



Te Kaunihera-ā-Rohe o Ngāmotu

New Plymouth District Council

When replying please quote: SUB25/50358 & LUC25/48940
Property ID: 4630856, 4645686

19 February 2026

Empire Avenue Limited
c/- Caera Joyce (Landpro Limited)
57 Vivian Street
New Plymouth Central
New Plymouth 4310

Via email: caera@landpro.co.nz

Dear Caera,

SUB25/50358 & LUC25/48940 RESOURCE CONSENT NOTICE OF DECISION – 175 TUKAPA STREET, WESTOWN

I am pleased to be able to enclose a copy of Resource Consent Approval, and my Planners Report prepared under the Resource Management Act 1991, for the above project.

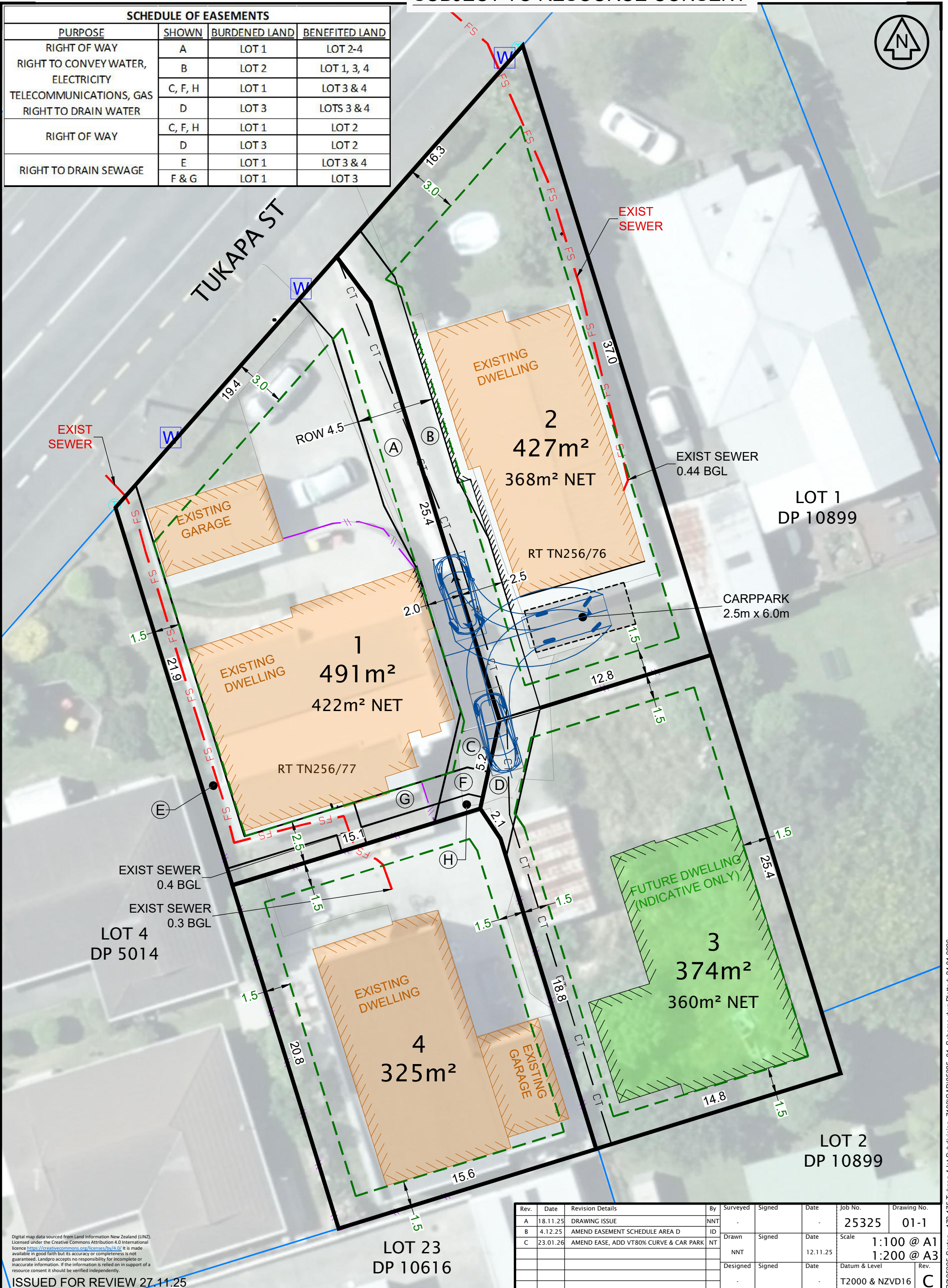
If you are unhappy with any part of this decision you have the right to object in accordance with Section 357A(2) of the Resource Management Act 1991. Any objection shall be made in writing, setting out the reasons for the objection. This must be lodged with Council within 15 working days after receiving this decision.

Any monitoring or time involved in ensuring compliance may result in extra charges being invoiced to you. Therefore, to reduce additional charges payable to you, please ensure that you comply with the conditions of the resource consent as soon as possible. Additionally, to reduce administration costs, please contact one of Councils Monitoring Officers on 06 759 6060, or email planningconsents.monitoring@npdc.govt.nz to inform us when work is about to commence.

Yours sincerely,

Oliver Harper-Quayle
Planning Consultant

SCHEDULE OF EASEMENTS			
PURPOSE	SHOWN	BURDENED LAND	BENEFITED LAND
RIGHT OF WAY	A	LOT 1	LOT 2-4
RIGHT TO CONVEY WATER, ELECTRICITY	B	LOT 2	LOT 1, 3, 4
TELECOMMUNICATIONS, GAS	C, F, H	LOT 1	LOT 3 & 4
RIGHT TO DRAIN WATER	D	LOT 3	LOTS 3 & 4
RIGHT OF WAY	C, F, H	LOT 1	LOT 2
	D	LOT 3	LOT 2
RIGHT TO DRAIN SEWAGE	E	LOT 1	LOT 3 & 4
	F & G	LOT 1	LOT 3



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ISSUED FOR REVIEW 27.11.25

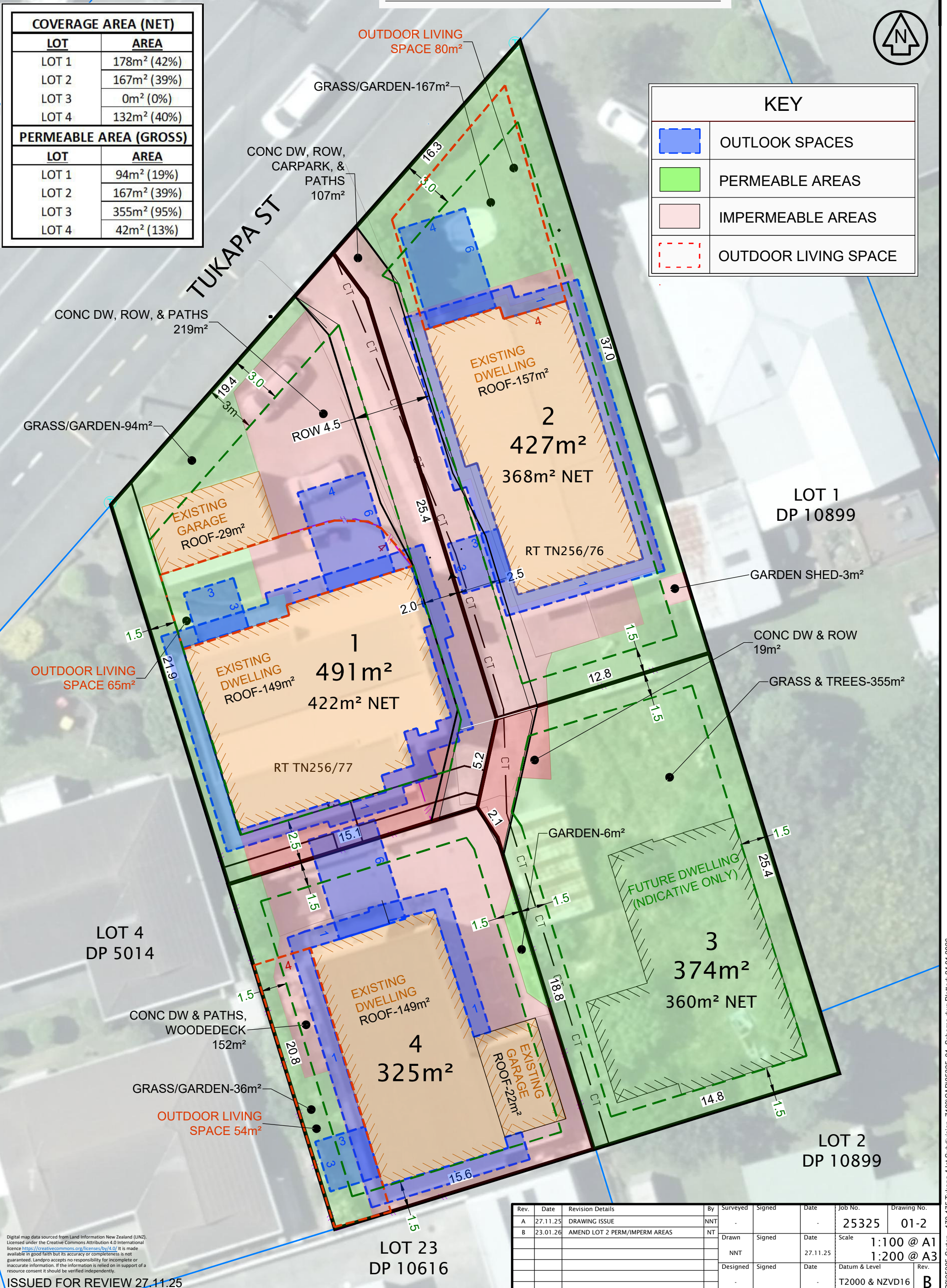
Rev.	Date	Revision Details	By	Surveyed	Signed	Date	Job No.	Drawing No.
A	18.11.25	DRAWING ISSUE	NNT				25325	01-1
B	4.12.25	AMEND EASEMENT SCHEDULE AREA D	ID	Drawn	Signed	Date	Scale	1:100 @ A1 1:200 @ A3
C	23.01.26	AMEND EASE, ADD VT80% CURVE & CAR PARK	NT			12.11.25	Datum & Level	T2000 & NZVD16
				Designed	Signed	Date	Rev.	C



Client
EMPIRE AVENUE LTD

NOTES
- All dimensions shown are in metres unless otherwise shown
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- Check any electronic data against the hardcopy plan to ensure it is the latest version
- If this plan is being used as part of sale and purchase agreement then it is done so on the basis that it is preliminary only, final dimensions and areas may vary on final survey

SCHEME PLAN
PROPOSED SUBDIVISION OF LOTS 1 & 2 DP 6299
173 & 175 TUKAPA ST, NP



COVERAGE AREA (NET)	
LOT	AREA
LOT 1	178m ² (42%)
LOT 2	167m ² (39%)
LOT 3	0m ² (0%)
LOT 4	132m ² (40%)

PERMEABLE AREA (GROSS)	
LOT	AREA
LOT 1	94m ² (19%)
LOT 2	167m ² (39%)
LOT 3	355m ² (95%)
LOT 4	42m ² (13%)

KEY	
	OUTLOOK SPACES
	PERMEABLE AREAS
	IMPERMEABLE AREAS
	OUTDOOR LIVING SPACE

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ISSUED FOR REVIEW 27.11.25

Rev.	Date	Revision Details	By	Surveyed	Signed	Date	Job No.	Drawing No.
A	27.11.25	DRAWING ISSUE	NNT				25325	01-2
B	23.01.26	AMEND LOT 2 PERM/IMPERM AREAS	NT	Drawn	Signed	Date	Scale	1:100 @ A1 1:200 @ A3
				NNT		27.11.25	Datum & Level	Rev.
				Designed	Signed	Date	T2000 & NZVD16	B

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Client: **EMPIRE AVENUE LTD**

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BULK & LOCATION DIAGRAM

PROPOSED SUBDIVISION OF LOTS 1 & 2 DP 6299

173 & 175 TUKAPA ST, NP

C:\126\data\SERVER\2008R2\25325-Starten - 173-175 Tukapa 4 lot Subdivision_7103\CAD\25325_01_Scheme.dwg Plotted: 24.01.2026