



## STAFF REPORT

**TO:** Environment and Planning Committee

**FROM:** Mark Morris, Consent Planner, Subdivision

**REFERENCE:** RM040807

**SUBJECT:** **RECOMMENDED CONDITIONS REPORT EP05/05/06**  
Report prepared for 23 May 2005 Hearing

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### 1. APPLICATION BRIEF

My report will be limited to the recommended conditions of consent based on the three lot option proposed in the planner's report.

#### 1.1 Recommended Conditions (Three Lot option)

##### 1. Amended Plan

The application plan shall be amended to show three allotments in accordance with the attached plan in the planner's report. (Refer Appendix One)

**Notation:**

The remaining conditions are based on the creation of three allotments rather than five as applied for in the application.

##### 2. Development Impact Levies

The following development impact levy payments are to be made on two allotments in accordance with Section 16.5.2 and 16.5.5 of the Proposed Tasman Resource Management Plan.

#### **Calculation of Development Impact Levy Payment (all GST inclusive)**

##### **Reserves and Community Services**

A reserves and community services levy equivalent to 5.5% of the assessed market value of each of the 2 lots shall be payable. The valuation shall be by way of a special valuation undertaken by a registered valuer at the applicant's request and cost. The applicant is requested to forward a copy of the consent plan to the registered valuer when the valuation is requested. This valuation is to be forwarded to the Tasman District Council for calculation of the reserve fund contribution.

## **Advice Note**

Council will not issue the Section 224(c) certificate in relation to this subdivision until all development contributions have been paid in accordance with Council's Development Contribution Policy under the Local Government Act 2002.

The Development Contributions Policy is found in the Long Term Council Community Plan (LTCCP) and the amount to be paid will be in accordance with the requirements which are the amount to be paid and will be in accordance with the requirements that are current at the time the relevant development contribution is paid in full.

This consent will attract a development contribution on two allotments in respect of roading, wastewater and water.

### **3. Right-of-way**

The right-of-way A shall have a minimum legal width of 6 metres and a minimum formation width of 4.5 metres.

The right-of-way shall be constructed with kerb and channel on one side and concrete edge restraint on the other side, with adequate provision for drainage. This generally shall include sumps and sump connections to the stormwater system.

### **4. Sewer**

Full sewer reticulation shall be provided discharging to Council's wastewater reticulated system and a connection to each allotment.

### **5. Stormwater**

Full stormwater reticulation shall be provided in accordance with Tasman District Engineering Standards with a stormwater connection provided to each allotment.

A comprehensive stormwater management plan shall be provided from a suitably experienced engineer, detailing all storm water flows from the site, including overland flows from the adjoining properties, those being Lot 1 DP 13969, Lot 1 DP 6437, Lot 6 DP 2833 and Lot 2 DP 5984 and what mitigation measures have been provided to mitigate any adverse effects on the adjoining properties.

The plan shall also detail any flooding mitigation measures relating to flood hazard on the property and the proposed upgrading works to the drainage ditch running through the property as recommended in Eric Verstappen's report.

Secondary flow paths shall be provided along the right-of-way formation with the finished ground level of each allotments at least 500mm above the right-of-way formation.

The stormwater reticulation system to be designed with adequate mitigation measures in place so that all stormwater discharge from this subdivision complies with the permitted activity status for stormwater discharge under Section 36.4.2 of the Proposed Tasman Resource Management Plan and does not adversely affect downstream properties.

The final design of the stormwater reticulation, detention and disposal system shall be to the satisfaction of the Tasman District Council Engineering Manager.

All the stormwater and flooding mitigation works shall be fully completed prior to the approval of the Section 224(c) certificate.

## **6. Telephone and Power**

Live telephone and power connections shall be provided to the bulk of each lot and all wiring shall be underground as per the requirements of Tasman District Council.

Confirmation of the above from the line operator and a copy of the certificate of compliance will be required prior to the release of the Section 224 Certificate.

## **7. Water**

A water supply connection shall be provided to each allotment and a Tasman District Council approved water meter shall be installed at the toby for each lot. The water meter shall be either a Socam or Kent MSM Qn 1.5 Class C. The location and details of each meter must be recorded on the Tasman District Council's standard Water Meter Location form and submitted to the Tasman District Council for approval.

## **8. Engineering Plans**

Engineering plans detailing all services and earthworks complete with calculations for roading design, and numbering, sanitary sewage and stormwater flows, the stormwater disposal report and all other works required under Conditions 2-7, are required to be submitted for approval prior to the commencement of any works. All engineering details are to be in accordance with the Council's Engineering Standards. All necessary fees for plan approval shall be payable by the applicant.

As-built plans detailing roading, water, sewerage and stormwater, finished ground levels including exact locations of pipes, laterals, connections etc. complete with depths of sewer and stormwater connections shall be provided.

The Section 223 title plan shall not be submitted until the engineering plans have been approved by the Engineering Manager, so that easement areas can be accurately determined.

## **9. Commencement of Works and Inspection**

The Engineering Department shall be contacted two working days prior to any engineering works. In addition, two working days notice shall be given to the Engineering Department Inspectors when soil density testing, pressure testing, beam testing or any other major testing is undertaken.

No works shall commence on-site until the engineering plans as required under Condition 8 of this consent, have been approved by the Tasman District Engineering Manager.

## **10. Engineering Supervision**

All work shall be constructed in strict accordance with the Council's Engineering Standards and are to be to the Engineering Manager's satisfaction.

The applicant shall engage a suitably qualified consultant (Registered Surveyor/Engineer) for advice and to supervise/test construction of the work. The completion certification pursuant to Section 224 of the Resource Management Act 1991 shall not be released by the Tasman District Council until a Certificate of Supervision signed by the Consultant is provided and all necessary fees have been paid.

## **11. Engineering Certification**

- a) At the completion of works, a suitably experienced registered engineer or surveyor shall provide Council with written certification that the works have been constructed to the standards required.
- b) Certification that the building site identified on each new lot is suitable for the erection of a residential building shall be submitted from a Chartered Engineer or geotechnical engineer experienced in the field of soils engineering (and more particularly land slope and foundation stability). The certificate shall define on each lot the area suitable for the erection of residential buildings. The certification shall be in accordance with Section 11 Appendix B of the Tasman District Engineering Standards.
- c) Where fill material has been placed on any part of the site, a certificate shall be provided by a suitably experienced Registered Engineer, certifying that the filling has been placed and compacted in accordance with NZS 4431:1989.

Any recommended conditions shall be incorporated into consent notices to be registered on the respective titles pursuant to Section 221 of the Resource Management Act 1991. The consent notices will be prepared by the applicant and sent to Council for signing and approval.

## **12. Easements**

Easements are to be created over any services located outside the boundaries of the lots that they serve as easements-in-gross to the Tasman District Council for Council reticulated services or appurtenant to the appropriate allotment

A drainage easement shall be provided over the drainage ditch and associated detention area appurtenant to the three allotments. The easement document for this drainage shall clearly state the easement holders obligations to maintain the ditch and detention area and prevent any weed infestation or regrowth or sedimentation that might reduce the efficiency of the drain.

## **13. Consent Notices**

The following consent notices are to be prepared by the applicant and submitted to Council for approval:

- a) Any dwelling or residential building or dwelling on Lots 1-3 shall be at least 25 metres from the Rural zone boundary which is the boundary with Lot 6 DP 2833.
- b) The area of land within the Drainage Ditch and detention area being Easement XX shall be managed to retain the flood detention capacity and be kept in low grassed state.
- c) Any recommended conditions relating to the engineering reports under Condition 11 of the subdivision consent RM040807.
- d) If any items of archaeological or historical significance are disturbed during construction or earthworks then works shall stop immediately and an archaeological survey shall be carried out by a suitably competent person. The local tangata whenua and the New Zealand Historic Places Trust shall be consulted. Any recommended remedial/restoration works shall be complied with. All costs shall be borne by the applicant.
- e) That a rural emanation easement volunteered by the applicant in favour of AL Fry Limited (Fry Orchard) is agreed to as soon as practicable between the parties concerned.

Mark Morris  
**Consent Planner**  
**(Subdivisions)**