



Te Kaunihera-ā-Rohe o Ngāmotu

NEW PLYMOUTH DISTRICT COUNCIL

newplymouthnz.com

RESOURCE CONSENT LUC21/47890

Granted under Sections 95A, 95B, 95E, 104, 104C and 108 of the Resource Management Act 1991.

Applicant: Regina Properties Limited

Location: 1 – 3 Dawson Street, New Plymouth

Legal Description: LOT 1 DP 19148, Lot 2 DP 19418 and Lot 1 DP 10510

Activity Status under Operative District Plan: Restricted Discretionary Activity

Proposal: Construction of an annexed three and four storey residential apartment exceeding the 10-metre height restriction for the Business B Environment Area, the 10 metre height restrictions for the Section 2 Cameron Street Viewshaft, and Section 3 Pūkākā/Marsland Hill Viewshaft, parking/loading shortfall, reduced queuing space and road boundary landscaping.

DECISION:

- In accordance with Sections 104, 104B and 104D of the Resource Management Act 1991, consent is granted to the application made by K.D. Holdings Limited for the construction of a six-level mixed use building with a basement car park within PT Section 683 Town of New Plymouth, PT Lot 6 DP 3466 and Lot 2 DP 15492 and the removal of Notable Tree ID 97 within Lot 2 DP 15492.

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

1. The use and development of the site shall be as described within the application made to council and titled Resource Consent Application and Assessment of Environmental Effects, Apartment Addition – 1-3 Dawson Street – Rev 1 – Date 12/02/2021); Including all subsequent information submitted by the applicant, and shall be substantially in accordance with the plans by BOON team-architects detailed below, and all referenced by the Council as consent number LUC20/47890;

NOTE – DRAWING REFERENCES TO BE UPDATED

Drawing Number	Date	Drawing Name
SKO.01	01.07.2021	Proposed Site Plan
SK2.01	01.07.2021	Parking Plan

SK2.02	01.07.2021	3 Dawson Proposed Ground Floor
SK2.03	01.07.2021	3 Dawson Proposed Level 1
SK2.04	01.07.2021	3 Dawson Proposed Level 2
SK3.01.1	01.07.2021	West Elevation - Proposed Only
SK3.02.1	01.07.2021	North Elevation - Proposed Only
SK3.03.1	01.07.2021	East Elevation - Proposed Only
SK3.04.1	01.07.2021	South Elevation - Proposed Only

Façade Composition, External Building Form and Design Features

2. Final detailed design plans of the building shall be submitted to Council's Planning Lead, or nominee, for certification prior to the application for a building consent being lodged. The final detailed design plans shall confirm the following building design elements are achieved:
 - i. A glazed façades shall have a design and finish which achieves a Visual Light Transmission (VLT) of between 40-60%.
 - ii. The finish colours of the external cladding shall have a reflectance value of less than xx and be a colour that is a neutral palette and complimentary to the coastal environment and surrounding buildings and shall be restricted to light sandy, grey, cream or blue tones.
 - iii. The treatment and external materials to be utilised for the top external cladding including colours

The final detailed design plans shall ensure that the buildings proposed architectural treatment and finished appearance is consistent with the plans and information referenced at Condition 1. All works shall then be carried out with the details certified by the Council, and thereafter retained and maintained, to the satisfaction of the Council's Planning Lead or nominee.

3. The final detailed design plans shall be consistent with the drawings referred to under Condition 1 above and a report confirming consistency shall be prepared by a suitably qualified and experienced architect and provided to Council's Planning Lead prior to the building consent being lodged. The report shall specifically address Condition 2.
4. The maximum building height, including any ancillary components, shall not exceed the maximum heights demonstrated on plans SK3.01.1, SK3.02.1, SK3.03.1 and SK3.04.1 listed in the table under Condition 1. All maximum height shall be measured from a recognised Taranaki Datum height within the site.
5. A survey certificate provided by a Licensed Cadastral Surveyor shall be supplied to the Council at foundation pour for the concrete slab to confirm slab height is as per the approved building consent plans. Then a further survey certificate shall be supplied within one calendar month following practical completion of the building to

confirm that the overall height of the building does not the heights specified as per condition 4.

Fencing & Landscaping

6. A fencing and landscape planting plan demonstrating fencing proposed, plant species, plant spacing and plant locations for the Dawson Street landscaping and landscaping of the courtyard in the south-eastern corner of Lot 1 DP 10510.
7. The landscaping plan shall demonstrate measures being applied to soften the eastern elevation of the building where located in Lot 1 DP 10510. The plan shall be submitted for certification to the Council's Planning Lead, or nominee, prior to the building consent being lodged.
8. Landscaping in accordance with the approved landscaping plan shall be implemented within the first planting season after the completion of construction of the building.
9. On completion of the landscaping, a landscape architect shall certify that these works have been completed in accordance with the approved landscaping plan and provide this certification to the Council's Planning Lead no less than 30 days following the completion of the landscape planting.
10. 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 possible.

Earthworks and Construction Management

11. At least 15 days prior to any earthworks commencing on the site, the consent holder shall submit to the Council's Planning Lead, or nominee, for certification the following:
 - a) A copy of the Construction Traffic Management Plan (CTMP) to Council's Planning Lead, or nominee. The CTMP will demonstrate how it will manage construction traffic to:
 - i. Protect public safety;
 - ii. Minimise delays to road users;
 - iii. Minimise disruption to property access; and
 - iv. Inform the public about any potential impacts on the road network in advance to the works occurring.

The CTMP shall include, but not be limited to:

- i. Details of traffic management activities and sequencing proposed for the Project;

- ii. Methods for managing construction related traffic movements; and
 - iii. Provisions to ensure that, as far as practicable, road users will not be held up by construction activities for an unreasonable period of time (such time to be specified within the CTMP).
- b) An Earthworks Management Plan (EMP) which identifies specific procedures associated with stormwater and soil management, dust and sediment control measures. The Earthworks Management Plan must include the following:
- i. Dates for earthworks, timing and proposed duration;
 - ii. Details of the sediment and dust control measures to be implemented on the site;
 - iii. Measures for avoiding any carry of soil or any other material onto public roads;
 - iv. Proposed earthworks traffic route;
 - v. No undermining of any adjoining areas of road reserve; and
 - vi. 24 hour contact phone numbers of the designated site liaison person/s responsible for handling queries and complaints regarding the earthwork activities.
- c) A Construction Management Plan (CMP) which identifies specific procedures associated with site incidents and prevention of potential effects on the surrounding environment and community, proposed long-term site management, occupational safety and health issues and measures. The Construction Management Plan must include:
- i. A copy of the consent conditions;
 - ii. 24 hour contact phone numbers of the designated site liaison person/s responsible for handling queries and complaints regarding the construction programme and all construction activities;
 - iii. Methodology for logging and handling queries and complaints regarding the construction programme and all construction activities;
 - iv. Work hours, scheduling and timing of vehicle movements;
 - v. The location and layout of vehicle parking spaces for all vehicles associated with construction activities on the site, including those for construction workers' vehicles and construction related vehicles, over the entire construction period and how this will be managed;
 - vi. The location and design of a temporary construction vehicle access point and traffic circulation through the site over the construction period;
 - vii. Storage of construction plant and material; and
 - viii. Notification procedures between the consent holder and the Council's monitoring planner, in respect of any changes to the approved CMP.
12. Once the CTMP, EMP and CMP are certified, all earthworks and construction activities shall be undertaken in accordance with these management plans.

13. The consent holder must pay the council's actual and reasonable costs incurred to ensure compliance with the conditions attached to this consent.

Water Connections

14. Prior to occupation, the building extension shall be connected to a water supply system which complies with the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008.

Stormwater

15. Prior to lodging a building consent a stormwater management report shall be provided to Council's Planning Lead, or nominee for certification. The stormwater report shall detail how all stormwater on site is going to be managed and treated prior to discharge to the receiving environment.

Utilities

16. Prior to the commencement of any site works associated with the project, the consent holder shall accurately identify the location of existing underground network utilities (www.beforeudig.co.nz). Construction plans must identify the locations of the existing network utilities and appropriate physical indicators must be placed on the ground showing specific surveyed locations. All construction personnel, including contractors, are to be made aware of the presence and location of the various existing network utilities which traverse, or are in close proximity to the project area, and the restrictions in place in relation to those existing network utilities.

Roading

17. A residential vehicle crossing for access to the dwelling within Lot 1 DP 10510 shall be constructed to the Standard specified in the Council's Land Development & Subdivision Infrastructure Standard (Cl.3.3.17.1).

Advice Note

- a) 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*

Noise

18. Compliance with sound attenuation shall be required to be demonstrated as part of the building consent application.

General Advice notes:

- 1. Any excavation that takes place within road reserve during this development 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 applicant's expense.*
- 2. A development contribution will be assessed and charged to the consent holder at building consent stage.*
- 3. Under section 125 of the Resource Management Act 1991 this consent lapses five years from the date it is granted unless given effect to prior to this date.*