

R E P O R T	TO	HEARINGS COMMITTEE
	FROM	Grant Eccles – Consultant Planner
	FILE REF	85.002.001 - RE286790.RTF
	DATE	14 AUGUST 2007
	SUBJECT	LANDUSE CONSENT APPLICATION TO ESTABLISH A COMPREHENSIVE RESIDENTIAL DEVELOPMENT Kowhai Villas Development Ltd, Taylor Avenue, Paeroa

DETAILS OF APPLICATION

Date Received: 27 April 2006
Submitted By: Harrison Grierson Ltd
Applicant: Kowhai Villas Development Ltd
Property: Lot 12-15 and Part Lot 10-11 DP 4716, Lot 1 DPS 25567
Address: Taylor Avenue, Paeroa
Extent: 7845m²
Certificate of Title: SA 26C/260 and SA 25B/12
Zoning: Residential
Rule: 5.5.6.3 Discretionary Activities in the Residential Zone
Application: Section 88 of the Resource Management Act 1991
Discretionary Activity
Recommendation: Approval with conditions

THE PROPOSAL

The applicant seeks consent to establish a 21 unit comprehensive residential development on the site. The overall facility will be administered by a body corporate and a manager will live on-site in one of the units. The titles to the units will be encumbered with a requirement that only persons 50 years or older can reside permanently in the units.

All of the units proposed are single storeyed and are of brick and timber construction. There are five unit designs proposed with each unit having two or three bedrooms.

Entry and internal landscaping is proposed. Timber and trellis screen fencing is provided between detached units as well as privacy planting.

Each unit has complying outdoor living courts, service courts and is served by two carparking spaces.

The formation of the proposed development will require preparatory earthworks to be undertaken to form drainage swales, accessway alignments and building platforms. These earthworks will be approximately 830m³ in volume with the majority being cut to fill (ie on-site) with the remainder comprised of imported fill.

A right of way is required to be created in favour of Council over part of the site to allow ongoing access to a Council pump station that is located on a small parcel of residentially zoned land adjoining the northwest corner of the site.

SITE AND LOCALITY

The site is located off the end of an unformed portion of road reserve extending from Taylors Avenue. It is held in pasture and is vacant of development apart from an access track to the Council pump station.

The site itself is comprised of two Certificates of Title - one of which owned by the applicant and the other owned by Hauraki District Council. The applicant is in negotiations with Council to purchase the Council owned piece of land. There are no implications of the ownership status of the Council land for the assessment of this proposal. The risk lies with the applicant as without obtaining ownership of the relevant piece of land from Council the proposed development will not be able to proceed (assuming that consent is granted).

The subject site is zoned Residential as are adjoining sites to the south and east that contain dwellings of varying ages and condition. Land immediately to the north of the site is zoned Rural and is held in pasture. An open drain runs along the boundary of the subject site with the rural property to the north. The site is adjoined to the west by land designated for railway purposes, with an underlying zoning of Industrial Light.

STATUS OF THE APPLICATION

Under Rule 5.5.6.1 "*any residential activity*" is listed as a permitted activity in the Residential Zone. All permitted activities must however comply with the Performance Standards referred to by Rule 5.5.7.

The proposal does not comply with standards relating to density, privacy (window separation), and access length. Specifically:

- (i) Standard 9.2.4 - the applicant has used the gross lot area to calculate the permitted density of development ie one unit per 350m². Using this formula the 21 units proposed comply with density standards. This is incorrect however as the 1/350m² standard refers to net lot area (ie excluding accessways). Calculated correctly using net lot area a complying number of units on the site would be approximately 18.
- (ii) Standard 9.2.7.3(ii) - the windows of habitable rooms in some of the units face into the outdoor living court of another unit with less than 6m separation and no screening proposed.
- (iii) Standard 9.3.19.3 - the permitted activity accessway length is 40m, however the right of way that is necessary to allow access to the Council pump station, and that will also serve some of the units, is approximately 110m long. It should be noted that for all intents and purposes the portion of accessway loop that is not part of the right of way must be regarded as a private driveway to which District Plan right of way formation standards do not apply.

The application therefore is captured by Rule 5.5.6.3(s) which allows for "*any permitted or controlled activity that does not meet the performance standards specified in Rule 5.5.7*" as a discretionary activity.

STATUTORY REQUIREMENTS

Resource Management Act 1991 (RMA)

Section 93 & 94 - Notification

Section 93(1)(b) of the RMA states that a resource consent application for a discretionary activity can be processed on a non-notified basis if the consent authority is satisfied that the adverse effects of the activity on the environment will be minor.

The owners and occupiers of all the adjoining residentially zoned properties were deemed potentially affected by the application. The applicant was successful in gaining written approval to the proposal from all the landowners and occupiers deemed affected. Pursuant to section 104(2) of the Act no

account of the effect of the proposed development on the adjoining properties can thus be had in the assessment of this proposal.

On the basis of the above the application has been processed on a non-notified basis.

The matters to be considered in assessing the application are set out in Part II and Section 104 of the RMA.

Section 104 - Decisions

Under section 104(1) when considering an application for resource consent and any submissions received, the consent authority must, subject to Part 2, have regard to-

- (a) *any actual and potential effects on the environment of allowing the activity; and*
- (b) *any relevant provisions of-*
 - (i) *a national policy statement;*
 - (ii) *a New Zealand coastal policy statement;*
 - (iii) *a regional policy statement or proposed regional policy statement;*
 - (iv) *a plan or proposed plan; and*
- (c) *any other matter the consent authority considers relevant and reasonably necessary to determine the application.*

Section 104B states that after considering an application for resource consent for a discretionary activity Council:

- (a) *may grant or refuse the application; and*
- (b) *if it grants the application, may impose conditions under section 108.*

Hauraki Gulf Marine Park Act 2000

Section 9(4) requires a consent authority, when considering an application for resource consent for the catchments of the Hauraki Gulf, to have regard to sections 7 and 8 of the Act.

- **Recognition of national significance of Hauraki Gulf**
- **Management of Hauraki Gulf** – objectives to recognize the national significance of the Gulf, its islands and catchments.

It is not considered that the proposal has any conflict with the relevant provisions of the above Act.

COMMENTS

Development Engineer: Traffic Engineering Assessment

I have reviewed the updated plan layout for this development. There have been some serious traffic engineering issues identified that are unacceptable to Council.

This complex caters for elderly residents. Generally most people in this age group have delayed reaction times and a reduced sense of distance. The basic philosophy for the roading requirements within this complex must be to make allowance for the above to maximize vehicle and pedestrian safety.

The following design issues are identified which must be rectified:

1. **Roading**
 - It has been assumed that the "road" loop is one-way
 - The proposed looped curvature (both ends) does not accommodate tracking for a large furniture truck. The proposed curved alignment does not accommodate tracking for an 8m rubbish truck opposite unit 16
 - Property access – conflicts with vehicles accessing dual drives i.e. garage to road
 - There no provision for pedestrians i.e. footpaths and crossings

ACTION: Redesign alignment to accommodate single unit trucks where the minimum seal width around the curves is 5m. A 5m nominal seal width around horizontal curves reducing to 4m on straights is suggested. Provision for parallel parking is not recommended. A one-way road concept

is acceptable. The entry to the garages therefore could be slightly skewed to improve/ accommodate access and reinforce the one-way flow

2. Parking

- Adequate “street” parking is essential. Vehicles are likely to park partially on the berms if there is no parking provision. This would then reduce the available seal width thus safety is compromised
- “Road side” parking will seriously affect property/ garage access manoeuvres and available sight distance
- Provision for overflow parking is desirable

ACTION: Provide alternative parking provision. Possibly centrally whereby eliminating some of the units between units 16 to 19. A central park area could be developed and this would enhance this complex layout

3. Safety

- All landscaping should not obstruct visibility
- Traffic calming measures (threshold treatments etc) are required around the proposed loop access road that are sympathetic to elderly pedestrians
- Entrance treatment to discourage general public “hooning” around the loop access road

ACTION: Redesign layout to be pedestrian friendly. This should also cater for mobility scooters etc. The modified road design should be developed to threshold vehicle speeds as part of the pedestrian friendly design

4. Other Issues

- Lighting: This is likely integrated with the proposed landscape design

ASSESSMENT OF THE PROPOSAL

Resource Management Act 1991

Section 104

Section 104(1)(a) of the RMA requires that consideration be given to the actual and potential effects on the environment of allowing an activity, (b) any relevant provisions of the District Plan and (c) any other matter the consent authority considers relevant and reasonably necessary to determine the application.

Environmental Effects

Visual

The potential visual effects of the proposed development are considered to be within the permitted baseline of visual effects for the site as generated by its residential zoning. The proposed units are not large in bulk and all adjoining landowners and occupiers have provided written approval to the proposed development.

Noise

The proposed residential development, subject to compliance with the recommended conditions of consent, will not foreseeably give rise to noise levels that are inappropriate in the residential area. Noise levels during construction are required to meet New Zealand Construction Noise standards.

Services

Council Asset Management staff have assessed the proposal and are satisfied that existing Council reticulation in the area can accommodate flows from the development without the need for upgrading. It should be noted that because the development is to be run by a Body Corporate, the services within the

site will not vest in Council unless the developer constructs them to Council standards and gains agreement to the vesting of the services from Council.

Traffic

The traffic volumes that will be generated from the development will not create any foreseeable adverse effect on the safety and efficiency of the existing Taylor Avenue carriageway or nearby intersections. The portion of public road to be formed to the site boundary is required by conditions of consent to be formed to full public road standard.

Objectives and Policies

The relationship of the proposed activity to the relevant objectives and policies of the District Plan is set out in as follows:

Section 5.5 Residential Zone	Comment
<p><i>Objective 1</i> <i>To manage the existing and future residential land, infrastructure, services and other natural and physical resources in a sustainable manner.</i></p> <p><i>Policies</i></p> <ol style="list-style-type: none"> <i>1. Providing for a higher density of residential development where servicing constraints do not exist.</i> <i>2. Providing for multi-unit and other forms of higher density residential development.</i> <i>3. Providing services to residential development only in those areas zoned residential.</i> <i>4. Providing services to a standard that can meet the demands of higher density development.</i> 	<p>The proposed activity is consistent with these policy provisions. Council asset management staff have reported that there are no servicing constraints for the site that preclude development of it to higher density “multi-unit” standards.</p>
<p><i>Objective 3</i> <i>To provide for residential development which maintains and enhances neighbourhood amenities and qualities, particularly the open character and the set back of buildings from street boundaries.</i></p> <p><i>Policies</i></p> <ol style="list-style-type: none"> <i>1. Excluding incompatible activities from the zone.</i> <i>2. Prescribing performance standards (height, yards, coverage, etc) and assessment criteria, that have been developed over a number of years and have been accepted by the community as an effective way to maintain residential amenity qualities.</i> <i>3. Allowing increased density in areas where that form of development is appropriate.</i> <i>4. Protecting the appearance of a group of historic "Miners Cottage" housing in Waihi.</i> <i>5. Allowing different residential densities to develop in different areas, depending on the demand for residential accommodation in that area, and servicing capabilities.</i> 	<p>The activity is residential in nature and in general cannot be regarded as incompatible with the zone. There are no servicing constraints for the proposed development. On the basis of policy 3, the District Plan obviously envisages increased residential densities in appropriate areas.</p> <p>The site and area in question are considered appropriate for higher density development to District Plan standards. In this case, the greenfields site is adjoined to the north and west by open space (rural zone and railway corridor respectively). These areas, while not useable by the general public, serve to mitigate the density of the development to a certain extent.</p> <p>However the density of development proposed, and the associated access arrangement and lack of communal open space on the site, does not maintain and enhance the amenity and quality of the immediate neighbourhood that will be created by the proposal.</p>
<p><i>Objective 4</i> <i>To avoid, remedy or mitigate any adverse effect of</i></p>	<p>These provisions are focused on ensuring that</p>

<p><i>residential and non-residential developments.</i></p> <p><i>Policies</i></p> <p><i>1. Requiring the disposal of sewage, wastewater, solid wastes and stormwater in a manner that does not have a detrimental effect on the environment.</i></p> <p><i>2. Requiring subdivision to be carried out in accordance with Council's current practice.</i></p>	<p>development can be adequately catered for by reticulated services. This can be achieved in this case.</p>
<p>9.0 Performance Standards for Development and Subdivision</p>	<p>Comment</p>
<p><i>Objective 2</i></p> <p><i>To recognise that the performance standards may not be applicable to every situation (ie the adverse effects are able to be avoided, remedied or mitigated) and that flexibility to assess those situations needs to be provided.</i></p> <p><i>Policies:</i></p> <p><i>1. Providing environmental outcomes, objectives and policies throughout the District Plan, which clearly identify the environmental limits that are acceptable in a particular environment.</i></p> <p><i>2. Providing flexibility for permitted and controlled activities which cannot meet one or more of the performance standards to be considered as a discretionary activity.</i></p> <p><i>3. Making discretionary activities in Policy 2 above, non-notified where the written approval has been obtained from those persons Council considers may be adversely affected.</i></p> <p><i>4. Specifying the assessment criteria that will be used to assess whether or not exceeding the limits of the standard.</i></p>	<p>The application was processed on a non-notified basis, as all the parties considered potentially adversely affected by it provided written approval.</p> <p>The application has been assessed against the relevant criteria for density and privacy infringements (see following section of report). The development in its current form holds some inconsistency with the assessment criteria for density infringements.</p>

Assessment Criteria

The objectives and policies listed above are supplemented by assessment criteria for proposed activities that infringe the standards in the District Plan. The relevant assessment criteria for the density, privacy and ROW length infringements are considered as follows:

<p>9.2.4.4 –Assessment Criteria (Density)</p>	<p>Comment</p>
<p>1. The degree to which the design of the development allows for a smaller net lot area while still meeting the required standards relating to privacy, outdoor living, sunlight, parking and other residential amenity needs.</p>	<p>The development, while infringing the 350m² density standard, retains complying outdoor living and service areas, parking provision, sunlight.</p> <p>However the reduced width of the internal access serving some of the lots, which is necessary to achieve the proposed density of development, creates adverse effects as the width is inadequate to cater for heavy vehicles that serve residential amenity needs eg refuse delivery trucks, furniture removal trucks, and the like.</p> <p>There is also no area of internal communal open space available to serve the development. This is</p>

<p>2. Whether there is sufficient permanent open space adjoining the site (excluding streets, accessways) to reduce the impact of the higher density on the surrounding residential environment.</p> <p>3. Whether the housing development is designed to meet the needs of specific resident(s), not requiring the specified net lot area due to smaller units, or parking or other factors, and the development is unlikely to convert to a residential form of living that would require greater net lot areas.</p>	<p>considered to be an important residential amenity for the overall site.</p> <p>There are two large areas of open space adjoining the site which serve to mitigate the density of the development to a certain degree.</p> <p>The development will be operated by a body corporate that will restrict the ages of those residing in the facility to 50 or older. As set out in the Development Engineers assessment, amendments are required to the design of the development to better cater for the particular needs of the intended residents.</p> <p>As far as it is possible to tell at this point, and given the information presented in the application, it is considered unlikely that the body corporate administration of the development will change in the foreseeable future, and the development revert to more traditional "freehold" style of ownership where there is no age limit.</p>
<p>9.2.7.4 – Assessment Criteria (Privacy)</p>	<p>Comment</p>
<p>1. Whether the purpose of the separation, privacy and screening standards can be met to the same or similar level by some other method.</p> <p>2. Whether there are existing developments on the same or adjoining allotments such that it would make compliance with the standards impracticable.</p> <p>3. Where the existing situation fails to meet these standards, whether the proposed development will increase the degree to which the residential amenities are already detrimentally affected.</p>	<p>It is considered that screening can be installed using timber and trellis screen fencing and privacy planting as described on the original planting plan submitted to allow the privacy standards of the District Plan to be met.</p> <p>Appropriate conditions of consent can be imposed to ensure complying privacy screening should consent be granted.</p>

Sections 5 - 8

The matters in section 104 are subject and subordinate to Part II of the RMA.

Section 5	- Purpose
Section 6	- Matters of National Importance (which shall be recognised and provided for in achieving the purpose)
Section 7	- Other matters (that shall be had regard to)
Section 8	- Treaty of Waitangi (its principles are to be taken into account)

(2) *In the Act, "sustainable management" means managing the use, development, and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic, and cultural wellbeing and for their health and safety while –*

- (a) *Sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably foreseeable needs of future generations; and*
- (b) *Safeguarding the life-supporting capacity of air, water, soil, and ecosystems; and*

- (c) *Avoiding, remedying, or mitigating any adverse effects of activities on the environment.*

In forming a broad, overall judgement whether the proposed activity meets the purpose of the Act the prime issue to consider is that of on-site amenity.

While the individual units in the development each have complying outdoor living areas, there is no communal open space proposed to serve the development. The areas of open space that adjoin the site serve to mitigate the effects of the proposed density of the development, however they are not useable areas for the residents of the development. Given the nature of the facility it is considered that provision of an area of communal open space within the development is important to provide for the ongoing social wellbeing of the residents. Providing this area of open space centrally on the site ie in the location of Units 16, 17, 18 and 19 would also allow for the provision of a more appropriate internal vehicle access and for overflow parking.

It is considered that granting consent to the establishment of the development, subject to amendment of the numbers of units proposed and the realignment of the internal access, and the provision of a central area of communal open space, will achieve the purpose of the Act as set out above.

Given the local scale and nature of the application it is not considered that there are any matters of national importance (Section 6) relevant to it.

The matters set out in Section 7 that consent authorities must have particular regard to that are relevant this application are:

- (b) *The efficient use and development of natural and physical resources;*
- (c) *The maintenance and enhancement of amenity values;*
- (f) *Maintenance and enhancement of the quality of the environment,*

The proposed activity is considered to represent an efficient use of the greenfields site, through development of it for residential purposes.

The comments made above with regard to provision of on-site communal open space and provision of an altered access and parking arrangement are also relevant to consideration of amenity and quality of the environment issues in (c) and (f) above. The development in its current form does not promote the maintenance and enhancement of either the amenity value or quality of the internal site environment.

In terms of Section 8 it is considered that the relevant principles of the Treaty have been taken into account in the processing and assessment of this application.

Hauraki Marine Park Act 2000

The proposed activity will have no adverse effects on the significance of the Hauraki Gulf, or on the relationship of tangata whenua with the Hauraki Gulf.

Other Matters

Community Recreation Facility Contribution

The CRFC contribution is taken in lieu of a reserve contribution in the form of land. Given that it is recommended that the development be amended to provide an area of communal outdoor space for residents of the development, it is appropriate that a reduction in the CRFC contribution for the overall development be applied. The recommended contribution amount was unavailable at the time of writing this report, and will be provided at the hearing of the application. A full contribution amount (calculated on the basis of 18 units) would be \$27 526.68 plus GST.

CONCLUSION

The proposed use of the large greenfields site for multi-unit residential purposes is consistent with the relevant policy provisions of the Hauraki District Plan, which promote higher density of residential development in appropriate locations. In this regard the site is appropriate given its proximity to the

Paeroa town centre, the presence of adjoining areas of open space, and the capacity of reticulated services to serve the development.

However the density of the development does not promote the maintenance and enhancement of either the quality of the environment or residential amenity values, and accordingly does not achieve the purpose of the Act. To accommodate the number of units proposed an impractical internal vehicle access and parking arrangement has been put forward and no area of communal open space is provided.

On the basis of the above, it is considered inappropriate for the development to be approved in its currently proposed form. Accordingly it is recommended that the proposal be approved, subject to a reduction in the number of units to a complying density (18) and the provision of a revised internal access and open space arrangement to Council's satisfaction.

RECOMMENDATION

That pursuant to Sections 94 and 104B of the Resource Management Act 1991 the Hauraki District Council grant consent to this non-notified, discretionary activity application by Kowhai Villas Development Ltd to establish a comprehensive residential development in the Residential Zone at Taylors Avenue, Paeroa (Lot 12 DP 4716, Lot 13 DP 4716, Lot 14 DP 4716, Lot 15 DP 4716, Part Lot 10 DP 4716, Pt Lot 11 DP 4716, Lot 1 DPS 25567) for the following reasons:

- (a) Subject to compliance with the conditions of consent the proposal is consistent with the relevant objectives, policies and assessment criteria of the Hauraki District Plan, and with the relevant provisions of Part II of the Resource Management Act 1991. The site is considered an appropriate location for a comprehensive residential development given its size, undeveloped nature, proximity to the Paeroa town centre and adjoining areas of open space. However the density of development proposed, and the associated access arrangement and lack of communal open space on the site, does not maintain and enhance the amenity and quality of the environment that will be created by the proposal.
- (a) Subject to compliance with the conditions of consent the adverse effects on the environment of the activity will be no more than minor.

Subject to the following conditions:

1. That the activity shall be carried out in general accordance with the application submitted by Harrison Grierson Ltd dated February 2007 and the further information submitted on 16 May 2007 and 5 July 2007 unless required to be amended by the conditions below.
2. That a maximum of 18 units be developed.
3. That a revised site plan showing an area of communal open space on the site and taking account of condition 2 of this consent shall be submitted to the Manager of Planning and Environmental Services for consideration and approval prior to the commencement of any work.
4. That a revised Landscape Concept Plan shall be submitted to the Manager of Planning and Environmental Services for consideration and approval prior to the commencement of any work. All entrance features and landscaping shall be established in accordance with the Hauraki District Council guidelines attached as Appendix One to this consent
5. That all outdoor living courts shall be screened with timber and trellis fencing or planting to a height of at least 1.8m so as to achieve effective visual screening from habitable room windows of adjoining units located within 6 metres of the outdoor living court.
6. That the consent holder shall reticulate the development for water. The development as a whole shall be provided with a bulk metered water connection at the boundary of the site with Taylor Avenue in accordance with NZS 4404:2004 and Performance Standard 9.3.9 of the Hauraki District Plan.
7. That the development shall be reticulated for sewage disposal in accordance with the requirements of NZS 4404:2004 and Performance Standard 9.3.7 of the Hauraki District Plan.

Each unit shall be provided with a connection that will service the whole of the unit site area by gravity flow.

8. That the development shall be reticulated with a piped stormwater drainage system, in accordance with the requirements of NZS 4404:2004 and Performance Standard 9.3.10 of the Hauraki District Plan. Each unit shall be provided with a connection which will service the whole of the unit site area by gravity flow.
9. That the consent holder shall form and construct the unformed portion of public road from the existing Taylor Avenue formation to the boundary of the subject site in accordance with NZS 4404:2004, including streetlighting, road marking, signage, footpaths and kerb and channel.
10. That the consent holder shall form a right of way in favour of Hauraki District Council from the boundary of the subject site with Taylor Avenue to serve the Hauraki District Council pump station site (Lot 2 DPS 25567). The right of way shall be formed and constructed in accordance with the Hauraki District Plan, ie Section 9.3.19 Internal Access, to the satisfaction of the District Engineer.
11. The consent holder shall take all measures, including the control of any contractors, during the earthworks and construction period, to ensure that:
 - a. No earthworks or construction work are to be undertaken on Sundays or outside the hours between 7am to 5:30pm – Monday to Saturday.
 - b. Noise levels are to comply with Section 9.4.1.3 Construction Noise of the Hauraki District Plan.
 - c. Dust emissions do not create adverse effects beyond the boundary of the site.
12. The consent holder shall form a right of way from the boundary of the site with Taylor Avenue to the
13. That engineering plans and specifications covering all engineering works shall be submitted to the District Engineer for consideration and approval prior to the commencement of any work.
14. That three copies of 'as-built' plans shall be submitted to Council upon completion of the construction works showing the details required by NZS 4404:2004.
15. That the consent holder is to bond a sum of 5% of the total project cost (to be agreed with the District Engineer) at the time of building consent for the first unit on the site for a period of 12 months being the maintenance period required for this development. This bond is to be held by the Hauraki District Council to ensure that all works within the development perform satisfactorily and are up to Council standard after 12 months of operation from the time of completion. The Hauraki District Council will inspect the works prior to the release of the bond with a representative of the developer present. Any works not up to standard will be required to be remedied by the applicant prior to the release of the bond. Alternatively Council reserves the right to repair any defective works at the applicants cost, with the cost of repairs to be deducted from the bond.
16. That pursuant to Section 36(1)(b) of the Resource Management Act 1991, the Applicant shall pay Council charges for receiving, processing and granting the Resource Consent.
17. That pursuant to Section 36(1)(c) of the Resource Management Act 1991 the applicant shall pay an administration fee of \$85.00 for administration of the consent.
18. That pursuant to Section 36(1)(c) of the Resource Management Act 1991 the applicant shall pay all Council's costs for monitoring this consent including all costs associated with the consideration and certification of plans and details associated with the consent as appropriate.

Advice Notes:

- A separate application under Section 348 of the Local Government Act 1974 to legally create the right of way required by Condition 10 will need to be made to Council once the alignment of the right of way has been finalised.
- Any work undertaken in the road reserve will require a street opening permit and traffic management plan to be submitted for approval before work commences. Any enquiries regarding this procedure may be directed to the Technical Services Unit Administrative Officer (currently Janet Tee) at the Council Paeroa offices (Tel 07 862 8609).
- The water meter required by the relevant conditions of this consent are to be placed on the road frontage just inside the road reserve, within 0.5m of the property/road reserve boundary. All connections to Council water mains will be undertaken by the Hauraki District Council at the cost of the developer.
- As-Built drawings of all works are to comply with NZS 4404: 2004, Schedule 1D. All works are to be presented on a single plan by the Applicant. Attention is drawn to the requirement for co-ordination of all utility surface features. All co-ordinates are to be presented in New Zealand Transverse Mercator Projection. Levels are to be in terms of the Tararu datum.
- The consent holder is to arrange with the District Engineer for regular site meetings to take place and to confirm the procedure for testing and inspections.

Grant Eccles
Consultant Planner