

Appendix One

LANDUSE

General Conditions

1. The development shall proceed in general accordance with the information and plans submitted with the application LU-2023-112110-00; SG-2023-112111-00; NC-2023-112112-00. The approved drawings are listed in the table below. If a conflict arises between any conditions of this consent and the application, the conditions of this consent will prevail.

| Document | Prepared by: | Reference No. | Date: |
|--------------------------------------|--------------------------|---------------|------------|
| Proposed Site Plan | AHA Architecture Ltd | Rev 03 | 06/09/2024 |
| Unit Plan & Coverage | AHA Architecture Ltd | Rev 01 | 06/09/2024 |
| Site Fencing & Landscaping | AHA Architecture Ltd | | 06/09/2024 |
| Proposed Floor Plans | AHA Architecture Ltd | Rev 01 | 06/09/2024 |
| Site Outer Elevations | AHA Architecture Ltd | Rev 02 | 06/09/2024 |
| Site Inner Elevations | AHA Architecture Ltd | Rev 02 | 06/09/2024 |
| Scheme Plan | Definition Surveying Ltd | Rev E | 16/09/2024 |
| Earthworks Finished Ground Contours | Infir | Rev 1 | 19/04/2024 |
| Earthworks Overall Cut & Fill | Infir | Rev 2 | 19/04/2024 |
| Roading Overall Plan and Longsection | Infir | Rev 3 | 30/08/2024 |
| Roading cross-section (1/2) | Infir | Rev 2 | 30/08/2024 |
| Roading cross-section (2/2) | Infir | Rev 2 | 30/08/2024 |
| Overall services plan | Infir | Rev 4 | 19/04/2024 |
| Stormwater overall plan | Infir | Rev 0 | 19/04/2024 |

2. Pursuant to Section 36 of the Resource Management Act 1991, the consent holder shall pay the actual and reasonable costs incurred by the Gisborne District Council when monitoring the conditions of this consent.

3. The consent holder shall notify the Gisborne District Council Monitoring and Compliance Team in writing two weeks prior to the commencement of activities associated with this consent.

Advice Note: 'Commencement of activities' includes site works associated with demolition of existing structures and preparation of site for earthworks.

4. All existing buildings located on the subject site shall be removed/demolished prior to the erection of the proposed buildings.
5. The finished floor levels of the dwellings erected on the site shall be at least (in NZVD 2016):

| UNIT | FINISHED FLOOR LEVEL |
|---------|----------------------|
| 1 and 2 | RL 5.15m |
| 3 and 4 | RL 5.30m |
| 5 and 6 | RL 5.40m |
| 7 and 8 | RL 5.50m |

Access and vehicle crossing

6. Prior to occupation of any dwelling, the access, parking and manoeuvring areas shall be constructed and finished with a sealed surface in accordance with the Gisborne District Council's Engineering Code of Practice 2000

Construction Management

7. The consent holder shall submit a Construction Management Plan (CMP) to the Gisborne District Council's Compliance Manager for certification no less than 10 working days prior to commencement of the activity. The CMP shall be in accordance with that attached to this consent, and must address the following matters as a minimum:
- a. Construction noise and vibration limits for the project
 - b. Limitation on working hours as identified in the application
 - c. Identification of surrounding noise and vibration sensitive receivers
 - d. Details of general noise and vibration mitigation measures available
 - e. Procedures for response to concerns from neighbours and dealing with any complaints
 - f. Details for ensuring that contractors and operators on site are aware of the requirement to minimise noise and vibration effects on the neighbouring sites
 - g. Details on how the environmental impacts of dust and soil tracking off site will be managed.

Advice Note: For the purposes of this consent, construction work includes any work in connection with any excavation, demolition, site preparation, or other preparatory work carried for the purposes of exercising this consent.

8. Written communication shall take place with occupants of all properties within 50m of the site not less than 10 days prior to works commencing.

9. Subject to any other condition of this consent, the activity shall be carried out in accordance with the CMP.

Dust

10. All operations on the site shall be carried out in such a manner as to avoid the generation of objectionable or offensive dust travelling beyond the boundary of the site.
11. Should offensive or objectionable dust be observed beyond the boundary of the property, the activities on site generating the dust must cease immediately and must not restart until such time as condition (10) is complied with.

Advice Note: conditions 10 and 11 must use the FIDO assessment approach as outlined by Ministry for the Environment

Earthworks

12. Earthworks during construction (including drainage) shall be carried out under the supervision of a geo-professional practising in geotechnical engineering or a suitably qualified professional.

Sediment And Erosion Control

13. The consent holder shall submit an Erosion and Sediment Control Plan (that is in accordance with the Auckland Council Guideline Document 2016/005 - Erosion and Sediment Control Guidelines for Land Disturbing Activities in the Auckland Region) to Council's Compliance Manager for certification no less than 10 working days prior to commencement of any earthworks.
14. The consent holder shall provide certification from a suitably qualified professional that all sediment control structures have been constructed in accordance with the certified Erosion and Sediment Control Plan required by condition 13 above. The certification statement shall be provided to the Gisborne District Council's Compliance Manager within 5 working days of completion of the structures concerned. Information contained in the certification statement shall include the following information as a minimum;
 - a. Confirmation of contributing catchment areas;
 - b. The location, capacity and design of each structure;
 - c. Position of inlets and outlets;
 - d. Stability of the structures;
 - e. Measures to control erosion; and
 - f. Any other relevant matter.

Advice Note: Bulk earthworks include cut and fill operations required to re-grade an area. It also applies to larger scale earthworks such as for building excavations, construction of temporary access tracks and earthworks.

15. The consent holder shall ensure that all personnel working on the site are aware of the Erosion and Sediment Control Plan and comply with its requirements. The certified Erosion and Sediment Control Plan and any modified plan shall be kept on site for inspection by the Council's Monitoring Officer.

16. The consent holder shall ensure that all erosion and sediment controls are inspected and in good working order at least once per week and within 24 hours of each rainstorm event that is likely to impair the function or performance of the controls. The consent holder shall further ensure that all erosion and sediment controls are maintained such that optimal sediment capture efficiency is achieved at all times. Records of inspection and maintenance shall be held and made available to Council monitoring staff on request.
17. The consent holder shall ensure those areas of the site where earthworks have been completed shall be stabilised against erosion as soon as practically possible and within a period not exceeding 14 days after completion of any works authorised by this consent. Stabilisation shall be undertaken by providing adequate measures (vegetative and/or structural) that will minimise sediment runoff and erosion to the satisfaction of the Council's Monitoring Officer acting in a technical certification capacity. The consent holder shall monitor and maintain the site until vegetation is established to such an extent that it prevents erosion and prevents sediment from entering any water body.

Material On The Road

18. The consent holder shall ensure that all vehicles and earthmoving machinery exiting the site do not carry earth-worked materials onto the surrounding roading network. In the event material is tracked onto the road, the consent holder is responsible for cleaning and repairing the road back to its original condition on daily basis or as otherwise directed by Council's Monitoring Officer.

Jointly Owned Access Lot

19. The consent holder shall prepare and implement a Jointly Owned Access Leg lighting layout plan in prior to the occupation of the dwellings for acceptance by Gisborne District Council's Compliance Manager.

Stormwater

20. Prior to occupation of the proposed dwellings, the stormwater controls shall be installed in accordance with the following documents:
- a. 99A Stanley Road, Gisborne Report J23231/6 Prepared by Sarath Sasidharan of Infir dated 6 September 2024.
 - b. Resource Consent Plans prepared by AHA Architecture titled NZHG Stanley Road, 99A Stanley Road, dated 12/08/2024.
21. The following stormwater management works shall be constructed for the following catchment areas and design requirements, and shall be completed prior to occupation of any of the proposed dwellings:

| Works to be undertaken | Catchment area: impervious | Catchment area: pervious | Design requirement(s) |
|------------------------------|----------------------------|--------------------------|--|
| Stormwater attenuation tanks | All roof surfaces | None | Designed in accordance with TP10 and/or Rational Method (whichever is more conservative) to achieve peak flow attenuation of 10% and |

| | | | |
|--|---------------------------------|------|--|
| | | | 1% AEP storms to pre-development levels |
| Pervious/permeable concrete (or similar approved by GDC) | All ground-level paved surfaces | None | To manufacturer specifications and in accordance with Auckland Council GD01 (with a minimum initial infiltration rate of 1,200 mm/hr |
| Hynds First Defence high-capacity unit (or similar device approved by GDC) | All ground-level paved surfaces | None | Gross pollutant contaminant removal to best practice standards |

22. Prior to occupation of any dwelling, an Operation and Maintenance Plan shall be submitted by the applicant to Council's Development Engineer for acceptance. The Operation and Maintenance Plan shall set out how the stormwater management system within the JOAL is to be operated and maintained to ensure that adverse environmental effects are minimised. The plan shall include:

- a. details of who will hold responsibility for long-term maintenance of the stormwater management system and the organisational structure which will support this process;
- b. a programme for regular maintenance and inspection of the stormwater management system;
- c. a programme for the collection and disposal of debris and sediment collected by the stormwater management devices or practices;
- d. a programme for post storm inspection and maintenance;
- e. a programme for inspection and maintenance of the outfall; and
- f. general inspection checklists for all aspects of the stormwater management system, including visual checks [This should reference the specific visual checks required for the specific devices to be installed onsite].

23. The stormwater management system shall be managed in accordance with the accepted Operation and Maintenance Plan.

24. Any amendments or alterations to the Operation and Maintenance Plan shall be submitted to, and accepted by Council's Development Engineer, in writing prior to implementation. The Operation and Maintenance Plan shall be updated and submitted to the Development Engineer for approval, upon request.

25. Details of all inspections and maintenance for the stormwater management system, for the preceding three years, shall be retained by the consent holder. A maintenance report shall be provided to the Development Engineer on request.

26. At least 10 working days prior to commencement of any construction activities, the consent holder shall provide complete engineering design plans in accordance with Gisborne District Council's Engineering Code of Practice 2000, Council's standards are set out in Gisborne District Plan and NZS4404:2010 or Austroads showing the access and three waters servicing construction for certification from the Council's Development Engineer.

Wastewater

27. The consent holder shall submit design/construction drawings for proposed wastewater connection to each approved lot to Gisborne District Council's Compliance Manager, for their approval.

Contaminated land

28. Any soil intended for off-site disposal shall be disposed of at a facility consented to accept the relevant level of contamination unless further testing shows the soils to be cleanfill. Relevant evidence of testing and results, and where the material has been taken, shall be provided to the Compliance Manager within 30 days of disposal.
29. The consent holder shall ensure that all imported soil:
- a. Complies with the definition of 'Cleanfill material', as per the definition set out in the Auckland Unitary Plan; and
 - b. Be solid material of an inert nature; and
 - c. Not contain hazardous substances or contaminants above natural background levels of the receiving site.
30. A Site Management Plan shall be submitted to Gisborne District Council's Compliance Manager by the consent holder for approval 10 working days prior to commencement of any works on site to ensure all works are in accordance with the Remediation Action and Contaminated Site Management Plan titled "Remediation Action and Contaminated Site Management Plan 99A Stanley Road, Gisborne Project No. EAM2422-02 Prepared for TW Group, Prepared by Karen Toulmin August 2024".
31. Within three months of the completion of earthworks on the site, a Site Validation Report (SVR) shall be submitted to Gisborne District Council. The SVR shall be prepared by a suitably qualified contaminated land professional.

*Advice Note: The Site Validation Report (SVR) required by **condition 32** must comply with the Ministry for the Environment Contaminated Land Management Guidelines No 1: Reporting on contaminated sites in New Zealand (Revised 2021) and should contain sufficient detail to address the following matters:*

- a. a summary of the works undertaken, including a statement confirming whether the excavation of the site has been completed in accordance with the approved Remedial Action and Site Management Plan*
- b. a statement on compliance with the Remedial Action Plan during the works*
- c. the location and dimensions of the excavations carried out, including a relevant site plan and a summary of any testing undertaken*
- d. copies of the disposal dockets for the material removed from the site*
- e. records of any unexpected contamination encountered during the works, (if applicable)*
- f. details regarding any complaints and/or breaches of the procedures set out in the Remedial Action and Site Management Plan and the conditions of this consent*
- g. details of the validation sampling undertaken on materials re-used on site*
- h. a description of additional monitoring undertaken (if applicable)*

Geotechnical

32. Any development, including earthworks, building platform, foundation design, site access and roading, retaining walls, and drainage, shall be undertaken in accordance with the recommendations contained in the Geotechnical Investigation Reports prepared by LDE Limited, or any recommendations contained with any addendums to this report as set out in a detailed geotechnical assessment undertaken by a geo-professional specialising in the field of geotechnical engineering. Report references are:
- NZHG Gisborne Limited, Site Specific Geotechnical Report for Proposed Residential Dwelling, Lot 1 and 2, 99A Stanley Road, Gisborne. Project Reference 24729, [Document ID: 380196](#), Dated October 13, 2023.
 - NZHG Gisborne Limited, Site Specific Geotechnical Report for Proposed Residential Dwelling, Lot 3 and 4, 99A Stanley Road, Gisborne. Project Reference 24729, [Document ID: 389491](#), Dated October 17, 2023.
 - NZHG Gisborne Limited, Site Specific Geotechnical Report for Proposed Residential Dwelling, Lot 5 and 6, 99A Stanley Road, Gisborne. Project Reference 24729, [Document ID: 389494](#), Dated October 17, 2023.
 - NZHG Gisborne Limited, Site Specific Geotechnical Report for Proposed Residential Dwelling, Lot 7 and 8, 99A Stanley Road, Gisborne. Project Reference 24729, [Document ID: 389497](#), Dated October 17, 2023.
33. Any application(s) for building consent to erect any structure on Lots 1 - 8 shall include a 'Structure Specific Geotechnical Report' prepared by a geo-professional specialising in the field of geotechnical engineering, which is in accordance with the recommendations in the Geotechnical Investigation Reports referenced in [Condition 33](#) above, or any recommendations contained with any addendums to this report which shall include but not limited to:
- a. Certifies to the satisfaction of the Consent Authority that the design of the foundations of the proposed building are suitable with respect to the bearing strength of the supporting ground (In accordance with the relevant New Zealand Standards); and
 - b. Addresses any potential for expansive and/or compressible soils, non-engineered fill and if appropriate liquefaction or differential settlement that may need to be incorporated into the foundation design for new buildings; and.
 - c. Includes site specific geological, geomorphological and stability analysis that confirms that the proposed development will not be subject to natural hazards; and
 - d. Specifies as appropriate, any remedial works or mitigation measures to be undertaken to protect the development from natural hazards.
 - e. Foundations designed by a suitably qualified professional to mitigate against the identified geohazards.

The building shall be constructed in accordance with the recommendations in the submitted Detailed Geotechnical Report.

Advice Note: Reference should be made to the minimum requirements outlined in the Gisborne District Council 'Minimum Requirements for Geotechnical Reports' document – December 2023 and the 'Bearing Capacity and Geotechnical Investigation Requirements for Buildings'- 2024.

34. Prior to occupation of any of the dwelling units, a geotechnical completion report prepared by a qualified geo-professional (as defined in NZS4404:2010) who has monitored the work, shall be submitted to the Gisborne District Council's Consent

Manager: attesting to the suitability of the land for its intended purpose. The form in Schedule 2A of NZS 4404:2010 shall be completed and submitted along with the geotechnical completion report.

Landscaping

35. The consent holder shall prepare and submit a final landscaping and planting plan prepared by a suitably qualified person to Gisborne District Council's Compliance Manager (compliance.admin@gdc.govt.nz) for certification at least 20 working days prior to commencement of any activity on site.

The landscape and planting plan shall include (but not necessarily be limited to) the following information:

- a. A description of the existing planting and the proposed planting;
- b. A schedule of species to be planted with the mature height for each;
- c. How the public space (footpath) will be clearly demarcated from the private space along the dwelling frontages. It is not preferable for front doors and/or access ramps to exit directly onto the footpath.
- d. Any effect on underground or overhead services;
- e. A maintenance programme;
- f. Confirmation that the minimum sight distances required for the vehicle entrance into the subject site are not adversely affected by any planting proposed in the vicinity of the entrance;
- g. The qualifications and experience of the person preparing the plan.

Any subsequent changes to the certified landscape and planting plan shall be submitted to Gisborne District Council's Compliance Manager (compliance.admin@gdc.govt.nz) at least 20 working days prior to giving effect to these changes.

36. The planting required by condition 36 shall take place during the next planting season immediately following completion of the physical work associated with the exercise of this consent.
37. For the first three years after the completion of the physical work associated with the exercise of this consent, the consent holder shall maintain the planting required in Conditions 36 and 37 in good health and condition unless they are assessed by an arborist experienced in the assessment of plant health, as being a danger to life or property. Any dead, dying or diseased plants shall be replaced in the subsequent planting season so as to maintain the mitigation planting intended by these conditions.

SUBDIVISION

The following conditions shall be completed either before obtaining a Code of Compliance Certificate or, prior to requesting approval pursuant to section 224 of the Resource Management Act 1991 (whichever comes first).

38. The dwellings within Lots 1 - 8 shall not be occupied until all service connections and access to the dwellings are provided and constructed in accordance with the certified plans.

39. Prior to requesting approval under Section 224 of the Resource Management Act 1991 the consent holder shall provide confirmation of compliance with Conditions (1)-(38) above.

Vehicle Crossing

40. The consent holder shall construct a new vehicle crossing into Lot 100, providing vehicle access to Lots 1 - 8 on Stanley Road, in accordance with the subdivision application, and to meet Gisborne District Council's Engineering Code of Practice 2000. The vehicle crossing shall be formed with concrete or sealed between the existing seal edge of ~~Aberdeen~~ Stanley Road and the property boundary.
41. The consent holder shall submit design/construction drawings for the proposed accessway (Lot 100) to Council for certification at least 10 working days prior to carrying out any construction work required by this consent. All work associated with the accessway lots shall be designed, constructed and completed to the satisfaction of the Council's Development Engineer, and shall be in accordance with Council's standards as set out in Gisborne District Council District Plan and NZS4404:2010 or Austroads.

The submitted drawings shall include (but not limited to):

- a. Pavement design – based on testing of existing ground; and
- b. Test results of in-situ ground for the portion of new pavement to be constructed and for the existing formation; and
- c. Disposal of stormwater including all structures and erosion control; and
- d. Surface treatment – i.e. sections to be sealed/concreted

Form Schedule 1A of NZS 4404:2010 shall be completed and submitted along with the drawings.

42. The consent holder shall construct the proposed accessway (Lot 100) to Council's standards as set out in the Gisborne District Council District Plan and Section 3.3.16 of NZS 4404:2010. All work shall be completed to the satisfaction of Council's Development Engineer. The following issue(s) shall also be addressed:
- a. The accessway lot shall be in accordance with the certified engineering plans required by **condition 42** of this consent.
43. The consent holder shall submit a written statement from a suitably qualified professional, that:
- a. The physical works required by **condition 43** have been carried out in accordance with the accepted engineering plans.
 - b. The physical works meet Gisborne District Council's Engineering Code of Practice 2000 or the relevant standard.
 - c. (Form Schedule 1C of NZS 4404:2010) shall be completed and submitted along with the written statement.

Services

44. The consent holder shall reticulate the entire subdivision/development with connections to the following services (this includes provision of individual connections for Lots 1 through to 8):
- Water supply

- Wastewater
- Stormwater
- Power
- Telecommunications

Advice Note: All existing Water and Wastewater lateral connections to this site that have not been integrated into the latest infrastructure design drawings must be discontinued and terminated at their connection point to the main line.

As builds

45. The consent holder shall submit 'as built' plans detailing the works required by **conditions 40 - 44** above. The 'as-built' plans shall be in accordance with Gisborne District Council's Engineering Code of Practice 2000.

Consent Notices

46. Pursuant to Section 221 of the Resource Management Act 1991 a consent notice condition shall be imposed on the record of title of Lots 1-8 advising as follows:
- The stormwater management system shall be managed on an ongoing basis by the owners of each Lot in accordance with the accepted Operation and Maintenance Plan.
 - The planting required in **Conditions 36 and 37** of Resource Consent LU-2023-112110-00; SG-2023-112111-00; NC-2023-112112-00 shall be maintained in good health and condition unless they are assessed by an arborist experienced in the assessment of plant health, as being a danger to life or property. Any dead, dying or diseased plants shall be replaced in the subsequent planting season so as to maintain the mitigation planting intended by these conditions.

Amalgamation Conditions

47. That Lot 100 (legal access) be held as to eight (8) undivided one-eighth shares by the owners of Lots 1 - 8 as tenants in common in the said shares and that individual records of title be issued in accordance therewith. (LINZ reference 1886020)

Easements

48. All easements shown on the schedule of easements shall be duly granted and reserved and included on the cadastral survey dataset.

Advice Notes

- In accordance with section 125(1) of the Resource Management Act 1991, a resource consent lapses 5 years after the date of commencement of the consent unless the consent is given effect to or an application is made and granted for an extension of time. A subdivision is given effect to when a survey plan in respect of the subdivision has been submitted to the Consent Authority under section 223, but shall lapse if the survey plan is not deposited in accordance with section 224. In

accordance with section 224(h) no survey plan shall be deposited unless less than 3 years has elapsed since the Consent Authority has approved the survey plan.

- b) All work or discharge to, or within, the road reserve requires a Corridor Access Request (CAR). This includes any upgrades to vehicle crossings and the installation of infrastructure and/or services. A CAR can be made via the BeforeUDig web site or directly to Gisborne District Council. A Traffic Management Plan for the works must be submitted with the CAR. Some examples of activities requiring a CAR include:
 - i) trenching works;
 - ii) construction of footpaths and entranceways;
 - iii) work within the berm or shoulder of the road;
 - iv) tree work; and
 - v) scaffolding and crane work.
- c) The development contribution estimated for this proposal is \$xx (including GST). This contribution is required to be paid to Council prior to applying for a certificate pursuant to section 224 of the Act.
- d) Once the section 224C completion certificate has been issued by Council for this subdivision, Council will advise the consent holder of property number(s). Entrances are required to be accurately numbered in accordance with the Rural and urban addressing standard, AS/NZS4819:2011. To conform to the above standard, the existing property numbering may need to change.
- e) The Consent Holder is responsible for ensuring that all contractors carrying out works under this consent are made aware of the relevant consent conditions, plans and associated documents.
- f) The Consent Holder is advised that non-compliance with consent conditions may result in enforcement action against the Consent Holder and/or their contractors and any landowner.