



When replying please quote: SUB22/48271
File Ref: ID

Date: 18 March 2024

To: Anna Johnston

**SUBJECT: RESOURCE CONSENT APPROVAL – ENGINEERING
CONDITIONS**

Applicant: Catherine Edith BROADMORE
Garry Raymond BROADMORE
Address: 373 Maude Road KORITO, NEW PLYMOUTH 4371
RC No. SUB22/48271

IMPORTANT: The drawings and reports submitted by the applicant for this Resource Consent have been utilised by Council to assess and provide the below consent conditions. However, this does not imply acceptance of any aspect of the subdivision design, in whole or in part, which does not comply with the requirements in the Subdivision and Infrastructure Standard, or standards referred to within.

As requested, I have reviewed the documentation and inspected the site on 15/11/2022, and recommend the following:

- 1) Earthworks
 - a) All works undertaken on site shall employ the best practical means of minimising the escape of silted water or dust from the site. A description of the proposed means of mitigating these temporary effects shall be submitted with the Engineering Plan and approved and installed prior to any works commencing. Regional Council approval shall be obtained where required for sediment control.
Any silt deposits in Council Stormwater reticulation due to run-off from the earthworks will be cleared after completion of the works at the developers cost and to the satisfaction of Council.
 - b) Excavation works associated within the subdivision must be kept wholly within the boundary of the subdivision and not encroach past the boundary or undermine neighbouring land or road reserve. Confirmation that the toe of all cut batters are beyond the zone of influence of any neighbouring boundary, being a 45 degree angle from the toe of the batter.
 - c) Any excavation works that take place over or near Council reticulation shall ensure that backfill/compaction and adequate cover complies with the Infrastructure Standard.

- d) Assessment of the stability of slopes, earth fills, cut and fill batters associated with the subdivision requires a report by a suitably qualified engineer (Geo Tech) relating to matters in Chapter 2 of the Land Development & Subdivision Infrastructure Standard.
 - e) Natural hazards/features, Specific Areas Significant to Maori (SASM), Significant Natural Area (SNA) and Heritage sites are to be assessed as part of the subdivision.
 - f) Prior to commencement of works on site an Earthworks Management Plan shall be submitted and agreed by NPDC. These plans shall include, but not be limited to:
 - Existing and proposed contours
 - Cut and fill batters design including the heights and slopes and treatments to ensure batter integrity
 - Retaining walls (regardless of height or the requirement of Building Consent) to comply with the requirements of the NZ Building Code.
 - Sub soil drainage
 - Proposed erosion, sediment and silt controls. Including measures for preventing tracking of material on to the Road network
 - Stabilised construction entrance(s)
 - Ground stabilisation measures
- 2) There is no reticulated water supply available to the site. Any dwelling constructed on Lot 1 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.
 - 3) Lots outside the Council's sewer network reticulation shall require on-site septic treatment for sewerage complying with the NZBC. ***Each Lot shall require enough room for on-site septic tank, soakage field and reserve area, taking into account the required distance from boundaries and area required for on-site stormwater disposal. This may result in a reduced building platform area.***
 - 4) ***Rural:*** Any dwelling constructed on Lot 1 shall not change or disrupt the existing overland flowpath network. The applicant shall dispose of the stormwater in a way that does not create a nuisance to neighbouring land and/or property.
 - 5) ***Rural:*** A ***type G*** sealed vehicle crossing shall be constructed to serve Lot 1 to the Standard specified in the Council's Land Development & Subdivision Infrastructure Standard. 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.

- a) The location of this vehicle crossing do not meet the required sight distances in the District Plan for the posted speed limit of 100 km/h however the operating speed in this location is 60 km/h and any effect of the reduced sight distances is minimized due to the reduced operating speed.
- 6) Any excavation that takes place within road reserve during this development shall require an approved Corridor Access Request (CAR). Refer to the “National Code of Practice for Utility Operators’ Access to Transport Corridors” for additional information. Applications can be made via the website www.beforeUdig.co.nz or 0800 248 344. A CAR along with a Traffic Management Plan must be submitted a minimum of 5 working days before an operator intends to start work for minor works or 15 working days for major works and project works. All costs incurred shall be at the applicant’s expense.
- 7) Damage to council assets
The owner is required to pay for any damage to the road or Council assets that results from their development. The developer must notify the Council of any damage and the Council will engage their contractor to carry out the repair work. The owner, builder/developer or appointed agent responsible for building/development work must repair, to the satisfaction of Council, damaged roads, channels drains, vehicle crossings and other assets vested in council adjacent to the land where the building/construction work takes place.
Safe and continuous passage by pedestrians and vehicles shall be provided for. Footpath or road shall be restored to the Council’s satisfaction as early as practicable.
Developers are required to pay for any damage to the road or street that results’ from their development. The developer must employ a council approved contractor to carry out such work.
- 8) An engineering plan and specification for subdivision works which includes an ***earthworks management plan (refer condition 1)*** shall be submitted to and approved by the Council prior to the commencement of work.
- 9) All work shall be constructed under the supervision of a suitably qualified person who shall also certify that the work has been constructed to the approved ***Engineering Plan/Infrastructure Standard*** requirements.
- 10) A building platform suitability report shall be provided for Lot 1 and submitted to the Council’s Planning Team to confirm a stable, flood free building platform that meets the requirements of the NPDC District Plan, Chapter 2 of the NPDC Land Development and Subdivision Infrastructure Standard (local amendments version 3) and based on NZS4404:2010.
- 11) Assessment of the stability of slopes, earth fills, cut and fill batters associated with the subdivision requires a completion report by a suitably qualified engineer (Geo Tech). This report shall be provided at the time of 224 completion along with the Schedule 2A Statement which relates to matters in Chapter 2 of the Land Development & Subdivision Infrastructure Standard.

- 12) If the report identifies limitations needed to be raised with future property owners the consent holder shall apply for consent notices at the time of Section 224 certification. The limitations and ability to identify constraints on consent notices will be considered by Council at the time of the Section 224 certification and the Planning Lead shall retain discretion of whether consent notices are applicable in this regard.
- 13) Any retaining wall that falls outside the scope of Schedule 1 of the Building Act (2004) shall require a building consent. The Code of Compliance certificate shall be submitted at the time of the 224 for the subdivision.
- 14) The supervision of the work, *and* its certification *and the provision of as built plans* shall be as prescribed in sections 1.8 and 2.0 of NPDC Land Development & Subdivision Infrastructure Standard.
- 15) A Council engineering *plan approval/inspection fee* shall apply at cost.
- 16) Easements – a memorandum shall be shown on the subdivisional plan and easements created at the time of depositing the plan for the *stormwater*.
- 17) All costs in meeting the conditions of these requirements shall be met by the applicant unless otherwise stated.

NOTES:

- a) A Development Contribution for off-site services of \$3,176.66 excluding GST for Lot 1 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.
- b) All works are to be designed and constructed in accordance with New Plymouth District Council's Land Development & Subdivision Infrastructure Standard.
- c) Other alternative solutions may be approved for those aspects where the Infrastructure Standards are unable to be met or can be achieved in a different way.

Advice notes:

Prior to the construction of retaining walls, any relevant building consents shall be obtained. Where retaining walls are abutting a boundary, the boundaries shall be confirmed by a licenced surveyor.



Rehan Ravi

DEVELOPMENT ENGINEER
ECM 89090000