

From: [Jane O'Dea](#)
To: [Jane O'Dea](#)
Subject: FW: 1044 Brighton Road - conditions offered 27-7-2022
Date: Thursday, 1 September 2022 11:41:18 a.m.

From: Conrad Anderson <conrad_a@xtra.co.nz>
Sent: Wednesday, 27 July 2022 8:56 a.m.
To: Phil Marshall <Phil.Marshall@dcc.govt.nz>
Cc: Robert Buxton <robert@buxtonwalker.co.nz>; Campbell Thomson <Campbell.Thomson@dcc.govt.nz>
Subject: Re: 1044 Brighton Road

Morning All,

With regards to LUC-2022-177 / 1044 Brighton Road, many thanks for your time to meet last week - John (the Applicant) really did appreciate it.

John has asked me to confirm the offer of conditions such as those listed below.

Please do call/email as required. Best, Conrad

1. Roof colours of any new buildings is to be approved by Council.
2. A landscape management plan is to be approve by council, which is to:
 - include the planting of trees (either in ground or in raised planter boxes) with the following specifications: 1 tree for every 4 cabins, each tree to be at least 2.5m above existing ground level, trees to be disbursed across the site.
 - ensure outdoor amenity spaces are well maintained.
3. A review clause of traffic matters if LINZ does not allow the continued use of its land as part of the access.
4. Shared transportation to/from the site for employment is to be provided/arranged.
5. No-one living on-site is to park a vehicle off-site within 300m of the entrance of the site (Note – the distance of 300m can be increased if required). Within 7 days of the proposal being implemented (and then yearly), letters will be delivered to all properties within a 300m radius of the site entrance informing them that site residents are not to utilise off-site parking within that 300m radius, and if any resident has a concern relating to the use of on street parking, then they are to contact the site manager, with the site manager details being provided. A review clause regarding any effects associated with off-site parking.

6. In terms of the one bedroom units, these are only allowed to accommodate 1 person, and this is to be included in any lease arrangement. As these units will be furnished, a condition requiring the one bedroom units only to provide a single bed (this includes king single size) is also an option.
7. Any laundry associated with work uniforms (such as overalls) and bedding is to be taken off site for washing.
8. A hazard evacuation management plan is to be completed, with a copy submitted to Council.
9. The one bedroom units are not to be leased separately.
10. As the proposed use of the site is for worker accommodation, all people living on the site must have employment.

Conrad Anderson

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