

Date: 8/07/2021

To: New Plymouth District Council
84 Liardet Street
New Plymouth



Addendum to Application for Resource Consent 56 Pohutukawa Place, Bell Block

1. PURPOSE

- 1.1. The purpose of this addendum is to make changes to the Subdivision Consent applicant following agreement between the Applicant and W & C Bolton to purchase the land for development.
- 1.2. The Applicant has agreed to purchase the area of shown as Stages 6 and 7 except for Lots 36 – 38 which are to be retained for sale by the Bolton's.
- 1.3. The Bolton's have requested a change to the boundaries of Stage 8, so the road link with Impact Avenue can be completed at this time.

2. PROPOSED DEVELOPMENT STAGING

- 2.1. The applicant requests consent to stage the development to facilitate practical and sequential development, whilst allowing for the balance land to continue with the existing land use.

STAGE 6A – To create Lot 200 (Being Lots 1 – 35, Lots 39 -62 and Lots 204 – 206) to facilitate purchase from W & C Bolton. It is requested there be no conditions concerning the provision of services given this stage is purely to facilitate purchase of the land, with a settlement date of 19 November 2021.

STAGE 6B – To give effect to Stage 6 being Lots 1 – 38, Lot 204 (Reserve), Lot 205 (Road) and Lot 201 (next stage of development).

STAGE 7 – To give effect to Stage 7 being Lots 39 – 62, Lot 206 (Road) and Lot 207 (Reserve).

STAGE 8A – To create Lot 202 to facilitate purchase from W & C Bolton.

STAGE 8B – To give effect to Stage 8 being Lots 63 – 113, Lot 208 (Road) and Lot 209 (Reserve).

3. ASSESSMENT – OPERATIVE NEW PLYMOUTH DISTRICT PLAN

- 3.1. We have undertaken an assessment against the relevant Objectives and Policies of the District Plan in relation to the proposed changes to the layout.
- 3.2. The proposed changes are minor and do not alter the status of the Resource Consent application nor raise any additional matters requiring additional technical input concerning transportation and infrastructure.
- 3.3. Feasibility of the Impact Avenue alignment has previously been confirmed with council. During the development of Stage 5 feasibility plans were submitted with the construction drawings, and earthworks undertaken to shape the road adjoining the new sites being created at that time.
- 3.4. The proposed changes are seen as positive with Stage 8 allowing for the completion of Impact Avenue in the short term.
- 3.5. All residential allotments are greater than 500m², which is a condition of the Sale and Purchase Agreement.

4. ASSESSMENT – PROPOSED NEW PLYMOUTH DISTRICT PLAN

- 4.1. We have undertaken an assessment of the proposed subdivision changes against the relevant Objectives and Policies of the District Plan in relation to subdivision of land and the consequential development of the allotments.
- 4.2. The proposed changes do not vary the status of the resource consent as assessed under the Proposed District Plan.

5. CONCLUSION

- 5.1. The changes to the resource consent application are considered minor, given they primarily concern the layout of Staging and the proposed staging for construction, with the transportation next work and infrastructure remaining as previously described in the application.



- 5.2. We consider the changes are consistent with the Purpose and Principles of the Act. We consider that the relevant tests of the Resource Management Act 1991 can be met, and the application approved, subject to appropriate conditions.

Yours faithfully

MCKINLAY SURVEYORS 2010 LTD

A handwritten signature in black ink, appearing to read "Alan Doy", is written over the company name.

Alan Doy MNZIS RPSurv
Licensed Cadastral Surveyor