

SUB/2013/59 - Recommended conditions

Fees and Charges

1. The consent holder shall not give effect to this consent (or any part thereof) until such time as the following charges have been paid in full:
 - (a) All fixed charges relating to the receiving, processing and granting of this resource consent under section 36(1) of the Resource Management Act 1991 (RMA) including a consent compliance monitoring fee of \$320 (inclusive of GST); and
 - (b) All additional charges imposed under section 36(3) of the RMA to enable the council to recover its actual and reasonable costs in respect of this application.
 - (c) All development contributions relating to the development authorised by this consent, which will be invoiced separately. Please refer to the advice notes for further information.

The Council's administrative charges for receiving and processing this application in accordance with Section 36 of the Act must be paid in full within 15 working days of receipt of the invoice for this decision, unless otherwise agreed in writing with the Council's Development Planning Manager. The consent compliance monitoring fee shall be paid as part of the resource consent fee and the consent holder/landowner will be advised of any further monitoring charge or charges as they fall due. Such further charges are to be paid within one month of the date of invoice.

A. Prior to the commencement of physical works on the site, the following conditions are to be complied with:

1. The consent holder shall appoint an official representative for all engineering matters, and advise Council of the representative's name and contact details. All correspondence relating to engineering matters shall be directed to the appointed official representative.
2. The consent holder/landowner shall submit engineering plans, construction drawings and specifications prepared by a Chartered Professional Engineer (CPEng) or other suitably qualified person, for approval to Council's Planning Manager. The plans and specifications are to cover, but not be restricted to, the following:
 - Slope stabilisation works including re-vegetation of stabilised slopes
 - Erosion and sediment control
 - Stormwater management.

No work is to be undertaken on the site prior to the plans and specifications being approved.

3. The consent holder/landowner shall submit a 'Design Certificate for Land Development/Subdivision Work' (as per Schedule 1A NZS 4404:2012) for approval to Council's Planning Manager. The 'Design Certificate' shall be prepared by a Chartered Professional Engineer (CPEng) or other Council approved person.

4. The consent holder/landowner shall submit a 'Quality Management Plan' for approval to the Council's Planning Manager. This plan shall be compiled to a level of sophistication appropriate to the scale and nature of the works and shall include but not be limited to the following information:
 - Testing to be undertaken and by whom
 - Testing Frequency
 - Inspection Regime

5. The consent holder/landowner shall submit a 'Construction Management Plan' for approval to the Council's Planning Manager. The 'Construction Management Plan' shall include specific details relating to avoiding, remedying or mitigating adverse effects on the environment from all works associated with this development as follows:
 - Details of the site manager, including their contact details (phone/mobile number, fax, postal address);
 - The location of a large notice board on the site that clearly identifies the name, phone/mobile number and address for service of the site manager;
 - Measures to be adopted to maintain the site in a tidy condition in terms of disposal/storage of rubbish, storage and unloading of building materials and similar construction activities;
 - Ingress and egress to and from the site for vehicles and construction machinery during site works period;
 - Proposed location of any wheel-wash facilities;
 - Proposed number and timing of truck movements throughout the day and the proposed routes;
 - Proposed hours of work on the site (NB: hours shall correspond with any other condition in this consent relating to working hours).

The above details shall be shown on a site plan and supporting documentation. The approved 'Construction Management Plan' shall be implemented and maintained throughout the entire construction period.

6. The consent holder/landowner shall submit an 'Erosion and Sediment Control Plan' for approval to Council's Planning Manager. The 'Erosion and Sediment Control Plan' shall be prepared by a Chartered Professional Engineer (CPEng) or other suitably qualified person that has been approved by Council's Planning Manager. The plan shall include specific details relating to avoiding, remedying or mitigating adverse effects on the environment from all works associated with this development as applicable:
 - Steep areas and works proposed for special protection;
 - All Limits of Disturbance;
 - Construction staging and sequencing;
 - Steep areas and works proposed for special protection;
 - Watercourses and protection measures including crossings or disturbances and associated construction methods
 - Re-vegetation methods for areas requiring both temporary and long term stabilization
 - Perimeter controls and design parameters
 - Sediment retention design specifications, detailed inspection and maintenance schedules of structures.

The approved 'Erosion and Sediment Control Plan' shall be implemented and maintained throughout the entire construction period.

7. The consent holder/landowner shall complete the “Notice of Commencement of Works”, attached to this decision and post or fax it to the Council’s Monitoring Officer.

B. During the implementation of the physical works on site, the following conditions are to be complied with:

1. The proposal shall proceed in accordance with the approved plans and information provided with the application.
2. The consent holder/landowner shall plant and establish quick growing vegetation to provide rapid and/or temporary stabilization on exposed faces.
3. That a copy of this consent is to be held on site at all times that the works which the consent relates to are being carried out.

C. Prior to the survey plan being signed pursuant to section 223 of the Resource Management Act 1991, the following conditions are to be complied with:

1. The subdivision shall proceed in general accordance with the approved Subdivision Scheme Plan titled ‘Proposed Subdivision of Lot 2 DP 422974’ prepared by Dunwoodie & Green Surveyors Ltd (file reference 5956), signed and dated by Council on the _____ 2014.
2. Pursuant to section 243 of the Resource Management Act 1991, any necessary easements as required shall be included in a memorandum of easements endorsed in the survey plan. The applicant shall meet all costs relating to the creation of easements.
3. Any private service leads or drainage lines, where they cross property boundaries, shall be protected by an easement and shall be shown on the submitted survey plan within a Memorandum of Easements.
4. All public services, where they cross private property boundaries, shall be shown as an “Easement in Gross” in favour of the Thames-Coromandel District Council.
5. The Survey Plan shall identify the building platform on Lot 1 and this shall be limited to a maximum of _____m².
6. The Survey Plan shall identify that all areas outside of the building platform within Lot 1 shall be subject to a covenant area for protection and enhancement of the indigenous vegetation.

D. Prior to the completion certificate being signed pursuant to section 224(c) of the Resource Management Act 1991, all conditions of consent are to be complied with, including the following:

GENERAL

1. That the subdivision proceeds in general accordance with the information provided with the application, namely:
 - Resource Consent Application prepared by Alistair Sims

- Preliminary Report on Proposed Subdivision of Lot 2 DP 422974 prepared by Grant Crook and dated 28 February 2011
 - Subdivision Scheme Plan titled 'Proposed Subdivision of Lot 2 DP 422974' prepared by Dunwoodie & Green Surveyors Ltd (file reference 5956)
 - Site Plans and Affected Parties Map prepared by Alistair Sims Letter addressing earthwork requirements prepared by Alastair Sims and dated 21 August 2013
 - Landscape Plan prepared by Alastair Sims and dated 24 August 2013
 - Grant Crook Report named 'Proposed Subdivision Lots 1-4 25 Christine Terrace, Hahei' and dated 29 May 2006 (reference 4341)
 - Grant Crook Report named 'Proposed Subdivision Judian Holdings Ltd, Christine Terrace, Hahei' and dated 24 April 2007 (reference 4341)
 - Geotechnical Assessment by Tonkin & Taylor dated September 2014.
2. The consent holder/landowner shall engage contractors to carry out and certify by way of the 'Contractors Certificate upon Completion of Land Development/Subdivision Work' (refer to Appendix H2 of the Councils 'Code of Practice for Subdivision and Land Development') that the construction and all completed works are in accordance with:
- The approved engineering plans and specifications, and;
 - The Thames-Coromandel District Council's current "Code of Practice for Subdivision and Development"
3. The consent holder/landowner shall engage a Chartered Professional Engineer (CPEng) or other suitably qualified person that has been approved by Council's Development Engineer, to certify by way of the 'Certificate upon Completion of Land Development/Subdivision Work' (refer to Appendix H3 of the Councils 'Code of Practice for Subdivision and Land Development') that the construction and all completed works are in accordance with:
- the approved engineering plans and specifications, and;
 - the Thames-Coromandel District Council's current "Code of Practice for Subdivision and Development"

ASSETS

3. If necessary, the consent holder/landowner shall submit to the Council's Development Planning Manager relevant information with regard to all assets to be vested. This information shall include as-built drawings and a copy of the Council's 'Asset Component Acquisition Register' spreadsheet detailing the acquisition and/or redundancy and disposal of assets. The as-built drawings (asset data) shall be in accordance with the TCDC Engineering Code of Practice.
4. If necessary, the consent holder/landowner shall submit to the Council's Planning Manager relevant information with regard to all roading assets to be vested. This information shall include as-built drawings which have been prepared by a suitably qualified RAMM technician, and shall include a copy of the Council's 'Asset Component Acquisition Register' spreadsheet detailing the acquisition and/or redundancy and disposal of the relevant asset(s).

SERVICES

5. The consent holder/landowner shall install separate electricity and telephone service connections for each respective network utility for Lots 1 and 2.

These service connections shall be to a standard satisfactory to the Council's Planning Manager and in accordance with the specifications and criteria set out by the respective utility network provider.

Once installed, confirmation shall be provided to Council's Planning Manager by way of a letter of endorsement from each respective network utility provider, that the utility network provider's requirements have been met.

EARTHWORKS AND DRAINAGE

6. The consent holder/landowner shall plant and establish quick growing vegetation to provide rapid and/or temporary stabilization on exposed faces. An 80-90% per m² perennial grass strike shall be achieved on all exposed earthworks within 3 months of the completion of earthworks on site and if necessary re-seeding will be required where seed germination is unsatisfactory or where erosion occurs.
7. The consent holder/landowner shall submit an as-built plan to Council within 3 months of the completion of earthworks showing the extent and depth of fill for all completed earthworks and drainage.

VEGETATION MANAGEMENT

8. The consent holder shall supply a Vegetation Management Plan (VMP) for Lot 1 which shall be prepared by a suitably qualified independent person to be approved by Council's Development Planning Manager. The Vegetation Management Plan shall include the following details:
 - Identify the future building platform within Lot 1 and specify the planting to be undertaken within the remainder of Lot 1 to re-vegetate bare areas and enhance existing vegetation in appropriate indigenous species suited to the coastal environment.
 - The Plan shall also include the slope stability enhancement and associated re-vegetation.
 - Plant pest/weed management methodology to be undertaken at the time of implementing the Plan and for future management
 - Enhancement planting methodology including species size and density.
 - Landscape planting recommendations and methodology required for the future establishment of the building platform
9. The weed control and re-vegetation planting as detailed in the approved VMP shall be certified ("Planting Completion Certificate") as being established in general accordance with the approved Plan by a suitably qualified independent person. The consent holder shall submit the certificate to Council's Development Planning Manager confirming that the works have been fully implemented in a professional and workmanlike manner prior to the issuing of the 224 Certificate.

CONSENT NOTICES

10. A Consent notice, pursuant to section 221 of the Resource Management Act 1991, shall be registered against the relevant certificates of title. These notices shall specify the following conditions relevant to each lot:

- a) The landowner of Lot 1 shall on a continuing basis maintain and enhance the indigenous vegetation provided under condition 8 of subdivision consent SUB/2013/59 in perpetuity.
- b) The landowner shall engage the services of a suitably qualified and experienced engineer (CPENG) at the time of building consent application for a dwelling or accessory buildings within Lot 1 to provide design details on the following:
 - i. Building foundations,
 - ii. Retaining walls,
 - iii. Effluent treatment and disposal
 - iv. Potable water system, and
 - v. Stormwater detention and disposal from all impervious surfaces.

NB: All stormwater from the building platform shall be managed and discharged into the existing private stormwater reticulation system within the Right of Way serving Lot 1.

The design details shall take into account the recommendations and commentary contained in the Tonkin & Taylor Geotechnical Assessment for Residential Subdivision dated September 2014.

- c) At the time of building consent application for retaining walls and/or the dwelling the consent holder/landowner of Lots 1 shall provide Council with a vegetation planting plan in general accordance with the Council approved Vegetation Management Plan as provided under condition 8 of subdivision consent SUB/2013/59. The planting plan shall be approved by Councils Development Planning Manager and shall be implemented within the first planting season after the construction of the dwelling on Lot 1.
- d) The consent holder/landowner of Lots 1 shall provide Council with a certificate ("Planting Completion Certificate") within 12 months confirming that the planting details of the approved planting plan have been implemented.
- e) The maximum height from existing ground level for any building and structures on Lot 1 shall be five (5) metres.
- f) All buildings or structures within the identified building platforms for Lot 1 shall meet the following design controls. Details illustrating compliance with the following design controls shall be submitted in writing to the Council at the time of building or land use consent. The design controls shall be subject to the approval of the Council's Development Planning Manager, in all respects:
 - (i) The external colours of the building shall have a light reflectance value of less than 40% (excluding any solar panels). The external colours shall use recessive hues which complement the coastal setting of the site and ensure that the buildings blend into the landscape.
 - (ii) All external materials shall have low reflectance values. That is, a matte or dull finish (excluding solar panels).
 - (iii) All glazing shall be tinted or green glass and shall have a reflectance value of 10% or less (excluding solar panels).

Advice Notes

1. Should the applicant wish to formally object to this decision please advise the Council's Development Planning Manager in writing within 15 working days of the receipt of this letter, stating reasons for the objection and the preferred outcomes.

If no response is received within 15 working days it will be assumed that the applicant accepts this decision and it will be regarded as final.
2. Pursuant to section 125 of the Resource Management Act 1991, this consent lapses five years after the date it is granted unless:
 - (a) The consent is given effect to, i.e the 223 certificate has been issued; or
 - (b) The council extends the period after which the consent lapses.
3. All retaining walls over 1.5m in height or surcharged (by slope, vehicle load or other) will require building consent from Council.
4. Irrespective of any TCDC requirements for earthworks there may be also Waikato Regional Council consent required or permitted activity requirements/standards to be complied with. All necessary consents should be obtained from the Waikato Regional Council (WRC).

Development Contributions Advice Note

The proposal has been assessed as requiring a development contribution. The development contribution has been assessed in accordance with the information provided in the application.

The following development contributions shall be paid pursuant to sections 198 to 208 of the Local Government Act 2002.

1. A development contribution is payable on this subdivision. A letter stating the amount payable will be issued within 15 working days of the date this decision is released.

These contributions are required in accordance with Council's Development Contributions Policy. The Development Contributions Policy provides a review provision under section 3.10. Any request shall be in writing and shall set out the reasons for the review. The notice of review must be received by the Council within 15 working days of receipt of the formal development contribution letter.

These contributions shall be paid upon the granting of the resource consent and prior to the completion certificate being issued pursuant to section 224(c) of the Resource Management Act 1991.