

## Comparison of Recommended Conditions

<b>Applicant</b>	<b>Council</b>
Subdivision Consent(SC)	
SC5: Consent notices prior to 224 not possible	SC5:Back to standard condition
SC6: Residential buildings not to be built prior to 224	SC6: Back to standard condition. Also level raised by 0.5m due to latest advice to Council that is unofficial. Applicant has agreed to 3m subject to technical advice. This will need discussion.
SC7: Duplicates SC2	Deleted condition
SC8: Easement created before 223 not possible	SC7: Back to standard condition and Note 3 This note is to allow Wellington Water and the Applicant to come up with a satisfactory solution for public sewer disposal from the site.
SC9: Easement created before 223 not possible	SC8: Back to standard condition and to allow for Public Access on Right of Way A by using an Easement in Gross.
SC10: Easement created before 223 not possible	SC9: Back to standard condition

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Land Use (LU)	
LU1: Deleted second paragraph as the correct process is to use is Section 52 HASHAA 2013. Then 127 of the RMA 1991. We do not add conditions relating to variations.	LU1: Additional information referred to in first paragraph and a) removed. Plans not to be stamped but saved in one document as Approved plans.
LU2-4: Moved to Monitoring	LU80, 82-83: Moved conditions
LU8: Deleted period of 10 working days for the Design Panel as cannot impose a time limit on the Panel.	LU5: added after b) Built form: and <i>architectural treatment</i> as more than just building outlines.
LU10: Note 2 moved	LU7: Note 2 is a condition.
LU11: Note Added	LU8: Note to cover amendments not related to consent.
LU12: Locations added	LU9: Council's Parks would also like to see Public Toilets nearer to the Village Green and SBWB10 could be a building nearby to have at least 2 Toilets.
LU21: Re Number	LU18 p): added sentence : <i>Measures include netting and rock bolting as recommended the geotechnical assessment undertaken by Aecom Ltd dated 19 January, 2016 (Reference 60480847).</i>
LU22: Note moved	LU18: Note added
LU23: Note needed more explanation	LU20: Note added: <i>The CTMP prepared as part of Condition [20] above can be prepared for the entire site or on a per lot or per stage basis. Separate CTMPs for the separate stages of the development can be submitted and approved, or stages can be bundled into one CTMP</i>
LU25-26: Moved to after Earthworks. Put all earthworks conditions in the same place and in order.	LU35 & 36: Moved conditions
LU27-30: Moved to before Construction Noise	LU31-34: Moved conditions. 31 e) changed to include remediation process of contaminated land. 34(b)iii) &v) includes a sentence on remediation
LU31-33: Heading above Changed. Wanted to give	LU22-24: Heading now: <i>Sedimentation, Dust and Spillage</i>
LU34-36: Moved to Vegetation Protection	LU28-30: New Heading: <i>Vegetation Protection</i>

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<p>LU42 a): <i>pedestrian, cycleway less than 1.5m in width.</i> The exemption could mean no pedestrian /cycleway.</p>	<p>LU39: Changed to 1-1.5m as Council's Transport Advisor saw 1.5m as a minimum however realises exemptions could go down to a metre. Also 39b) Steve Spence wanted the reference to SIDRA (Software for Intersection design) Included.</p>
<p>LU43: Unable to fully comply with the Code for Roading</p>	<p>Deleted.</p>
<p>LU47: Sentences Added</p>	<p>LU43: <i>Right of Way area A is to include a formed pedestrian footpath that links with the Village Green. This footpath must extend from Shelly Bay Road up to the site boundary with Part Section 3 Watts Peninsula District. To provide access to the future Te Motu Kairangi Park</i></p>
<p>LU50: Sentence added</p>	<p>LU46: <i>A survey of the road's condition must be undertaken prior the commencement of any site works and the results of the survey provided to the CMO.</i></p>
<p>LU53: Sentence added to note.</p>	<p>LU49: <i>The SMP may be based on the individual needs of each commercial or residential building rather than on the development as a whole.</i> Council's Transport Advisor notes this will be difficult to manage.</p>
<p>LU69 &amp; 71: Notes deleted</p>	<p>LU65: Standard notes added to ensure each dwelling has a wastewater connection.</p>
<p>LU74: Note 3 added sentence</p>	<p>LU70: <i>The preferred alternative from Wellington Water is to find a route for a future wastewater rising main to serve the Shelly Bay Development and the Mount Crawford Development area. The reason for this alternative is to provide a longer design life and link with the Mount Crawford Development. Also mentioned in SC7 Note 3 above</i></p>

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<p>LU75 &amp; 78: Note added and removed from LU78</p>	<p>LU71: <i>Note 1: Scheme and other indicative layout plans submitted as part of the application will be taken by Council as being for information purposes only. These plans will not be used for granting approval. Approvals will only be given on detailed construction plans.</i></p>
<p>LU79: Sentences added about replacement planting</p>	<p>LU75: <i>Within this period monitoring includes the removal of weeds within the vicinity of the plantings and the replacement of plants that die, or are removed unlawfully, with plants of the same species and original size. Any plants that fail must be replaced at the expense of the consent holder. All plantings must continue to be maintained thereafter.</i></p>
<p>LU81: Level Change</p>	<p>LU77: As in SC6 referred above the level raised by 0.5m due to latest advice to Council that is unofficial. Applicant has agreed to 3m subject to technical advice. This will need discussion.</p>
<p>LU84: Monitoring conditions added to Review condition</p>	<p>LU80-84: Standard Council monitoring and review conditions as moved from above.</p>

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Advice Notes(AN)	
AN10: Do not agree over this advice note	AN10: Council's Transport Advisor has concerns about the potential for inappropriate parking pressure at locations within the development. However acknowledged the small shortfall in parking spaces that may occur during peak periods is not considered to be of significant concern noting people who experience this may choose not to stop.
AN11: Removed by applicant	AN11: Council's Transport Advisor wanted to reinstate Staff Travel Pan note as parking shortfall will put pressure on staff and general parking supply and needs to be addressed via a travel plan
	AN18: The Standard note from Building Consent Approvals is added for dealing with Asbestos.