

## ATTACHMENT D – DRAFT RECOMMENDED CONDITIONS

1. Consent Notice 12565106.1 shall be varied to read:
  - a. *A maximum of one habitable dwelling shall be permitted on Lot 2 LT 582431. This building shall be located within the Area marked 'A' on Lot 2 LT 582431 as shown on the Site Plan by BTW Company, Drawing No. 230274-SU-01, Sheet 1, Rev B2. The habitable building shall not be erected outside of the Area marked 'A' on Lot 2 LT 582431.*
  - b. *Any glazing shall be obscured glass within the habitable dwelling where positioned 2.4 metres or more above ground level at the time the consent notice was originally registered on the Record of Title for Lot 2 DP 582431.*
2. No later than 20 working days<sup>11</sup> from the date of grant of this consent, the Consent Holder must submit a Detailed Landscape Plan (DLP) prepared by a landscape architect, or other suitably qualified and experienced person, to Council's Monitoring and Enforcement Officer for written certification in accordance with the information requirements set out in Condition 3.
 

The purpose of the DLP is to create a visual representation of the landscape for the site that addresses viewshafts, privacy, light, and noise mitigation in respect of adjoining properties.

  - a. Where Council is unable to certify the DLP on the basis that the information requirements in Condition 3 have not been met, the Consent Holder shall submit a revised DLP for certification.
  - b. Any change(s) to the certified DLP must be submitted to Council's Monitoring and Enforcement Officer for certification in accordance with Condition 2.
    - i. Any change(s) to DLP shall not be undertaken until certification of the change(s) by Council has occurred in writing.'
    - ii. Conditions 4(a) to (c) apply post certification of amendments, where the Consent Holder shall implement within 10 workings days of certification

### Advice Notes

- The *PROCESS* related to certification in respect of Condition 2 will occur in consultation with and on advisement by Council's Landscape and Urban Design Advisor at the Consent Holder's cost.
- Council will either certify or refuse to certify the DLP within 10 working days of receipt based on the parameters contained within Condition 3.
- Should Council refuse to certify the DLP then the Compliance and Monitoring Enforcement Officer will provide in writing an outline as to why certification is refused based on the parameters contained within Condition 3.
- Provided that the *information* requirements within Condition 3 are addressed in the DLP, certification will not be withheld.

3. The DLP required by Condition 2 must address the following to achieve its purpose:
  - a. Extent of all landscape elements including for the:
    - i. Eastern site boundary facing Lot 2 DP 432478 (247B Weld Road Lower) the Poplar shelterbelt shall be removed and replaced with a double row of mixed native evergreen planting for that extent of the built form of both the dwelling within Area A and ancillary buildings.
    - ii. Eastern site boundary adjoining Lot 1 DP 432478 the Poplar shelterbelt shall be removed and replaced with a 5-metre-wide native planting strip running parallel to the length of the boundary. The planting shall be located clear of the water easement

<sup>11</sup> Working days as defined within the Resource Management Act 1991

- running parallel to the boundary line such that the integrity of the easement remains unaffected.
- iii. Western part of site adjoining Lot 3 DP 582431 (271 Weld Road Lower) at or near boundary the Poplar planting shall be removed.
  - iv. Western side of Area A and habitable building and associated outdoor living area (within the proximity of the existing broadleaf hedge) isolated mounding and planting or a line of clear-stemmed, pleached Hornbeam trees (or similar).
  - v. Extent of site contained within Land Covenant Area Y on DP 582431 removal of the existing planting and replacement with species consistent with the land covenant.
- b. The species, location, spacing, size (at time of planting), and quantity of all plants to be physically installed, with a particular focus of appropriateness of species for survival for their location,
  - c. A full schedule of all plants to be physically installed including botanical name, common name, planter bag size, and quantities,
  - d. Detailed landscape maintenance plan indicating all maintenance tasks to be undertaken per calendar month for a minimum period of 24 months. Maintenance tasks shall include watering, feeding, mulching, re-staking, and pest and disease management.
4. Within 3 months from the date of certification of the DLP, the Consent Holder must establish all planting on the site in accordance with the certified DLP.
- a. The landscaping shall be retained and maintained in accordance with the certified DLP.
  - b. Any plants that are removed, damaged, or fail shall be replaced at the sole expense of the Consent Holder as soon as possible, but no later than the next planting season, in accordance with the certified DLP.
  - c. The Consent Holder shall contact Council's Monitoring and Enforcement Officer within two (2) weeks of planting being fully implemented so the initial monitoring visit can occur.

**Advice Notes:**

- *The plantings will be monitored by Council's Monitoring and Enforcement Officer:*
  - ~ *At the completion of the physical installation of the planting and associated works, and*
  - ~ *24 months after the planting is first installed and completed.*
- *Additional monitoring may take place thereafter if required.*