

Appendix Three: Proposed conditions of consent for SUB21/47781

Commented [L1]: Consider if LUC number is needed

Subject to the following conditions imposed under Section 108 of the Resource Management Act 1991:

1. The subdivision activity shall be carried out in accordance with the plans and all information submitted with the application, and all referenced by the Council as consent number SUB21/47781.
2. The application for a certificate under section 224(c) of the RMA shall be accompanied by certification from a professionally qualified surveyor or engineer that all the conditions of subdivision consent have been complied with and that in respect of those conditions that have not been complied with:
 - a. a completion certificate has been issued in relation to any conditions to which section 222 applies;
 - b. a consent notice has been or will be issued that in relation to any conditions to which section 221 applies;

Survey Plan Approval

3. The survey plan shall conform with the subdivision scheme plans submitted by Juffermans Surveyors Ltd and entitled "Lots 1 – 6 being a subdivision of Part Lot 1 DP 8787 and Lot 1 DP 19869"; Job Number 20198; Dated ~~17th Feb 2021~~ 23 May 2022
4. The knoll high point identified on Lot ~~2 and~~ 3 shall be marked and the 5m setback shall be defined on the survey plan.
5. Building platforms on Lots ~~1, 2, and~~ 3 and 5 shall be identified and marked on the survey plan.
6. That the consent be subject to the following amalgamation condition:
'That Lot 6 hereon is held with Lot 2 DP 18489 and that one Record of Title is issued herewith'
See Request ID: Still awaiting this request ID from LINZ

Commented [ZG2]: I disagree that building platforms on Lots 2 and 3 have to be identified.

Building platforms and onsite stormwater disposal systems

7. An inspection and a report shall be carried out of soil compatibility by a suitably qualified person and submitted to the council to confirm the suitability of Lots 1, 2 and 3 for on-site stormwater disposal.
8. A report shall be provided from a suitably qualified person to confirm that there is available within Lots 1, 2 and 3 a stable flood free building platform suitable for building foundations in accordance with the requirements of the New Zealand

Building Code – Acceptable Solution B1/AS4 of Approved Document B1/4; Structure Foundations.

9. Any recommendations requiring specific on-site stormwater and building platform shall be subject to Consent Notice under Section 221 of the Resource Management Act 1991.

Vehicle Entrance

10. A Type G vehicle crossing shall be constructed to service both Lots 2 and 3 to ensure maximum sight visibility to the north and south is achieved. Each crossing shall be constructed to the Standard specified in the Council's Land Development & Subdivision Infrastructure Standard.
11. The existing vehicle crossings servicing Lots 4 ~~and~~, 5 ~~and~~ 6 shall be upgraded to a Type G vehicle crossing and shall be constructed to the Standard specified in the Council's Land Development & Subdivision Infrastructure Standard.
12. The unused crossing on Lot 4 shall be removed and the road reserve reinstated with grass.

Advice Note

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

Consent notice on Lots 1 - 6

12. The consent holder or future owners of proposed Lots 1, 2, 3 and 5 shall comply with the following:
 - a) *All buildings on Lots 1, 2, 3 and 5 shall be limited in terms of finish to exterior surfaces, this includes roofs and walls, recessive (shades rather than tints) and colours to have reflectivity values of below 20% for roofs and 40% for exterior walls.*
 - b) *All new driveways and accessways for Lots 1, 2, 3 and 5 shall finished in rural material and shall be a mid to dark grey in colour.*
 - c) *All buildings on Lots 1, 2, 3 and 5 shall be single storey and less than 6m in height.*
 - d) *Only one habitable building shall be constructed on Lots 1, 2, 3 and 5.*
 - e) ~~*Any new habitable dwelling on Lot 5 shall be limited in size and scale to that of the current existing dwelling on site.*~~
 - f) *Water tanks on Lots 1, 2, 3 and 5 shall be recessive shade less than 35% reflectivity and shall be integrated with the dwelling design and either screened or planted from the view from the road, if not located underground.*

- g) All external lighting on Lots 1, 2, 3 and 5 shall be hooded or cast down so that no lamp source is visible.
- h) All earthworks on Lots 1, 2, 3 and 5 shall include sediment control measures and be limited in height to 1.5m unless created at a batter of no steeper than 3 horizontal to 1 vertical. Any earthworks shall be grassed.
- i) Fencing on Lots 1, 2, 3 and 5 shall be limited to post and rail or post and batten only.
- j) Habitable buildings on Lots ~~1, 2, and 3~~ and 5 shall be limited to the areas marked and defined on the survey plan.

Commented [ZG3]: I disagree in including Lots 2 and 3 here since building platforms are not being proposed on Lots 2 and 3.

13. The consent holder or future owners of proposed Lot 6 shall comply with the following:

- a) No habitable building shall be located within 180m of the Leith Road boundary.
- b) Riparian planting and fencing within Lot 6 along the length of the waterbodies (tributaries of the Katikara Stream) shall be retained, maintained and enhanced on an on-going basis.
- c) Any dead or diseased species within the riparian planting shall be replaced as soon as practicable within the next planting season.
- d) Any damaged fencing along the riparian margins shall be replaced to ensure stock proof fencing permanently along the stream margins.

14. The consent holder or future owners of proposed Lot 4 shall comply with the following:

- a) Only one habitable building shall be constructed on this allotment
- b) Fencing shall be limited to post and rail or post and batten only.
- c) All new buildings shall be limited in terms of finish to exterior surfaces, this includes roofs and walls, recessive (shades rather than tints) and colours to have reflectivity values of below 20% for roofs and 40% for exterior walls.
- d) All buildings on Lot 4 shall be single storey and less than 6m in height.

e) Any new habitable dwelling building on Lot 4 shall be limited in size and scale to that of the current existing dwelling building dwellinghabitable building on site.

f) The landowner or occupier will not interfere or restrain activities from occurring on land surrounding the burdened land where those activities are permitted by, and carried out in accordance with, the District Plan, Regional Plans or any replacement plans.

b. The landowners or occupier will not:

- i) Make nor lodge; nor
- ii) Be party to; nor
- iii) Finance nor contribute to the cost of;

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Any submission, proceeding or appeal designed or intended to limit, prohibit or restrict activities that are permitted and carried out in accordance with the District Plan or Regional Plans or any replacement plans.

e)

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15. The consent holder or future owners of proposed Lots 1 - 6 shall comply with the following:

Each new dwelling shall be supplied with a dedicated firefighting water supply, and access to such supply, in accordance with the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008, which must thereafter be maintained.

16. The consent holder or future owners of proposed Lots ~~3, 2 and 3~~ shall comply with the following:

No building, earthworks, driveway and vehicle access shall be located within 5m of the highest point of the knoll, as identified by a confirmed RL Level (at the time of s223 stage) on Lots ~~2 and 3~~ as identified and marked on the survey plan.

17. The consent holder or future owners of proposed Lots 1, 2 and 3 shall comply with the following:

- a) *All planting established in accordance with the Landscape Planting Plan [insert name + reference details of Landscape Planting Plan certified in accordance with Condition 21] shall be maintained by the owner and shall not be destroyed or removed. The owner shall replace any dead or dying plants with the same species in accordance with the [insert name + reference details of Landscape Planting Plan] within the following planting season.*

18. Condition 12 -17 above shall be the subject of a consent notice under Section 221 of the Resource Management Act 1991 registered against the new record of title for Lots 1 -6 (where applicable) of the subdivision of Lot Part Lot 1 DP 8787 and Lot 1 DP 19869 as identified in the condition and shall be prepared by the Council at the cost of the consent holder.

Riparian Planting

19. Riparian planting and fencing shall occur along the length of the tributaries within Lot 6. TRC riparian guidelines 23, 24, 25, 26 and 41 shall be used as a guide to inform the fencing and planting plan.

20. Fencing shall be stock proof permanent fencing as per the Taranaki Regional Council (TRC) Guidelines.

Mitigation Planting

21. A Landscape Planting Plan prepared by a suitably qualified expert in landscaping shall be submitted by the consent holder to the Development Control Lead and certified prior to the commencement of works. The Landscape Planting Plan shall provide the following:

- Road boundary planting along the frontage of Lots 1, 2 and 3 to screen and or soften the future building platforms (as identified by condition 5).
- Planting along the driveways of Lots 1, 2 and 3 to screen and or soften the views into the building platform locations from the road.
- Identification of existing vegetation to be retained (road frontage hedge) until new planting achieves specific heights. The heights that the new planting must achieve before the existing vegetation can be removed shall be identified in the Landscape Planting Plan;
- Plant species, which must all be native varieties and include the numbers, size, spacing, layout and grade;
- Methods of ground preparation, fertilising, mulching, spraying;
- Maintenance and weed management.

All works shall be carried out in accordance with the Landscape Plan certified in accordance with this condition.

22. Prior to issue of certification under Section 224 of the Resource Management Act 1991, the consent holder shall complete planting in accordance with the Landscape Planting Plan certified in accordance with Condition 21.

23. In the event that application is made to the New Plymouth District Council for certification pursuant to Section 224 of the Resource Management Act 1991 before riparian planting and fencing under condition 19, 20, and the planting approved under Condition ~~21~~ is completed, then the consent holder shall pay to the New Plymouth District Council a bond in the form of a refundable cash deposit. The purpose of this bond shall be for ensuring compliance with Condition 19, 20, 21 and 22 and shall only be entered into if the Council is satisfied that the amount of the bond is sufficient to achieve this purpose, and that 25% of the estimated cost for the maintenance period has been added.

Commented [ZG5]: I propose to change 'building platforms' to 'dwellings'.

Commented [ZG6]: I disagree on this to be included here but propose to be included as a consent notice in Condition 12 since the driveways are not yet identified.

LAND USE DECISION:

In accordance with Section 104 and 104B of the Resource Management Act 1991, consent is granted to allow a building platform on Lot 5 extend to within 7.8m of the south western corner of Lot 5 with Lot 6 boundary, as shown on the scheme plan submitted by Juffermans Surveyors Ltd and entitled "Lots 1 – 6 being a subdivision of Part Lot 1 DP 8787 and Lot 1 DP 19869"; Job Number 20198; Dated 23 May 2022

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Subject to the following conditions imposed under Section 108 of the Resource Management Act 1991:

1. The use and development of the land shall be as described within the application and shall be substantially in accordance with the scheme plan submitted by Juffermans Surveyors Ltd and entitled "Lots 1 – 6 being a subdivision of Part Lot 1 DP 8787 and Lot 1 DP 19869"; Job Number 20198; Dated 23 May 2022.
2. Unless given effect to, this land use consent shall lapse after a period of 10 years.

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Advice notes

Fire and Emergency staff are available free of charge to advise on means of compliance with the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008.

The installation of a sprinkler system is Fire and Emergency New Zealand's recommended means of compliance with the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008 in non-reticulated areas.

The applicant has indicated the riparian planting along the waterbodies within Lot 6 will occur alongside discussions and engagement with Te Kahui o Taranaki Iwi Trust.

There is no reticulated water supply available to the site. Any dwelling constructed on Lot 2 will require provision for the water needs of the project in accordance with the provisions of the Building Code. The activity will require you to provide for its own potable water supply in accordance with the standards specified by the Building Code. Details showing how this is to be provided for will need to be provided as part of the Building Consent application for the project. Bore or well water supply will require a water quality test and results report. No firefighting water is available to this development. It is recommended that a 75mm instantaneous female coupling and valve be fitted to any water storage tanks that may be constructed as part of this work. The requirements of the New Zealand Fire Services Firefighting Water Supplies Code of Practice may have to be met.

A Development Contribution for off-site services of \$2275.44 excluding GST for Lots 1, 2 and 3 is payable by the consent holder and shall be invoiced separately. The 224 release of this subdivision will not be approved until payment of this contribution is made.

Consent Lapse Date

*This consent lapses on **XXXX 2027** 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.*

This consent is subject to the right of objection as set out in section 357A of the Resource Management Act 1991.