

Application No: SD3209-23

17 July 2024

East West Developments Ltd  
C/- Graham Surveying Ltd  
PO Box 1316  
Christchurch 8140  
Attn: Jitske van der Heever

Dear Jitske

**Resource Consent Application: Notice of Decision on Non-notified Application**

I am pleased to inform you that your application for resource consent to undertake a staged subdivision of one (1) existing fee simple lot to ultimately create seven (7) fee simple titles within the Residential Environment of the ODP and the General Zone of the PDP was granted (our ref. 3209) on 17 July 2024.

The decision and the consent conditions are attached.

It is very important that you understand and comply with all the conditions of your consent. If you have any questions or concerns about any aspect of your consent or its conditions, I would be happy to discuss them with you.

Please be aware that there may be ongoing monitoring.

You may commence your activity immediately, unless you lodge an objection to this decision as per the second page of this decision under section 357 of the Resource Management Act 1991. Also, before you can build you will require a building consent therefore that will need to be obtained, please contact the Building Inspectors.

The costings for this resource consent have not yet been calculated, an invoice or refund will follow shortly.

Please feel free to contact me on 03 769 8607 if you have any questions or concerns.

Yours faithfully,



Melissa Stenhouse  
**Environmental Planning Officer**

Application No: SD 3209/23

17 July 2024

East West Developments  
C/- Graham Surveying Ltd  
PO Box 1316  
Christchurch 814  
Attn: Jitske van der Heever

By email: Jitske@grahamsurveying.co.nz

Dear Jitske,

## RESOURCE MANAGEMENT ACT 1991

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- **RESOURCE CONSENT APPLICATION REFERENCE:** SD 3209/23
- **TYPE OF RESOURCE CONSENT:** Subdivision Consent
- **LEGAL DESCRIPTION:** RS 4747
- **PROPERTY LOCATION:** 402 Main South Road, Paroa
- **APPLICATION DESCRIPTION:** To undertake a staged subdivision of one (1) existing fee simple lot to ultimately create seven (7) fee simple titles within the Residential Environment of the ODP and the General Zone of the PDP.

This application is considered a **Discretionary Activity** under the Operative Grey District Plan.

Grey District Council, acting under delegation pursuant to section 34A of the Resource Management Act 1991 (the Act), has considered this application on a non-notified basis and resource consent SD3209/24, attached and marked 'A' has been granted subject to conditions.

### Compliance with conditions

It should be emphasised that to ensure that you comply with this resource consent, all conditions of resource consent must be complied with and the consent holder must continue to comply with all conditions in order that the activity remains lawfully established.

### Objection to certain decisions and requirements of consent authorities (refer section 357A of the Act)

You have the right to object to all or part of the Council's decision on your application. If you wish to object, an objection supported by reasons must be lodged in writing with the Council within **15**

**working days** of your receipt (or receipt by the person who filed the application on your behalf) of the Council's decision.

### **Rights of the consent holder**

Your status as consent holder of this resource consent provides you with certain rights with regard to the Council's decision. If you are intending to exercise your legal rights regarding the Council's decision and you are in doubt as to how to proceed, it is strongly recommended that you consult your agent/lawyer.

### **Term and lapsing of resource consent (refer sections 123 and 125 of the Act)**

This resource consent has an unlimited term, however you should note that pursuant to section 125 of the Act, a resource consent lapses five years after the date of that resource consent was granted, unless the consent has been given effect to, or after the expiry of such a shorter/longer lapsing period as is expressly provided for in the consent.

### **Application for change or cancellation of consent conditions (refer section 127 of the Act)**

The consent holder may apply for a change or cancellation of a condition of the consent. However, no holder of any consent may apply for a change or cancellation of a condition on the duration of the consent.

Such an application would be treated in the same manner as any other resource consent application, incurring normal Council processing charges. Prior to lodging the application, it may be wise to obtain written consent from every person who may adversely affected by the granting of the change or cancellation.

Where the proposed change or cancellation causes the proposal to be 'materially different in character' in its effects to the proposal originally authorised, a new resource consent will be required to be submitted in accordance with section 88 of the Act.

### **Approval of subdivision survey plan and restrictions upon deposit of survey plan (refer sections 223 and 224 of the Act)**

Once the consent holder has received the subdivision consent, a survey plan in accordance with section 223 is required to be lodged with Council within 5 years of the grant of consent, or the consent will lapse (refer above). The survey plan must be prepared by a registered surveyor.

Upon issue of the section 223 certificate approving the plan by Council, the consent holder is then required to lodge a request for a section 224 certificate which certifies that all the conditions of the subdivision consent have been complied with. This certificate must be issued within 3 years from the date of the survey plan being approved in accordance with section 223 of the Act or the subdivision consent will lapse (refer above). Relevant conditions may include services to be connected, or entranceways to be formed to a specified standard.

Upon issue of the section 224 certificate, the consent holder can deposit the certificate and survey plan with Land Information New Zealand for new certificates of title to be issued.

**Please contact the Environmental Planning Department at the Grey District Council if you have any questions regarding this information on (03) 769 8607.**

**SUBDIVISION CONSENT SD 3209/23**

- 1 This resource consent is granted by the Grey District Council pursuant to section 220 of the Resource Management Act 1991 (the Act) and is subject to the attached conditions imposed in accordance with sections 108 and 220 of the Act.
- 2 This Consent is issued to: East West Developments Limited
- 3 Application Description: To undertake a 8 Lot subdivision over 2 Stages in the Residential Environmental Area on RS 4747. Stage 1 shall create Lot 1 and Lot 2. Stage 2 shall create Lot 2 (Stage 2) to Lot 7.
- 4 Property Location: 402 Main South Road, Paroa, Greymouth
- 5 Legal Description: RS 4747
- 6 Valuation Number: 25480/185.00
- 7 Date of Decision: 17 July 2024



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**Delegated Authority**  
Leonie Mullions  
**Senior Environmental Planner**

## SUBDIVISION CONSENT SD 3209/23 – SCHEDULE OF CONDITIONS

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Pursuant to sections 108, 108B and 220 of the Resource Management Act 1991 this resource consent is subject to the following conditions:

### *Preliminary*

1. The activity shall be undertaken in general accordance with the application and plans received by Grey District Council on 11 December 2023 and the further information provided 16 February 2024, 11 March 2024, 13 March 2024 and 3 April 2024.
2. The resource consent shall be kept on site at all times, during the activities authorised by this resource consent. The consent holder shall ensure all workers and contractors on site are familiar with the conditions of consent.

### **Stage 1 – Section 223 Conditions**

*The following conditions of consent must be complied with to Councils satisfaction before a certificate is issued for Stage 1 under section 223 of the Resource Management Act 1991.*

#### 3. *Scheme Plan*

The consent holder shall ensure that the cadastral dataset submitted to Grey District Council for certification under section 223 of the Resource Management Act 1991 shall be in accordance with the Plan received by Council on 17 July 2024 and attached to this resource consent as Appendix 'B' and 'C';

- a. *Prepared By: MyAll and Co Ltd, Client: East West Development, Title: Scheme Plan, Project: 402 Main South Road, Greymouth, Project Number: 23097, Drawing Number: SC 01, Revision: D, Dated: 26 February 2024 (Appendix 'B');* and
- b. *Prepared By: MyAll and Co Ltd, Client: East West Development, Title: Stage 1 - Scheme Plan, Project: 402 Main South Road, Greymouth, Project Number: 23097, Drawing Number: SC 02, Revision: B, Dated: 15 April 2024 (Appendix 'C').*

#### 3. *Easements*

The consent holder shall ensure all necessary Easements, Easements in Gross for utility services, access, private drainage and overland flow paths and the cancellation of Easements if required, are provided. The Easements shall be shown on the cadastral dataset in a Memorandum of Easements. The costs for the preparation of registration, if necessary, must be met by the consent holder.

### **Stage 1 – Section 224(c) Conditions**

*The following conditions of consent must be complied with to Councils satisfaction before a certificate is issued for Stage 1 under section 224(c) of the Resource Management Act 1991.*

#### *The New Zealand Transport Agency Conditions*

4. A consent notice pursuant to Section 221 of the Resource Management Act 1991 shall be registered against the title of proposed Lot 1 of the first stage of the subdivision of land shown on Scheme Plan Stage 1 – Scheme Plan, dated 15 April 2024, reference number 23097, that addresses potential reverse sensitivity effects resulting from the normal operation of State Highway 6. This consent notice shall read as follows:

*Any extension to or replacement of the existing dwelling or other building used for a sensitive activity on the site in or partly within 100 metres of the edge of State Highway 6 carriageway must be designed, constructed, and maintained to achieve an indoor design noise level of 40 dB LAeq(24hr) inside all habitable spaces.*



### Advice Notes for New Zealand Transport Agency Conditions

- A1. Before you undertake any physical work on the state highway, including the formation of any vehicle crossing, you are legally required to apply to the New Zealand Transport Agency for a Corridor Access Request (CAR) and for that request to be approved.
- A2. Please submit your CAR to [www.submitica.com](http://www.submitica.com) a minimum of fourteen working days prior to the commencement of any works on the state highway; a longer notification period is advised for complex works.

#### 5. Lot 2 Future Development Consent Notice

Pursuant to section 221 of the Resource Management Act 1991 the following consent notice will be registered against the new Record of Title that will be issued for Lot 2 stating:

*“At the time of development of Lot 2 the future Lot owner shall take into account the recommendations contained in the Soils Report **Prepared By: Scimac Limited, Project: Proposed Lot 2: A subdivision of RS4747 402 at Main South Road, Paroa, Client: Tru-Line Civil Limited, Reference: 42390, Revision: 0, Dated: 12 September 2023.**”*

#### *Accidental Discovery*

6. If any artefact and /or historical, cultural or archaeological material of Maori or European origin or likely to have significance to Maori and/or European is found or uncovered while undertaking work authorized by this resource consent, the following must be complied with:
  - a. Works shall cease immediately, the area shall be secured and any uncovered material must remain untouched;
  - b. Advice of the discovery must be given within 24 hours of the discovery to the Regulatory Manager, Grey District Council, Te Runanga O Ngati Waewae - Francios Tumahai by emailing [francios@ngatiwaewae.org.nz](mailto:francios@ngatiwaewae.org.nz) and Heritage New Zealand (Pouhere Taonga); and
  - c. No work shall recommence until;
    - i. Three working days have elapsed since the advice has been given or earlier if agreement has been reached with Iwi and Grey District Council; and
    - ii. An Authority has been issued by Heritage New Zealand if the find involves and archaeological site.





**Stage 1 – Advice Notes:**

- A1. The New Zealand Building Code requires that there is a minimum clear width of 4 metres to provide access for fire fighting vehicles to buildings. This includes any private right-of-way.
- A2. The consent holder shall comply with all statutory requirements, bylaws, Acts, ordinances and lawful directions of officers of the Council.
- A3. You must apply for a permit to allow contractors that are associated with your development to park on the street, footpath or other public space. Phone the Council 03 769 8600.
- A4. This subdivision is not complete until section 223 and section 224 certification has been obtained pursuant to the Resource Management Act 1991.
- A5. All works on public road reserve will require a road works consent from the Infrastructure Services Department of the Grey District Council. This will include any connection to Council services.
- A6. Any damage to the Grey District Council's infrastructural assets as part of the development of the new allotment shall be repaired to Council standard at full cost to the consent holder.
- A7. New Zealand Transport Agency's State Highway network consultants, Fulton Hogan, must be contacted for approval to work on the road pursuant to section 51 of the Transit New Zealand Act 1989, at least 3 weeks prior to access being upgraded.
- A8. Set out Pegs must be left in until the Council's Engineer has been able to inspect the site.
- A9. If any network utilities are placed in existing or new road, approval is required from Council for the location of the lines or services.
- A10. Prior to the commencement of any building work, including the installation of septic tank systems, building consent will be required.
- A11. At time of building consent safe potable water supply shall be proven to comply with the relevant New Zealand Drinking Water standards.
- A12. This resource consent does not legalise distances from boundaries and/or any other encroachments of buildings over boundaries that may arise. This may require resolution in the future.
- A13. If building sites located on the engineer's report change, a new engineer's report may be required.
- A14. At the time of this decision a suitably qualified person for engineering works is defined as a Chartered Professional Engineer. However, if the Institute of Professional Engineers New Zealand (IPENZ) change the grading system then this shall be adhered to for any further work on the site.
- A15. Stormwater or overflow shall be disposed of in accordance with the Building Code and Regulations 1992 (E1) Surface Water.



## Stage 2 – Section 223 Conditions

*The following conditions of consent must be complied with to Councils satisfaction before a certificate is issued for Stage 2 under section 223 of the Resource Management Act 1991.*

### *Scheme Plan*

1. The consent holder shall ensure that the cadastral dataset submitted to Grey District Council for certification under section 223 of the Resource Management Act 1991 shall be in accordance with the Plans received by Council on 17 July 2024 and attached to this resource consent as Appendix 'B' and 'D';
  - a. *Prepared By: MyAll and Co Ltd, Client: East West Development, Title: Scheme Plan, Project: 402 Main South Road, Greymouth, Project Number: 23097, Drawing Number: SC 02, Revision: D, Dated: 26 February 2024 (Appendix 'B');* and
  - b. *Prepared By: MyAll and Co Ltd, Client: East West Development, Title: Stage 2 - Scheme Plan, Project: 402 Main South Road, Greymouth, Project Number: 23097, Drawing Number: SC 03, Revision: C, Dated: 26 February 2024 (Appendix 'D');*

### *Easements*

2. The consent holder shall ensure all necessary Easements, Easements in Gross for utility services, access, private drainage and overland flow paths and the cancellation of Easements if required are provided. The Easements shall be shown on the cadastral dataset in a Memorandum of Easements. The costs for the preparation of registration, if necessary, must be met by the consent holder.

### *Vesting of Utilities to Council*

3. The consent holder shall vest in the Grey District Council all new infrastructure (*Potable Water, Wastewater and Stormwater Infrastructure*) constructed to service Stage 2 of this development.

## Stage 2 – Section 224(c) Conditions

*The following conditions of consent must be complied with to Councils satisfaction before a certificate is issued for Stage 2 under section 224(c) of the Resource Management Act 1991.*

### *The New Zealand Transport Agency Conditions*

4. The intersection of Beach Road and State Highway 6 shall be upgraded to a formation standard specified by the New Zealand Transport Agency and to the satisfaction of the New Zealand Transport Agency Network Manager.
5. Prior to the issuing of a certificate pursuant to Section 224(c) of the Resource Management Act 1991, the consent holder shall provide to Council, correspondence from the New Zealand Transport Agency confirming that works in the state highway, including the upgrading of the intersection, have been constructed to the New Zealand Transport Agency standards.
6. A consent notice pursuant to Section 221 of the Resource Management Act 1991 shall be registered against the title of proposed Lots 2, 3, 4, 5, 6 and 7 of the subdivision of land shown on Scheme Plan Stage 2 - Scheme Plan, dated 26 February 2024, reference number 23097 that addresses potential reverse sensitivity effects resulting from the normal operation of State Highway 6. This consent notice shall read as follows:
  - a. *Any dwelling or other noise sensitive location on the site in or partly within 100 metres of the edge of State Highway 6 carriageway must be designed, constructed and maintained to achieve an indoor design noise level of 40 dB LAeq(24hr) inside all habitable spaces.*





### **Advice Notes for New Zealand Transport Agency Conditions**

- A1. Before you undertake any physical work on the state highway, including the formation of any vehicle crossing, you are legally required to apply to the New Zealand Transport Agency for a Corridor Access Request (CAR) and for that request to be approved.
- A2. Please submit your CAR to [www.submitica.com](http://www.submitica.com) a minimum of fourteen working days prior to the commencement of any works on the state highway; a longer notification period is advised for complex works.
- A3. The intersection of State Highway 6 and Beach Road shall be designed and constructed in accordance with Austroads Guide to Road Design with regard to Part 4A and consideration of other sections such as Part 4, and designed by a suitably qualified person. Detailed design shall be submitted to the New Zealand Transport Agency for review and approval prior to construction.

#### *Vehicle Entrance(s)*

7. The consent holder shall construct vehicle entrances that will service Lot 2, Lot 3, Lot 4, Lot 5, Lot 6 and Lot 7 in accordance with the Grey District Councils standard *Diagram C (Low Use Access Standard 1 to 30 ecm/day)* and attached to this resource consent. The consent holder shall be liable for all costs associated with the construction of these vehicle entrances including any application fees that may be attracted.
8. The vehicle entrances for Lot 2, Lot 3, Lot 4, Lot 5, Lot 6 and Lot 7 shall be constructed to the satisfaction of Councils Transport and Infrastructure Manager.

#### *Right of Way C and D*

9. The consent holder shall construct the Right of Way C and D that shall serve Lots 3 and 4 in accordance with Table 3.2 – Urban, Live and Play, 1 to 3 du in the New Zealand Standard NZS 4404:2010 Land Development and Subdivision Infrastructure.
10. The Rights of Way C and D shall each have a minimum road width of 3.6 metres and shall be completed to the property boundaries of Lot 3 and Lot 4.
11. The Rights of Way C and D shall be completed to the satisfaction of Councils Transport and Infrastructure Manager.

#### *Engineering Design for Roads*

12. Prior to any physical works being undertaken, the consent holder shall submit to the Councils Transport and Infrastructure Manager an engineering design that has been prepared by a suitably qualified and experienced professional to construct the Proposed Access Road (*Councils Unformed Road*) and the Access Road (*Beach Road*) that will service the Lots created in Stage 2. The Engineering Design shall include:
  - a. A Schedule 1A (*Design Certificate/Land Development/Subdivision*) prepared by a suitably qualified design professional;
  - b. The design is to be in accordance with the New Zealand Standard NZS 4404:2010 Land Development and Subdivision Infrastructure;
  - c. Design and construction documentation – including drawings, specifications and calculations for the following;
    - i. Earthworks and Geotechnical requirements;
    - ii. Roading and Site Access including a design and Access Statement;
    - iii. Stormwater;
    - iv. Wastewater;



- v. Potable Water;
  - vi. Landscaping; and
  - vii. Network Utility Services (such as street lighting).
13. The engineering design of Proposed Access Road Standard (*Councils Unformed Road*) shall be in accordance with Table 3.2 Road Design Standard, E11 and the existing Access Road (*Beach Road*) standard E12.
14. Prior to any works being undertaken on the Access Road (*Beach Road*) and the Proposed Access Road (*Unformed Road*) the consent holder shall apply for a Traffic Management Plan (TMP).
- Construction Works of the Proposed Access Road (Councils Unformed Road) and the Access Road (Beach Road)*
15. Prior to any construction commencing the consent holder shall arrange for a Pre-Construction Meeting to be held with Councils Senior Transport and Infrastructure Engineer. At this meeting, the consent holder shall provide an approved Traffic Management Plan (TMP) to work on Councils Roads.
16. The consent holder shall construct the Proposed Access Road (*Councils Unformed Road*) and the Access Road (*Beach Road*) in accordance with the:
- a. Approved Engineering Designs; and
  - b. The New Zealand Standard NZS 4404:2010
17. On completion of all works related to the Proposed Access Road (*Councils Unformed Road*) and the Access Road (*Beach Road*) the consent holder shall provide to Councils Transport and Infrastructure Manager:
- a. All Quality Assurance Tests undertaken and supporting documentation;
  - b. A Schedule 1B (*Contractors Certificate upon Completion of Land Development and/or Subdivision*) from NZS 4404:2010;
  - c. A Schedule 1C (*Certification upon completion of Land Development/Subdivision*) from NZS 4404:2010
  - d. As Built Plans shall be provided in accordance with Schedule 1D (*As -Built Plans*) and an electronic version shall be provided that is compatible with Councils GIS software.
- Approval of Road Works*
18. All works related to the construction of the Proposed Access Road (*Councils Unformed Road*) and the Access Road (*Beach Road*) shall be completed to the satisfaction of Councils Transport and Infrastructure Manager.
- Engineering Design for Potable Water, Wastewater and Stormwater*
19. Prior to any physical works being undertaken, the consent holder shall submit to the Councils Utilities and Infrastructure Manager an engineering design that has been prepared by a suitably qualified and experienced professional to construct the Potable Water and Wastewater network that will connect into Councils existing network and will service the Lots created in Stage 2. The Engineering Design shall include:
- a. A 100 millimetre potable water supply line for the length of the Access Road (*Beach Road*) that shall terminate with a fire hydrant;
  - b. The 50 millimetre lateral and service connections for each individual allotment created in Stage 2;
  - c. That all Lots (Lot 1 to Lot 7) are provided with a gravity connection for wastewater;



- d. The design is to show for Stormwater that it complies with section 4.3.9.5 (*Minimum Gradients and Flow Velocities*) in the Standard NZS 4404:2010;
  - e. Secondary flow paths for Stormwater are to be provided and easements created where required;
  - f. A Schedule 1A (*Design Certificate/Land Development/Subdivision*) prepared by a suitably qualified design professional;
  - g. The design is to be in accordance with the New Zealand Standard NZS 4404:2010 Land Development and Subdivision Infrastructure;
  - h. The Grey District Council Water Supply Bylaw; and
  - i. The Grey District Council Wastewater Drainage Bylaw.
20. Accompanying each of the engineering designs for Potable Water, Wastewater and Stormwater all construction documentation – including drawings, specifications and calculations shall be provided.

*Construction for Potable Water Network*

21. The consent holder shall construct a reticulated potable water network including laterals to the property boundaries to service Lot 2, Lot 3, Lot 4, Lot 5, Lot 6 and Lot 7 that shall be in accordance with:
- a. The New Zealand Standard NZS 4404:2010 Land Development and Subdivision Infrastructure;
  - b. The Grey District Council Water Supply Bylaw (*Amended 13 July 2020*); and
  - c. The Engineering Design Plans approved by Councils Utilities and Infrastructure Manager.
22. The consent holder shall install near to the property boundaries of Lot 2, Lot 3, Lot 4, Lot 5, Lot 6 and Lot 7 in Councils Road Reserve a water meter for each Lot.
23. Upon completion of all works relating to the construction and supply of Potable Water the consent holder shall provide to Councils Utilities and Infrastructure Manager the following documentation:
- a. All Quality Assurance Tests undertaken and supporting documentation;
  - b. A Schedule 1B (*Contractors Certificate upon Completion of Land Development and/or Subdivision*) from NZS 4404:2010;
  - c. A Schedule 1C (*Certification upon completion of Land Development/Subdivision*) from NZS 4404:2010; and
  - d. The consent holder shall provide As Built Plans that shall be in accordance with Schedule 1D (*As-Built Plans*) and an electronic version shall be provided that is compatible with Councils GIS software.

*Approval of works for Potable Water*

24. All works related to the construction of the Potable Water network and all supporting documentation shall be completed to the satisfaction of Councils Utilities and Infrastructure Manager.

*Construction of Wastewater Network*

25. The consent holder shall construct a reticulated wastewater network that shall terminate at the property boundaries that shall service Lot 2, Lot 3, Lot 4, Lot 5, Lot 6 and Lot 7 that shall be in accordance with:
- a. The New Zealand Standard NZS 4404:2010 Land Development and Subdivision Infrastructure;



- b. The Grey District Council Wastewater Drainage Bylaw (*Amended 13 July 2020*); and
  - c. The Engineering Design Plans approved by Councils Utilities and Infrastructure Manager.
26. Upon completion of all works relating to the construction of the Wastewater network, the consent holder shall provide to Councils Utilities and Infrastructure Manager the following documentation:
- a. All Quality Assurance Tests undertaken and supporting documentation;
  - b. A Schedule 1B (*Contractors Certificate upon Completion of Land Development and/or Subdivision*) from NZS 4404:2010; and
  - c. A Schedule 1C (*Certification upon completion of Land Development/Subdivision*) from NZS 4404:2010
27. The consent holder shall provide As Built Plans that shall be in accordance with Schedule 1D (*As -Built Plans*) and an electronic version shall be provided that is compatible with Councils GIS software.

*Approval of works for Wastewater*

28. All works related to the construction of the Wastewater network and all supporting documentation shall be completed to the satisfaction of Councils Utilities and Infrastructure Manager.

*Construction of Stormwater Network*

29. The consent holder shall construct a reticulated stormwater network to the property boundaries to service Lot 2, Lot 3, Lot 4, Lot 5, Lot 6 and Lot 7 that shall be in accordance with:
- a. The New Zealand Standard NZS 4404:2010 Land Development and Subdivision Infrastructure; and
  - b. The Engineering Design Plans approved by Councils Utilities and Infrastructure Manager.
30. Upon completion of all works relating to the construction of the Wastewater network, the consent holder shall provide to Councils Utilities and Infrastructure Manager the following documentation:
- a. All Quality Assurance Tests undertaken and supporting documentation;
  - b. A Schedule 1B (*Contractors Certificate upon Completion of Land Development and/or Subdivision*) from NZS 4404:2010;
  - c. A Schedule 1C (*Certification upon completion of Land Development/Subdivision*) from NZS 4404:2010
  - d. The consent holder shall provide As Built Plans that shall be in accordance with Schedule 1D (*As -Built Plans*) and an electronic version shall be provided that is compatible with Councils GIS software.

*Approval of works for Stormwater*

31. All works related to the construction of the Stormwater network and all supporting documentation shall be completed to the satisfaction of Councils Utilities and Infrastructure Manager.

*Earthworks (Cut and Fill Material)*

32. The consent holder shall provide to Councils Utilities and Infrastructure Manager at the completion of **all** earthworks for this development a fully completed Schedule 2A (*Statement of Professional Opinion on Suitability of Land for Building Construction*) that has been completed by a geo-professional. The geo-professional shall be as defined in section 1.2.2 of the Standard NZS 4404:2010 Land Development and Subdivision Infrastructure.



*Maintenance Period for Assets to be vested in Council*

33. The consent holder shall enter into a legally binding agreement with the Grey District Council for the maintenance of all infrastructure that shall be vested in the Grey District Council for a period of 24 months from the date of issue of the section 224(c) Certificate. During this 24 month period the consent holder shall be responsible for rectifying/remediating any defects to the satisfaction of Councils Utilities and Infrastructure Manager.
34. At the conclusion of the 24 month maintenance period a suitably qualified and experienced Engineer in Land Development and Subdivision shall provide to Councils Utilities and Infrastructure Manager a Certificate confirming all defects have been rectified/remedied. This Certificate is to be to the satisfaction of Councils Utilities and Infrastructure Manager.

*Bond*

35. The consent holder shall ensure that a bank guarantee or cash bond are legally established with Council that shall be based on 10% of the value of the assets that will be vested to the Grey District Council. The value shall be based on the value of the assets at the time they are vested to the Grey District Council.
36. The Bond document shall be provided by Councils Utilities and Infrastructure Manager to the consent holder. Any costs incurred by Council during the 24 month maintenance period, shall be paid by the consent holder.

*Schedule of Quantities and Prices*

37. The consent holder shall provide to the Utilities and Infrastructure Manager a Schedule of Quantities and Prices for assets that will be vested in Council. Consult fees, other overheads and other necessary consents for the works done shall also be included, as lump sums. The pricing information shall be no less than 12 months in age at the time the section 224(c) Certificate is issued.

*Electricity Connections*

38. The consent holder shall provide electricity connections to the boundary of Lot 2, Lot 3, Lot 4, Lot 5, Lot 6 and Lot 7 from an authorised Electricity Distributor. Written confirmation shall be provided from an authorised Electricity Distributor confirming that electricity has been connected to the boundary of each allotment. This written confirmation is to be sent to the Planning Team prior to the section 224(c) Certificate being applied for by emailing it to [planning@greydc.govt.nz](mailto:planning@greydc.govt.nz) using the resource consent number SD209/23 as the reference and what condition it applies to..

*Telecommunications*

39. The consent holder shall provide a telecommunications connection to the boundary of Lot 2, Lot 3, Lot 4, Lot 5, Lot 6 and Lot 7 from an authorised Telecommunications Distributor. Written confirmation shall be provided from the authorised Telecommunications Distributor confirming that telecommunications has been connected to the boundary of each allotment. This written confirmation is to be sent to the Planning Team prior to the section 224(c) Certificate being applied for by emailing it to [planning@greydc.govt.nz](mailto:planning@greydc.govt.nz) using the resource consent number SD3209/23 as the reference and what condition it applies to.

*Financial Contributions – Reserves*

40. The consent holder shall pay a Financial Contribution for the following purposes:

*Reserves Contribution*

- a. The consent holder shall pay a financial contribution for Reserves of \$11,300.00 plus GST. This assessment is based on 2% plus GST being the average value of each additional allotment created, this being Lot 3, Lot 4, Lot 5 and Lot 6. This shall be paid to Grey District Council before the section 224(c) certificate is issued.

If you do not accept the reserves contribution estimated by Council then you can provide a registered valuation report from a registered valuer, valuing the new allotment. The valuation report is to be dated no more than 6 months prior to the date of the subdivision decision.

The contribution is subject to price adjustment. The total amount will be adjusted quarterly, with the first quarter commencing the next 1 July following the issue of this consent. The rate of adjustment will be equal to the corresponding quarterly Consumers Price Index (CPI)



movement. The full financial contribution plus price adjustment is payable prior to the signing of the section 224 certificate.

#### *Potable Water*

- b. Pursuant to section 25.5.4(8) and section 15.6.5 of the Operative Grey District Plan 2005 the consent holder shall pay a Capital Contribution and Administration Charge for connection to the System and Headworks for Councils Potable Water Supply that serves South Beach/Paroa. The financial contribution is based on Councils 2023/2024 Fees and Charges which is \$5,263.00 including GST per allotment for connection to this network. The total amount payable before the section 224(c) Certificate is issued is \$31,578.00 (GST inclusive).

#### *Wastewater*

- c. Pursuant to section 25.5.6(9) and section 15.6.3 of the Operative Grey District Plan 2005 the consent holder shall pay a Capital Contribution and Administration Charge for connection to the System and Headworks for Councils Wastewater System that serves South Beach/Paroa. The financial contribution is based on Councils 2023/2024 Fees and Charges which is \$15,321.00 including GST per allotment for connection to this network. The total amount payable before the section 224(c) Certificate is issued is \$91,926.00 (GST inclusive).

#### *Consent Notices*

41. Pursuant to section 221 of the Resource Management Act 1991 a consent notice shall be registered against the new Records of Title for Lot 2, Lot 3, Lot 4, Lot 5, Lot 6 and Lot 7 stating:

- a. At the time of development of Lot 2, Lot 3, Lot 4, Lot 5, Lot 6 and Lot 7 the future Lot owners shall take into account the recommendations contained in the Soils Report prepared for each Lot. The Soils Report for each Lot is:

- i. **Lot 2 – Titled: Soils Report, Prepared By: Scimac Limited, Project: Proposed Lot 2: A subdivision of RS4747 402 at Main South Road, Paroa, Client: Tru-Line Civil Limited, Reference: 42390, Revision: 0, Dated: 12 September 2023;**
- ii. **Lot 3 – Titled: Soils Report, Prepared By: Scimac Limited, Project: Proposed Lot 3: A subdivision of RS4747 402 at Main South Road, Paroa, Client: Tru-Line Civil Limited, Reference: 42390, Revision: 0, Dated: 8 September 2023;**
- iii. **Lot 4 – Titled: Soils Report, Prepared By: Scimac Limited, Project: Proposed Lot 4: A subdivision of RS4747 402 at Main South Road, Paroa, Client: Tru-Line Civil Limited, Reference: 42390, Revision: 0, Dated: 5 September 2023;**
- iv. **Lot 5 – Titled: Soils Report, Prepared By: Scimac Limited, Project: Proposed Lot 5: A subdivision of RS4747 402 at Main South Road, Paroa, Client: Tru-Line Civil Limited, Reference: 42390, Revision: 0, Dated: 9 February 2024;**
- v. **Lot 6 – Titled: Soils Report, Prepared By: Scimac Limited, Project: Proposed Lot 6: A subdivision of RS4747 402 at Main South Road, Paroa, Client: Tru-Line Civil Limited, Reference: 42390, Revision: 1, Dated: 9 February 2024; and**
- vi. **Lot 7 – Titled: Soils Report, Prepared By: Scimac Limited, Project: Proposed Lot 7: A subdivision of RS4747 402 at Main South Road, Paroa, Client: Tru-Line Civil Limited, Reference: 42390, Revision: 0, Dated: 9 February 2024.**

#### *Potable Water Connections*

- b. The future Lot owners of Lot 2, Lot 3, Lot 4, Lot 5, Lot 6 and Lot 7 at the time of application for a Building Consent that requires a potable water supply, shall lodge an application with Councils Water Service Authority for this service. Any application lodgement fees and any other fees and charges that this connection might attract shall be paid by the future Lot owner.





*Accidental Discovery*

23. If any artefact and /or historical, cultural or archaeological material of Maori origin or likely to have significance to Maori is found or uncovered while undertaking work authorized by this resource consent, the following must be complied with:
- a. Works shall cease immediately, the area shall be secured and any uncovered material must remain untouched;
  - b. Advice of the discovery must be given within 24 hours of the discovery to the Regulatory Manager, Grey District Council, Te Runanga O Ngati Waewae - Francios Tumahai by emailing [francios@ngatiwaewae.org.nz](mailto:francios@ngatiwaewae.org.nz) and Heritage New Zealand (Pouhere Taonga); and
  - c. No work shall recommence until;
    - i. Three working days have elapsed since the advice has been given or earlier if agreement has been reached with Iwi and Grey District Council; and
    - ii. An Authority has been issued by Heritage New Zealand if the find involves and archaeological site



**Stage 2 - Advice Notes:**

- A1. The consent holder shall comply with all statutory requirements, bylaws, Acts, ordinances and lawful directions of officers of the Council.
- A2. You must apply for a permit to allow contractors that are associated with your development to park on the street, footpath or other public space. Phone the Council 03 769 8600.
- A3. This subdivision is not complete until section 223 and section 224 certification has been obtained pursuant to the Resource Management Act 1991.
- A4. All works on public road reserve will require a road works consent from the Infrastructure Services Department of the Grey District Council. This will include any connection to Council services.
- A5. Any damage to the Grey District Council's infrastructural assets as part of the development of the new allotment shall be repaired to Council standard at full cost to the consent holder.
- A6. New Zealand Transport Agency's State Highway network consultants, Fulton Hogan, must be contacted for approval to work on the road pursuant to section 51 of the Transit New Zealand Act 1989, at least 3 weeks prior to access being upgraded
- A7. Survey Pegs must be left in until the Councils Engineer has been able to inspect the site.
- A8. If any network utilities are placed in existing or new road, approval is required from Council for the location of the lines or services.
- A9. This resource consent does not legalise distances from boundaries and/or any other encroachments of buildings over boundaries that may arise. This may require resolution in the future. If building sites located on the engineer's report change, a new engineer's report may be required.



## REASONS FOR DECISION PURSUANT TO SECTION 113 OF THE RESOURCE MANAGEMENT ACT 1991

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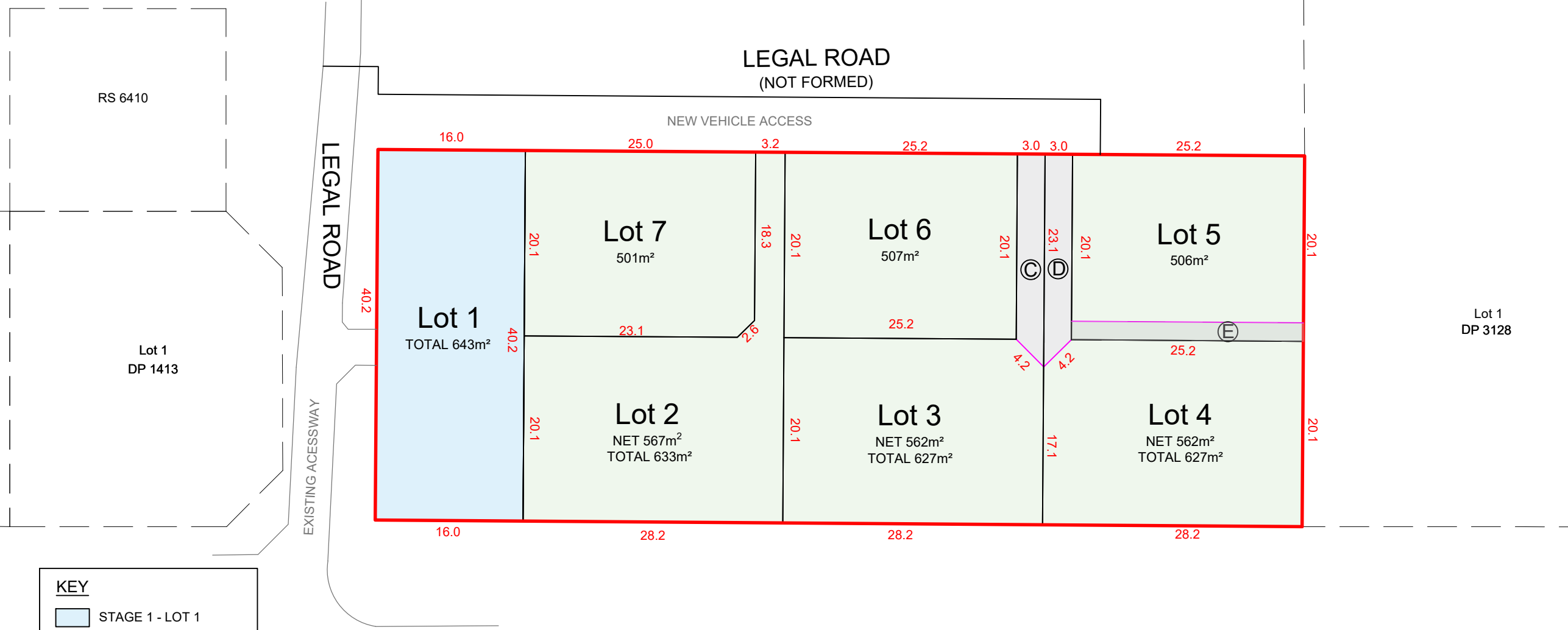
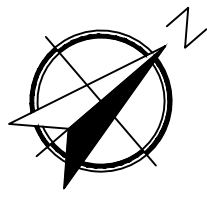
1. This proposal has not been found to be inconsistent with any of the following provision:
  - Operative Grey District Plan
  - Proposed Te Tai o Poutini Plan
  - West Coast Regional Policy Statement
  - West Coast Regional Plans
2. The site currently contains 1 residential unit. The proposal will result in 6 new residential allotments being constructed; Residential noise is permitted within the residential environmental area it is expected that these will comply with noise requirements. Construction noise will occur during construction of any residential units and associated ancillary buildings on site.
3. The proposal will have an effect on visual amenity as the proposal will result in 6 new allotments ranging from 502m<sup>2</sup> to 627m<sup>2</sup>. All are under the permitted activity minimum size of 350m<sup>2</sup>.
4. There are no proposed streetlights to be installed as a result of this proposal as shown on the plans.
5. The increased number of allotments will have an effect on privacy. However, it is considered that the lots are of a size where the effects of this will be less than minor.
6. One new entranceway will be formed on council road reserve, this will be undertaken by the applicant up to council standard.
7. New easement shall be created Right of Way, Right to Drain Water and Sewage, and Right to Convey Water, Electricity and Telecommunications.
8. The proposed lots shall be connected up to council infrastructure for water and sewage. Consent should be obtained if necessary for stormwater disposal on site should it not comply with the regional council rules.
9. The site is not subject to any major natural hazards and a site suitability report was provided as a part of the application detailing mitigation measures.
10. This proposal has been considered under the relevant statutory provisions of the Resource Management Act 1991, including section 106, section 11 and Part 10. The purposes and principles of sustainable management of the environment under Part II, Section 5 of the Resource Management Act 1991 will also not be compromised by granting this resource consent.



Jorja Hunt  
**Consultant planner**

***For Delegated Authority***  
Leonie Mullions  
**Senior Environmental Planner**

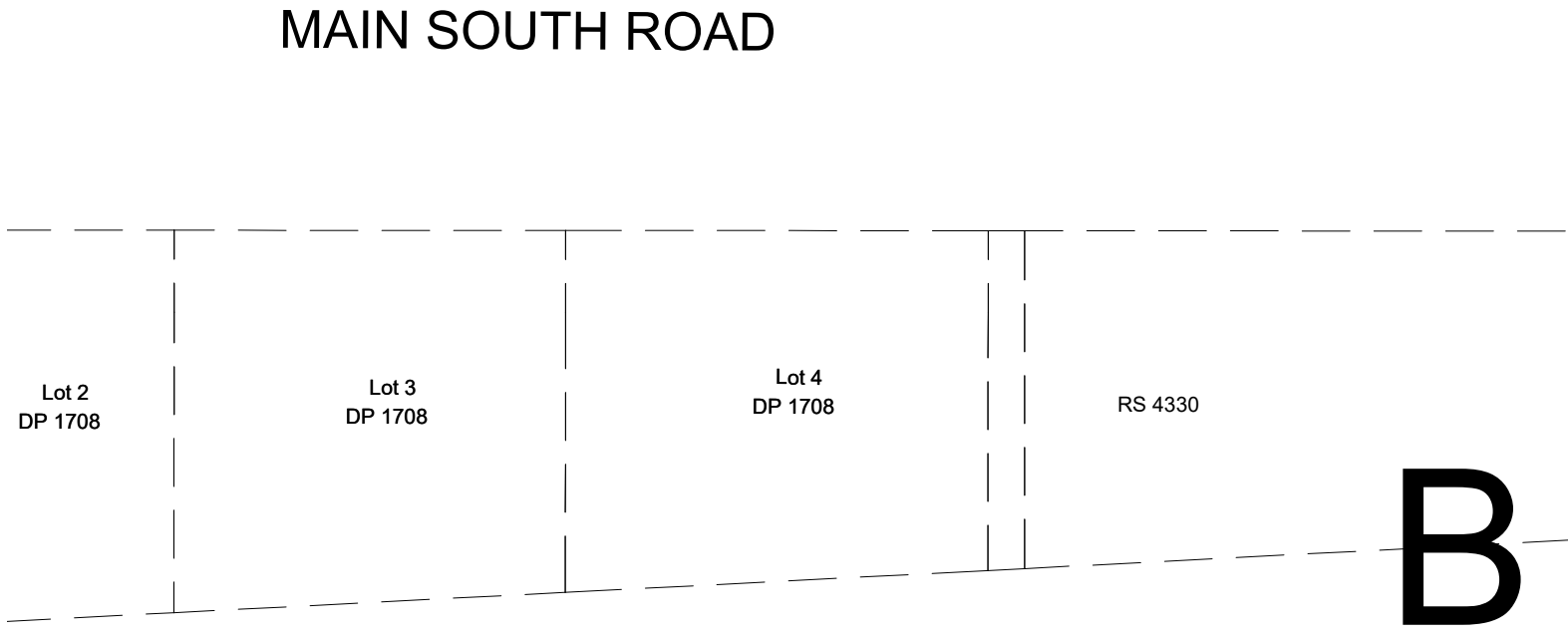




KEY	
<span style="background-color: #ADD8E6; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span>	STAGE 1 - LOT 1
<span style="background-color: #C8E6C9; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span>	STAGE 2 - LOTS 2 - 7

MEMORANDUM OF EASEMENTS			
Purpose	Servient Tenement (Burdened Land)		Dominant Tenement (Benefited Land)
	Shown	Lot No	
RIGHT OF WAY, RIGHT TO DRAIN WATER AND SEWAGE, RIGHT TO CONVEY WATER, ELECTRICITY AND TELECOMMUNICATIONS	C	LOT 3	LOT 4, 5 & 6
	D	LOT 4	LOT 3, 5, & 6

MEMORANDUM OF EASEMENTS IN GROSS			
Purpose	Servient Tenement (Burdened Land)		Grantee
	Shown	Lot No	
RIGHT TO DRAIN WATER	D, E	LOT 5	GREY DISTRICT COUNCIL



- NOTES**
1. THE PROPERTY DATA HAS BEEN SOURCED FROM LAND INFORMATION NEW ZEALAND (LINZ).
  2. AREAS AND DIMENSIONS ARE SUBJECT TO FINAL SURVEY AND DEPOSIT OF PLANS.
  3. THIS PLAN HAS BEEN PREPARED FOR SUBDIVISION CONSENT PURPOSES ONLY. NO LIABILITY IS ACCEPTED IF THE PLAN IS USED FOR ANY OTHER PURPOSE.
  4. THIS PLAN IS SUBJECT TO THE GRANTING OF SUBDIVISION AND/OR RESOURCE CONSENTS AND SHOULD BE TREATED AS A PROPOSAL UNTIL SUCH TIME AS THE NECESSARY CONSENTS HAVE BEEN GRANTED BY THE RELEVANT AUTHORITIES.
  5. EASEMENTS TO PROTECT SERVICES WILL BE FORMALISED AT THE TIME OF SURVEY.

**MYALL & CO**

Myall & Co Ltd Phone: 03 379 5853  
 PO Box 41107 info@myallco.co.nz  
 Christchurch 8247 www.myallco.co.nz

Legal Description: RURAL SECTION 4747  
 Comprised in Certificate of Title: WS3C/1264  
 Title Area: 4046 m<sup>2</sup>

CLIENT

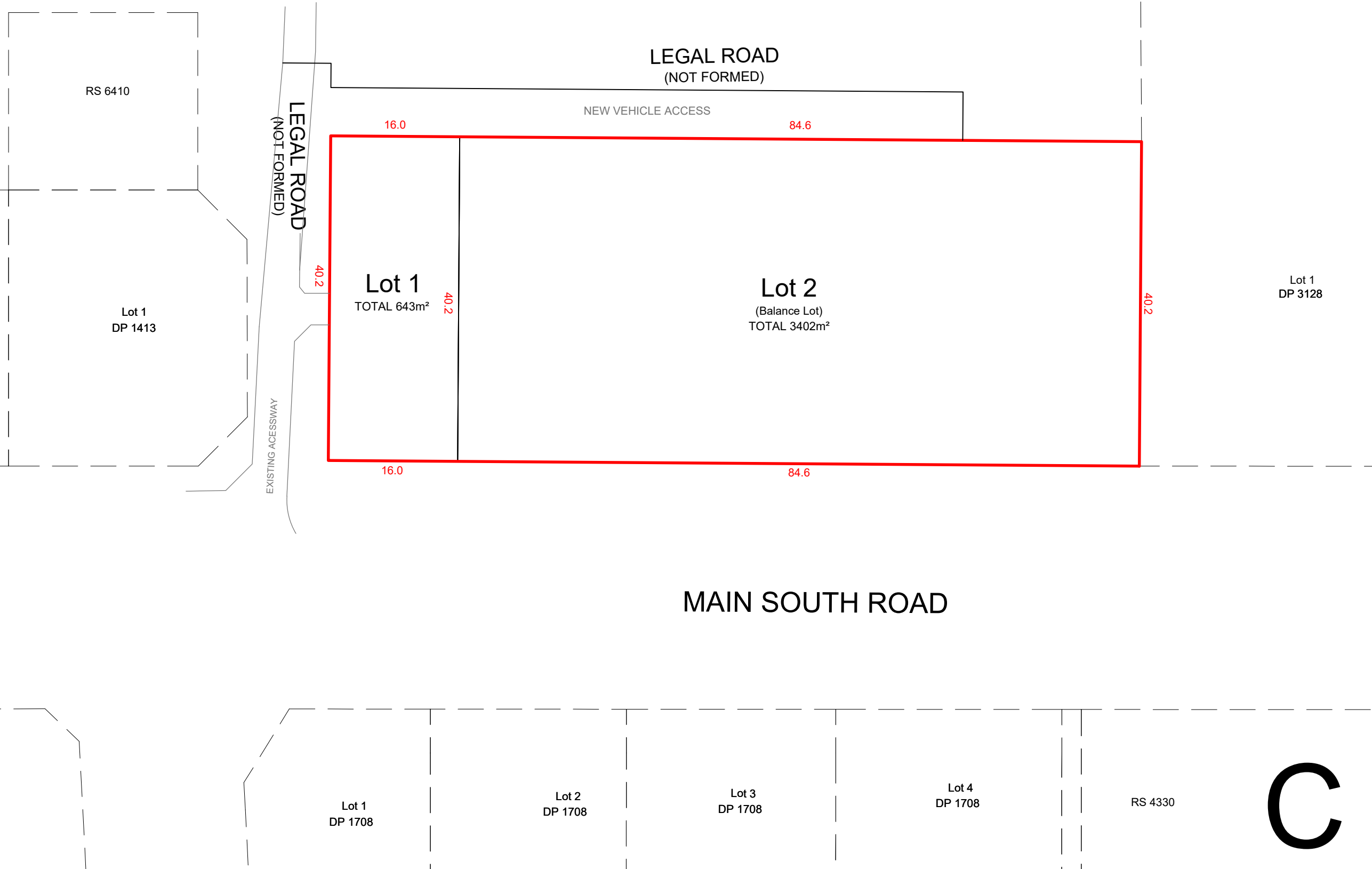
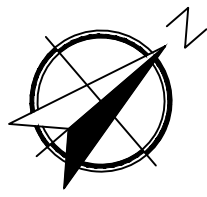


REV	DATE	REVISION DETAILS	APPROVED
D	26.02.24	REVISED VEHICLE ACCESSWAYS	R CLARK
C	09.01.24	STORMWATER EASEMENT ADDED	R CLARK
B	05.12.23	VEHICLE CROSSINGS ADDED	M MYALL
A	30.11.23	ISSUED FOR INFORMATION	M MYALL

TITLE  
**SCHEME PLAN**

PROJECT  
402 MAIN SOUTH ROAD  
GREYMOOUTH

DRAWN M C M	DESIGNED M C M	INFORMATION NOT FOR CONSTRUCTION	
APPROVED R CLARK 30.11.23		PROJECT No. 23097	SCALE 1:500
		DRAWING No. SC 01	SIZE A3
			REV D



- NOTES**
1. THE PROPERTY DATA HAS BEEN SOURCED FROM LAND INFORMATION NEW ZEALAND (LINZ).
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**MYALL & CO**

Myall & Co Ltd Phone: 03 379 5853  
 PO Box 41107 info@myallco.co.nz  
 Christchurch 8247 www.myallco.co.nz

Legal Description: RURAL SECTION 4747  
 Comprised in Certificate of Title: WS3C/1264  
 Title Area: 4046 m<sup>2</sup>

**CLIENT**



REV	DATE	REVISION DETAILS	APPROVED
B	15.04.24	ACCESSWAYS FOR LOT 2	M MYALL
A	05.12.23	ISSUED FOR INFORMATION	M MYALL

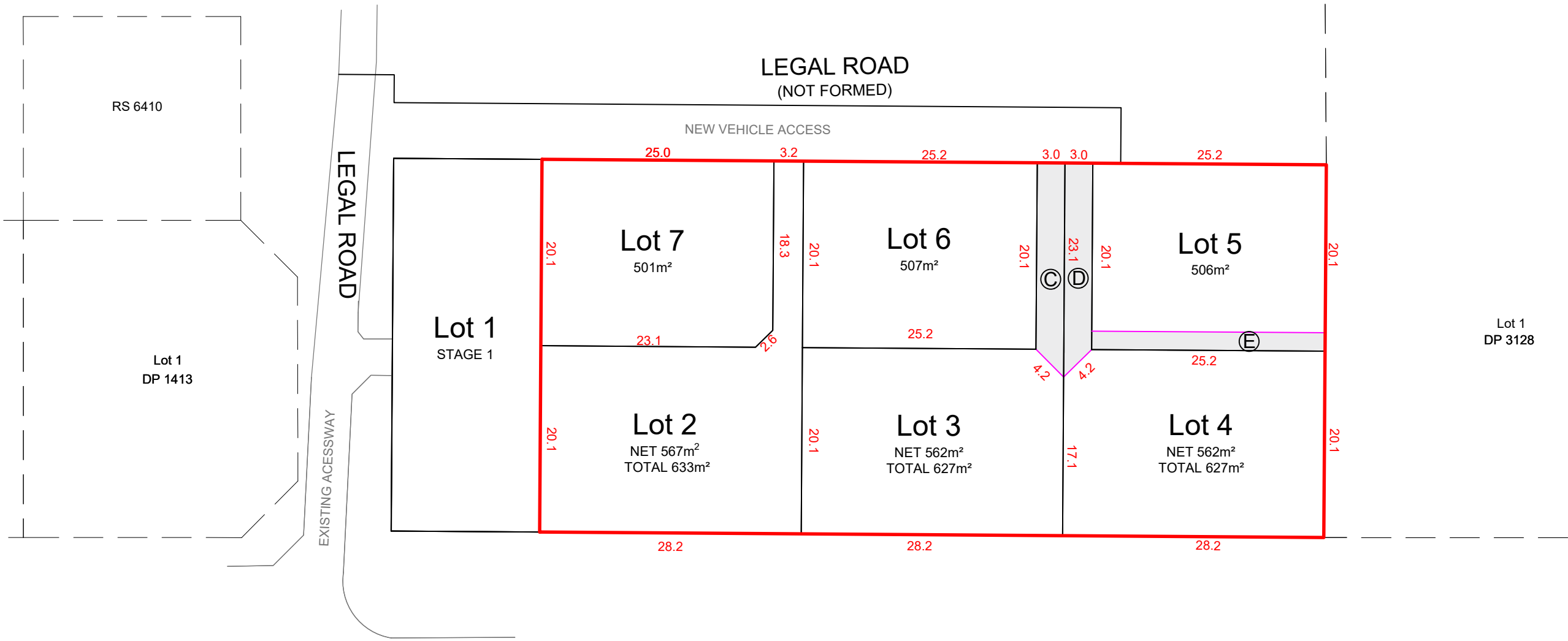
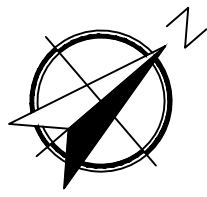
**TITLE**

**STAGE 1 - SCHEME PLAN**

**PROJECT**

402 MAIN SOUTH ROAD  
 GREYMOOUTH

DRAWN	DESIGNED	INFORMATION
M C M	M C M	NOT FOR CONSTRUCTION
APPROVED		PROJECT No.
R CLARK 05.12.23		23097
		SCALE
		1:500
		SIZE
		A3
		DRAWING No.
		SC 02
		REV
		B



- NOTES**
1. THE PROPERTY DATA HAS BEEN SOURCED FROM LAND INFORMATION NEW ZEALAND (LINZ).
  2. AREAS AND DIMENSIONS ARE SUBJECT TO FINAL SURVEY AND DEPOSIT OF PLANS.
  3. THIS PLAN HAS BEEN PREPARED FOR SUBDIVISION CONSENT PURPOSES ONLY. NO LIABILITY IS ACCEPTED IF THE PLAN IS USED FOR ANY OTHER PURPOSE.
  4. THIS PLAN IS SUBJECT TO THE GRANTING OF SUBDIVISION AND/OR RESOURCE CONSENTS AND SHOULD BE TREATED AS A PROPOSAL UNTIL SUCH TIME AS THE NECESSARY CONSENTS HAVE BEEN GRANTED BY THE RELEVANT AUTHORITIES.
  5. EASEMENTS TO PROTECT SERVICES WILL BE FORMALISED AT THE TIME OF SURVEY.

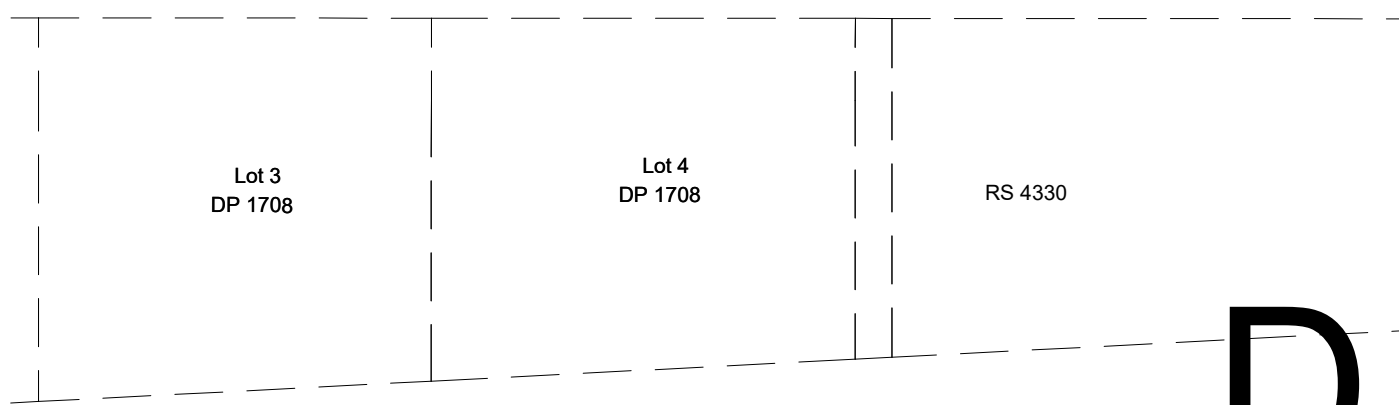
**MYALL & CO**

Myall & Co Ltd  
PO Box 41107  
Christchurch 8247

Phone: 03 379 5853  
info@myallco.co.nz  
www.myallco.co.nz

Legal Description: LOT 2 (BALANCE LOT)  
Comprised in Certificate of Title: N/A  
Title Area: 3402m<sup>2</sup>

**MAIN SOUTH ROAD**



**MEMORANDUM OF EASEMENTS**

Purpose	Servient Tenement (Burdened Land)		Dominant Tenement (Benefited Land)
	Shown	Lot No	
RIGHT OF WAY, RIGHT TO DRAIN WATER AND SEWAGE, RIGHT TO CONVEY WATER, ELECTRICITY AND TELECOMMUNICATIONS	C	LOT 3	LOT 4, 5 & 6
	D	LOT 4	LOT 3, 5, & 6

**MEMORANDUM OF EASEMENTS IN GROSS**

Purpose	Servient Tenement (Burdened Land)		Grantee
	Shown	Lot No	
RIGHT TO DRAIN WATER	D, E	LOT 5	GREY DISTRICT COUNCIL

**CLIENT**



REV	DATE	REVISION DETAILS	APPROVED
C	26.02.24	REVISED VEHICLE ACCESSWAYS	R CLARK
B	09.01.24	LOT NUMBERS CHANGED	R CLARK
A	05.12.23	ISSUED FOR INFORMATION	M MYALL

**TITLE**

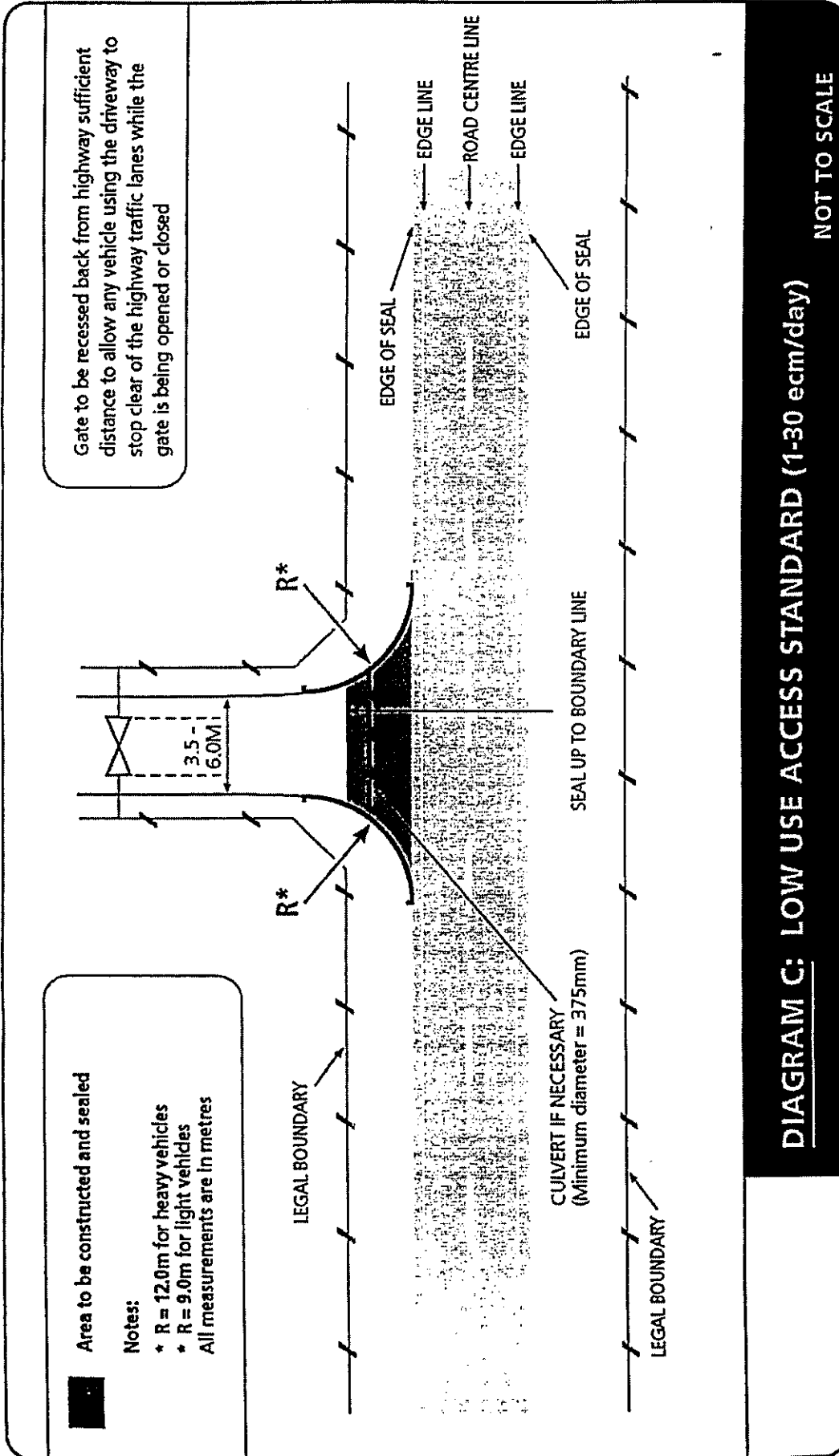
**STAGE 2 - SCHEME PLAN**

**PROJECT**

402 MAIN SOUTH ROAD  
GREYMOUTH

DRAWN	DESIGNED	INFORMATION NOT FOR CONSTRUCTION	
M C M	M C M	PROJECT No.	SIZE
		23097	A3
<b>APPROVED</b>		SCALE	REV
R CLARK	4.12.23	1:500	C
		DRAWING No.	
		SC 03	





Note:

1. For Unsealed rural roads, sealing the driveway is not required.
2. The area to be sealed may be reduced to 3m with approval of network Managers.

## Accidental Discovery Protocols

### Te Āpitianga Tuawhā: Ngā Tikana o te Kite Pokerehū

On discovery of any human remains or [kōiwi](#), the owner of the site or the consent holder must take the following steps:

#### 1. *Cease works and secure the area*

- Immediately cease all works within 20m of any part of the discovery, including shutting down all earth disturbing machinery and stopping all earth moving activities;
- Secure the area of the discovery, including a sufficient buffer area to ensure that all sensitive material remains undisturbed;

#### 2. *Inform relevant authorities and parties*

Inform the following parties immediately of the discovery:

- The New Zealand Police;
- Poutini Ngāi Tahu;
- Heritage New Zealand Pouhere Taonga;
- The relevant District Council in all cases.

#### 3. *Wait for and enable inspection of the site*

- Wait for and enable the site to be inspected by the relevant authority or agency;
- The New Zealand Police are required to investigate the human remains to determine whether they are those of a missing person or are a crime scene. The remainder of this process will not apply until the New Zealand Police confirm that they have no further interest in the discover;
- A site inspection for the purpose of initial assessment and response will be arranged by the Council in consultation with Heritage New Zealand Pouhere Taonga and appropriate Poutini Ngāi Tahu representatives;
- Following site inspection and consultation with all relevant parties (including the owner and consent holder), the Council will determine the area within which work must cease, until the requirements of this Rule are met.

#### 4. *Recommencement of work*

Work within the area determined by the Council must not recommence until all of the following requirements, so far as relevant to the discovery, have been met:

1. Heritage New Zealand has confirmed that an archaeological authority has been approved for the work or that none is required;
2. Any required notification under the Protected Objects Act 1975 has been made to the Ministry for Culture and Heritage;
3. Any material of scientific or educational importance has been recorded and if appropriate recovered and preserved;
4. Where the site is of Māori origin and an authority from Heritage New Zealand Pouhere Taonga is not required the Council will confirm, in consultation with Poutini Ngāi Tahu, that:
  - Any [kōiwi](#) have either been retained where discovered or removed in accordance with the appropriate [tikanga](#); and
  - Any agreed revisions to the planned works to be/have been made in order to address adverse effects on Māori cultural values.
5. Resource consent has been granted for any alteration or amendment to the earthworks or land disturbance that may be necessary to avoid the sensitive materials and that is not otherwise permitted under the Plan or allowed by any existing resource consent.