are located wholly within Lot 1.
9. Prior to approval under Section 223 of the Resource Management Act 1991, the easements specified on the approved plan and any other necessary easements, shall be created or reserved for the purpose specified and endorsed in a memorandum on the Land Transfer Plan.
10. Prior to approval under Section 223 of the Resource Management Act 1991, an easement to drain water in favour of Lot 1 over Lot 3 over the drain constructed in accordance with Condition 20 shall be created or reserved for the purpose specified and endorsed in a memorandum on the Land Transfer Plan.
11. Pursuant to Section 241(3) of the Resource Management Act, the existing amalgamation condition associated with Lot 2 DP 563612 shall be cancelled.
12. The 'no build area' identified on the Scheme Plan shall be endorsed on the Land Transfer Plan.

Section 224 Approval

13. Prior to issue of certification under Section 224 of the Resource Management Act 1991, all areas exposed by earthworks are to be stabilised by gravel or re-grassed.
14. All work shall be constructed under the supervision of a suitably qualified person who shall also certify that the work has been constructed to the NPDC Land Development & Subdivision Infrastructure Standard.

15. Prior to certification under Section 224 of the Resource Management Act, all works shall comply with the New Plymouth District Council Land Development and Subdivision Infrastructure Standard (Local Amendments Version 3).
16. Prior to 224 certification screen planting shall be installed in the areas labelled 'Planting Mitigation' on the Landscape Mitigation Plan. This planting should comprise of a minimum mix of seven indigenous plant species from within the Egmont Ecological District, with 80% capable of reaching a minimum height of four metres in six years at a maximum of 1m spacings.
17. Prior to 224 certification a six metre long strip of *Griselinia littoralis* planted as a single row shall be established along the south of the driveway entry as shown as Area A on the Landscape Mitigation Plan.
18. Building platform A Geotechnical Completion Report as detailed under Chapter 2 of council's Land Development & Subdivision Infrastructure Standard shall be provided for Lot 1 confirming soil compatibility by a suitably qualified geo-professional (refer NZS4404:2010 Definitions clause 1.2.2) and submitted to the Council's Planning Team to confirm a stable, flood free building platform that meets the requirements of the NPDC District Plan, including the soil's suitability to dispose of stormwater, is available. This would demonstrate that the allotments are suitable for building foundations in accordance with the requirements of the New Zealand Building Code B1.
19. The Geotechnical Completion Report shall include the assessment of the stability of slopes, earth fills, cut and fill batters associated with the subdivision. The Geotechnical Completion report shall make reference to the 'Engineer's Report', by onesixeleven, Job No. 24005, Rev B, dated 31 January 2024 and include any relevant recommendations from it. This report shall be provided at the time of 224 completion along with the Schedule 2A Statement which relates to matters in Chapter 2 of the Land Development & Subdivision Infrastructure Standard.
20. If the Geotechnical Completion Report identifies limitations needed to be raised with future property owners, the consent holder shall apply for consent notices at the time of Section 224 certification.

Advice Note:

The limitations and ability to identify constraints on consent notices will be considered by Council at the time of the Section 224 certification and the Planning Lead shall retain discretion of whether consent notices are applicable in this regard.

Vehicle crossing

21. A type G sealed vehicle crossing shall be constructed to serve Lot 1 to the Standard specified in the Council's Land Development & Subdivision Infrastructure Standard.

Advice Note

An application with the appropriate fee shall be made to the Council for a new Vehicle Crossing, and upon approval the vehicle crossing is to be installed by a Council approved contractor at the applicant's cost.

Stormwater

22. Prior to issue of certification under Section 224 of the Resource Management Act 1991, the stormwater for the access shall be installed in general accordance with the Engineering Report prepared by oneelevensix, Job Number 24005 Rev B and dated 31/01/2024.

Consent Notices

Lot 1

23. The consent holder or any future owners of Lot 1 shall comply with the following:
- a. Only one residential unit shall be established on the lot.
 - b. No buildings (including dwellings or non-habitual buildings) shall be located within the 'no build area' identified on area [insert area on LT Plan] on DP [insert LT Plan number].
 - c. Any future dwelling shall be located within the 'building platform' area as shown on the Landscape Mitigation Plan.
 - d. Any future dwelling shall be restricted to no more than 5m above RL359.0.
 - e. Any future dwelling shall be clad with materials that have Light Reflectance Value (LRV) of no more than 35%. Natural timber materials left to weather are also acceptable.
 - f. The roof of any future dwelling shall have a Light Reflectivity Value of no more than 20%.
 - g. Water tanks shall be a recessive dark colour (dark green or black).
 - h. No closed board fencing shall be allowed anywhere on the lot.
 - i. Any new boundary fencing, i.e. the new Lot 1/Lot 3 boundary, shall be post and wire, post and rail, or wire mesh only.
 - j. All external light fitting shall be hooded and cast down
 - k. The screen planting labelled as 'planting mitigation' and the Griselinia shown in 'Area A' on the Landscape Mitigation Plan shall be kept in perpetuity, if it is to be removed due to disease or similar, the planting shall be replaced in the next planting season.
24. Condition 23 above shall be the subject of a consent notice under Section 221 of the Resource Management Act 1991 and registered against the new Record of Title for Lot 1.

Lot 3

25. The consent holder or any future owners of Lot 3 shall comply with the following:
- a. Any new boundary fencing, i.e. the new Lot 1/Lot 3 boundary, shall be post and wire, post and rail, or wire mesh only.
 - b. The existing fencing and vegetation along the banks of the unnamed tributary within Lot 3 shall be retained and maintained in perpetuity. Where any trees or plants are removed due to disease within the fenced area (i.e plantation pines), these shall be replaced with native species appropriate to that area.
26. Condition 25 above shall be the subject of a consent notice under Section 221 of the Resource Management Act 1991 and registered against the new Record of Title for Lot 3.

B. Consent Notice cancellation

27. Pursuant to Section 221(3) of the Resource Management Act, Consent notices (11105784.4) on proposed Lot 1 being a subdivision of Lot 2 DP 563612 and Lot 1 DP 521015 are approved to be cancelled.

General Advice notes

1. *This consent lapses on xxxx 2029 unless the consent is given effect to before that date; or unless an application is made before the expiry of that date for the Council to grant an extension of time for establishment of the use. An application for an extension of time will be subject to the provisions of section 125 of the Resource Management Act 1991.*
2. *A Development Contribution of \$3176.66 excluding GST for Lot 1 shall be payable by the consent holder and shall be invoiced separately. The 224 certification of this subdivision will not be approved until payment of this contribution is made.*
3. *This consent is subject to the right of objection as set out in section 357A of the Resource Management Act 1991.*

SUGGESTED CONDITIONS - LANDUSE CONSENT LUC24/48416

1. Except as modified by the consent conditions below, the development and use of the site shall be generally in accordance with the plans and all information and further information submitted with the application referenced by the Council as consent numbers SUB22/48271 and LUC24/48416, including the following:
 - Scheme plan – entitled 'Lots 1 and 3 being proposed subdivision of Lot 1 DP 521015 and Lot 2 DP 563612', drawn by Pat Sole Surveyors Ltd, Rev02, dated October 2023;
 - Landscape Mitigation Plan, drawn by Bluemarble, Drawing Number L1.0, dated 28 July 2023;
 - 'Engineer's Report, by onesixteen, Job No. 24005, Rev B, dated 31 January 2024 Proposed Earthworks Plans' drawn by Pat Sole Surveyors, Sheet 1 to 4 Revision B dated 4 July 2024.
2. The earthworks shall be undertaken in accordance with all conditions of subdivision resource consent SUB22/48271.

General Advice Notes.

1. *This consent lapses on xxxxx/2029 unless the consent is given effect to before that date; or unless an application is granted before the expiry of that date under section 125 of the Resource Management Act 1991 to extend the expiry date.*
2. *This consent is subject to the right of objection as set out in section 357A of the Resource Management Act 1991.*

Anna Johnston

SENIOR ENVIRONMENTAL PLANNER