

## **LAND USE CONDITIONS – RM230576**

### **General**

- 1 The activity shall be in accordance with the application submitted, as shown on the approved plan marked Plan A RM230576. Where there is any apparent conflict between the information provided with the application and any condition of this consent, the conditions shall prevail.

### **Commencement and Lapses**

- 2 This consent commences on the date of the issue of the Records of Title for Lots 1 and 7 of subdivision RM220843. This consent lapses 5 years after that date if the consent has not been given effect to unless the Council has granted an extension pursuant to Section 125(1)(b) of the Resource Management Act 1991.

#### ***Advice Note:***

The requirements of the Building Act and New Zealand Building Code also apply.

### **Building Location Areas**

- 3 The dwellings on Lots 1 and 7 of subdivision RM220843 shall be within the identified Building Location Areas, as shown on the plan required by Condition 9 of subdivision consent RM220843.

### **Road Boundary Setback**

- 4 The dwelling on Lot 1 of subdivision RM220843 shall be sited at least 8.3 metres from the road boundary.
- 5 The dwelling on Lot 7 of subdivision RM220843 shall be sited at least 6.4 metres from the road boundary.

## **GENERAL ADVICE NOTES**

### **Council Regulations**

- 1 This is not a building consent and the Consent Holder shall meet the requirements of Council with regard to all Building and Health Bylaws, Regulations and Acts.

### **Other Tasman Resource Management Plan Provisions**

- 2 This resource consent only authorises the activity described above. Any matters or activities not referred to in this consent or covered by the conditions must either: 1) comply with all the criteria of a relevant permitted activity rule in the Tasman Resource Management Plan; 2) be allowed by the Resource Management Act; or 3) be authorised by a separate resource consent.

### **Consent Holder**

- 3 This consent is granted to the abovementioned Consent Holder but Section 134 of the Act states that such land use consents “attach to the land” and accordingly may be enjoyed by any subsequent owners and occupiers of the land. Therefore, any reference to “Consent Holder” in the conditions shall mean the current owners and occupiers of the subject land. Any new owners or occupiers should therefore familiarise themselves with the conditions of
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this consent as there may be conditions that are required to be complied with on an ongoing basis.

### **Development Contributions**

- 4 The Consent Holder is liable to pay a development contribution in accordance with the Development Contributions Policy found in the Long Term Plan (LTP). The amount to be paid will be in accordance with the requirements that are current at the time the relevant development contribution is paid. Council will not issue a Code Compliance Certificate until all development contributions have been paid in accordance with Council's Development Contributions Policy under the Local Government Act 2002.

### **Monitoring**

- 5 Monitoring of this resource consent will be undertaken by the Council as provided for by Section 35 of the Act and a one-off fee has already been charged for this monitoring. Should the monitoring costs exceed this fee, the Council reserves the right to recover these additional costs from the Consent Holder. Costs can be minimised by consistently complying with conditions, thereby reducing the necessity and/or frequency of Council staff visits.

### **Archaeological**

- 6 Council draws your attention to the provisions of the Heritage New Zealand Pouhere Taonga Act 2014. In the event of discovering an archaeological find during the earthworks (eg, shell, midden, hangi or ovens, garden soils, pit depressions, occupation evidence, burials, taonga, etc) you are required under the Heritage New Zealand Pouhere Taonga Act 2014 to cease the works immediately until, or unless, authority is obtained from Heritage New Zealand under the Act.

### **Interests Registered on Property Title**

- 7 The Consent Holder should note that this resource consent does not override any registered interest on the property title.

### **Construction Times and Noise from Construction Work**

- 8 Construction work may only take place between 7.30 am and 6.00 pm from Monday to Saturday. There shall be no works on Sundays or public holidays. The restriction on hours of works shall not apply to low noise-generating activities, such as site setup or staff meetings, which may occur outside of these hours provided they are generally inaudible off-site. The noise from any construction work activity must be measured and assessed in accordance with the requirements of New Zealand Standard NZS6803:1999 Acoustics – Construction noise.
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