

SUGGESTED CONDITIONS - SUBDIVISION CONSENT SUB21/47746

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 SUB21/47746 and LUC21/47933, including the following:
 - Unit title scheme plans drawn by Bland & Jackson Surveyors Ltd, Project No. 9699 – entitled '*Units 1 and Future Development on Lot 15 DP 1799 (Stage 1)*' Stage 1, Sheet No. 1, Rev03, dated 15.07.22; and
 - entitled '*Units 2 to 13 on Lot 15 DP 1799 Stage 2*', Sheet No. 2, Rev03, dated 15.07.22;
 - Existing Site Levels Plan – entitled '*Site Survey – Lot 15 DP 1799*', drawn by Bland & Jackson Surveyors Ltd, Project No. 9699, Sheet No. 1, dated 25.03.21;
 - Unit Concept and Site/Floor Layout Plans, drawn by 4Site Design Job No. 4692, Project: Tawa St Residential Development 13 Tawa Street Inglewood, CONCEPT - Version A Development Plan, dated 23/07/20;
 - Landscaping Plans, drawn by McQueens Landscape Architects Ltd, Pages 1-14, dated November 2020;
 - '*Traffic Impact Assessment*' by AMTANZ Ltd, RevB dated 24/3/21, except where corrected by:
 - Further Information letter provided by AMTANZ Ltd, dated 18 April 2021;
 - Section 92 Response letter, written by Bland & Jackson Surveyors Ltd, dated 16 June 2021;
 - 'Engineer's Report – Lot 15 DP 1799 Tawa Street, Inglewood', by StanleyGray Civil & Structural Engineering, Job No. AGB-21-25, dated June 2021;
 - 'Silt Sediment Control Plan' drawn by Bland & Jackson Surveyors Ltd, imposed on the Existing Site Levels Plan – entitled '*Site Survey – Lot 15 DP 1799*', drawn by Bland & Jackson Surveyors Ltd, Project No. 9699, Sheet No. 1, dated 25.03.21;
 - Raincell information in email from Colin Jackson, Bland & Jackson Surveyors Ltd, dated 15 July 2021 and attached:
 - Cirtex Rainsmart '*Suggested Maintenance Procedures*' brochure; and
 - 'Earthworks Plan', drawn by Bland & Jackson Surveyors Ltd, Project No. 9699, Drawing E01, Sheet 2, dated 04.05.21; and
 - Information in the email from Colin Jackson, Bland & Jackson Surveyors Ltd and attached Revised Stormwater Calculations by StanleyGray Civil & Structural Engineering, dated 3 August 2021.

Staging of Subdivision Works

2. Approval is granted to carry out the subdivision in stages as follows:
 - a. Stage 1 – PU 1; and
 - b. Stage 2 – PU 2 – PU 13.
3. The following conditions will apply to both Stage 1 and 2:
 - a. Conditions 1, 6, 8, 11, 12, 13, 20 and 25.
4. The following conditions will apply to Stage 1 only:
 - a. Conditions 14, 15, 22, 23, 32 and 33.
5. The following conditions apply to Stage 2 only:
 - a. Conditions 7, 9, 10, 16, 17, 18, 19, 21, 24, 26, 27, 28, 29, 30, and 31.

Section 223

6. Except as modified by conditions of consent below, the Land Transfer plan shall conform to the subdivision scheme plan submitted with application no: SUB21/47746 Unit title scheme plan – entitled '*Units 1 to 13 on Lot 15 DP 1799 – Comprised in TNF3/86*' drawn by Bland & Jackson Surveyors Ltd, Project No. 9699, Stage 1, Sheet No. 1, Rev03, dated 15.07.21 and Stage 2, Sheet No. 2, Rev03, dated 15.07.21.

Advice Note: Stage 1 includes the construction and subdivision in the form of unit title for PU 1. Stage 2 includes the construction and subdivision in the form of unit title for PU2 – PU 13.

7. An easement in gross shall be created for the sewer within the Common Area in favour of New Plymouth District Council and shall meet the following requirements:
 - a) the easement shall be a minimum three metres wide and shall be provide a minimum two metres clearance around other Council assets, including manholes; and
 - b) where the sewer pipe is two metres or more deep, greater easement width may be required to facilitate maintenance.

Section 224

8. All common areas and units shall be constructed and completed in accordance with the conditions of LUC21/47933.

Building Platforms

9. A report shall be provided from a suitably qualified person to confirm that there is available for PU2-13 a stable building platform suitable for building foundations in accordance with the requirements of the New Zealand Building Code B1.
10. Any recommendations requiring specific building platform shall be subject to Consent Notice under Section 221 of the Resource Management Act 1991.

Stormwater

11. The stormwater from units and the Common Area shall be disposed of to a Raincell on-site soakage system as described and designed in the Stanley Gray Engineer's Report (revised) calculations for a 1% AEP dated 27 July 2021.

Advice Note:

The Raincell system shall be privately owned and shall be maintained by the Body Corporate at its cost. The consent holder should ensure an Operations and Maintenance Manual is provided to the Body Corporate for on-going maintenance of the Raincell system.

12. An as-built plan of the on-site stormwater disposal system shall be provided.

13. Secondary flowpaths shall be shown a Plan and shall not cross into neighbouring properties.
14. Confirmation is required that existing soakholes serving the existing dwelling are reinstated.

Sewer

15. A new sewer connection shall be provided for PU1 from the existing Council sewer reticulation system.
16. A new sewer main to be vested in Council shall be provided for PU2-13 with a new manhole installed in Tawa Street connecting to a 150mm line and a manhole at the southern end within the Common Area.
17. An engineering plan and specifications for the sewer shall be provided to and approved by Council prior to construction. An appropriate distance shall be provided between the sewer line and the raincell system as determined by the raincell system manufacturer.

Advice Note:

An application for a sewer service connection shall be lodged with the Council with the appropriate fee. Upon approval, the connections are to be undertaken and the meters installed by a Council approved contractor at the consent holder's cost.

18. 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 approved Infrastructure Standard requirements.
19. The supervision of the work, and its certification and the provision of as built plans shall be as prescribed in section 1.8 of NPDC Land Development & Subdivision Infrastructure Standard.
20. An as-built plan shall be provided.
21. A schedule of assets vested in Council shall be provided for the sewer main.

Water

22. The existing water connection shall be disconnected at the water main and decommissioned (blanked).
23. A new water connection for PU1 shall be installed at the boundary incorporating a manifold assembly and water meter for the development. As a minimum, a Senus AMR iPERL meter is required.
24. A new water connection for PU2-13 shall be installed at the boundary incorporating a manifold assembly and water meter for the development. As a minimum, a medium risk backflow preventer and Senus AMR iPERL meter are required. Alternatively the consent holder may choose to provide individual water meters for PU2-13 at the road boundary with - water meter chambers accommodating 12 tobies.

Advice Notes:

Applications for water service connections and meters shall be lodged with the Council with the appropriate fee. Upon approval, the connections are to be undertaken and the meters installed by a Council approved contractor at the consent holder's cost.

The individual water connections to each unit title (including any water meters) shall be privately owned and shall be maintained by the Body Corporate at its cost unless individual water meters for each unit title are provided at the road boundary.

25. An as-built plan of the new water connection shall be provided.

Common Area and Parking

26. The consent holder shall submit for approval engineering plans, including construction materials and depths, for the Common Area, taking into account the traffic loading to protect the on-site stormwater disposal system, prior to any works commencing.
27. The Common Area shall be constructed in accordance with the plans approved under Condition 26 above.
28. Except for Units 6 and 7, each unit shall be provided with one carpark in the driveway immediately in front of the garage.
29. Three communal carparks shall be provided at the turning head of the Common Area with manoeuvring areas on either side of the carparks to ensure all vehicles can exit the Common Area in a forward facing manner.

Advice Note:

All driveways, carparks and manoeuvring areas within the Common Area shall be constructed, sealed and marked in accordance with the Operative New Plymouth District Plan (Appendix 23).

30. An as-built plan of the Common Area shall be provided.

Vehicle Crossings

31. A **multi residential** vehicle crossing shall be constructed to serve 12 of the units and constructed to the Standard specified in the Council's Land Development & Subdivision Infrastructure Standard (Cl.3.3.17.1).
32. A **residential** vehicle crossing shall be constructed to serve PU1 and constructed to the Standard specified in the Council's Land Development & Subdivision Infrastructure Standard (Cl.3.3.17.1).
33. The existing vehicle crossing shall be reinstated with kerb, channel, footpath and berm.

Advice Note:

An application for new vehicle crossings shall be lodged with the Council with the appropriate fee. Upon approval the vehicle crossings will be installed and the existing crossing reinstated by a Council approved contractor at the consent holder's cost.

General Advice Notes

1. *This unit title application has not included any assessment with regards to section 224(f) of the Resource Management Act 1991 (as it relates to s116A of the Building Act). A section 224(f) assessment will be initiated when application is made for section 223/s224(c) certificates. For more information, please contact your Licensed Cadastral Surveyor.*
2. *A Development Contribution of \$89,356.47 excluding GST is payable. The s224 release of this subdivision will not be approved until this payment is received by the Council.*
3. *This consent lapses on **xxxx 2027** unless: 1) the consent is given effect to before this date; or 2) an application is granted before the expiry of this date under section 125 of the Resource Management Act 1991 to extend the expiry date.*
4. *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 LUC21/47933

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 SUB21/47746 and LUC21/47933, including the following:
 - Unit title scheme plans drawn by Bland & Jackson Surveyors Ltd, Project No. 9699 – entitled 'Units 1 and Future Development on Lot 15 DP 1799 (Stage 1) Stage 1, Sheet No. 1, Rev03, dated 15.07.22; and
- entitled 'Units 2 to 13 on Lot 15 DP 1799 Stage 2', Sheet No. 2, Rev03, dated 15.07.22;
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 - Cirtex Rainsmart 'Suggested Maintenance Procedures' brochure; and
 - 'Earthworks Plan', drawn by Bland & Jackson Surveyors Ltd, Project No. 9699, Drawing E01, Sheet 2, dated 04.05.21; and
 - Information in the email from Colin Jackson, Bland & Jackson Surveyors Ltd and attached Revised Stormwater Calculations by StanleyGray Civil & Structural Engineering, dated 3 August 2021.
2. Council's Environmental Planner Monitoring Team shall be advised of the date of commencement of works for PU2-PU13 at least five working days prior to commencement of earthworks by phone (06 759 6060) or email PlanningConsents.Monitoring@npdc.govt.nz with Consent Numbers SUB21/47746 and LUC21/47933 referenced and the property address given.

Advice Note: Works associated with PU1 (already consented and largely constructed under building consent BC21/129063) do not trigger the requirements of this condition.

Earthworks/Construction

3. The consent holder shall undertake the following measures to ensure adverse effects of earthworks and construction are appropriately managed and minimised:
- (a) no earthworks or construction before 7am or after 6pm or at any time on Sundays or Public Holidays;
 - (b) provide locations within the site for storage of earthwork material (if required) and construction plant and materials;
 - (c) inform owners/occupiers of 12 and 15 Tawa Street of the timetable of construction work and any revisions as soon as practicable;
 - (d) establish a 24 hour contact phone number/s of the designated site liaison person/s responsible for handling queries and complaints regarding the construction programme and all earthworks or construction activities; and
 - (e) record all queries and complaints regarding the earthworks and construction programme and activities and provide these to Council as soon as practicable, if requested.

Advice Note: Works associated with PU1 (already consented and largely constructed under building consent BC21/129063) do not trigger the requirements of this condition.

4. The consent holder shall undertake the following measures to ensure adverse effects construction traffic are appropriately managed and minimised:
- (a) provide a temporary construction vehicle access point;
 - (b) provide areas for traffic circulation through the site and vehicle loading and parking spaces for construction vehicles over the entire earthworks and construction period;
 - (c) truck washing facilities shall be provided on-site with no silt or other material from these facilities entering the Council stormwater system, road reserve or neighbouring properties; and

- (d) any dust/soil or other material on the road shall be fully cleaned up at the end of each day of excavation by the excavation contractor and not left overnight.
5. The earthworks and construction shall be managed at the site in accordance with the requirements of Conditions 3 and 4 above until construction of all buildings and infrastructure, including the Common Area and vehicle access points, are complete.
6. Best practical methods for preventing erosion and minimising the escape of silted water, sediment or dust from the site shall be utilised during any earthworks or construction and shall take into account, but not be limited to:
- (a) the areas, quantity and height/depth of earthworks, which shall retain the existing contour as much as possible;
 - (b) the measures that are to be installed during earthworks and construction to prevent runoff into adjacent waterbodies; and
 - (c) the timeframe expected for ground to be exposed and the corresponding length of time these measures will be required.

These best practice measures shall remain in place until such time as exposed ground areas are stabilised and vegetated, metalled or built over.

Advice Note: Council's 'A Guide to Sediment Control on Building Sites' brochure provides a starting point on sediment control measures:

<https://www.npdc.govt.nz/media/vsqj3paz/a-guide-to-sediment-control-on-building-sites.pdf>

7. The consent holder shall ensure all contractors and workers involved in the project are advised of the requirements set out in Conditions 3—6 above and they must operate in accordance with them.

Advice Note:

Any excavation that takes place within road reserve during this development, including for the service connections and vehicle crossing construction, shall require an approved Corridor Access Request (CAR). Refer to the "National Code of Practice for Utility Operators' Access to Transport Corridors" for additional information. Applications can be made via the website www.beforeUdig.co.nz or 0800 248 344. A CAR along with a Traffic Management Plan must be submitted a minimum of 5 working days before an operator intends to start work for minor works or 15 working days for major works and project works. All costs incurred shall be at the consent holder's expense.

8. The consent holder shall ensure safe and continuous passage by pedestrians and vehicles along Tawa Street during all stages of work, including earthworks, construction and landscaping. This shall be carried out in accordance with New Plymouth District Council Bylaw 13 – Traffic: Clause 25.
9. The consent holder shall be responsible for the repair to any damage to council assets, including to the footpath, road and any services beneath the road, resulting from any works associated with this development. The consent holder shall employ, at their cost, a Council approved contractor to repair such assets.
10. Site Coverage of the Units, Common Area and overall site shall not exceed that set out in Section 3.0 of the Assessment of Environmental Effects:

Unit number	Building Unit Area	Total Area of Primary Unit	Site coverage for PU
1	162m ²	340m ²	47.6%
2	90m ²	170m ²	53%
3	90m ²	170m ²	53%
4	90m ²	170m ²	53%
5	90m ²	169m ²	53%
6	95m ²	188m ²	50.5%
7	95m ²	188m ²	50.5%
8	90m ²	169m ²	53%
9	90m ²	170m ²	53%
10	90m ²	170m ²	53%
11	90m ²	170m ²	53%
12	90m ²	170m ²	53%
13	90m ²	170m ²	53%
Common Area	0	470m ²	0%
Total	1252m ²	2985	41.9%

Landscaping

11. Landscaping in accordance with the landscaping plans approved under Condition 1 above shall be implemented within the first planting season after the completion of the construction of all the units. Should any plant species set out in the approved landscaping plans be unavailable, the consent holder shall submit to Council's Planning Lead for approval appropriate alternative species as determined by a suitably qualified and experienced landscape architect.
12. On completion of the landscaping, a landscape architect shall certify that these works have been completed in accordance with the approved landscaping plans, or alternatives as approved under Condition 11 above, and provide this certification to the Council's Planning Lead no less than 30 days following the completion of the landscape planting.
13. For the duration of this consent, the consent holder shall maintain all planting in a good and healthy condition. Any planting not in a good and healthy condition shall be replaced as soon as reasonably practicable.

Body Corporate Rules – age restriction and garaging

14. Prior to the issue of section 223 and 224 certificates for SUB21/47746, the consent holder shall provide a copy of the Body Corporate Operational Rules to the New Plymouth District Council, which as a minimum will include the following:
 - (a) A rule requiring that the units must be occupied by a person aged 55 years or more (or where a unit is occupied by more than one person, at least one of those persons is aged 55 years or more); and
 - (b) A rule requiring that the garage of each unit is used for the primary purpose of carparking; and
 - (c) A rule confirming that the above rules must not be varied without the consent of the New Plymouth District Council.

15. Pursuant to section 128 of the Resource Management Act 1991, the Council may serve notice on the consent holder of its intention to review Condition 14 of this consent:
- (a) At such time that the consent holder proposes to sell its interest in the site, and by no later than within 12 months of any such change of ownership being brought to the attention of the Council; and
 - (b) to deal with any adverse effect on the environment which may arise from the exercise of the consent
- All costs associated with any review shall be met by the consent holder.

Monitoring Costs

16. The consent holder shall pay the actual and reasonable costs for monitoring undertaken by the Council when monitoring the conditions of this consent.

General Advice Notes

1. *This consent lapses on **xxxx 2027** unless: 1) the consent is given effect to before this date; or 2) an application is granted before the expiry of this 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.*