**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 in the application submitted to Council by Bland & Jackson entitled “Resource Consent Application: 2-Lot Residential Subdivision” 24 August 2020 and subsequent evidence to and any decisions arising from the New Plymouth District Council Planning Hearing held on 29th July 2020 on application SUB20/47579 & in accordance with the approved scheme plan prepared by Bland & Jackson entitled “Lots 1 and Being a Proposed Subdivision of Lot 2 DP 7582” – Revision R01 – Project No. 9566 – Date 30/01/20.

**Prior to Commencement of Construction**

1. At least 10 working days prior to the commencement of construction works along the ROW the consent holder shall notify all other Right of Way users of the commencement date of works and provide;
* A contact number for the site manager/contactor;
* Details regarding the provision of pedestrian passing at all times; and
* Details regarding any anticipated disruption to the provision of vehicle access.
1. Prior to commencement of construction works, the consent holder shall provide evidence to the Council’s Environmental Planner – Monitoring Team that that the above engagement has occurred in accordance with condition 2 above.

**Section 223 Approval**

1. The final survey plan shall conform with the subdivision scheme plan submitted with application no: submitted with application **SUB20/47579** submitted to Council by Bland & Jackson and entitled “Lots 1 and Being a Proposed Subdivision of Lot 2 DP 7582” – Revision R01 – Project No. 9566 – Date 30/01/20.
2. A memorandum of easements shall be shown on the survey plan for the purposes of conveying water, draining sewer, power, telecommunications and the Right of Way (ROW).

**Section 224 Certification**

1. The application for 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 the subdivision consent have been complied with and that in respect of those conditions that have not been complied with.
2. a completion certificate has been issued in relation to any conditions to which section 222 applies;
3. a consent notice has been or will be issued in relation to any conditions to which section 221 applies; and
4. a bond has been entered into by the subdividing owner in compliance with any condition of subdivision consent imposed under section 108(2)(b).

**Water Supply**

1. An individual water connection incorporating a manifold assembly shall be provided for all new lots within the development in accordance with the NPDC Development & Subdivision Infrastructure Standards.
2. A water meter shall be provided for all new lots within the development.
3. An application for the connection will need to be lodged with the Council with the appropriate fee.
4. Upon approval, the connection is to be installed by a Council approved contractor at the consent holder’s cost.
5. An As Built Plan shall be submitted to the Reticulation Engineering Officer.
6. Where required, existing water connections shall be upgraded to a manifold assembly type. Confirmation of this is required.
7. Confirmation that there are no cross-boundary water connections shall be provided to Council.

Advice Notes

1. An application for the connection will need to be lodged with the Council with the appropriate fee.
2. Upon approval, the connection is to be installed by a Council approved contractor at the consent holder’s cost.
3. An As Built Plan shall be submitted to the Reticulation Engineering Officer.
4. The consent holder shall cover the cost of each water meter as part of the service connection fee.  Each meter shall be supplied and installed by Council.

**Wastewater**

1. A sewer connection shall be provided for all lots within the development. All new reticulation shall be designed and constructed to the requirements of:
2. The Building Act,
3. The NPDC Consolidated Bylaws 2014 Part 14 Wastewater Drainage,
4. The Council’s Land Development & Subdivision Infrastructure Standard.

Advice Note

1. For new connections an application with the appropriate fee is to be made to Council, and upon approval this connection is to be installed by a Council approved contractor at the consent holder’s cost.

**Stormwater Disposal & Building Platforms**

1. A report shall be provided from a suitably qualified person to confirm that there is available within Lot 2, a stable flood free building platform suitable for building foundations in accordance with the requirements of the New Zealand Building Code B1. The report shall include:
2. That a stable flood free building platform suitable for building foundations in accordance with the requirements of the New Zealand Building Code B1 is available within Lot 2.
3. Detail any recommendations requiring specific building foundations or stormwater controls that shall be subject to Consent Notice under Section 221 of the Resource Management Act 1991.
4. Confirmation is required that existing soak holes are contained wholly within the boundaries of Lot 1.
5. Secondary flow paths shall be shown on a plan and shall not be across private property.

**Right of Way (RoW) Upgrades**

1. The existing right-of-way up to the western boundary of proposed Lot 1 shall be upgraded so it is formed to the requirements of the New Plymouth District Plan and the Council’s Land Development & Subdivision Infrastructure Standards including;
* Widening of the sealed portion of RoW to 3m;
* The pavement widening and surfacing shall be designed and constructed to industry standards to form a homogeneous pavement, free from exposed joints;
* Provision of on-site storm water control; and
* Installation of a single passing bay (widen to 5.5m) at the location recommended within the traffic assessment undertaken by AMTANZ Ltd and dated 27th April 2022
1. Any excavation works as part of the subdivision must be kept wholly within the boundaries of the site including the right of way, and not encroach on to neighbouring land or road reserve.
2. The consent holder responsible for earthworks must repair, to the satisfaction of Council, damaged roads, channels drains, vehicle crossings and other assets vested in council adjacent to the land where the building/construction work takes place. The consent holder is required to pay for any damage to the road or street that results from their development and must employ a council approved contractor to carry out such work.
3. Works undertaken on site associated with the subdivision shall employ the best practical means of minimising the escape of silted water or dust from the site. Sediment and erosion controls shall detail the following.
4. Measures to avoid silt and sediment runoff from all enabling earthworks into any adjoining sites;
5. Measures to minimise dust generation;
6. Remedial measures for exposed earthworks areas.
7. Measures for preventing tracking of material onto the Road network, and if any occurs measures to clean up such material;

**Advice notes:**

1. ***Consent Lapse Date:*** *This consent lapses on* ***TBC*** *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. *Any retaining wall that falls outside the scope of Schedule 1 of the Building Act (2004) shall require a building consent*
3. *A Development Contribution for off-site services of $9049.86 plus GST is payable by the applicant and shall be invoiced separately. The 224 release of this subdivision will not be approved until payment of this contribution is made.*
4. *This consent is subject to the right of objection as set out in section 357A of the Resource Management Act 1991.*
5. *Any excavation taking place within road reserve will require an approved Corridor Access Request (CAR). For additional information refer to the “National Code of Practice for Utility Operators - Access to Transport Corridors”. A CAR along with a Traffic Management Plan must be submitted a minimum of 5 working days before an operator intends to start work and all costs incurred shall be at the consent holder’s expense.*

**DATED: TBC**