

31 August 2018

Richmond West Development Company Ltd  
C/- Mark Lile  
Landmark Lile Limited  
PO Box 343  
Nelson 7040

Dear Richmond West Development Company Ltd

**Decision on Non-Notified Resource Consent Application SH180006 – Land use consent for a Special Housing Area qualifying development to construct 40 residential dwellings in the Rural 1 Zone and for the construction of buildings and land use on Lots 102-172 (created by subdivision SH180003) in accordance with the Residential Zone rules of the Tasman Resource Management Plan**

Your application for resource consent has been granted under section 36 of Housing Accords and Special Housing Areas Act 2013 (HASHAA). A copy of the Council's decision is attached. Please carefully read the conditions that have been attached to the consent and feel free to contact me if you have any questions about your consent or its conditions. My contact details are listed at the top of this letter.

Here are some matters that I need to highlight for you.

Section 357A of the Resource Management Act 1991 ("the Act") provides you with the right to lodge an objection with the Council against this decision including any of the conditions. Objections must be made in writing setting out the reasons for the objection together with a deposit fee of \$300.00 (GST inclusive), and must be lodged here within 15 working days of receiving this letter.

The final cost of processing your application has not been calculated yet. If the final cost exceeds the deposit already paid, then as we previously advised, you will be invoiced separately for the additional cost. If the final cost is less than the deposit already paid, then you will receive a refund. Where the costs are equal to the deposit already paid, no further action is required. You will receive a letter shortly about the final costs of processing your application.

Yours sincerely



Angela Jones  
Consultant Planner

**Tasman District Council**  
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## RESOURCE CONSENT DECISION

**Resource consent number:** SH180006

Pursuant to Section 36 of the Housing Accords and Special Housing Areas Act (HASHAA) the Tasman District Council ("the Council") hereby grants resource consent to:

***Richmond West Development Company Ltd***

(hereinafter referred to as "the Consent Holder")

**Activity authorised:** Land use consent for a Special Housing Area qualifying development to construct 40 residential dwellings in the Rural 1 Zone and for the construction of buildings and land use on Lots 102-172 (created by subdivision SH180003) in accordance with the Residential Zone rules of the Tasman Resource Management Plan.

### **Location details:**

Address of property: Lower Queen Street  
Legal description: Lot 1 DP 520567 and Section 9, 12-13 Survey Office Plan 455144 and Lot 4, 6 DP 520567  
Certificate of title: 821356 and 844283  
Valuation number: 1957015508  
Co-ordinates: Easting: 1614235 Northing: 5424355 (NZTM)

Pursuant to Section 37 of HASHAA, this consent is issued subject to the following conditions:

### **CONDITIONS**

#### **General**

1. The activity shall be undertaken in accordance with the information submitted and the updated plan set received on 11 July 2018 and as shown on the approval plans detailed in Appendix A. Where there is any apparent conflict between the information provided with the application and any condition of this consent, the conditions shall prevail.
2. This consent commences at the date of the issue of a Computer Freehold Register for each allotment in the subdivision granted under SH180003. This land use consent lapses 3 years after that date if the consent is not given effect to. Giving effect to the consent will require the commencement of construction of residential dwellings on Lots 102-172.

## Landscaping

3. Landscaping shall be carried out in accordance with the comprehensive Landscaping Plan prepared by OBDesign titled "*The Fields Development – Landscape Design Package, sheet V1-V51*". All new planting shall be implemented by the first November following the issue of the Code of Compliance Certificate for each of the dwellings/units. Planting shall be maintained in perpetuity and any dead, dying or diseased plants shall be replaced by the following November.
4. Fencing and planting along the north-east boundary of Lots 132-141 and the western boundary of Lots 166-172, the northern boundary of Lot 137 and the southern boundary of Lot 138 must be maintained at a maximum height of 1.2m above ground level to maintain passive surveillance over these adjoining reserve/recreation spaces.

## Hours of Construction

5. Hours of operation for all construction shall be between 7.30 am-6.00 pm Monday to Saturday. There shall be no work on Sundays or public holidays.

## Construction Works

6. All buildings, vehicles, materials or debris associated with construction must be stored on the development site. For the avoidance of doubt, this means that no construction storage or works shall extend onto legal road or within the adjoining reserve areas along the Borck Creek and Poutama Stream frontages.
7. The Consent Holder must ensure that trucks are cleaned of mud and site deposits before exiting the site and onto the public road. Any debris/mud/spillage must be removed from the access and/or public road to ensure the integrity of the Council's stormwater system. Spillage of any kind onto the street or footpath must be cleared away immediately. This process may include washing down the roadway, stormwater inlet protection and draining nearby sumps, or repairing damage, as appropriate, to the satisfaction of the Council's Team Leader, Compliance Monitoring.

## Future Development

8. With the exception of the specific building design approved under this consent for the construction of dwellings on Lots 132-171, the construction of buildings and land use on Lots 102-172 (created by subdivision SH180003) shall be in accordance with Chapter 17.1 (Residential Zone) of the Tasman Resource Management Plan.

### **Advice Note:**

For the avoidance of doubt, land use and building construction permitted under Chapter 17.5 (Rural 1 Zone) of the Tasman Resource Management Plan are not permitted.

9. Notwithstanding Condition 8 above, the residential use and development of Lots 102-131 and 172 need not comply with the following standards:
  - 17.1.3.1(b) – with regard to building within 10m of an indicative road or reserve
  - 17.1.3.1(u) – with regard to setbacks from Rural and Industrial boundaries
  - 17.1.3.1(x) – with regard to fencing

## **Noise Reverse Sensitivity**

10. That all residential dwelling/units (on Lots 102-172) have a system in place ensuring that such dwelling/unit houses are capable of internal ventilation at night, such that ventilation may take place without opening windows.
11. That all residential dwelling/units be orientated, screened sited or acoustically insulated, to minimise internal noise levels and meet a night-time (9.00 pm-7.00 am) noise level of 30dBA LA<sub>eq</sub> (15min) and 45dBLAF<sub>max</sub> with the ventilation system required in Condition 10 above operating.
12. Prior to, or at the time an application is made for building consent, the Consent Holder must provide a report to the Team Leader, Compliance Monitoring, from a suitably qualified acoustic expert that demonstrates the building consent design will meet the requirements of Conditions 10 and 11 above.
13. Prior to the occupation of any dwelling/unit, a report prepared by a suitably qualified acoustic expert must be provided to the Team Leader, Compliance Monitoring, confirming the construction of all residential dwellings/units has been undertaken in accordance with the report provided in conjunction with Condition 12 above.

## **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:
  - (a) comply with all the criteria of a relevant permitted activity rule in the Tasman Resource Management Plan (TRMP);
  - (b) be allowed by the Resource Management Act; or
  - (c) be authorised by a separate resource consent.

### **Consent Holder**

3. This consent is granted to the abovementioned Consent Holder by 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 this consent as there may be conditions that are required to be complied with on an ongoing basis.

### **Monitoring**

4. 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.

## **REASONS FOR THE DECISION**

### **Proposed Activity**

A full and accurate description of the proposal is contained within Section 2.3 of the application and that should be read in conjunction with this report.

This applicant seeks to subdivide the subject site to create 71 residential allotments which will each accommodate one residential unit. There are effectively three types of residential allotments proposed, being: 31 larger residential allotments ranging from 540m<sup>2</sup>-730m<sup>2</sup>; 30 smaller residential allotments ranging from 317m<sup>2</sup>-397m<sup>2</sup>; and 10 allotments made up of 5 sets of duplex units, with a site area of approximately 243m<sup>2</sup> each.

The application has included a number of proposed building designs, which are referred to as: Borck Creek townhouses; Poutama Stream townhouses; and villas. There are six Borck Creek townhouses proposed on the western side of the site which shall each be two storeys with three bedrooms. There are 10 Poutama Stream townhouses proposed which will include five sets of two storeyed duplex units with three bedrooms. Lastly, there are 24 villas proposed, to which nine different floor plans have been provided and vary between two and three bedrooms. The remaining allotments will be sold as vacant allotments available for future development.

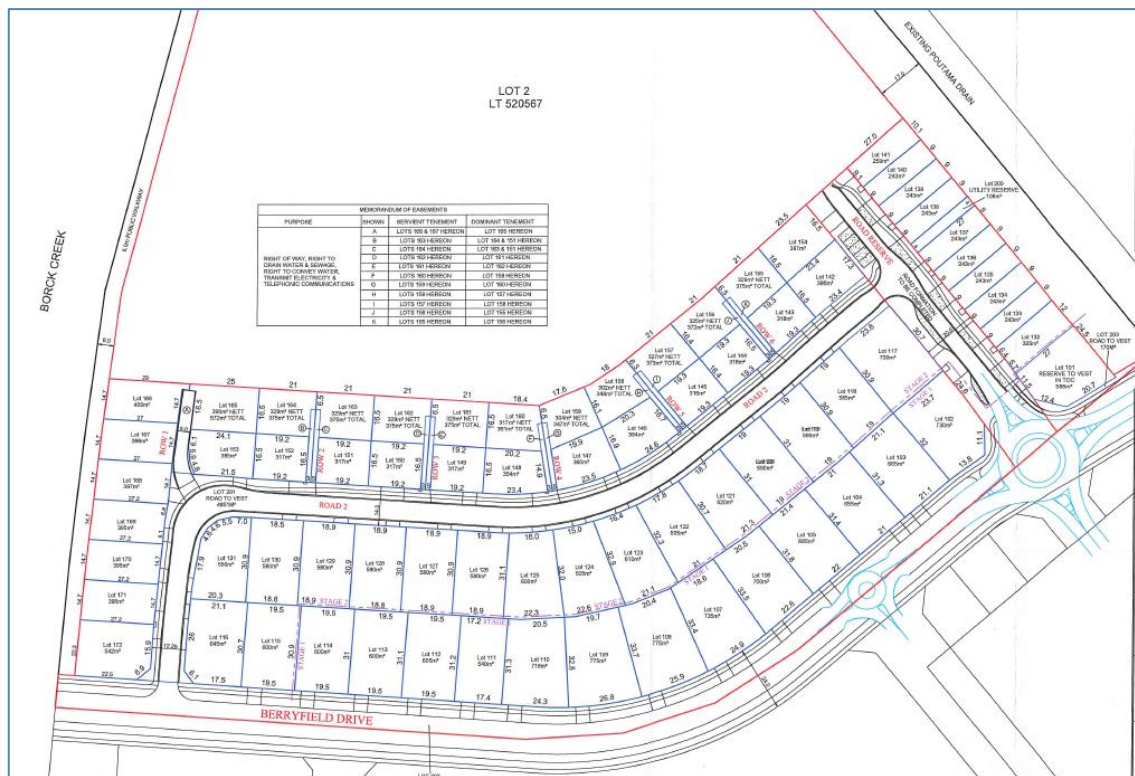
The infrastructure works will include the establishment of reticulated water, wastewater, and stormwater (including secondary flows) services, as well as power and telecommunications.

Access to the site will be via the new roundabout at the crossroad intersection to the east of the site. Road 1 will connect to this roundabout and will provide access through to the proposed Arvida Lifestyle Retirement Village to the north. A second road will then come off Road 1 which will provide access to most of the allotments and connect back up to Berryfield Drive. A number of rights of way will also be established to serve rear allotments. Each allotment will be provided with two on-site car parking spaces, and there will be a number of on-street parking spaces.

Earthworks are also required as part of the development to contour the proposed allotments to meet the minimum ground level requirements and to form the road carriageways. Consent is also required for the non-consumptive taking of water associated with the dewatering of trenches. Those activities have been unbundled and resource consents for them have been granted (per SH180004 and SH180008). The subdivision under SH180003 has also been unbundled from this consent.

The application also includes landscaping plans, which illustrate the layout and form of both the built and natural environment, and how the two are to interact and reflect the context of the surrounding environment, whilst serving the anticipated future users.

Section 51(a)(iii) of HASHAA states that the default lapse period of resource consents is 1 year. The application however proposes a 3 year lapse period with the commencement date being the issue of the Computer Freehold Register of the subdivision approved under SH180003.



Following lodgement of the application, the applicant has amended the proposal to include Lots 4, 6 and 8 of the subdivision approved under SH170001. The reason for this was to transfer the obligations for the construction of the road and shared pedestrian and cycle paths within these allotments to this subdivision consent instead of the previous subdivision consent approved SH170001. The applicant has offered conditions of consent regarding the construction of this infrastructure.

## Tasman Resource Management Plan (“TRMP”) Zoning, Area, and Rules Affected

According to the TRMP the following apply to the subject property:

Zoning: Rural 1 Deferred Mixed Business  
Areas: Land Disturbance Area 1

The activity authorised by this resource consent does not comply with the following Permitted Activity Rules:

### *Residential Activity*

Residential Activities within the Rural 1 Zone, also require resource consent, as the proposal does not comply with the number of residential activities permitted per site, being one. As such, consent is required as a Discretionary Activity pursuant to Rule 17.5.2.9.

### *Residential Buildings*

The proposed development is unable to comply with the following standards of Section 17.5.3, which require consent as a Discretionary Activity pursuant to Rule 17.5.3.3B.

- Building within 10m of an indicative road – 17.5.3.1(a)
- Building within 10m of road boundaries - 17.5.3.1(h)(i)

- Building within 5m of internal boundaries – 17.5.3.1(h)(i)
- Building habitable buildings within 30m of an internal boundary – 17.5.3.1(kb)(i)
- Building coverage exceeding 2000m<sup>2</sup>, being 20,624m<sup>2</sup> - 17.5.3.1(l)

The overall the land use activity status is therefore a Discretionary Activity.

### **Relevant Statutory Provisions**

Sections 34 and 35 of HASHAA provide the statutory framework for consideration of any application for resource consent for a qualifying development within a SHA. Section 34(1) details the matters the Council must have regard to when considering applications for resource consent under HASHAA and requires weighting to be given to those matters (greater to lesser) in the order listed below:

- (a) *The purpose of HASHAA;*
- (b) *Part 2 of the RMA;*
- (c) *Any relevant proposed plan;*
- (d) *Any relevant consideration arising under sections 104 to 104F RMA (were the application being considered under that Act);*
- (e) *Any other relevant enactment;*
- (f) *The key qualities set out in the Ministry for the Environment's "Urban Design Protocol" 2005 and any subsequent editions of that document.*

Independent to those matters identified in section 34(1) of the HASHAA there is a bar to granting a consent (under section 36 of the HASHAA) that is dependent on the Council being satisfied that sufficient and appropriate infrastructure will be provided to support the qualifying development (section 34(2) HASHAA). In being satisfied of this the Council must take into account section 34(3) of the HASHAA.

For the purposes of this decision, the above matters are addressed in turn below with the weighting exercise of the relevant findings being undertaken in accordance with the weighting hierarchy required under HASHAA.

#### **Section 34(1)(a) The Purpose of HASHAA**

The purpose of HASHAA is to enhance and facilitate an increase in land and housing supply - in this case within the Tasman region. This criterion has the greatest weight in any consideration of an application under HASHAA.

The development is for the construction of 40 residential dwellings and to allow the construction of residential dwellings on the other 31 vacant allotments of the subdivision approved under SH180003. The development therefore allows for the construction of 71 residential dwellings in total. The development will therefore increase the housing supply in the Tasman region meeting the purpose of HASHAA.

#### **Section 34(1)(b) Part 2 of the RMA**

The purpose of the RMA under section 5(2), Part 2, is to promote the sustainable management of natural and physical resources. Sustainable management involves managing the use, development and protection of these resources in order to enable people and communities to provide for their social, economic and cultural well-being and for their health and safety, while –



- (a) *sustaining the potential of natural and physical resources to meet the reasonably foreseeable needs of future generations;*
- (b) *safeguarding the life-supporting capacity of air, water, soil and ecosystems; and*
- (c) *avoiding, remedying, or mitigating any adverse effects of activities on the environment.*

In achieving the purpose of the RMA, section 6 specifies the matters of national importance that shall be recognised and provided for in respect of any proposal, and in terms of this proposal the relevant matters are:

- (a) *the preservation of the natural character of the coastal environment (including the coastal marine area), wetlands, and lakes and rivers and their margins, and the protection of them from inappropriate subdivision, use, and development;*
- (e) *the relationship of Maori and their culture and traditions with their ancestral lands, water, site, waahi tapu, and other taonga.*

In terms of section 7 of the RMA, the following matters are relevant:

- (b) *the efficient use and development of natural and physical resources;*
- (c) *the maintenance and enhancement of amenity values; and*
- (f) *maintenance and enhancement of the quality of the environment.*

The proposal provides for the social and economic well-being of persons by delivering a variety of housing types while maintaining and enhancing the amenity values of the surrounding area. The proposal therefore represents the future efficient use of an otherwise largely vacant piece of land. The site is also well located in terms of its proximity to the Richmond town centre.

The proposal maintains the quality of the environment and represents an efficient use of land and sustaining the potential of physical resources to meet the reasonably foreseeable needs of future generations, which are particularly relevant to sections 7(b) and (f) and 5(2)(a) within Part 2 of the RMA.

With a holistic consideration of the proposal, I consider the development to be consistent with sections 5, 6 and 7 of Part 2 of the RMA. The proposal will not conflict with any of the protection and preservation requirements of national importance as detailed in section 6 of Part 2 of the RMA and the proposal is not considered inconsistent with the principles of the Treaty of Waitangi.

#### ***Section 34(1)(c) Any relevant proposed plan***

There are no relevant proposed plans.

#### ***Section 34(1)(d) Other matters that arise for consideration under Sections 104 to 104F of the RMA***

##### ***Section 104(1)(a) of the RMA – Actual and potential effects of the activity***

Section 104(1)(a) of the RMA requires the Council to have regard to any actual and potential effects on the environment of allowing the activity. This includes both the positive and the adverse effects.

A full assessment of the actual and potential effects has been undertaken in the Officer's report under s29 HASHAA. The relevant effects considered were:

- Transportation effects;
- Landscape effects;
- Servicing infrastructure effects;
- Construction effects;
- Cultural heritage and archaeology effects;
- Rural productive values;
- Loss of mixed business land;
- Cross-boundary effects;
- Effects on the adjoining reserve;
- Land contamination; and
- Reverse sensitivity effects;

Some of these matters relate to the subdivision and NES aspects of the proposal (ie, SH180003 and SH180005) and are not relevant to SH180006, such as servicing infrastructure effects, transport effects and land contamination.

In addition to the matters raised in the s29 report regarding reverse sensitivity it is important to note that reverse sensitivity effects may be relevant to surrounding activities other than the 'adjacent' properties considered in the s29 report.

The applicant has offered conditions of consent to mitigate the effect any potential issues with respect to reverse sensitivity. In particular, the applicant has offered conditions requiring internal ventilation at night, that all dwellings be acoustically designed or fitted with noise attenuation measures and that all properties will have no complaints covenants in favour of NPI registered against the titles. The no complaints covenant has been included in the subdivision granted under SH180003. These offered conditions are considered appropriate to mitigate any potential for reverse sensitivity noise effects. The only exception to this is that the internal night-time noise levels to be achieved will be stricter than those offered by the applicant on the advice of the Council's Environmental Health Officer. The applicant has agreed to these conditions.

For the reasons outlined in both the s29 report, and those additional matters raised above, the actual and potential adverse effects of the proposal are acceptable.

#### *Section 104(1)(b) of the RMA – Relevant planning provisions*

I have had regard to the relevant provisions of the following planning documents:

- National Environmental Standards
- National Policy Statements
- The New Zealand Coastal Policy Statement
- The Tasman Resource Management Plan

The National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (NES) is relevant to this proposal as the site has previously been associated with the following activities on the Hazardous Activities and Industries List (HAIL). The consent under the NES is however unbundled from this application and is dealt with

under consent SH180005. The application has been assessed by the Council's Resource Scientist (Contaminants), who has raised no concerns with respect to the change of use of the land to accommodate residential activities. Any necessary conditions with respect to soil disturbance are dealt with through the consent SH180004.

There are no National Policy Statements relevant to this application nor is the New Zealand Coastal Policy Statement relevant.

The TRMP is relevant to this proposal and I concur with the assessment contained in the AEE. The associated degree of consistency / inconsistency with the objectives and policies is considered to be acceptable particularly as the development gives effect to the purpose of HASHAA which must be given greater weighting than its degree of consistency with the statutory planning provisions.

#### *Section 104(1)(c) – Other Matters*

There are no other matters that the Council needs to consider when assessing the application.

#### ***Section 34(1)(e) – The key urban design qualities expressed in the New Zealand Urban Design Protocol (2005)***

The New Zealand Urban Design Protocol (2005) (Urban Design Protocol) identifies seven essential design qualities that together create quality urban design, being:

- *Context – Seeing buildings, places, and spaces as part of whole towns and cities*
- *Character – Reflecting and enhancing the distinctive character, heritage and identity of our urban environment*
- *Choice – Ensuring diversity and choice for people*
- *Connections – Enhancing how different networks link together for people*
- *Creativity – Encouraging innovative and imaginative solutions*
- *Custodianship – Ensuring design is environmentally sustainable, safe and healthy*
- *Collaboration – Communications and sharing knowledge across sectors, professions and with communities*

The development will enhance the character of the local environment and provide a choice in housing type in a location that is in close proximity to the Richmond town centre.

#### ***Section 34(2) – Provision of sufficient and appropriate infrastructure***

Resource consent for the proposal cannot be granted under HASHAA unless the Council is satisfied that sufficient and appropriate infrastructure will be provided to support the qualifying development.

In assessing this matter, the Council is required to consider:

- (a) *Compatibility of infrastructure proposed as part of the qualifying development with existing infrastructure; and*
- (b) *Compliance of the proposed infrastructure with relevant standards for infrastructure published by relevant local authorities and infrastructure companies; and*
- (c) *The capacity for the infrastructure proposed as part of the qualifying development and any existing infrastructure to support the development.*

The applicant has demonstrated that the development will be adequately serviced and provided confirmation from infrastructure providers that electricity, telephone and data is available.

Tasman District Council engineers have provided feedback into this application as part of the assessment and decision-making process and have raised no concerns with the development subject to engineering design.

I am therefore satisfied that sufficient and appropriate infrastructure will be provided to support the qualifying development and the requirements of section 34(2) are met.

### **Section 35 - Sections 105 to 107 of the RMA**

Sections 105 and 107 of the RMA relate to discharge permits and coastal permits and are therefore not relevant to this proposal.

Section 106 of the RMA is not relevant as this proposal is not for a subdivision.

### **Financial and Development Contributions**

This land use consent will not commence until a Computer Freehold Register for each allotment in the subdivision granted under SH180003 is issued. Therefore financial and development contributions will be paid for the subdivision (prior to the commencement date of this land use consent) and are therefore not necessary for this land use consent.

### **Lapse Period**

Section 51 of HASHAA sets a default lapse period of 1 year. The Council has the discretion to apply a longer lapse period if requested by the applicant. The applicant has requested a lapse period of 3 years commencing at the date of issue a Computer Freehold Register for each allotment in the subdivision granted under SH180003.

Given the scale of the development and the infrastructure requirements to enable the development to occur, these lapse periods are reasonable.

### **Conclusions and Recommendations**

The approval for this consent is recommended for the reasons provided above and subject to the conditions in the resource consent to which this report is attached.



Angela Jones  
Consultant Planner

This recommendation is accepted and the consent approved on 31 August 2018 under delegated authority from Tasman District Council by:



Katrina Lee  
Team Leader - Land Use Consents

## **Appendix A SH180006 - Approved Plans**

### ***Borck Creek Townhouses***

Plans prepared by Premier Services Architectural Designs Plus, entitled "*Borck Creek Townhouses, The Fields, Richmond*", Job No. 17227, all dated 9 July 2018, including:

- Site Plan, Sheet No. C02
- Partial Site Plan, Sheet No. C03
- Partial Site Plan, Sheet No. C04
- Ground Floor Plan, Sheet No. C05
- First Floor Plan, Sheet No. C06
- Elevations, Sheet No. C07
- Elevations, Sheet No. C08
- Perspective Views, Sheet No. C09

### ***Poutama Stream Townhouses***

Plans prepared by Premier Services Architectural Designs Plus, entitled "*Poutama Stream Townhouses, The Fields, Richmond*", Job No. 17227, all dated 9 July 2018, including:

- Site Plan, Sheet No. C02
- Partial Site Plan, Sheet No. C03
- Partial Site Plan, Sheet No. C04
- Ground Floor Plan, Sheet No. C05
- First Floor Plan, Sheet No. C06
- Elevations, Sheet No. C07
- Elevations, Sheet No. C08
- Perspective Views, Sheet No. C09

### ***Fields Villas***

Plans prepared by Premier Services Architectural Designs Plus, entitled "*Fields Villas, The Fields, Richmond*", Job No. 17227, all dated 10 July 2018, including:

- Site Plan, Sheet No. C02
- Partial Site Plan, Sheet No. C03
- Partial Site Plan, Sheet No. C04
- Partial Site Plan, Sheet No. C05
- Partial Site Plan, Sheet No. C06
- Partial Site Plan, Sheet No. C07
- Partial Site Plan, Sheet No. C08

Plans prepared by Premier Services Architectural Designs Plus, entitled "*Unit A - Villas, The Fields, Richmond*", Job No. 17227, all dated 9 July 2018, including:

- Floor Plan, Sheet No. C09
- Elevations – Lot 153, Sheet No. C10

Plans prepared by Premier Services Architectural Designs Plus, entitled "*Unit B - Villas, The Fields, Richmond*", Job No. 17227, all dated 9 July 2018, including:

- Floor Plan, Sheet No. C11
- Elevations Lot 147, Sheet No. C12
- Floor Plan, Sheet No. C13
- Elevations Lot 142, Sheet No. C14

Plans prepared by Premier Services Architectural Designs Plus, entitled "*Unit C - Villas, The Fields, Richmond*", Job No. 17227, all dated 9 July 2018, including:

- Floor Plan, Sheet No. C15
- Elevations Lot 151, Sheet No. C16
- Elevations Lot 149, Sheet No. C17
- Elevations Lot 144, Sheet No. C18

Plans prepared by Premier Services Architectural Designs Plus, entitled "*Unit D - Villas, The Fields, Richmond*", Job No. 17227, all dated 9 July 2018, including:

- Floor Plan, Sheet No. C19
- Elevations Lot 165, Sheet No. C20
- Elevations Lot 163, Sheet No. C21
- Elevations Lot 155, Sheet No. C22

Plans prepared by Premier Services Architectural Designs Plus, entitled "*Unit E - Villas, The Fields, Richmond*", Job No. 17227, all dated 9 July 2018, including:

- Floor Plan, Sheet No. C23
- Elevations Lot 148, Sheet No. C24
- Elevations Lot 146, Sheet No. C25

Plans prepared by Premier Services Architectural Designs Plus, entitled "*Unit F - Villas, The Fields, Richmond*", Job No. 17227, all dated 9 July 2018, including:

- Floor Plan, Sheet No. C26
- Elevations Lot 150, Sheet No. C27

Plans prepared by Premier Services Architectural Designs Plus, entitled "*Unit G Villas, The Fields, Richmond*", Job No. 17227, all dated 9 July 2018, including:

- Floor Plan, Sheet No. C28
- Elevations Lot 152, Sheet No. C29
- Elevations Lot 159, Sheet No. C30
- Elevations Lot 145, Sheet No. C31
- Elevations Lot 143, Sheet No. C32

Plans prepared by Premier Services Architectural Designs Plus, entitled "*Unit H, The Fields, Richmond*", Job No. 17227, all dated 9 July 2018, including:

- Floor Plan, Sheet No. C33
- Elevations Lot 164, Sheet No. C34
- Elevations Lot 160, Sheet No. C35
- Elevations Lot 158, Sheet No. C36
- Elevations Lot 156, Sheet No. C37
- Elevations Lot 154, Sheet No. C38

Plans prepared by Premier Services Architectural Designs Plus, entitled "*Unit I - Villas, The Fields, Richmond*", Job No. 17227, all dated 9 July 2018, including:

- Floor Plan, Sheet No. C39
- Elevations Lot 162, Sheet No. C40
- Floor Plan, Sheet No. C41
- Elevations Lot 161, Sheet No. C42
- Elevations Lot 157, Sheet No. C43

## ***Landscaping***

Landscaping Plans prepared by OBDesign Landscape Architecture + Interior Design,  
Resource Consent Issue date 2 July 2018 including:

- The Fields Villa Development, Sheets V1 to V51
- Borck Creek Townhouses, Sheets B1 to B11
- Poutama Stream Townhouse, Sheets P1 to P16
- Design Palette, Sheets M1 to M7