



RESOURCE CONSENT

Resource consent number RM190789

Under sections 104 and 104B of the Resource Management Act 1991 (the Act), the Tasman District Council (the Council) as consent authority hereby grants resource consent to:

The Integrity Care Group Limited

(the Consent Holder)

Activity authorised by this consent

Subdivision consent authorising a boundary adjustment to provide for the care facility on Lot 6 and to amalgamate Lots 5, 7 and 8 with Lots 2 and 3 and to create a new Lot 9 to vest as road including consent for soil disturbance under the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health.

Location details

Address	Land to the south east of Olive Estate Lifestyle Village with frontage to Hill Street between Brenda Lawson Way and 376 Hill Street, Richmond (the site)
Legal description	Lot 2 DP 511511, RT 785433

Under sections 108, 108AA and 220 of the Act, this resource consent is issued subject to the following conditions:

CONDITIONS

1.

General

The subdivision shall be undertaken in accordance with the information submitted with the application and in particular with the plan prepared by Verrall & Partners Limited titled, *Proposed Boundary Adjustment Hill Street, Richmond being Lot 2 DP 511511 (comprised in RT 785433)*, Job No. 12039-7, dated February 2021 and attached to this consent as Plan RM190789 A1, and the following plans attached to land use consent RM190790:

- (a) 3.0 Master Plan – 3.2 Overall Site Development Stages referenced 17115 – 4th Amendment dated 30th March 2021 (Council ref RM190790 A1)
- (b) 3.0 Master Plan – 3.3 Overall Site Building Type Numbers referenced 17115 – 4th Amendment dated 30 March 2021 (Council ref RM190790 A2)
- (c) 3.0 Master Plan – 3.4 Overall Site Master Plan referenced 17115 – 4th Amendment dated 30 March 2021 (Council ref RM190790 A3)
- (d) 3.0 Master Plan – 3.5 Proposed Development referenced 17115 – 4th Amendment dated 30 March 2021 (Council ref RM190790 A4)
- (e) 3.0 Master Plan – 3.6 Care Facility Unit referenced 17115 – 4th Amendment dated 30 March 2021 (Council ref RM190790 A5)
- (f) 3.0 Master Plan – 3.7 Care Facility Unit – Overland Flowpath referenced 17115 – 4th Amendment dated 30 March 2021 (Council ref RM190790 A7)
- (g) 3.0 Master Plan – 3.9 Care Facility Unit Section Plans (sections (EE;II – JJ) referenced 17115 – 4th Amendment dated 30 March 2021 (Council ref RM190790 A10 to A12)
- (h) 3.0 Master Plan – 3.11 Open Space Plan – Overall Site referenced 17115 – 4th Amendment dated 30 March 2021 (Council ref RM190790 A14)
- (i) 2.0 Design Guide - 2.3 Road Type Sections referenced 17115 – 4th Amendment dated 30 March 2021 (Council ref RM190790 C5 & C6)

Where there are any discrepancies or apparent conflict between the information provided with the application and any conditions of this consent, the conditions shall prevail.

2. Easements

Easements in gross to the appropriate authority are to be created over any mains reticulation for TDC assets and Network Tasman or Chorus services where applicable, and for the care facility where it relies on those services, where the services are located within the boundary of the land shown in Lots 1 to 9 on the Verrall & Partners Ltd Plan 12039-6 dated June 2019, attached to this consent and marked RM1907891 A1 dated 21 June 2021. Reference to easements created shall be included on the title plan and endorsed as a Memorandum of Easements.

Advice note

Many of the main services are private and are internal to the greater Olive Estate complex and may not require easements, including for sanitary sewage, stormwater, water, power and communications as well as any secondary flow paths. However, easements may be required for external services such as telecommunications, power and the Council assets.

The consent holder shall grant an easement in gross in favour of the Tasman District Council to allow public access to the area marked “*Olive Estate Open Green Space subject to easement in gross or covenant*” on plan 3.0 Master Plan – 3.11 Open Space Plan – Overall Site” referenced 17115 – 4th Amendment dated 30 March 2021. (Council ref RM190790 A14)

3. Amalgamation

That Lots 5 and 7 & 8 hereon be amalgamated with Lots 2 & 3 RM130346V1 as authorised by subdivision consent RM130346V1 and held in the same register of title (LINZ Reference: 1608263)

4. Advice note

Lots 2 & 3 RM130346V1 currently held in RT NL56/85 as Lots 2 & 3 Deeds Plan 1763 will be required to have title issued and have the Limitation as to Parcels uplifted prior to the subdivision creating Lots 5, 7 & 8.

Road to vest

5. The road to vest within Lot 9 shall be formed prior to vesting in accordance with the Tasman District Council Engineering Standards 2013 or as otherwise provided in the conditions of consent. The road formation shall include:

- (a) a 2.5 metre shared path and 1.4 metre footpath;
- (b) a minimum 6 metre formed carriage way;
- (c) street lighting as approved by the Council’s Engineering Manager;
- (d) fourteen 2 metre wide indented parallel parks;
- (e) A legal width, no less than 12.5m, sufficient to accommodate the road formation requirements set out above. Lot 9 may be constructed and vested in up to 2 stages, comprising:
 - (i) the upper section from Hill Street to the boundary of Lot 6 containing the care facility;
 - (ii) the remainder of Lot 9, from the boundary of Lot 6 containing the care facility to the boundary with the completed section of Fairrose Drive, providing access to dwellings TH01 to TH11 and V14 to V18; and
- (f) In addition, the road within Lot 9 shall be designed and constructed to achieve a level gradient along the approach to Hill Street to ensure that the headlights of cars approaching and turning right onto Hill Street will be directed no higher than the top of the bank adjacent to numbers 3 and 5 Hillplough Heights.

The portion of Lot 9 described in (i) above must be constructed prior to occupation of the care facility building. The portion of Lot 9 described in (ii) above must be constructed prior to occupation of the dwellings TH01 to TH11 and V14 to V18.

As soon as reasonably practicable following construction of the carriageway within each stage the road to be constructed on Lot 9 shall vest in Council in accordance with the Verrall & Partners Ltd Plan 12039-6 dated June 2019, attached to this consent marked RM190789 A1 dated 21 June 2021.

Advice note

The above condition regarding occupation of the care facility and terrace houses relates to the **construction** of the relevant portion of Lot 9, rather than vesting, as the vesting process can take a significant length of time.

6. All roading, car parking, kerb build outs and threshold treatments within Lot 9 shall be shown on the engineering plans required under conditions 12 and 13 of this consent RM190789 in each respective phase or stage of work.

7. The existing crossing onto Hill Street shall be decommissioned and walled up as soon as practicable following the construction of the new Hill Street Fairrose Drive intersection. Evidence of this shall be provided to Council prior to any application for section 224 approval for the subdivision.

8. The consent holder shall develop a landscaping plan for the road to vest within Lot 9 in accordance with the "Olive Estate Design Guide" prepared by Canopy Landscape Architects and attached to Land Use Consent RM190790 marked RM190790 C1 to C6, dated 21 June 2021 and shall submit the landscaping plan to the Council's Engineering Manager for approval as part of the engineering plans required by conditions 12 and 13 of this subdivision consent RM190789. The consent holder shall complete the landscaping of Lot 9 in accordance with the landscaping plan approved under this condition prior to the vesting of the road.

9. Hill Street right turn bay

The consent holder shall arrange for a right turn bay into the road to vest in Lot 9 to be constructed on Hill Street prior to the vesting of Lot 9. The turning bay shall be constructed in accordance with the Manual of Traffic Signs and Markings (MOTSAM) Figure 3.26 for a 50 km/h speed environment, and shall have a 3 metre wide holding bay. Final design of this turning bay shall be included in the Engineering Plans required by conditions 12 and 12 below of this consent RM190789.

Advice note

For the purpose of this condition 'construction' means painted and constructed without raised median or channelisation or nose islands (as examples).

Water main

A continuous water main linking the existing watermains on Fairrose Drive and Hill St shall be constructed within the road to vest carriageway.

Engineering works

10. All engineering works shall be designed and constructed to comply with the conditions of consent, the approved engineering plans and the Council's Engineering Standards & Policies 2013, or where the engineering plans or Standards & Policies 2013 are not complied with, to the Council's Engineering Manager's satisfaction.
- 11.

Advice note

The Council has agreed that the relevant standards to apply are the Council's Engineering Standards and Policies 2013.

There may be engineering works that are appropriate to be carried out in accordance with the Nelson Land Development Manual 2021 standards (although this is not obligatory, and shall be at the sole discretion of the consent holder).

12. Engineering plans showing the details of all works required, detailing all services, roading, footpaths and access, right turn bay on Hill Street, and including works for stormwater control, sediment control during earthworks for each stage or phase of construction work shall be submitted to the Council's Engineering Manager for approval prior to any works on that phase or stage being carried out. The plans will be approved by the Engineering Manager if the works are designed to comply with the conditions of consent, and they are in accordance with the Engineering Standards & Policies 2013 or, where the latter is not complied with, they are to the satisfaction of the Council's Engineering Manager.

13. As-built plans

As-built plans detailing all roading, services and access formation within the road to vest shall be provided for approval and signing by the Council's Engineering Manager prior to approval of the section 223 certificate. All plan details are to be in accordance with the Engineering

14. Standards & Policies 2013 or to the satisfaction of the Council's Engineering Manager.

Certification

At the completion of works within Lot 9, the consent holder shall arrange for a suitably experienced chartered professional engineer or registered professional surveyor to provide the Council's Engineering Manager with written certification that the works have been constructed in accordance with the approved engineering plans, drawings and specifications and any approved amendments.

Earthworks

Any earthworks involving the disturbance of contaminated soil shall comply with the conditions of land use consent RM190791.

Lapse date

15. This consent shall lapse 10 years after the date that it commences, unless it has been given effect to, or unless the Council has granted an extension pursuant to section 125(1)(b) of the Act.



Approved plan A1

RM190790 and ors - Integrity Care Group Ltd-Application and AEE as lodged p211

