

Appendix Three: Proposed conditions of consent for SUB19/47283

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 SUB19/47283.

Survey Plan Approval

2. The survey plan shall conform with the subdivision scheme plans submitted by Juffermans Surveyors Ltd and entitled "Proposed Subdivision of Lot 1 DP 414901"; Job No 19027; Dated 08.02.19 Rev05.

Section 224 Certification

3. 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;

Building platforms and onsite stormwater disposal systems

4. 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 Lot 2 for on-site stormwater disposal.
5. 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 – Acceptable Solution B1/AS4 of Approved Document B1/4; Structure Foundations.
6. 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

7. Lot 2 shall be provided with a Type G vehicle crossing and shall be constructed to the Standard specified in the Council's Land Development & Subdivision Infrastructure Standard. The position of the crossing shall provide for maximum visibility to the north along Ackworth Road to be achieved.

Advice Note

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.

Consent notice on Lots 1 and 2

9. The consent holder or future owners of proposed Lot 2 shall comply with the following:
 - a) *All buildings on Lot 2 shall be limited in terms of exterior finishes to surfaces, this includes roofs and walls. Recessive colours (shades rather than tints) and/or materials shall have reflectivity values (LRV) of below 25% for roofs and 40% for exterior walls.*
 - b) *All driveways and accessways for Lot 2 shall be finished in rural materials and shall be mid to dark grey in colour.*
 - c) *All buildings on Lot 2 (including habitable buildings and ancillary structures) shall have a height limit of 5m above existing ground level. Where a gable roof of a single storey dwelling (or other building) pierces the proposed height limit of 5m, it may project to a maximum height of 6m.*
 - d) *Only one habitable building shall be constructed on Lot 2.*
 - e) *Only one residential entry point shall be provided onto the allotment*
 - f) *Water tanks shall be a recessive shade less than 35% reflectivity (LRV) and shall be integrated with the dwelling design if not located underground or planted to ensure effective visual softening.*
 - g) *Any other building on the allotment shall be integrated with the dwelling design and be of the same design as the dwelling.*
 - h) *Low intensity, low level indirect light sources are to be used for all exterior lighting applications; All external lighting shall be hooded or cast down so that no lamp source is visible from beyond the Site boundaries.*
 - i) *All earthworks for buildings shall include sediment control measures and be limited in scale and design to the building footprint and retain the existing landform of the site.*
 - j) *No close boarded fencing shall be permitted on Lot 2, and all fencing shall retain 50% permeability (eg post and rail or post and wire fencing).*
 - k) *The driveway into Lot 2 shall be located to weave, or return in such a way that direct, straight views from Ackworth Road into garaging or other residential elements of the site are avoided.*

10. The consent holder or future owners of proposed Lot 1 shall comply with the following:
 - a) *Only one habitable building shall be constructed on this allotment*
 - b) *Only one residential entry point shall be provided onto this allotment.*

11. The consent holder or future owners of proposed Lot 2 shall comply with the following:
- a) *Planting shall occur within the first planting season post issue of the Building Consent for a habitable building on Lot 2. The planting shall include the following:*
 - 1. *A 3m wide minimum native buffer planting strip of evergreens, a minimum of 3m high along the road boundary, with the exception provided for vehicle access. Where the pittosporum hedge is located within the Lot, additional mixed native planting shall be established to complement the existing planting. and;*
 - 2. *Plant a double row of evergreen shrubs along the driveway/ vehicle access as to limit views into the site from the road*
 - b) *All landscaping required on Lot 2 shall be maintained. Any dead, diseased, or damaged landscaping is to be replaced immediately with plants of a similar species and age/height.*
12. Condition 9, 10 and 11 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 (where applicable) and Lot 2 of the subdivision of Lot 1 DP 414901 as identified in the condition and shall be prepared by the Council at the cost of the consent holder.

Advice notes

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 \$726.8 excluding GST for Lot 2 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.

Consent Lapse Date

*This consent lapses on **XXXX 2025** 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.