

188 Beaumont Street – Auckland Council Recommended Subdivision Consent Conditions

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Condition SUB1 - Section 224(c) compliance

The application for a certificate under section 224(c) of the Resource Management Act 1991 must be accompanied by certification from a suitably qualified and experienced surveyor or engineering professional confirming that all conditions of the subdivision consent have been complied with and identifying any conditions that have not been complied with and are subject to:

- a. a consent notice to be issued in relation to any conditions of this consent to which section 221 of the Resource Management Act 1991 applies.

Condition SUB2 - Wastewater Reticulation Networks – Public

The Consent Holder must design and construct connections to the public wastewater reticulation network to serve the project in accordance with the requirements of the wastewater utility provider. Certification from the utility provider that the works have been satisfactorily undertaken must be provided when applying for a certificate under section 224(c) of the Resource Management Act 1991.

Condition SUB3 - Water Reticulation Networks – Public

The Consent Holder must design and construct connections to the public water reticulation network to serve the project in accordance with the requirements of the water utility provider. Certification from the utility provider that the works have been satisfactorily undertaken must be provided when applying for a certificate under section 224(c) of the Resource Management Act 1991.

Advice Note:

- a. Engineering Plan Approval must be obtained from Auckland Council for all public water supply and wastewater works.*
- b. The applicant must produce, at the Engineering Plan Approval stage, a completed design of the proposed water supply and wastewater infrastructure, including infrastructure to vest in Auckland Council and thereafter in Watercare, in accordance with the current Watercare Water and Wastewater Code of Practice for Land Development and Subdivision, as well as Watercare's standards for material supply, construction and asset data capture.*
- c. Plans approved under resource consent do not constitute an Engineering Plan Approval and must not be relied upon for the purposes of constructing public reticulation works in the absence of that approval.*
- d. All public water supply and wastewater works required to service the development must be designed and constructed by the applicant at no cost to Watercare.*
- e. Any connection to the public water and wastewater networks remains subject to approval under the Water Supply and Wastewater Network Bylaw 2015, including the power to refuse an application to connect where there is insufficient capacity in the network to accommodate the connection.*

Condition SUB4 - Stormwater Reticulation Networks – Public

The Consent Holder must design and construct connections to the public stormwater reticulation network to serve the project in accordance with the requirements of the stormwater utility service provider. Certification from the utility provider that the works have been satisfactorily undertaken must be provided when applying for a certificate under section 224(c) of the Resource Management Act 1991.

Condition SUB5 - Utilities

The Consent Holder must make provision for telecommunications and electricity to serve the project in accordance with the requirements of the respective utility operators. These utilities must be underground. Certification from the utility providers that the works have been satisfactorily undertaken must be provided when applying for a certificate under section 224(c) of the Resource Management Act 1991.

Advice Note:

The Consent Holder may also provide gas servicing to the lot(s), but this is not a requirement of the Auckland Unitary Plan (Operative), and no proof is required at the time of section 224(c) certification. Any gas lines are required to be installed underground.

Condition SUB6 - Vehicle Crossing

The Consent Holder must provide a new vehicle crossing to serve the project. The crossing must be designed and formed in accordance with the requirements of the Auckland Transport Code of Practice. The new crossing must maintain an at-grade (level) pedestrian footpath across the length of the crossing, using the same materials, kerbing, paving, patterns and finish as the footpath on each side of the crossing. Certification that the works have been satisfactorily undertaken must be provided when applying for a certificate under section 224(c) of the Resource Management Act 1991.

Advice Note:

- a. An approval letter and completion certificate from Auckland Transport must be submitted to Auckland Council as verification that Auckland Transport has completed its approval and final vehicle crossing inspection before this condition is considered fulfilled.*
- b. Works within the road reserve require prior approval from Auckland Transport. The Consent Holder should contact Auckland Transport as soon as possible to ensure that any required approvals are issued prior to construction.*

Condition SUB7 - Subdivision in Accordance with Approved Land Use Resource Consent

The subdivision must be undertaken in accordance with the approved land use resource consent.

To ensure that this condition is complied with on a continuing basis, the following must be registered as a consent notice on record(s) of title to be issued for Lot 1 DP 541270:

“The land subject to this consent notice has been subdivided in accordance with approved land use resource consent LUC60464684. All development on the land must be undertaken in accordance with that approved land use resource consent, including its conditions. If the land use resource consent lapses prior to being given effect to, a new land use resource consent will be required unless the proposed use and development of the land is otherwise able to be undertaken as a permitted activity.”

Advice Note:

If the Consent Holder or a future landowner changes the land use proposal through an application under section 127 of the Resource Management Act 1991 to change or cancel conditions of the land use consent, this condition does not need to be updated to record the section 127 application reference number, thereby avoiding the need for a corresponding change to the consent notice under section 221 of the Resource Management Act 1991.