

Decision:

Pursuant to Rule SLD25 of the Proposed Hastings District Plan (As Amended by Decisions 12 September 2015) and Sections 104 and 104B of the Resource Management Act 1991, consent as a Non-Complying Activity is GRANTED to Greenstone Land Developments Limited to subdivide Lot 400 from RMA20170415, Lot 300 DP 522741 and Lot 2 DP 470953, at 574 Lyndhurst Road, Hastings.

Subject to the Following Conditions:**General:**

1. That the Land Transfer Plan to give effect to this subdivision consent shall be consistent with the approved staged plan (HDC Ref: 55097#0125), prepared by the Zorn Survey (dated 17th of April 2017, unless altered by the conditions below. A copy of the approved plan is attached to this decision.
2. Pursuant to section 243 of the Act the proposed easements (and additional easements for any services that cross one lot to service another) shall be included in a memorandum as part of the Land Transfer Plan CSD, and shall be granted or reserved and,
3. That any water, sewer, or stormwater assets located on private land within the subdivision that have been accepted by the Group Manager, Planning and Regulatory Services, Hastings District Council, for vesting in council, shall be secured by easements in gross in favour of the Hastings District Council, and dimensioned in accordance with 2.3.6.2 of the Engineering Code of Practice 2011.

Vesting of land for road

4. Lot 207, 250, 212, 208, 210 and 209 shall be vested in the Hastings District Council as legal road.

Vesting of land for stormwater overland flow/reserve link

5. Lot 222 shall be vested in the Hastings District Council.

Vesting of Bunds

6. The applicant shall vest lots 219, 218, 260 and 700 as Local Purpose Reserves (at no cost to Council)

Amalgamation Condition

7. That Lots 140, 500 and 501 shall be held in the same Record of Title (Staged 12)

That Lot 266 hereon (legal access) be held as to ten undivided one-tenth shares by the owners of Lots 69 and 95-103 hereon as tenants in common in the said shares and that individual records of title be issued in accordance therewith (Staged 11)

That Lot 265 hereon (legal access) be held as to three undivided one-third shares by the owners of Lots 165-167 hereon as tenants in common in the said shares and that individual records of title be issued in accordance therewith (Staged 10)

(LINZ Reference: 159417)

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Management of Contaminated Soil

8. The applicant's civil contractor shall provide a written letter as to the source of any fill and topsoil used onsite.
9. Upon completion of earthworks for each stage, both:
 - (a) a Site Validation Report (SVR) for each site shall be prepared by the suitably qualified and experienced professional (SQEP) and submitted to Council detailing the remediation work undertaken and confirming that any soil imported to the site, and the land within the finished stage, complies with the threshold limits for residential use, and recreational use (acoustic earth bund sites), contained within the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011. The SVR shall be prepared in accordance with CLMG No.1: Reporting on Contaminated Sites in New Zealand. **The Site Validation Report (SVR) will require written confirmation from the Council's Roading Asset Manager and/or Parks Manager (if any contaminated soil is to be placed in any public space).**
 - and
 - (b) the applicants suitably qualified and experienced professional (SQEP) shall provide suitable evidence (ie a validation audit verification review) that for stages 10, 11 and 12), any new topsoil or earth that has been deposited since the date of the relevant staged Site Validation Report (SVR) ensures compliance with the residential standards (10% consumption). This validation audit verification review shall be to the satisfaction of the Environmental Consents Manager (or nominee), Hastings District Council.

Servicing:

10. All private services for water, stormwater and sewer, other than those approved as part of the engineering design approval for this subdivision, will require a building consent. Copies of the Certificate of Compliance for this building consent shall be provided prior to 224c being sought.
11. That all existing water bores/wells shall be sealed permanently by a registered well-driller, and the applicant shall provide suitable confirmation to both the Hastings District Council and the Hawkes Bay Regional Council including the location of these sealed wells in relation to the new boundaries. **No new residential sites (including Lot 64) shall be temporarily serviced by bores (even if they have a backflow preventer installed).**
12. That each Lot shall be connected to Council's reticulated water, wastewater and stormwater network to the satisfaction of the Development Engineer, Planning and Regulatory Services, Hastings District Council.
13. A storm water flow path designed to cater for the 50 year (ARI) storm event shall be provided through the development in perpetuity. This shall allow for any water entering from above the site and for all over-land flow from primary storm water infrastructure on the proposed lots.
14. That the applicant shall submit to Council a design, including construction drawings, detailing the water, sewer, and stormwater services required to service the subdivision for approval, prior to construction. As part of this approval process, a memorandum of

easements reflecting the stormwater design calculations and required easements, shall be provided to the satisfaction of the Environmental Consents Manager, Planning and Regulatory Services, Hastings District Council.

15. Any water, sewer, and stormwater assets located on private land within the subdivision that have NOT been accepted by the Group Manager Asset Management (or nominee), Hastings District Council, for vesting in council, shall be clearly marked as PRIVATE on the engineering design.
16. That the design of the water, sewer, and stormwater, services (including separate connections to the individual lots) shall be in accordance with the Hastings District Council Engineering Code of Practice (2011) unless an alternative design has been approved by the Development Engineer, Planning and Regulatory Services, Hastings District Council.
17. That the engineering design for water, sewer, and stormwater services, shall be undertaken by a Chartered Professional Engineer experienced in water, sewer and stormwater services design and construction.
18. That the applicant shall construct the water, sewer and stormwater services (including separate connections to the individual lots for water and sewer) using an appropriately skilled contractor, in accordance with the approved design.
19. That the applicant shall demonstrate, to the satisfaction of the Development Engineer, Planning and Regulatory Services, (or nominee) prior to commencement of construction, that the contractor's skills are appropriate by submitting a completed skills matrix for the contractor's personnel to be engaged on the work. (Note: sample skills matrix sheets from the Council's construction contracts manual are available from Council on request).
20. That all fire hydrants shall be installed on the water main in accordance with the Hastings District Council's Engineering Code of Practice (2011).
21. All water connections to individual lots shall include an Acuflo 900s toby and manifold complete with Hastings District Council service lids, to the satisfaction of the Water Services Manager (or nominee).
22. That the water and sewer services, including manholes, shall be tested in accordance with the Hastings District Council Engineering Code of Practice in the presence of a Council Officer.
23. That the contractor(s) shall issue a "Construction" producer statement for the services constructed and the applicant shall supply this statement to Council.
24. That all works within the boundaries of the public road shall be undertaken by a contractor who is pre-approved to work within the road.
25. That all work within the boundaries of the public road shall require a Corridor Access Request application to be submitted and approved prior to commencement of the specific work items
26. That as-built plans and data, in accordance with the requirements of the Hastings District Council Engineering Code of Practice (2011), and amendments to the date of this approval) shall be submitted to Council once construction is completed and shall be certified as a

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complete and correct record by a registered and professionally qualified engineer. Data on roading, water, sewer and stormwater assets is required to be submitted to Council in electronic format (WASABI). As built data shall be submitted to Council, at least two weeks prior to any application for Certification under Section 224 of the Resource Management Act 1991.

27. That closed circuit television (CCTV) inspection records (DVD format), in accordance with Council's CCTV technical specification, shall be submitted to Council for all sewer mains, and all stormwater mains and sump leads. A CCTV inspection report in accordance with the NZ Pipe Inspection Manual May 2006 shall be submitted and dye shall be used to check the grade of the pipe. The CCTV records shall clearly show the condition of all the pipes and chambers.
28. That a Chartered Professional Engineer shall certify that the works have been constructed in accordance with the approved design.
29. That the supervising engineer shall issue a "Construction Review" producer statement for the services construction, the completeness and accuracy of the as built data, and the applicant shall supply this statement to Council.
30. That the applicant shall submit Form 5 "Certification of Construction and Completion of Engineering Works for Subdivision" (Appendix 62 of the Proposed Hastings District Plan) from a Chartered Professional Engineer, to the Development Engineer, Planning and Regulatory Services, Hastings District Council, on the completion of the engineering works.
31. That the connection of the subdivision water, sewer and stormwater services with existing or proposed services shall be made at the applicant's expense and constructed by a contractor approved by Hastings District Council for constructing connections to its networks.

Roading:

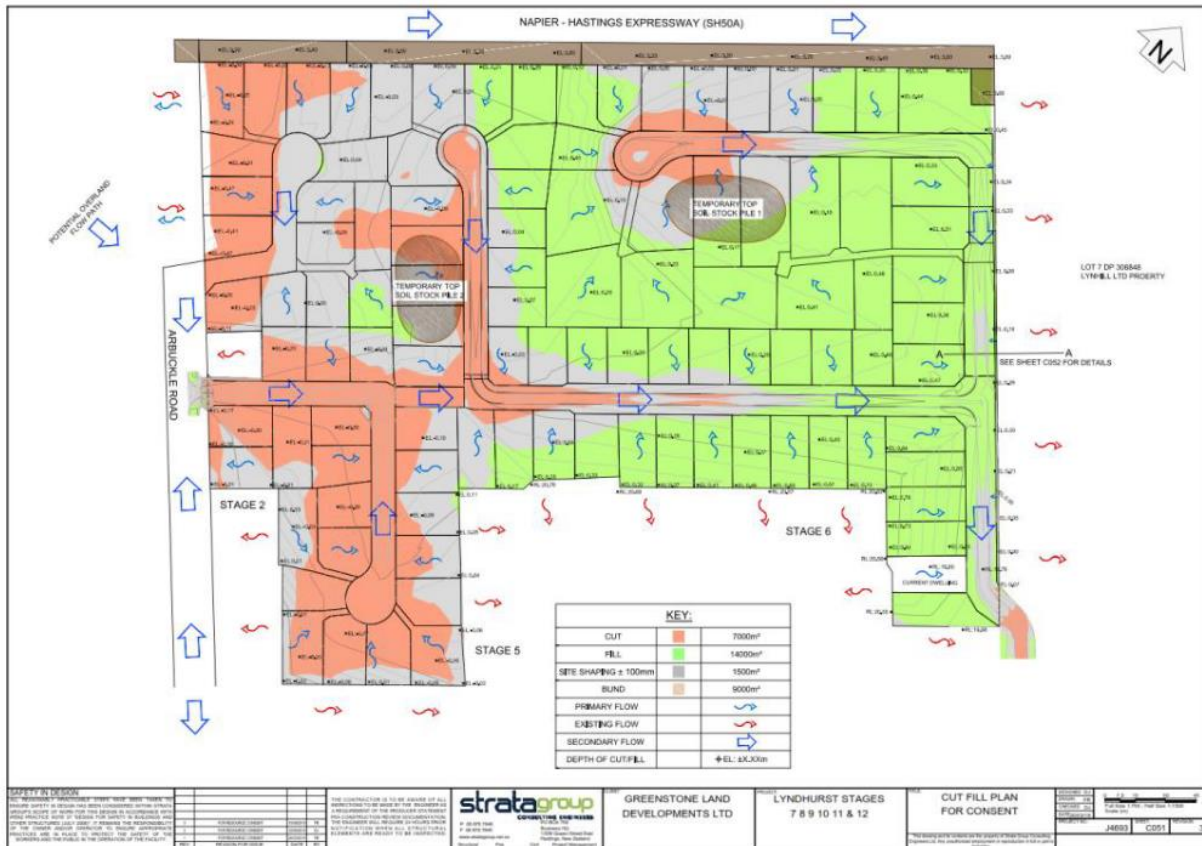
32. The maximum depth of top soil placed in any berms shall be 300mm
33. Top soil shall not be used to backfill any trench or places under the road or footpath.
34. Full engineering designs as specified in the Hastings District Council Engineering Code of Practice (2011) relating to the proposed roading shall be designed by a suitably qualified Chartered Professional Engineer or other appropriately qualified person and submitted to the Transportation Manager, Hastings District Council (or nominee) for approval prior to construction.
35. That all roading construction works (inclusive of street trees, access lots, rights of way and traffic signage, vehicle crossings to Lots 126, 128, 128, 132, 98, 99, 112, 171, 149, 151, 154, 265, 172, 174, 175 64 road marking and lighting) shall be designed by a suitably qualified Chartered Engineer or other appropriately qualified person and constructed to conform to the Hastings District Council Engineering Code of Practice (2011).
36. Prior to the commencement of construction works the applicant shall submit a construction management plan, for approval by Hastings District Council, detailing the ways in which the proposed construction works (with particular reference to the proposed staging and earthworks conditions) will occur.

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37. Work shall not commence until engineering design plan approval has been given.
38. That all roading works within the boundaries of the public road shall be undertaken by a contractor who is pre-approved to work within the road reserves.
39. That all work within the boundaries of the public road shall require a Corridor Access Request application to be submitted and approved prior to commencement of the specific work items
40. That as-built plans and documents (including RMM information) showing the construction of all road engineering works including street lighting, road markings and signage, in accordance with the requirements the Hastings District Council Engineering Code of Practice (2011), shall be submitted to Council once construction is completed and shall be certified as a complete and correct record by a Chartered Professional Engineer.
41. That the applicant shall meet all the costs associated with the provision of any road signage, road marking and lighting.
42. That street trees shall be planted within the Roads to be vested in accordance with the approved plan and best horticultural/arboriculture practice as follows:
- Trees shall be grown in PB95 planter bags or larger.
 - Trees shall be well rooted to fill the bag.
 - Trees shall have a bare trunk to a minimum height of 1.2 metres from the top of the bag.
 - Trees shall be well branched from the 1.2 metre height with a central leader (where appropriate to the species).
 - Trees shall be a minimum of 3 metres in height (where applicable to the species chosen).
 - Trees shall be free of pests, diseases and weeds.
 - Trees shall have a minimum trunk diameter of 30mm at a height of 1.2m.
 - Branches with 'included bark' shall be removed.
 - All pruning shall be carried out following National Target Pruning standards.
 - Trees shall be watered thoroughly before planting.
 - Mulched base to the satisfaction of Councils Parks Officer: Bart Leslie
 - Planter boxers to the satisfaction of Councils Parks Officer: Bart Leslie
 - As-built plans detailing location, species and irrigation shall be submitted to Council.
 - Trees shall be staked and tied to the satisfaction of Councils Parks Officer: Bart Leslie_

Earthworks **(these conditions do not override existing memorandum of agreements pertaining to acoustic bund formation):**

43. That the applicant shall submit to Council a final design, detailing the earthworks to be carried out, overland flow paths and proposed finished ground levels within the subdivision, for approval by the Environmental Consents Manager, Planning and Regulatory Services Hastings District Council (or nominee), prior to construction. This earthworks plan shall not include any changes in the existing ground level of the external boundaries that affect overland low paths and be generally be consistent with that described within the amended information response – (HDC Ref: 55097#0073, Page 36). To clarify, there shall be no changes to ground levels on the interface with 575 Lyndhurst Road.



44. That as part of the earthworks no filling shall take place that will obstruct overland flow from higher ground/upstream.
45. That the applicant shall submit a sediment control plan by an appropriately qualified person to Council, for approval by the Development Engineer, Planning and Regulatory Services Hastings District Council (or nominee), prior to the commencement of any work on the site. The plan shall detail how sediment and erosion controls will be carried out at the site in accordance with current engineering best practice. A statement shall be included with the plan stating the author's qualifications and experience in this area.
46. That all earthworks operations shall be so conducted as to comply with the provisions of New Zealand Standard NZS 6803: 1999 Acoustics – Construction Noise
47. Noise levels will be measured in accordance with the New Zealand Standards NZS 6803: 1999 Acoustics – Construction Noise.
48. That earthworks shall be limited to the hours of 7.00 am - 5.00 pm Monday – Friday, and 8.00 am – 5.00 pm Saturday. That all areas of earthworks shall be re-grassed with a minimum cover of 90% for road berms and 75% for residential sites, to the satisfaction of the Environmental Consents Manager, Planning and Regulatory Services Hastings District Council (or nominee).

Please ensure that those managing works have due consideration of this condition and manage works so that there is sufficient time to allow grass to grow before 224c

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is sought. This will include having regard to any seasonal limitations and water requirements.

47. That there shall be no off-site deposit of sediment or detritus from the area of the works and no deposit of sediment or detritus into any watercourse or stormwater drain.
48. That while the earthworks are being undertaken and prior to re-vegetation, areas of exposed earth shall be regularly dampened with water to ensure that no wind born dust is deposited outside the property boundaries.
49. That the applicant shall install sediment and erosion controls in accordance with the approved plan prior to the commencement of the earthworks and that these controls shall be maintained throughout the period of the works, to the satisfaction of the Environmental Consents Manager, Planning and Regulatory Services Hastings District Council (or nominee).
50. That a registered and professionally qualified engineer shall certify that the sedimentation works have been designed and constructed in accordance with the approved design.
51. That the applicant's contractor shall confirm in writing that only 'clean fill' shall be imported onsite (ie no rubbish, no stumps, no concrete, bricks any no other substance containing; combustible, putrescible, degradable or leachable components, hazardous substances, products or materials derived from hazardous waste treatment, hazardous waste stabilisation or hazardous waste disposal practices, medical and veterinary waste, asbestos or radioactive substances or liquid waste).

Please note that imported 'clean fill' will also need to comply with the relevant standards in the NES for Assessing and Managing Contaminants in Soils to Protect Human Health.

52. That the location and dimensions and depth of any area of fill shall be identified on an As Built plan of the subdivision and provided to the Environmental Consents Manager, Planning and Regulatory Services Hastings District Council (or nominee). The final earthworks plan shall confirm the new overland flow paths, and shall confirm that there are no changes to ground levels at neighbouring boundaries that affect overland flow paths.
53. After completion for all earthworks and soil remediation, the applicant shall submit a completion report and Form 6 (Appendix 62 of the Proposed Hastings District Plan) from a Chartered Professional Engineer specialising in geotechnical matters confirming the stability and suitability of the land for residential building development. This statement of professional opinion and completion report shall pay particular regard to the high liquefaction risk identified for the site, and address finished site conditions and bearing capacity of the soils, and in particular any foundation design requirements necessary to address liquefaction vulnerability for residential buildings.
54. Any recommendations (of an on-going nature) included in the required geotech report (condition 53 or Statements of Professional Opinion) shall be included in a consent notice pursuant to section 221 for the relevant Lots.

Power

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55. That all sites shall be provided with a connection to the electricity network. Suitable written evidence of this shall be submitted to the Environmental Consents Manager, Hastings District Council, prior to Section 224 Certification.

Final Ground Levels

56. That a registered surveying professional shall confirm that the final ground levels of all residential sites are at least RL19.8 metres

Damage

57. That any damage caused to Council's Roading Assets as a result of the applicants engineering works shall be rectified at the Developers sole expense as agreed with the Development Engineer (Consents)

221(3)/243(e)

58. On completion of all the conditions of this consent, payment of all fees/development levies, provision of permanent vehicle crossings and reticulated connections to the road frontage in accordance the Hastings District Council's relevant Engineering Code of Practice, pursuant to Section 221(3)/243e, the Hastings District Council will cancel;

- Existing Consent Notices 10832643.4, 10761102.5 and 10761102.6 for the relevant stage
- Easement shown as C, D and E on DP 522741 (stage 9)

Access for Lot 143:

59. That a Consent Notice pursuant to Section 221 of the Resource Management Act 1991 shall be registered against the certificates of title for Lots 143 hereon. The notice shall be registered at the subdivider 's expense and shall read as follows:

In order to achieve compliance with the Hastings District Council's Engineering Code of Practice 2011, access to/from this site shall only occur from Arbuckle Road, not the new Road Lot 209 of Resource Consent RMA20190139.

No Complaints Covenant:

60. That a Consent Notice pursuant to Section 221 of the Resource Management Act 1991 shall be registered against the certificates of title for Lots, 500, 501 140, 118, 94, 93, 92, 91, 68, 67, 66, 64, 65 hereon. The notice shall be registered at the subdivider 's expense and shall read as follows:

No Complaints Covenant

This property is located near a productive rural area and an intensive rural production activitie, where agricultural management practices such as agrochemical spraying, use of farm machinery, the operation of bird scarers and other similar activities may occur.

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Where landuse activities in the surrounding area are carried out in accordance with the relevant District Plan and/or existing Resource Consents requirements, the property owner, or their successor in title shall not:

Bring any proceedings for damages, negligence, nuisance, trespass or interference arising from the use of that land; or

(I) Make nor lodge; nor

(II) Be party to; nor

(III) Finance nor contribute to the cost of;

Any application, proceeding or appeal (either pursuant to the Resource Management Act 1991 or otherwise) designed or intended to limit, prohibit or restrict the continuation of the operations of any rural activity on surrounding land, including without limitation any action to require the surrounding landowners/occupiers to modify the rural operations carried out on their land.

30 metre Setback from Plains Production Zone

Please note at the time this Computer Freehold Title was created, standard 7.2.5G(b) of the Proposed District Plan (2015) required compliance with the following rule:

Residential buildings shall be erected a minimum distance of 30 metres from a Plains Zone boundary or a minimum distance of 10 metres from a road which provides the boundary between a residential and Plains Zone.

Strip (Lot 501):

61. That a Consent Notice pursuant to Section 221 of the Resource Management Act 1991 shall be registered against the certificates of title for Lots 64 – 69, Lots 91 – 94 and Lot 118 hereon. The notice shall be registered at the subdivider 's expense and shall read as follows:

- *At the time of residential subdivision Lot 501 DP **INSERT FUTRUE LT NUMBER** was created to provide a private buffer between the residential sites, Lots 64 – 69, Lots 91 – 94 and Lot 118 DP **INSERT FUTRUE LT NUMBER** and the adjacent Plains Production Zoned site, Lot 7 DP 306848 (to the east), to assist with avoiding potential conflict between the different landuses and traffic types*
- *Lot 501 DP **INSERT FUTRUE LT NUMBER** shall remain amalgamated with Lots 140 and 500 DP **INSERT FUTRUE LT NUMBER** unless the abutting land within Lot 7 DP 306848 is re-zoned for residential development, at which time Lot 501 DP **INSERT FUTRUE LT NUMBER** may (by private agreement) be incorporated as access to, or part of residential development of Lot 7 DP 306848 (provided it complies with Council's Proposed District Plan and Engineering Code of Practice).*
- *Incorporation of Lot 501 DP **INSERT FUTRUE LT NUMBER** into any future residential development may result in increased residential traffic and may result in additional*

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residential sites along the eastern side of the public road (public road shown as Lots 212, 250 and 207 on RMA201870139).

Access Strip (Lot 501) and Acoustic Bund Wingwall (Lot 500):

62. That a Consent Notice pursuant to Section 221 of the Resource Management Act 1991 shall be registered against the certificates of title for Lots 140, 500 and 501 hereon. The notice shall be registered at the subdivider's expense and shall read as follows:

- Lot 501 DP **INSERT FUTRUE LT NUMBER** shall remain amalgamated with Lots 140 and 500 DP **INSERT FUTRUE LT NUMBER** unless the abutting land within Lot 7 DP 306848 is re-zoned for residential development, at which time Lot 501 DP **INSERT FUTRUE LT NUMBER** may (by private agreement with landowner) be incorporated as access to, or as part of residential site development of Lot 7 DP 306848.
- The owner shall maintain the acoustic earth bund 'wingwall' (including fencing and landscaping) to the satisfaction of the Environmental Consents Manager, Hastings District Council

Fencing next to reserve/stormwater flow path

63. That a consent notice pursuant to Section 221 of the Resource Management Act 1991 shall be issued by Council and registered against the certificates of title to issue for Lots 80, 159 and 104. The consent notice shall be registered at the applicant's expense and shall read as follows:

*If a fence is built on or within 5 metres of the boundary of the adjoining reserve (Lot 222 DP **INSERT NUMBER**) it shall be either a 1.2m high picket fence, in accordance with Figure 8.1 NZS4404:2004, or a 1.2m - 1.8m high open style steel pool fence, galvanised and powder coated, or an alternative design if agreed to by the Environmental Consents Manager, Hastings District Council.*

That a mowing strip shall be constructed with any fence.

The Hastings District Council is not liable for any costs associated with erecting, replacing or maintaining any fence bounding the reserve.

Gates between the residential lot and the reserve can be installed at the owner's discretion, and in a style matching the fence.

Reserve/Stormwater overland flow path:

64. That the applicant shall submit a final contour and re-grassing plan for Lot 222 hereon for approval by both:

- A. The Development Engineer, Hastings District Council, Hastings District Council;
and
- B. The Parks and Property Services Manager, Hastings District Council.

65. That the applicant shall remove any garbage, debris, trees and other vegetation from Lot 222 hereon.

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66. That the applicant shall only be required to develop Lot 222 hereon by contouring the site for overland flow, top soiling and re-grassing in accordance with the approved plan and to the satisfaction of both:
- A. The Development Engineer, Hastings District Council, Hastings District Council, and;
 - B. The Parks and Property Services Manager, Hastings District Council.
68. That Lot 222 hereon shall be sown in grass that is in a healthy condition and weed free when the reserve is vested in Council to the satisfaction of the Parks and Property Services Manager, Hastings District Council.

Bund

69. The required acoustic bund (minimum finished height of 3.2m above the centreline of adjacent Hastings – Napier Freeway) shall be formed in accordance with the signed agreement submitted with the Resource Consent Application dated the 7th of June 2018 (55097#0073 – Appended to application document)) to the satisfaction of Council. The applicant shall submit a completion report and certification (including as-built plans NES validation and PS3) that specifically addresses items Background D(i) to (iv), 3(a) to (d), and Attachments A, B and C of the Memorandum of Agreement.

Please ensure that those managing works have due consideration of this condition and manage works so that required landscaping is installed before 224c is sought (regardless of season). This will include having regard to any seasonal limitations and water requirements

Fencing of Bund

70. The developer shall erect a fence along the interface with the residential sections and the required acoustic earthbound prior to 224c. The height, design, colour and materials of the required fencing shall be agreed to by the Parks and Property Services Manager (Colin Hosford) before it is erected.
71. That a consent notice pursuant to Section 221 of the Resource Management Act 1991 shall be issued by Council and registered against the certificates of title to issue for Lots 175, 174, 173, 172, 171, 110, 111, 112, 132, 133, 134, 135, 136, 137, 138, 139, 140 balance of Lot 700 (not lot number shown on scheme plan). The consent notice shall be registered at the applicant's expense and shall read as follows:

The owner shall maintain the existing fencing along the interface with the adjoining Acoustic Earth bund to the satisfaction of the Environmental Consents Manager (or nominee), Hastings District Council.

Council shall not be liable for any ongoing costs associated with the maintenance of the existing fence

With the exception of fencing on the side boundaries, No additional fencing shall be erected within 3 metres of the boundary of the acoustic bund Lot.

Remove septic systems etc

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72. Any existing Septic Tanks and effluent dispersal fields within the application site shall be decommissioned, removed and backfilled, and a compaction certificate provided, and alternative reticulation arrangements provided to the approval of the Development Engineer, Planning and Regulatory Services, Hastings District Council.

Monitoring

73. That a monitoring deposit of \$200 (including GST) shall be payable to cover the reasonable costs of monitoring compliance with the above conditions (excluding engineering conditions) in accordance with Council's schedule of charges.

In the event of non-compliance being detected by monitoring or justified complaint and/or the costs of monitoring consent exceeding the deposit, the costs to Council of any additional monitoring shall be paid by the consent holder in accordance with the Council's advertised schedule of fees.

Existing's Buildings

74. All buildings shall be removed (excluding buildings on Lot 64) prior to the 224c being sought

With the Reasons for this Decision Being:

1. There are no affected persons in terms of Section 95E of the Resource Management Act 1991.
2. The proposed subdivision is unlikely to have any adverse effects on the environment in that:
 - The proposed subdivision is located within a residential zone and residential activities (buildings, traffic etc) are anticipated in the Hastings General Residential Zone.
 - The proposal complies with Lyndhurst Structure Plan requirements.
 - Redevelopment and future effects are anticipated via the rezoning of the area some 10 years ago.
 - All sites comply with the minimum site size area requirement of 400m².
 - Safe and efficient access can be provided to all sites.
 - The subdivision will not intensify any potential natural hazards.
 - Hastings District Council Engineers have confirmed that the proposed lots can be appropriately serviced for all three waters.
 - The proposal does not affect any known waāhi tapu, archaeological sites or any other areas of historic or cultural significance.
 - Conditions could be imposed ensuring the temporary effects associated with earthworks can be curtailed
 - The applicant has already remediated all residential sites to be compliant with NES standards
 - The applicant will provide geotech reporting at 224c stage (if consent is granted)

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- The proposal will provide the required reserve link through Lots 209, 222 and 207
 - Overland flow paths will not be affected
 - Overall it only exceed the density requirements of the Proposed District Plan by 11 sites over 9.5 hectares
 - If the applicant incorporated the earthbound within the adjoining residential sites (rather than vesting with HDC for free), it would further reduce the degree of non-compliance with the density standards by approximately 5-6 sites
3. The proposed subdivision is consistent with the Objectives, Policies and other provisions of the Hastings District Plan in that:
- The site is located within the urban limits
 - The site is zoned for residential development and only an additional 11 sites are proposed over what the current District Plan provides for.
 - HPUDS does advocate for higher densities (even in greenfield areas)
 - The proposal will assist in meeting the high demand for new modern sections without extending onto the Plains Production Zone Land
 - The site is not located within the Unconfined Aquifer or Heretaunga Plains and utilises existing infrastructure capacity
 - The new scheme plan sees only a slight increase in density over Resource Consent RMA20180256.
 - The proposal is consistent with other stages via the same developer an in the same location
 - The bulk and location requirements of the Proposed District will ensure the quality of the anticipated urban environment (future houses) in maintained
 - The development is not proposed in any heritage or special character planning overlays contained within the District Plan
 - Layout does comply with Council approved Structure Plan and provides an efficient used of land that has been rezoned residential.
 - Suitable serving capacity is in place and no issues have been raised from the roading department regarding roading capacity
 - This slight intensification assist in reducing pressure to extend onto the Plains Production Zone.
 - The earthworks are necessary in order to develop and improve the sites.
 - Any temporary earthworks effects can be mitigated and are typical of any large scale development.
 - All sites will completely developed and/or regrassed.
 - The proposal does not breach the minimum site standards for this part of the Hastings General Residential Zone.
 - The site is not located within any significant natural hazard planning overlay.
 - Mitigation measures around localised flooding and liquefaction are proposed (SLDO3,
 - The sites can be suitably serviced by Councils existing infrastructure, the site is not located near any conflicting landuse activities that would give rise to any unanticipated reverse sensitivity issues
 - While there will be a change to the existing amenity of the area, this is anticipated by the rezoning of the site
 - Safe and practicable access can be provide by means of compliance with Council's Engineering Code of Practice 2011
 - The proposal complies with the structure plan for Lyndhurst Development Area
 - No heritage sites will be affected by the earthworks, nor will there be any increase risk of natural hazards

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4. No circumstances exist in Section 106 of the Resource Management Act 1991 (access and natural hazards) that would require Council to decline the application.
5. The application meets the requirements of the Resource Management Act 1991.

Advice Notes:

1. At the time of applying for Certification under Sections 223 and 224(c) of the Resource Management Act 1991, fees shall be payable under Council's Schedule of Resource Management Fees and Charges: <http://www.hastingsdc.govt.nz/resource-management-fees>

In respect of any charges under the Resource Management Act 1991, charges shown above shall be applicable to any additional charge payable in terms of Section 36(3) of the Act, where the actual and reasonable costs incurred exceed the standard charge paid.

2. In terms of Conditions above, all engineering plans must be submitted to Council's Planning & Regulatory Services Department, with a cover letter clearly stating the resource consent number and which condition/s the plans relates to.
3. If it is intended to make any changes to the easements, staging or scheme plan approved by the Council as part of this resource consent, a new approval may be required. If you have any doubts as to whether or not a new application will be required, please contact one of Council's Environmental Consent Planners.
4. Please note that this consent only relates to District Plan requirements. Building Consent must be obtained before any building or drainage work commences. This work can include the construction of stormwater, sewer and/or water services. Please contact the duty Building Officer on 871 5000 who will be able to assist you in this regard.
5. In exceptional circumstances, Council will consider bonds for residential vehicle crossings only. Any other bonds or 'letters of undertaking' will not be accepted by Council. Those persons project managing a development will need to ensure all conditions (including regrassing) are met before Section 224c applications are submitted to Council.
6. To avoid doubt, except as otherwise allowed by this resource consent, all landuses must comply with all remaining standards and terms of the relevant Hastings District Plan. The proposal must also comply with the Building Act 2004, Engineering Code of Practice and Hawke's Bay Regional Plans. All necessary consents and permits shall be obtained prior to development.
7. The Engineering Code of Practice drawings can be viewed online at: <http://www.hastingsdc.govt.nz/files/all/documents/engineering-cop/engineering-code-of-practice-technical-drawings-july2011.pdf>
8. Under Section 125 of the Resource Management Act 1991 a resource consent will lapse if not given effect to within 5 years of the date the consent was granted, unless an extension is authorised under Section 125(1A)(b).

Recommended by:

Simon Hill
SENIOR ENVIRONMENTAL PLANNER (CONSENTS)

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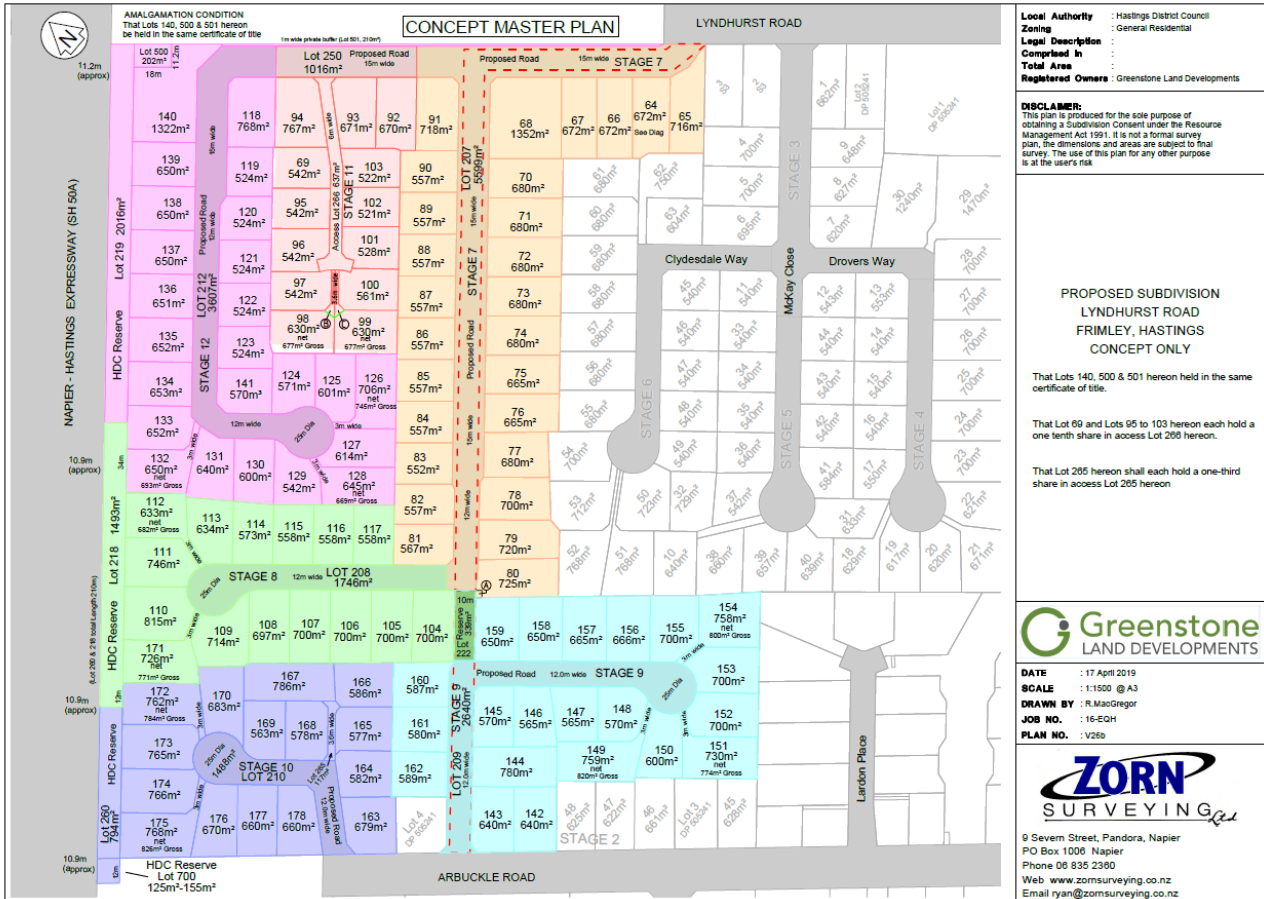
**Decision issued under Delegated
Authority by:**



**Murray Arnold
ENVIRONMENTAL CONSENTS MANAGER
PLANNING AND REGULATORY SERVICES**

Date:

4th of October 2019

Approved Scheme Plan: (HDC Ref: 55097#0125)


SCHEDULE OF PROPOSED EASEMENTS IN GROSS STAGE 7			
PURPOSE	SHOWN	SERVIENT TENEMENT	DOMINANT TENEMENT
RIGHT TO CONVEY ELECTRICITY; RIGHT TO CONVEY TELECOMMUNICATIONS	A	LOT 80 HEREON	UNISON NETWORKS LIMITED

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MEMORANDUM OF PROPOSED EASEMENTS STAGE 10			
PURPOSE	SHOWN	SERVIENT TENEMENT	DOMINANT TENEMENT
RIGHT OF WAY; RIGHT TO CONVEY WATER; RIGHT TO DRAIN WATER; RIGHT TO DRAIN SEWAGE; RIGHT TO CONVEY ELECTRICITY; RIGHT TO CONVEY TELECOMMUNICATIONS; RIGHT TO CONVEY GAS	Lot 265	LOT 265 HEREON (Access Lot)	LOTS 167, 165 & 166 HEREON
SCHEDULE OF PROPOSED EASEMENTS IN GROSS STAGE 10			
PURPOSE	SHOWN	SERVIENT TENEMENT	GRANTEE
RIGHT TO CONVEY WATER	Lot 265	LOT 265 HEREON (Access Lot)	HASTINGS DISTRICT COUNCIL
RIGHT TO CONVEY ELECTRICITY; RIGHT TO CONVEY TELECOMMUNICATIONS			UNISON NETWORKS LTD

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MEMORANDUM OF PROPOSED EASEMENTS STAGE 11			
PURPOSE	SHOWN	SERVIENT TENEMENT	DOMINANT TENEMENT
RIGHT OF WAY; RIGHT TO CONVEY WATER; RIGHT TO DRAIN WATER; RIGHT TO DRAIN SEWAGE; RIGHT TO CONVEY ELECTRICITY; RIGHT TO CONVEY TELECOMMUNICATIONS; RIGHT TO CONVEY GAS	Lot 266	LOT 266 HEREON (Access Lot)	LOTS 95-103 & 69 HEREON
	B	LOT 98 HEREON	LOT 99 HEREON
	C	LOT 99 HEREON	LOT 98 HEREON
SCHEDULE OF PROPOSED EASEMENTS IN GROSS STAGE 11			
PURPOSE	SHOWN	SERVIENT TENEMENT	GRANTEE
RIGHT TO CONVEY WATER	Lot 266	LOT 266 HEREON (Access Lot)	HASTINGS DISTRICT COUNCIL
RIGHT TO CONVEY ELECTRICITY; RIGHT TO CONVEY TELECOMMUNICATIONS			UNISON NETWORKS LTD
RIGHT TO CONVEY WATER	B	LOT 98 HEREON	HASTINGS DISTRICT COUNCIL
RIGHT TO CONVEY ELECTRICITY; RIGHT TO CONVEY TELECOMMUNICATIONS			UNISON NETWORKS LTD
RIGHT TO CONVEY WATER	C	LOT 99 HEREON	HASTINGS DISTRICT COUNCIL
RIGHT TO CONVEY ELECTRICITY; RIGHT TO CONVEY TELECOMMUNICATIONS			UNISON NETWORKS LTD