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15 August 2025

Angela McCulloch

LAND INFORMATION MEMORANDUM (LIM)

The attached LIM provides you with information about 48 Greenhill Road, Waikanae.

The information provided in this LIM has been gathered from all the information the Council holds on this property, as at the date of your application.

It is important to note that the Council has not undertaken an on-site inspection of the property and there may be information which is not known to Council - for example, illegal or unauthorised building or works on the property.

If you have any future plans to develop this property, please contact us for advice about how to proceed and the process for obtaining the necessary approvals.

In addition to the information in this LIM you may be interested to find out more about the Kapiti Coast District. Information and advice on council services and our District Plan are available on our website: www.kapiticoast.govt.nz

Finally, if you have any questions about your LIM, please don't hesitate to contact us at kapiti.council@kapiticoast.govt.nz or 0800 486 486.



Steve Cody
Building Team Manager

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Land Information Memorandum (LIM)

Prepared by Kāpiti Coast District Council for the property located at:

48 Greenhill Road, Waikanae

Document information

This Land Information Memorandum (LIM) has been prepared for the purpose of section 44A of the Local Government Official Information and Meetings Act 1987 (LGOIMA). It is a summary of the information that we hold on the property. Each heading or 'clause' in this LIM corresponds to a part of section 44A of LGOIMA.

The information provided is based on a search of Council database records as at the date of your application and not an inspection of the property. There may be other information relating to the land which is unknown to Council, for example, illegal or unauthorised building or works on the property. Any person obtaining a LIM is solely responsible for ensuring that the land is suitable for a particular purpose.

Third party reports included in this LIM are for information only. We recommend independent advice before relying on them.

Application details

Applicant	Angela McCulloch
LIM number	L250864
Application date	11/08/25
Issue date	15/08/2025

Property details

Property address	48 Greenhill Road, Waikanae
Legal description	LOT 1 DP 575513
Area (hectares)	0.9593

Valuation information

Valuation number	1489019202
Capital value	\$1,780,000
Land value	\$640,000
Improvements value	\$1,140,000

Please note that these values are intended for rating purposes only.

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Attachments

- Glossary of Terms and Maps
- Aerial Photograph
- Deposited Plan/Record of Title
- District Plan Zones
- District Plan Precincts and other overlays
- District Plan Features
- District Plan Natural Hazards – Active Faults
- District Plan Natural Hazards – Flooding
- Latest Flood Hazards
- Resource Consents - Maps and Summary Detail (if applicable)
- Health and Alcohol Licenses
- Services Network
- As Built Drainage Plan (if applicable)
- Resource Consent documents (if applicable)
- Earthquake-Prone Building documents (if applicable)

1. Rates

In this section: information relating to any rates owing in relation to the property.

Rates are charged in four instalments for the period commencing 1 July and ending 30 June each year. Amounts stated are inclusive of GST.

Current rates year	Current Rates Year 2025 to 2026
Annual rates	The annual rates for 2025/26 rating year are \$5,021.93 This includes Greater Wellington Regional Council rates.
Next instalment date	09/09/25
Arrears for previous years	\$0.00
Water rates	Not Applicable
Water balance due	Not Applicable

For further information on this section, contact the Rates Team on 0800 486 486.

2. Consents, Certificates, Notices, Orders or Requisitions affecting the land and buildings

In this section: information concerning any consent, certificate, notice, order, or requisition affecting the land or any building on the land previously issued by Council; information required to be provided to a territorial authority under section 362T(2) of the Building Act 2004; and information concerning any certificate issued by a building certifier pursuant to the Building Act 1991 or the Building Act 2004.

Building Consents

19/08/20	BUILDING CONSENT 200338: Installation of a freestanding fireplace in existing dwelling: Code Compliance Certificate issued 14/09/20
26/11/09	BUILDING CONSENT 090839: Kitchen alterations including timber beams : Code Compliance Certificate issued 19/08/10
13/09/07	BUILDING CONSENT 071023: Replacement exterior joinery : Code Compliance Certificate issued 07/03/08
22/09/98	BUILDING CONSENT 981127: SUMMER HOUSE : Code Compliance Certificate issued 15/04/99
14/01/82	Building Permit K085002 Swimming Pool approx. 10 square metres.
11/07/77	Building Permit H108599 HAY SHED 60-48 SQ M
03/12/76	Building Permit H79509 Dwelling 215 square metres

Note that building consents and code compliance certificates came into existence with the passing of the Building Act 1991. Before then, councils issued only building permits. Building work carried out earlier than July 1992 may therefore not have a code compliance certificate.

Engineer's report

Further building may require an Engineer's soil report and, if necessary, a foundation design.

Wind

Indicative wind zones can be found at [BRANZ Map](#). Wind zones should be determined in accordance with the New Zealand Building Code.

For further information on this section, contact the Building Team on 0800 486 486.

Swimming Pools: Compliance with the Building Act 2004

SW1247: The last inspection, completed on 20/12/2022, revealed that the barriers restricting access to the pool complied with the Building Act 2004.

Swimming pools are inspected on a 3 yearly cycle to ensure their compliance with the Building Act 2004. This information was accurate at the time of the last inspection.

For further information on this section, contact the Building Team on 0800 486 486.

Registered Environmental Health Premises and Licences

No Information Located.

For further information on this section, contact the Environmental Health Team on 0800 486 486.

3. Weathertightness

In this section: information notified to the Council under section 124 of the Weathertight Homes Resolution Services Act 2006.

The Council has received no correspondence from the Ministry of Business, Innovation and Employment in relation to this property.

4. Land use and Conditions

In this section: information relating to the use to which that land may be put, and conditions attached to that use.

Planning/Resource Management

District Plan Zone/Precinct/Development Area: General Rural

The District Plan maps provided with this LIM provide a useful visual overview of the planning information provided in this LIM. However, the planning information provided is not exhaustive and reference to the Operative District Plan (2021) is recommended.

Full details of the relevant zone, precinct or development area requirements are contained within the Operative District Plan (2021) on our website [Operative District Plan 2021 \(kapiticoast.govt.nz\)](https://www.kapiticoast.govt.nz/Operative-District-Plan-2021)

There may be policies or rules in the Greater Wellington Regional Council's Natural Resources Regional Plan (and/or a proposed change to that Plan) that regulate land use on this property. This Plan is available from the Greater Wellington Regional Council website www.gw.govt.nz/.

Questions about the impact of that Plan on this property should be made to the Greater Wellington Regional Council on 0800 496 734.

District Plan Features and Overlays

The Operative District Plan (2021) records which properties in the District have these special features and overlays located on them. Each feature and overlay are given a unique reference number or title. There are specific restrictions on development within or around many of these features. The District Plan Features Map provided with this LIM displays whether any of these features are on, or adjacent to, this property.

This property is zoned General Rural in the Operative District Plan (2021).

This property is located within PRECINCT 48 - Rural Dunes Precinct. There are specific provisions in the Operative District Plan (2021) for this Precinct.

This property was created via subdivision in 2022 under resource consent number RM210304 (To undertake a 2-lot subdivision creating no additional allotments and the surrender of easements). A copy of the Decision is provided with this LIM.

This property is shown to be appurtenant to rights of way, power supply rights, a right to convey electricity, telecommunications, gas and water, and a right to drain sewage and water easements.

989189 Gazette Notice (NZ Gaz 1973 pg. 414) declaring portion of No.1 State Highway to be a limited access road is currently registered on the Record of Title. Copies of the Deposited Plan (DP 575513) and Record of Title are provided with this LIM.

It is recommended that the Record of Title is checked for any interests registered against the property such as easements or covenants.

Below is a list of resource consents issued in relation to this property and further detail can be found in the decision letters provided with this LIM.

RESOURCE CONSENT RM240196: Boundary adjustment and further 3 lot subdivision.

RESOURCE CONSENT RM210304: To undertake a 2-lot subdivision creating no additional allotments and the surrender of easements.

RESOURCE CONSENT RM210107: Undertake a two-lot subdivision with associated earthworks to create a building platform.

RESOURCE CONSENT RM920144: Proposed boundary adjustment (Previously WRS39.

There is no record of any further resource consents for this property. For information about any resource consents for surrounding properties refer to the Resource Consents map and Summary Details Report provided with this LIM.

If you are interested in reading the full resource consent files then these can be viewed at the Council administration building at 175 Rimu Road, Paraparaumu. Note: some resource consent files may be archived offsite; however, these can be retrieved for you. Please call the Resource Consents Team on 0800 486 486 to check the availability of the files.

There is no record of any identified cultural or archaeological sites contained on this site.

For further information on this section, contact the Resource Consents Team on 0800 486 486.

5. Special Features and Characteristics of the land

This section identifies information held by Council about:

- *natural hazards and the impacts of climate change that exacerbate natural hazards;*
- *potential natural hazards and potential impacts of climate change that exacerbate natural hazards; and*
- *information about other special features or characteristics of the land concerned, including information about the likely presence of hazardous contaminants that are known to Council, but are not apparent from its District Plan under the Resource Management Act 1991.*

Climate Change

Any available information regarding the potential impacts of climate change is currently contained in the natural hazard section.

Contaminated Sites

Greater Wellington Regional Council holds information on properties with a history of hazardous activity or industry. Refer to the Selected Land Use Register available on the Greater Wellington Regional Council website [Greater Wellington - Search Selected Land Use Register \(gw.govt.nz\)](https://www.gw.govt.nz/selected-land-use-register).

Natural Hazards

A Natural hazard is defined as any atmospheric or earth or water related occurrence (including earthquake, tsunami, erosion, volcanic and geothermal activity, landslip, subsidence, sedimentation, wind, drought, fire, or flooding) the action of which adversely affects or may adversely affects human life, property, or other aspects of the environment.

If this property has been the subject of a Resource Consent or Building Consent since 1 July 2020 a geotechnical assessment may have been supplied with that application. A geotechnical report may contain advice about ground conditions at that site including liquefaction, slope stability assessment as well as commentary on ground bearing capacity. All available Building Consent geotechnical assessments are located in attached building files. Where available Resource Consent geotechnical assessments are referenced in attached resource consent decision documents, for further information contact the Resource Consents Team on 0800 486 486.

Coastal Erosion and Inundation Hazards

Council holds a number of reports that assess the possibility that areas of the Kāpiti Coast District shoreline may be susceptible to current and future coastal erosion and inundation. The available information on coastal hazards that are specific to the District are available on the following link: www.kapiticoast.govt.nz/coastal-science. The science of coastal erosion and inundation continues to develop as national and international best practice changes, and new information is released. The information received by Council will therefore outline different perspectives.

Currently, information specific to the Kapiti Coast District includes:

- Council-commissioned assessments by Jacobs NZ Ltd, including coastal area-specific risk assessments, a hazard and susceptibility assessment, and the coastal hazards GIS map viewer allowing you to assess how any particular property may be affected.
- A community commissioned coastal hazard risk assessment report by Dr Willem de Lange and related predicted shoreline maps.
- Advice from the Ministry for the Environment and the Department of Conservation on coastal hazard risk identification and management of coastal risks.

Council will consider the information and its possible impact on Kāpiti properties, as part of its review of coastal provisions in the Council's Operative District Plan. On 30 January 2025 Council resolved that this work is a priority to progress.

Earthquakes

Greater Wellington Regional Council holds information on earthquake risks in the Kapiti Coast District. This information, along with associated Earthquake Risk Maps, can be found on the Greater Wellington Regional Council website www.gw.govt.nz/.

Earthquake fault traces within the Kapiti Coast are mapped in the Operative District Plan (2021). These are shown (if applicable) on the District Plan Features Map provided with this LIM and are available on our website [Operative District Plan 2021 \(kapiticoast.govt.nz\)](http://Operative District Plan 2021 (kapiticoast.govt.nz)).

Fire

Due to its climate and geographical features, the Kapiti Coast District can be susceptible to risks of fire, including wildfire. More information on this risk can be found in the [District Plan](#), while mapping of the rural wildfire fire risk across the Wellington Region on the Greater Wellington Regional Council website ([GWRC rural wildfire risk](#)).

Liquefaction

Due to its geographic location and soil typology, the Kapiti Coast District may be susceptible to liquefaction in the event of an earthquake. More information on this risk can be found in the [District Plan](#), while mapping of [combined earthquake risk](#) including liquefaction, can be found on the Greater Wellington Regional Council website.

Tsunami Evacuation Zones

Tsunami Evacuation Zone Maps have been developed by the Greater Wellington Regional Council to assist emergency preparedness by identifying the area's residents may need to evacuate in the event of a tsunami.

Each map has three evacuation zones: red, orange and yellow. The updated tsunami evacuation maps for Kapiti can be viewed at the Council's website at www.kapiticoast.govt.nz/our-district/cdem/get-prepared/tsunami-zones/.

Other Information

The adjacent land and road carriageway (Greenhill Road) are shown to be subject to a flood hazard in the Operative District Plan (2021), and the latest Flood Hazard Maps.

The flood hazard identified on the maps provided with this LIM is based on the projected future flooding risk to the property including climate change projections.

The maps show the projected flood extent arising from the 1% AEP or 1% Annual Exceedance Probability Flood Event (that is, a flood event that has a 1% probability of occurring in any one year, often referred to as a 1 in 100-year storm), incorporating the projected 2090 climate change impacts, in conjunction with a 20-year return period high tide.

The nature of the controls imposed by the District Plan depends on where individual sites are located within the 1 in 100-year flood extent, which flood hazard map (operative or latest) is referenced in legislation or the District Plan, and which flood hazard category applies.

The adjacent land and road carriageway (Greenhill Road) are shown to be subject to ponding on the Operative District Plan (2021) Flood Hazard Maps, and the latest Flood Hazard Maps.

Ponding are areas where slower-moving flood waters could pond either during or after a flood event. A Ponding Area may be affected by a direct flood risk. Ponding can be associated with rivers and streams as well as the piped stormwater network. Ponding is a direct risk.

For further information on flood hazards please contact the Stormwater and Coastal Asset Manager on 0800 486 486.

Greater Wellington Regional Council holds flood hazard information relating to the major rivers and streams in the District. For further information on these flood hazards, please contact the Greater Wellington Regional Council (Flood Control Department) on 0800 496 734.

For information on minimum floor levels for buildings and the potential implications for building consents on this property please contact the Building Team on 0800 486 486.

For further information on this section, contact the Resource Consents Team on 0800 486 486.

6. Other land and building classifications

In this section: This is information which, in terms of any other Act, has been notified to the Council by any statutory organisation having the power to classify land or buildings for any purpose.

No information located.

7. Private and Public stormwater and sewerage drains

In this section: Information on private and public stormwater and sewerage drains as shown in the Council's records.

Sewerage runs to a private on-site septic tank and effluent disposal field. No as-built plan of private drainage and site plan are provided with this LIM

Stormwater discharges are via the water re-use tank(s) installed in accordance with the Council District Plan Water Demand Management Solution. Overflow from water re-use tank(s) is confined to site in soak pit.

For further information on this section, contact the Plumbing & Drainage Team on 0800 486 486.

8. Drinking water supply

In this section: information on whether the land is supplied with drinking water and if so, whether the supplier is the owner of the land or a networked supplier; any conditions that are applicable; and any information the Council has about the supply.

There is no Council water supply system available. Water will be privately supplied. Private storage tank(s) should be a minimum of 30,000 litres.

For further information on this section, contact the Plumbing & Drainage Team on 0800 486 486.

9. Network utility information

In this section: information which has been notified to the Council by any network utility operator pursuant to the Building Act 1991 or the Building Act 2004.

Contact Electra for power availability and Vector for gas availability.

10. Other information about the property

In this section: information concerning the land and the property that the Council has the discretion to include if it considers it to be relevant.

Cultural and Archaeological

The settlement history of the Kapiti Coast suggests that there are still an unknown number of unidentified cultural and archaeological sites within the District and indeed these are still being discovered during earthworks from time to time. The Heritage NZ Pouhere Taonga Act 2014 provides for substantive penalties for unauthorised destruction or modification of an archaeological site.

More detail on what to look for and who to contact can be found on our website:

www.kapiticoast.govt.nz/Our-District/Tangata-Whenua

Development Impact Fees

Development Impact Fees consist of a combination of development contributions and financial contributions (including Reserves Contributions) from all new developments e.g. a new residential dwelling or a subdivision as well as new or expanded non-residential buildings.

Further information on the range of Development Impact Fees can be found on

[Development impact fees - Kāpiti Coast District Council \(kapiticoast.govt.nz\)](http://www.kapiticoast.govt.nz/Development-impact-fees-Kapiti-Coast-District-Council)

Glossary of Terms and Maps attached

Aerial Photograph

A birds-eye view in colour of the property and its surrounds.

Deposited Plan

Sometimes referred to as a 'Flats Plan' or 'Title Plan'. A Deposited Plan covers more than one lot (or property) and has a diagram showing the boundary distances and the land area. A Record of Title relates to a specific property and shows current owner and interests (such as mortgages, encumbrances and easements).

Building Information (if requested)

This includes any information Council holds about any structure that is on the lot (property), e.g. plumbing, drainage and floor plans and elevation drawings of the building and any alterations or additions to it, together with any code compliance certificates.

Services Network Map

Information on private and public stormwater and sewerage drains on the property as shown in Council's records.

Location of Health and Alcohol Licenses

This map shows the location of registered businesses in the neighbourhood that hold health and alcohol licenses.

Resource Consents

Included with this LIM are Reports and Maps of resource consents (if applicable that relate to the property) and a list of resource consents in the neighbourhood of the property that have been notified. The District Plan contains rules about different types of activities in different parts of the district. Anything not permitted by the Plan requires a resource consent. When a resource consent application is received the Council determines whether or not to notify it on the basis of the environmental effects under Section 95A-F of the Resource Management Act 1991.

Designation(s) (if applicable)

A designation is a planning technique used by Ministers of the Crown, councils and network utility operators approved as requiring authorities under section 167 of the Resource Management Act 1991. It provides for 'spot zoning' over a site, area or route in a district plan which authorises the requiring authority's work and activity on the site, area or route without the need for a land use resource consent.

District Plan

Every city and district council is required to have a District Plan under the [Resource Management Act 1991](#). The District Plan plays a big part in how Kapiti develops. The rules in the Plan determine what you can and can't do on your property without permission from Council - whether it be subdividing, renovating, building a new garage or deck, or starting a home business. This LIM includes maps which show the Zone, Precinct, or Development Area (if relevant), the Features, Overlays and the Natural Hazards that relate to the rules in the District Plan.

Latest Flood Hazards

To better understand the extent of the flood hazard risk in the District and to assist in the potential mitigation of this risk, Council has over the years undertaken a number of floodplain management investigations. This map shows the latest flood hazard information; these are not necessarily included in the Operative District Plan (2021). This information is particularly relevant if you are considering subdividing the land or constructing a building.

Aerial Photography

48 Greenhill Road, Waikanae (LOT 1 DP 575513)



0 40 80 Metres

Scale @ A4 - 1:1,700

Date Printed: August 11, 2025

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RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Historical Search Copy




R.W. Muir
Registrar-General
of Land

Identifier **1056206**
Land Registration District **Wellington**
Date Issued 11 August 2022

Prior References
1022777

Estate Fee Simple
Area 9593 square metres more or less
Legal Description Lot 1 Deposited Plan 575513
Original Registered Owners
Stephen James Scott, Angela Vicky McCulloch and Murray Ian McCulloch

Interests

989189 Gazette Notice (NZ Gaz 1973 pg 414) declaring portion of No 1 State Highway to be a limited access road - 2.8.1973 at 9.09 am

Appurtenant hereto are rights of way and power supply rights specified in Easement Certificate B004744.2 - 30.5.1989 at 1:39 pm

Some of the easements specified in Easement Certificate B004744.2 are subject to Section 309 (1) (a) Local Government Act 1974 (see DP 65190)

B656024.3 Notice pursuant to Section 91 Transit New Zealand Act 1989 - 17.3.1998 at 11.07 am (affects State Highway 1)

6285215.2 Mortgage to ASB Bank Limited - 21.1.2005 at 9:00 am

Appurtenant hereto is a right of way, a right to convey electricity, telecommunications, gas and water and a right to drain sewage and water created by Easement Instrument 12485247.4 - 11.8.2022 at 9:43 am

The easements created by Easement Instrument 12485247.4 are subject to Section 243 (a) Resource Management Act 1991

13315689.1 Discharge of Mortgage 6285215.2 - 12.6.2025 at 10:11 am



Title Plan - DP 575513

Survey Number	DP 575513
Surveyor Reference	913 - Greenhill
Surveyor	Robert Graham Longley
Survey Firm	Land Matters Limited
Surveyor Declaration	I Robert Graham Longley, being a licensed cadastral surveyor, certify that-- (a) this dataset provided by me and its related survey are accurate, correct and in accordance with the Cadastral Survey Act 2002 and Cadastral Survey Rules 2021; and (b) the survey was undertaken by me or under my personal direction. Declared on 04 Jul 2022 02:32 PM

Survey Details

Dataset Description	LOTS 1 & 2 BEING A SUBDIVISION OF LOT 2 DP 65190 & LOT 1 DP 75621 AND EASEMENTS OVER LOT 1 DP 65190		
Status	Deposited		
Land District	Wellington	Survey Class	Class B
Submitted Date	04/07/2022	Survey Approval Date	05/07/2022
		Deposit Date	11/08/2022

Territorial Authorities

Kapiti Coast District

Comprised In

RT 1022776
RT 1022777
RT WN34A/822

Created Parcels

Parcels	Parcel Intent	Area	RT Reference
Lot 1 Deposited Plan 575513	Fee Simple Title	0.9593 Ha	1056206
Lot 2 Deposited Plan 575513	Fee Simple Title	1.9891 Ha	1056207
Area B Deposited Plan 575513	Easement		
Area CA Deposited Plan 575513	Easement		
Area CB Deposited Plan 575513	Easement		
Area A Deposited Plan 575513	Easement		
Area E Deposited Plan 575513	Easement		
Total Area		<hr/> 2.9484 Ha	

Schedule / Memorandum

Land Registration District

WELLINGTON

Plan Number

DP 575513

Territorial Authority (the Council)

KAPITI COAST DISTRICT COUNCIL

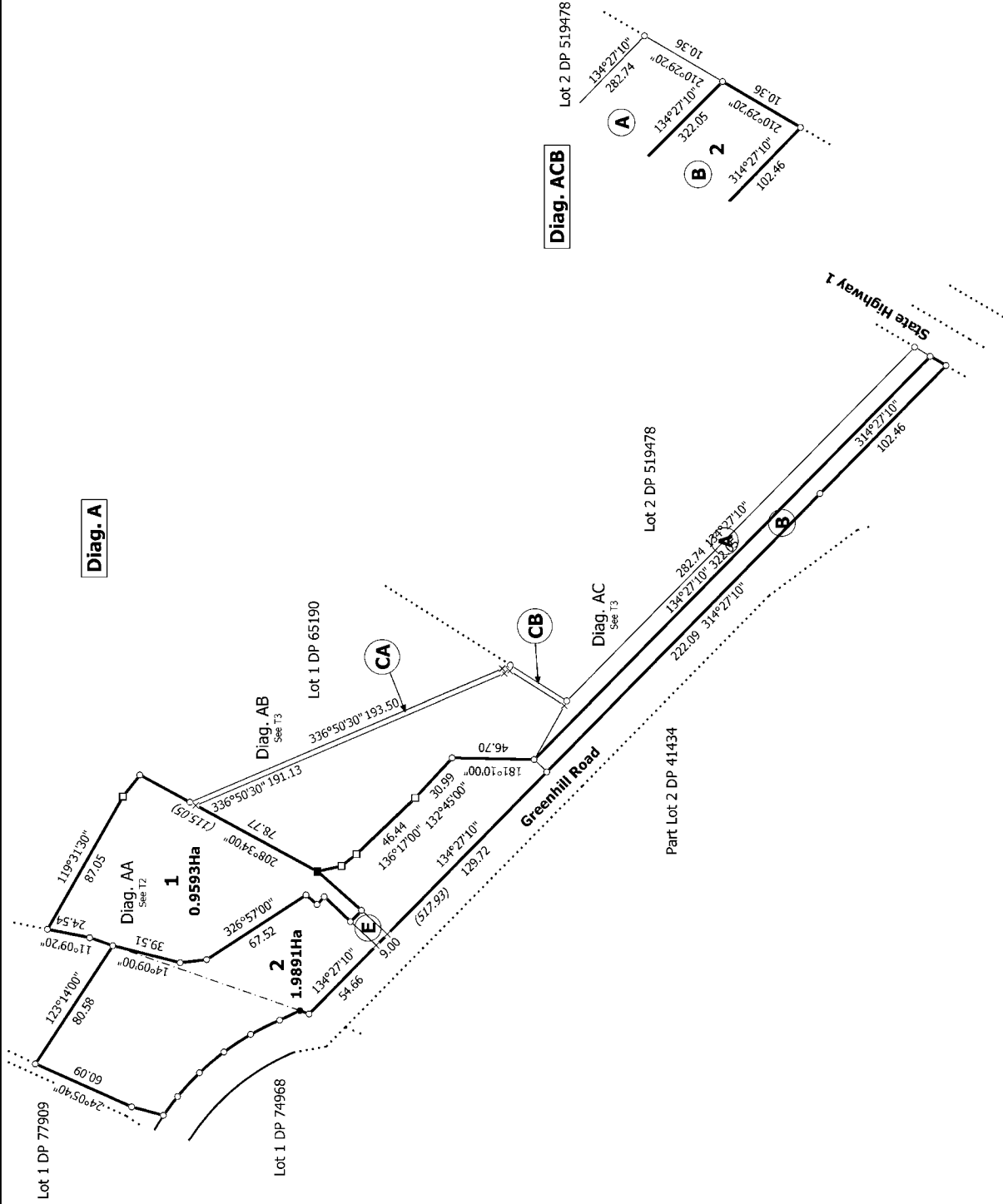
Schedule of Existing Easements (Pursuant to s243 Resource Management Act 1991)			
Purpose	Shown	Servient Tenement (Burdened Land)	Creating Document
Right of Way	A	Lot 1 DP 65190 (RT WN34A/822)	EC B004744.2
Right of Way	B	Lot 2 hereon	EC B004744.2
Power Supply	A, CA, CB	Lot 1 DP 65190 (RT WN34A/822)	EC B004744.2

Schedule of Existing Easements to be Partially Surrendered				
Purpose	Shown	Servient Tenement (Burdened Land)	Dominant Tenement (Benefited Land)	Creating Document
Power Supply	CA	Lot 1 DP 65190 (RT WN34A/822)	That part of Lot 2 hereon formerly part of Lot 2 DP 65190	EC B004744.2
Right of Way	A	Lot 1 DP 65190 (RT WN34A/822)	Lot 1 hereon	

Memorandum of Easements in Gross (Pursuant to s243 Resource Management Act 1991)			
Purpose	Shown	Servient Tenement (Burdened Land)	Grantee
Right to Convey Telecommunications	E	Lot 2 hereon	Chorus New Zealand limited
Right to Convey Electricity	E	Lot 2 hereon	Electra Limited

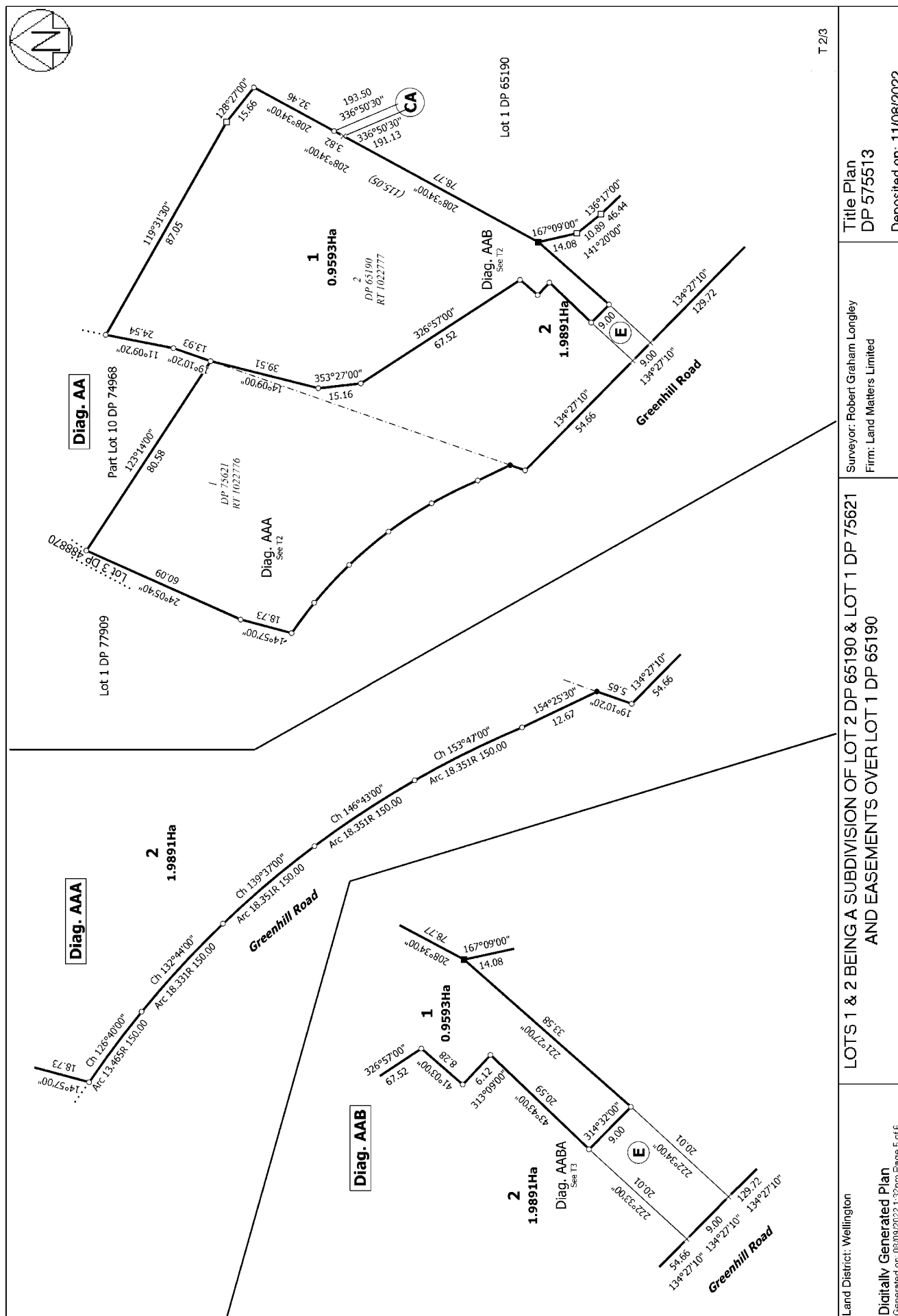
Memorandum of Easements (Pursuant to s243 Resource Management Act 1991)			
Purpose	Shown	Servient Tenement (Burdened Land)	Dominant Tenement (Benefited Land)
Right of Way	E	Lot 2 hereon	Lot 1 hereon

Memorandum of Easements (Pursuant to s243 Resource Management Act 1991)			
Purpose	Shown	Servient Tenement (Burdened Land)	Dominant Tenement (Benefited Land)
Right to Convey Electricity Right to Convey Telecommunications Right to Convey Gas Right to Drain Sewage Right to Drain Water Right to Convey Water	E	Lot 2 hereon	Lot 1 hereon



T 1/3

Land District: Wellington	LOTS 1 & 2 BEING A SUBDIVISION OF LOT 2 DP 65190 & LOT 1 DP 75621 AND EASEMENTS OVER LOT 1 DP 65190	Surveyor: Robert Graham Longley Firm: Land Matters Limited	Title Plan DP 575513 Deposited on: 11/08/2022
Digitally Generated Plan Generated on: 09/09/2022 1:32pm Page 4 of 6			





Operative District Plan 2021 - Zones and Precincts

48 Greenhill Road, Waikanae (LOT 1 DP 575513)



Key to map symbols

-  Precinct
-  General Rural Zone



0 40 80 Metres

Scale @ A4 - 1:2,000

Date Printed: August 11, 2025

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Operative District Plan 2021 - Historical, Cultural, Infrastructure & Districtwide

48 Greenhill Road, Waikanae (LOT 1 DP 575513)



Key to map symbols

- Strategic Arterial Routes (or SH1)
- Noise Corridor
- Coastal Environment

The 'Key to map symbols' column above will be empty if no relevant District Plan Features are present in the area shown on this map.



0 90 180 Metres

Scale @ A4 - 1:4,000

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Operative District Plan 2021 - Designations & Miscellaneous Features

48 Greenhill Road, Waikanae (LOT 1 DP 575513)



Key to map symbols

 Designation

The 'Key to map symbols' column above will be empty if no relevant District Plan Features are present in the area shown on this map.



0 90 180 Metres

Scale @ A4 - 1:4,000

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Operative District Plan 2021 - Natural Features

48 Greenhill Road, Waikanae (LOT 1 DP 575513)



Key to map symbols

 Ecological Sites

The 'Key to map symbols' column above will be empty if no relevant District Plan Features are present in the area shown on this map.



0 90 180 Metres
Scale @ A4 - 1:4,000

Date Printed: August 11, 2025

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Operative District Plan 2021 - Natural Hazards

48 Greenhill Road, Waikanae (LOT 1 DP 575513)



Key to map symbols

- Stream Corridor
- Ponding Area

The 'Key to map symbols' column above will be empty if no relevant District Plan Features are present in the area shown on this map.



0 90 180 Metres

Scale @ A4 - 1:4,000

Date Printed: August 11, 2025

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Latest Flood Hazards

48 Greenhill Road, Waikanae (LOT 1 DP 575513)



Key to map symbols

- Stream Corridor
- Ponding

The 'Key to map symbols' column above will be empty if no Flood Hazards are present in the area shown on this map.



0 120 240 Metres
Scale @ A4 - 1:5,000

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Resource Consents Map

48 Greenhill Road, Waikanae (LOT 1 DP 575513)



Key to map symbols

 Resource Consents

The 'Key to map symbols' column above will be empty if no Resource Consents are present in the area shown on this map.



0 40 80 Metres

Scale @ A4 - 1:2,000

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Resource Consents Report

Resource Consent Number	Location	Valuation Number	Property Legal Description	Consent Type	Consent Proposal	Notified Yes/No	Hearing Yes/No	Consent Status	Decision Date	App.Date
210304	48 Greenhill Road, Waikanae	1489019202	LOT 1 DP 575513	SC	To undertake a 2-lot subdivision creating no additional	N	N	s.224 Issued	12/1/2021	10/12/2021
210107	48 Greenhill Road, Waikanae	1489019202	LOT 1 DP 575513	SN	Undertake a two-lot subdivision with associated earthworks	N	N	Decision Issued	23/7/2021	18/5/2021
920144	48 Greenhill Road, Waikanae	1489019202	LOT 1 DP 575513	SC	PROPOSED BOUNDARY ADJUSTMENT	N	N	Decision Issued	29/9/1992	15/9/1992
240125	56 Greenhill Road, Waikanae	1489019203	LOT 2 DP 575513	SD	Boundary adjustment and further 3 lot subdivision	N	N	Application Returned incomplete		16/8/2024
240196	56 Greenhill Road, Waikanae	1489019203	LOT 2 DP 575513	SD	Boundary adjustment and further 3 lot subdivision	N	N	s.223 Approval	18/2/2025	13/11/2024
PB220008	56 Greenhill Road, Waikanae	1489019203	LOT 2 DP 575513	PB	Construct new dwelling with attached garage which encroaches	N	N	Decision Issued	7/3/2022	21/2/2022
990282	159 State Highway 1, Waikanae	1489019200	LOT 1 DP 65190 CT 34A/822	LD	HOME OCCUPATION - MANUFACTURE TRELLIS PART TIME IN A SHED	N	N	Decision Issued	19/8/1999	22/7/1999

Health and Alcohol Licenses

48 Greenhill Road, Waikanae (LOT 1 DP 575513)



Key to map symbols

The 'Key to map symbols' column above will be empty if no Health and Alcohol Licences are present in the area shown on this map.



0 40 80 Metres

Scale @ A4 - 1:2,000

Date Printed: August 11, 2025

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Services Network

48 Greenhill Road, Waikanae (LOT 1 DP 575513)

Key to map symbols



The 'Key to map symbols' column above will be empty if no Services are present in the area shown on this map.



0 40 80 Metres
Scale @ A4 - 1:1,700

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KAPITI COAST DISTRICT COUNCIL

Inquiries to: Mr Guerin

Ref: WRS39

Correspondence
to be addressed to:
THE GENERAL MANAGER

29 September 1992

Foster & Co
P O Box 310
LEVIN

Dear Sirs

SCHEME PLAN WRS39 - PROPOSED SUBDIVISION AT MAIN ROAD NORTH,
WAIKANAE (SH1) FOR SIR R WEIR

This is to advise that pursuant to Section 406 of the Resource Management Act 1991, Council refuses consent to WRS39 on the grounds that proposed Lot 1 does not have legal road frontage as it relies on the completion of the parent subdivision for road frontage.

The following however is a list of conditions that Council will require once the parent subdivision, being WRS31, is completed.

1. The surveyor shall supply the plan and certificate of title information necessary for consultation with the District Land Registrar for the amalgamation of new Lot 1 with Lot 2 DP 65190.
2. The Developer's Representative is to supply a copy of the title and survey data plans and is to list and indicate how each condition has been met to the satisfaction of Regulatory Services Manager.
3. The subdivider shall either:
 - (a) Certify that a building site is available on balance area (Part Lot 10) on which buildings of the type permitted may be erected using foundations not requiring specific design in terms of the Building Act 1991.

This certification shall be in the form of Appendix B NZS 4404:1981 Code of Practice for Urban Subdivision and confirm that a safe bearing pressure of soil supporting foundations is not more than 600 mm below the surface level of the ground. The certificate shall be accompanied by the site investigation report of the Soils Engineer.

or

- (b) Supply to Council a report detailing site investigation work and findings together with recommendations for foundation design whether or not for buildings not requiring specific design in terms of the Building Act 1991.

In cases within the provisions of Clause 2(b) above, the subdivider shall enter into a Deed of Covenant with Council that the subdivider undertakes to notify any intending purchaser at the time of initial enquiry of the soil conditions and supply site investigation details and foundation recommendations.

The Deed of Covenant shall be prepared by Council's solicitor at the cost of the subdivider.

A separate topographical plan shall be forwarded with the Engineer's report indicating contours prior to placement of filling and on completion. Such contours to be at not greater than 1 metre intervals and the scale of the plan to be 1:500. The plan shall also show the position and approximate level of all test locations including test borings.

Attention is drawn to the Council requirement that:

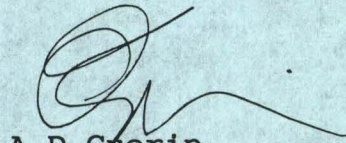
"All building permit plans shall show contours of the ground surface and the presence of peat or steep banks over the whole lot and immediately adjacent land. Such contours shall be at not more than 1 metre intervals. This requirement shall apply regardless of the need for earthworks or earthfilling."

4. The payment of Council engineering fees of \$120.40 (GST inclusive).
5. Where the existing land form or vegetative cover is disturbed, ground cover is to be established immediately following earthworks and with a minimum of delay to ensure the wind erosion of soil, sand or other material does not become a nuisance.
6. Earthworks shall comply with the requirements of the current issue of NZS 4431.
7. All sections shall have drive-on access no steeper than 1 in 5.
8. Power and telecommunication services shall be provided to the satisfaction of the Subdivisional Engineer.
9. The right-of-way shall be made a memorandum of easement and shall be formed and metalled. The entrance at the road reserve shall be formed, metalled and sealed to the satisfaction of the Subdivisional Engineer.
10. All costs arising from any of the above conditions shall be at the expense of the subdivider.

Note: Amalgamated Condition!
+ fee (DLR)

Any objection to this decision or any condition imposed with the decision must be lodged with Council within one month of receiving this letter.

Yours faithfully

A handwritten signature in dark ink, appearing to be 'A D Guerin', written over the typed name.

A D Guerin
PLANNING OFFICER

MAS



The Chairman and Members
SUBDIVISIONS SUBCOMMITTEE

SCHEME PLAN WRS39 - PROPOSED SUBDIVISION AT MAIN ROAD NORTH,
WAIKANAE (SH1) FOR R WEIR

Scheme Plan WRS39 attached shows a proposed boundary adjustment. It is proposed to amalgamate Lot 1 (7,320 sqm) into Lot 2 DP 65190 leaving a balance area of 5,595 sqm.

The owner of Lot 2 wishes to purchase Lot 1 to ensure that no one can build on Lot 10 to obscure his view.

The subdivision complies with the rules for subdivision except that it has no legal road frontage as it relies on the completion of WRS31. This application will therefore have to be declined as it relies on the completion of the parent subdivision.

We can however indicate what conditions will be imposed once the parent subdivision is completed.

RECOMMENDATION

That pursuant to Section 406 of the Resource Management Act 1991, Council refuses consent to WRS39 on the grounds that proposed Lot 1 does not have legal road frontage as it relies on the completion of the parent subdivision for road frontage.

The following however is a list of conditions that Council will require once the parent subdivision, being WRS31, is completed.

1. The surveyor shall supply the plan and certificate of title information necessary for consultation with the District Land Registrar for the amalgamation of new Lot 1 with Lot 2 DP 65190.
2. The Developer's Representative is to supply a copy of the title and survey data plans and is to list and indicate how each condition has been met to the satisfaction of Regulatory Services Manager.
3. The payment of Council engineering fees of \$120.40 (GST inclusive).
4. Where the existing land form or vegetative cover is disturbed, ground cover is to be established immediately following earthworks and with a minimum of delay to ensure the wind erosion of soil, sand or other material does not become a nuisance.
5. Earthworks shall comply with the requirements of the current issue of NZS 4431.
6. All sections shall have drive-on access no steeper than 1 in 5.

- 2 -

7. Power and telecommunication services shall be provided to the satisfaction of the Subdivisional Engineer.
8. The right-of-way shall be made a memorandum of easement and shall be formed and metalled. The entrance at the road reserve shall be formed, metalled and sealed to the satisfaction of the Subdivisional Engineer.
9. All costs arising from any of the above conditions shall be at the expense of the subdivider.

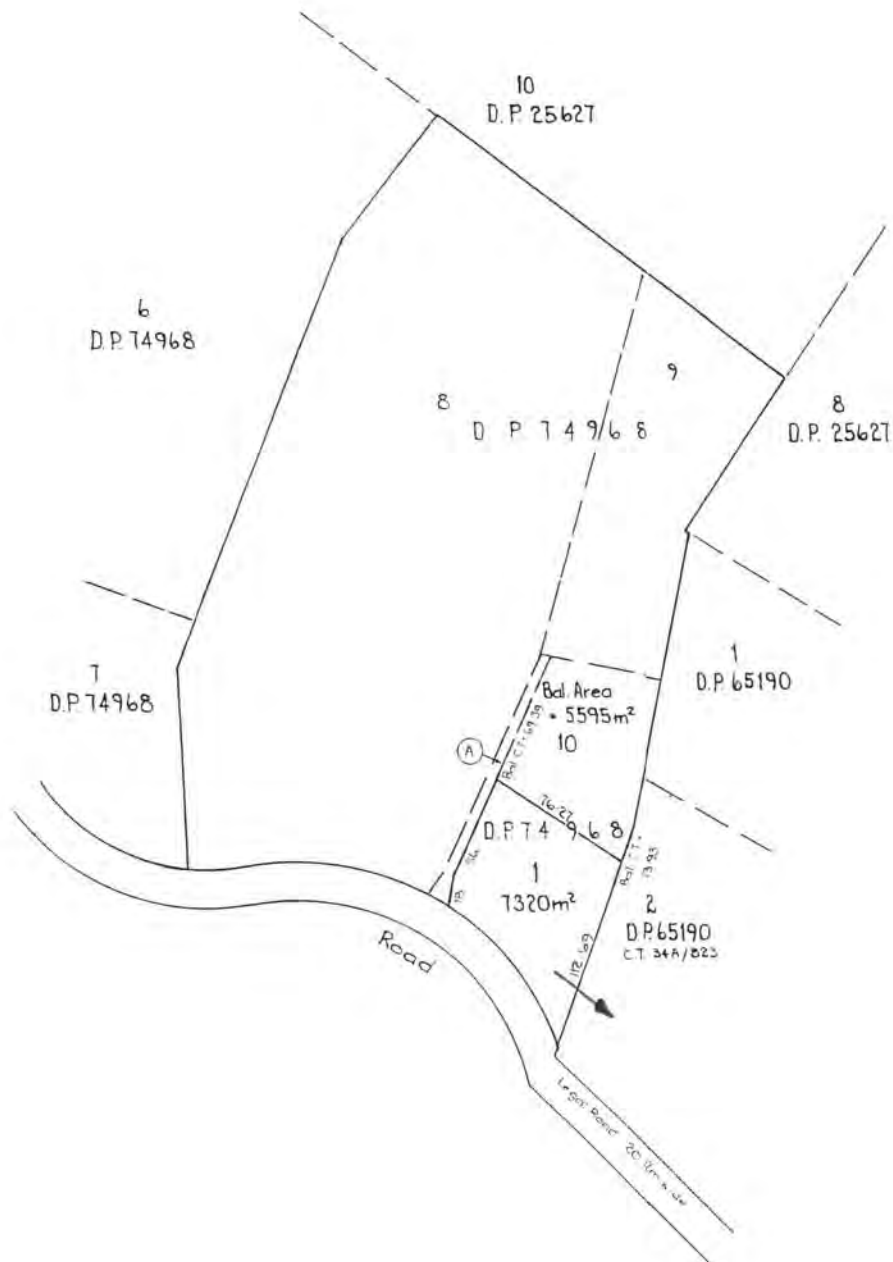
Report prepared by :



A D Guerin
PLANNING OFFICER

MdG

22 September 1992



WLS 39

PROPOSED SUBDIVISION
OF Lot 10 D.P. 74968 & R.O.W.
over Lot 9 D.P. 74968

Town of Extn.
Comprised in C.T. 13D/146
Regd. owner Sir R & Mr G. Weir

V & VI Kaitawa
LOCAL AUTHORITY
Kapiti Coast District
Scale 1:2000
Date July 1992

Declaration

I, Mervyn James Shand, REGISTERED SURVEYOR
HEREBY CERTIFY THAT THIS SCHEME PLAN HAS BEEN PRE-
PARED BY ME IN ACCORDANCE WITH THE PROVISIONS OF
SECTION 105 RESOURCE MANAGEMENT ACT 1991.

M. J. Shand
REGISTERED SURVEYOR

APPROVED

SIR RUPERT & Mr G. WEIR

Per *M. J. Shand*
for OWNER'S

Areas & dimensions are subject to
variation upon final survey.

Amalgamation Condition

That Lot 1 hereon be transferred to the owner
of Lot 2 D.P. 65190 (C.T. 34A/B23) and that
one certificate of title be issued to include
both parcels.

Schedule of Easements

Purpose	Shown	Tenements	
		Servient	Dominant
Right of Way	A	Lot 9 D.P. 74968	Lot 10 D.P. 74968

FOSTER & COMPANY

Registered Surveyors and
Land Development Consultants
LEVIN & OTAKI

FILE REFERENCE

SIR R & Mr G WEIR.

23 July 2021

McCulloch Family Trust
C/- Landlink Ltd
1 Ngaio Road
Waikanae 5036
Att: Ben Addington

Dear Ben

RM210107: Undertake a two-lot subdivision with associated earthworks to create a building platform

We are pleased to enclose the decision on your Resource Consent application.

As you will see from the decision, there are a number of conditions that need to be complied with.

If you do not agree with the conditions of your consent you may lodge an objection with the Council in accordance with Section 357 of the Resource Management Act 1991. The objection would be heard by Hearing Commissioners. Please note that, if you do wish to object, you must advise the Resource Consents Manager no later than 15 working days from the date of receiving this consent.

If you have any concerns regarding the conditions please contact me prior to lodging an objection to discuss on (021) 02709067 as it may be possible to make minor amendments or corrections outside of the objection process.

If the deposit paid at the time of lodging your resource consent application has not been sufficient to cover the Council's costs of considering your application you will receive an invoice in the next few weeks.

Please note that this consent will lapse within 5 years of the date of issue of this decision unless it is given effect to within that time. You may apply for an extension of the consent before the consent lapses. Please contact the Council to find out more if you wish to do this.

The Resource Consents Team is continually working to improve the service we provide and would appreciate your feedback. We would be grateful if you could please take the time to complete an online survey.

Yours sincerely



Yolanda Morgan
Senior Resource Consent Planner

**RESOURCE CONSENT UNDER PART VI OF THE
RESOURCE MANAGEMENT ACT 1991
CONSENT NO: RM210107**

APPLICANT:	McCulloch Family Trust
LOCATION OF ACTIVITY:	48 Greenhill Road, Waikanae
DESCRIPTION OF ACTIVITY:	Undertake a two-lot subdivision with associated earthworks to create a building platform

DECISION:

Granted subject to conditions on 23 July 2021.

That officers, acting under authority delegated from the Council and pursuant to Sections 104 and 104D of the Resource Management Act 1991, hereby **grant** consent for a two-lot rural subdivision and associated earthworks at 48 Greenhill Road, Waikanae (LOT 2 DP 65190 and LOT 1 DP 75621) subject to the following conditions which were imposed under Sections 108 and 220 of the Resource Management Act 1991.

Conditions:

General

1. The activity shall be undertaken in general accordance with the information supplied with application RM210107, including the following:
 - Landlink Plan titled "Scheme Plan for Lot 1 DP 65190 and Lot 2 DP75621" drawing number 2721-P1, sheet 001, Rev B, dated 07/05/2021.
 - Landlink Plan titled "Sightline Diagram for Proposed Subdivision of Lot 1 DP 65190 and Lot 2 DP75621" drawing number 2721-P1, sheet 002, Rev A, dated 14/05/2021.
 - Landlink Plan titled "Concept Engineering Design for Lot 1 DP 65190 and Lot 2 DP75621" drawing number 2721-E1, sheet 001, Rev B, dated 07/05/2021.
 - Landlink Plan titled "Concept Earthworks Plan" drawing number 2721-E1, sheet 002, Rev A, dated 18/03/2021.

Stamped as 'Final Approved Plans' on 23 July 2021, except where modified by conditions of consent.

2. The consent holder shall comply with the requirements of the Kapiti Coast District Council's Subdivision and Development Principles and Requirements 2012 (KCDC's SDPR: 2012), unless alternatives are proposed by the consent holder and accepted by the Council's Development Engineer.

Fees, Levies and Contributions

3. A Reserve Contribution for the one additional rural allotment is payable and has been assessed at \$7,184.43 including GST.

The contribution must be paid prior to the issue of any certificate pursuant to section 224(c) of the Resource Management Act 1991.

4. Prior to the issue of a 224c certificate under the Resource Management Act 1991, the consent holder shall pay Council Engineering Fees of \$628.00 plus \$314.00 per lot [total **\$1256.00** GST inclusive] for work that may be required for plan approvals, site inspections and consent compliance monitoring, plus any further monitoring charge or charges to recover the actual and reasonable costs that have been incurred to ensure compliance with the conditions attached to this consent.

Note: Prior to the issue of any certificate pursuant to section 224(c) of the Resource Management Act 1991, the engineering fee shall be paid and the consent holder will be advised of further monitoring charge or charges as they fall due. Such further changes are to be paid prior to the issue of any certificate pursuant to section 224(c) of the Resource Management Act 1991.

Engineering

5. Prior to works commencing, the consent holder shall submit copies of the plans and specifications for the engineering development for approval to the satisfaction of the Council's Development Engineer. The engineering development must be in accordance with Paragraphs 1 to 5 of Schedule 1, contained in Part 4 of the Kapiti Coast District Council's (KCDC's) Subdivision and Development Principles and Requirements: 2012 (SDPR:2012). No works shall commence until the plans are approved by KCDC's Development Engineer.

Note: Engineering drawings shall contain sufficient detail to clearly illustrate the proposal to enable assessment of compliance with the KCDC's SDPR: 2012 and to enable accurate construction.

6. Prior to the issue of a Section 224(c) certificate under the Resource Management Act 1991, the consent holder shall erect a rural numbering post in accordance the Rural and Urban Addressing Standard" (AS/NZS4819:2011).
7. The consent holder shall advise the names and professional qualifications of any Suitably Qualified Persons required in terms of Clause B(iii) of Part 3 of the KCDC's SDPR: 2012. Suitably Qualified Persons are required for, but not necessarily limited to, the following areas:

- Civil Engineering
- Geotechnical Engineering

Note: *If the Council considers any of the nominated persons are not acceptable then the consent holder shall nominate alternative persons, or the Council may require the consent holder to employ a specified Suitably Qualified Person or Persons at the consent holders cost.*

8. The consent holder shall notify Council's Development Engineer prior to commencement of the following stages of work, so that the Council's Development Engineer, or their authorised representative, are present on site to inspect certain stages of the works. These stages are as follows:
 - Commencement of works or recommencement after a substantial lapse;
 - Vehicle crossing clegg testing;
 - Final inspection.

Foundation Design

9. The foundation design of any future dwelling on Lot 1 DP 75621 shall take into account the requirements and intent of the report titled "Engineering Investigation Report, 48-56 Greenhill Road, Waikanae" by Landlink dated 18 May 2021

Note: *A Consent Notice under Section 221 of the Resource Management Act will be issued to facilitate the recording of this condition which is to be complied with on an on-going basis.*

Access & Transport

10. Prior to the works commencing, the consent holder shall submit copies of the plans or the new vehicle crossing for Lot 1 DP 75621 and the specifications for the engineering design for approval to the satisfaction of the Council's Development Engineer.
11. Vehicle crossings shall be formed, metalled and sealed between the carriageway edge and the road boundary at the entry to each of the lots. The crossing must be formed in accordance with the following Kapiti Coast District Council standard drawings for a rural residential crossing: drawing KCDC-RD-017 R5.
12. The consent holder shall locate and construct vehicle access for Lot 1 DP 75621 in accordance with the Landlink Consultants Plan titled "Concept Engineering Design", drawing number 2721-E1-001 Revision B, stamped as 'Final Approved Plans' on 23 July 2021 prior to an application being received for issue of a Section 224(c) certificate under the Resource Management Act 1991.
13. Vegetation must be trimmed and maintained to ensure access for both lots meets the sight lines required by the Operative District Plan 2021.

Note: *A Consent Notice under Section 221 of the Resource Management Act will be*

issued to facilitate the recording of this condition, which is to be complied with on an on going basis.

Stormwater

14. On-site stormwater disposal for Lot 1 DP 75621 shall be in accordance with the requirements and intent of the report titled "Engineering Investigation Report, 48-56 Greenhill Road, Waikanae" by Landlink, dated 18 May 2021 and the principles contained in Part 3 Section E of the Kapiti Coast District Council's Subdivision and Development Principles and Requirements, 2012.

Note: *In the event that the certified stormwater disposal design is not installed prior to the issue of the 224(c) certificate, a Consent Notice under Section 221 of the Resource Management Act will be issued to facilitate the recording of this condition, which is to be complied with on an on-going basis. The Consent Notice shall include reference to the following:*

- 1. the certified stormwater disposal design as an option for compliance;*
- 2. the owners' responsibility to construct a system to meet the above performance standard*
- 3. the owners' responsibility to maintain the system on an on-going basis to meet the above performance standard as it applied at the time of approval.*

Water Supply

15. Water supply for Lot 1 DP 75621 shall be in accordance with the report titled "Engineering Investigation Report, 48-56 Greenhill Road, Waikanae" by Landlink dated 18 May 2021. On-site potable water storage shall be minimum 30,000 litres (50,000 litres is recommended).

It shall be the on-going responsibility of the lot owner(s) to provide, maintain and monitor the installation and operation of the individual household water supply in accordance with the Ministry of Health's publication 'Household water supplies, the selection, operation, and maintenance of individual household water supplies' (revised April 2006) that provides a minimum storage capacity of 30,000 litres where council supply is not available.

Note: *A Consent Notice under Section 221 of the Resource Management Act will be issued to facilitate the recording of this condition, which is to be complied with on an on-going basis.*

16. Any future development on Lot 1 DP 75621 shall have fire-fighting water provisions in compliance with the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008.

Note: *A Consent Notice under Section 221 of the Resource Management Act will be issued to facilitate the recording of this condition which is to be complied with on an on-going basis.*

Wastewater

17. Any future development on Lot 1 DP 75621 shall provide on-site wastewater treatment and disposal complying with the requirements and intent of the report titled "Engineering Investigation Report, 48-56 Greenhill Road, Waikanae" by Landlink dated 18 May 2021 and in accordance with NZS 1547:2012.

The owner is responsible for maintaining and monitoring their wastewater disposal so that any adverse effects on the environment are less minor.

Note: A Consent Notice under Section 221 of the Resource Management Act will be issued to facilitate the recording of this condition, which is to be complied with on an on-going basis. The Consent Notice shall include reference to the following:

- *the recommendations for and constraints on the provision of wastewater treatment and disposal as outlined in the accepted on-site wastewater treatment and disposal report;*
- *the owners' responsibility to maintain and monitor their wastewater disposal so that any adverse effects on the environment are less minor.*

Earthworks

18. The consent holder shall undertake earthworks in accordance with Part 3C & Part 4 Schedule 2 of the SDPR: 2012 and Section 2 of NZS4404:2010 and the requirements & intent of the report titled "Engineering Investigation Report, 48-56 Greenhill Road, Waikanae" by Landlink dated 18 May 2021, unless otherwise agreed with the Council's Development Engineer in writing. Upon completion of the earthworks the consent holder shall provide a report and certificates in the form of Schedule 2A of NZS 4404:2010 by the geo-professional to the Council's Development Engineer.
19. The consent holder shall make adequate provision for the control of stormwater run-off during the construction period and shall apply the appropriate recommendations found in Greater Wellington Regional Council's Erosion and Sediment Control Guidelines for the Wellington Region" and "Small earthworks – Erosion and sediment control for small sites to the satisfaction of the Council's Development Engineer. Silt retaining structures or ponding areas shall be constructed and maintained throughout the duration of the works to the satisfaction of the Council's Development Engineer.
20. All batters shall be self-supporting.
21. The consent holder must ensure that no nuisance effect, including dust, may be caused by discharge of material beyond the boundary of the subject site. For the avoidance of doubt material includes but is not limited to silt, sediment, vegetation and aggregate.
22. Should there be potential for wind-blown sand, soil or other material to be transported onto other properties the consent holder shall erect suitable fabric fencing (sarlou cloth or similar) or take other acceptable mitigation measures, to the satisfaction of Council's Enforcement Officer

Power and Telecommunications

23. The subdivision shall be serviced with electric power & telecommunication to all lot boundaries. If alternative means of providing telecommunications services are proposed by the consent holder and approved by Council, or it is unlikely that services will be required, then a consent notice under Section 221 will be lodged on the title noting this. Note that a wireless broadband connection will be accepted for Lot 1 DP 75612.

Note: *For the avoidance of doubt, 'serviced to lot boundaries' shall mean that the supply of electric power is available from an underground system, and for telecommunications, shall mean that the reticulation of telecommunications facilities is available, which can be satisfied by a direct installation, or a fibre ready network facility being available.*

As-built information upon completion of works

24. Completion documentation, including operation and maintenance manuals, shall be submitted in support of an application for s224c certification in accordance with Section 1 of NZS4404:2010 and Part 4, Schedule 1 of the KCDC's SDPR:2012.

Easements

25. Easements are required over any rights of way and communal, private and public services where these pass through the lots in the subdivision. The Council may require other easements. Easement documents shall be prepared by solicitors at the consent holder's expense. This consent is conditional on the easements being granted or reserved and they must be subject to section 243 of the Resource Management Act 1991.

Miscellaneous

26. The consent holder must ensure that no nuisance effect, including dust, may be caused by discharge of material beyond the boundary of the subject site. For the avoidance of doubt material includes but is not limited to silt, sediment, vegetation and aggregate.

Plans and meeting of conditions

27. The consent holder shall supply a copy of the title sheets of the e-survey dataset and shall list and indicate how each condition has been met to the satisfaction of the Council.

Advice Notes:

- All costs arising from any of the above conditions shall be borne by the consent holder.
- It is the consent holder's responsibility to comply with any conditions imposed on this resource consent prior to and during (as applicable) exercising this resource consent.

- Under Section 125 of the Resource Management Act 1991, this resource consent will lapse in five years, unless it is given effect to within that time.
- Contravention of the Land Drainage Act is not permitted and natural drainage patterns are to be preserved.
- The allocation of street addresses is the responsibility of local authorities under section 319B of the Local Government Act 1974. In order to achieve clear and unambiguous street addresses, street numbers may be changed for a section of or for the entire street rather than just for a single property in accordance with Council's Street Numbering and Naming Policy. This is to ensure that numbering maintains a logical sequence to assist the delivery of mail and the response of emergency services.
- The consent holder shall notify the Council's RMA Compliance Officer of the start and completion dates of the works in writing 48 hours before the works are carried out. The consent holder shall fill out and return (by email to the duty compliance officer at compliance.dutyofficer@kapiticoast.govt.nz, or by fax to (04) 2964 830 or by post to Private Bag 60601, Paraparaumu) the form that is attached to the decision letter.
- The consent holder shall pay to the Kapiti Coast District Council the actual and reasonable costs associated with the monitoring of conditions (or review of consent conditions), or supervision of the resource consent as set in accordance with Section 36 of the Resource Management Act 1991. These costs* may include site visits, correspondence and the actual costs of materials or services which may have to be obtained.

*Please refer to Kapiti Coast District Council's current schedule of Resource Management fees for guidance on the current hourly rate chargeable for Council's staff.

- The consent holder is responsible for obtaining all other necessary consents, permits, and licences, including those under the Building Act 2004, and the Heritage New Zealand Pouhere Taonga Act 2014. This consent does not remove the need to comply with all other applicable Acts (including the Property Law Act 2007 and the Health and Safety in Employment Act 1992), regulations, relevant Bylaws, and rules of law. This consent does not constitute building consent approval. Please check whether a building consent is required under the Building Act 2004.
- Should a waahi tapu or other cultural site be unearthed during earthworks the contractor and/or owner shall:
 - cease operations;
 - inform local Iwi;
 - inform the Heritage NZ and apply for an appropriate authority if required;
 - Take appropriate action, after discussion with Heritage NZ, Council and Iwi to remedy damage and/or restore the site.

- In accordance with the Heritage New Zealand Pouhere Taonga Act 2014, where an archaeological site is present (or uncovered), an authority from Heritage NZ is required if the site is to be modified in any way.
- The consent holder should not encroach onto adjacent land owned by others without having first obtained their written consent.
- It is the responsibility of every owner to provide vehicle crossing from the road carriageway to the property boundary for the purposes of off street parking or unloading.
- Works within the legal road will only be approved where they comply with Council procedures and processes which are set out below:
 - a. Before undertaking work in the legal road you must make a Corridor Access Request (CAR) and receive a Works Access Permit (WAP) from us. Some examples of activities requiring a permit are:
 - trenching works;
 - footpaths and entranceways;
 - work within the berm or shoulder of the road; and
 - tree work scaffolding and crane work.
 - b. Before any excavations are undertaken a "Before U Dig" inquiry must be made to check for locations of any underground services. This is a web based service that you or your contractor use to get plans and information emailed out to you. This also provides the mechanism for you to make a Corridor Access Request and provide us with a Traffic Management Plan to protect your site, contractors, and the public during operations. Corridor Access Requests require 5 working days' notice before work can commence and Traffic Management Plans for road closures and events must be received 42 working days in advance of the closure or event. Please note: The "Before U Dig" service has no information on council's buried water, wastewater or stormwater assets. Our mapping tools show the location of the buried council assets.
 - c. Work must be undertaken in accordance with Councils guides and standard drawings. Examples of forms, guides and standards drawings (engineering plans) are available for download or print from the Council website and examples include:
 - Vehicle Installation Information;
 - Vehicle Crossing Application Form;
 - Roading Standard Drawings; and
 - Vehicle Crossing Guidelines

- Access, manoeuvring and vehicle movements relating to the development of the Lots must be compliant with the provisions of the District Plan and be in accordance with relevant standards in NZS4404:2010 and AS2890:2004 including but not limited to:
 - i. Driveway gradient and break over angles;
 - ii. Minimum parking requirements;
 - iii. On site manoeuvring;
 - iv. Road design standards;
 - v. Garage and parking dimensions;
 - vi. Visibility splays;
 - vii. Councils standard drawings; and
 - viii. Sight distances.

Where permitted standards are not complied with an additional resource consent will be required.

- Additional fees will be required by the Council with the application(s) for the Section 223 and 224 certificates. The section 224 certificate will be issued following compliance with all conditions of consent set out above, and payment of any development contribution that may be payable.
- If you disagree with any of the above conditions or disagree with the additional charges relating to the processing of the application, you have a right of objection pursuant to sections 357A or 357B of the Resource Management Act 1991. Any objection must be made in writing to the Kapiti Coast District Council within 15 working days of notification of the decision.
- Development Contributions will be required pursuant to Section 198 of the Local Government Act 2002 and the Council's 2020/2021 Development Contribution Policy for the additional lot being created. The contributions will be calculated and levied for each additional allotment created by this resource consent in accordance with the fees that apply at the time consent is lodged.

The fees are listed below:

Items	Fees including GST(NZD)
Roading - District	\$2063.83
Stormwater - District	\$512.30
Community Infrastructure - District	\$1,754.36
Total for one lot:	\$4,330.49

There is one additional allotment being created under this resource consent.

The contribution must be paid prior to the issue of any certificate pursuant to section 224(c) of the Resource Management Act 1991.

Reasons for Decision:

In accordance with Sections 104 and 104B and with reference to 104D of the Resource Management Act 1991, the actual and potential effects associated with the proposed activity have been assessed.

I consider that the adverse effects of the proposed activity on the environment will be less than minor and that the proposed activity is not contrary to the Objectives and Policies of the Kapiti Coast Operative and Proposed District Plans.

A full copy of the reasons for granting consent is contained in the decision report.

A handwritten signature in black ink, appearing to read 'Yolanda Morgan', is positioned above the printed name.

Yolanda Morgan
Senior Resource Consent Planner

**POST OR FAX THIS COMPLETED PAGE AT LEAST 48 HOURS
BEFORE CONSTRUCTION TAKES PLACE**

TO:

The RMA Compliance Officer
Kāpiti Coast District Council
Private Bag 60601
PARAPARAUMU
Email: compliance.dutyofficer@kapiticoast.govt.nz

Application No:	RM210107
Site Address:	48 Greenhill Road, Waikanae LOT 2 DP 65190 LOT 1 DP 75621
Proposal:	Undertake a two-lot subdivision with associated earthworks to create a building platform

Construction will take place on (date):

Owner's Contact Details

Name:

Postal Address:

Telephone:

Mobile:

Contractor's Contact Details (e.g. house relocation contractors)

Name:

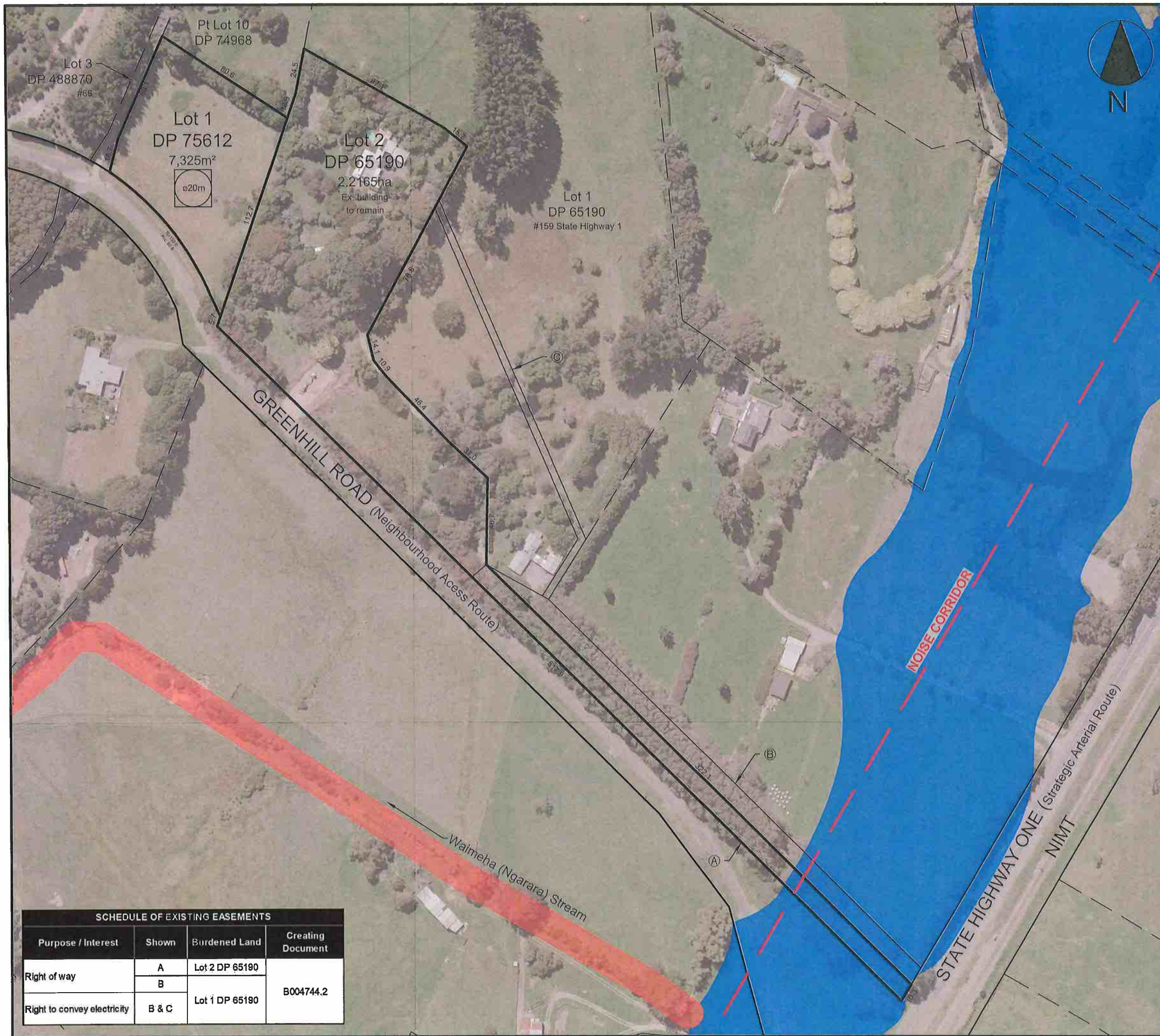
Telephone:

Mobile:

SIGNED:

.....
NAME

.....
DATE



This drawing contains data from other sources and has been prepared for a specific site and event. Landlink Limited does not accept any liability for its accuracy, content or unauthorised use.

GENERAL NOTES

1. Plan is in terms of New Zealand Geodetic Datum 2000 (NZGD2000) - Whanganui Circuit
2. Boundaries are from the Land Information New Zealand (LINZ) Digital Cadastral Database (DCDB).
3. Aerial photography is from the LINZ Data Service.
4. Areas and dimensions subject to final survey.
5. Entire site is Rural Dunes zone and 'Coastal Environment'.
6. Flood hazard taken from the Kapiti coast District Council records

Key

- Stream Corridor
- Ponding

RM 210107
FINAL APPROVED PLANS
23.7.2021

Issue Description		Added build shape to lot one			
PT	BA	JH	BA	07/05/2021	
Surveyed	Designed	Drawn	Checked	Date	



1 Ngalo Rd Waikanae + contactus@landlink.co.nz + 04-902-6161

Client

Murray McCulloch

Title

Scheme Plan for
Lot 1 DP 65190
and Lot 2 DP 75621

Project

48-56 Greenhill Road,
Waikanae

Scale: 1:2000 A3

Drawing No.

2721-P1 001 B


SCHEDULE OF EXISTING EASEMENTS

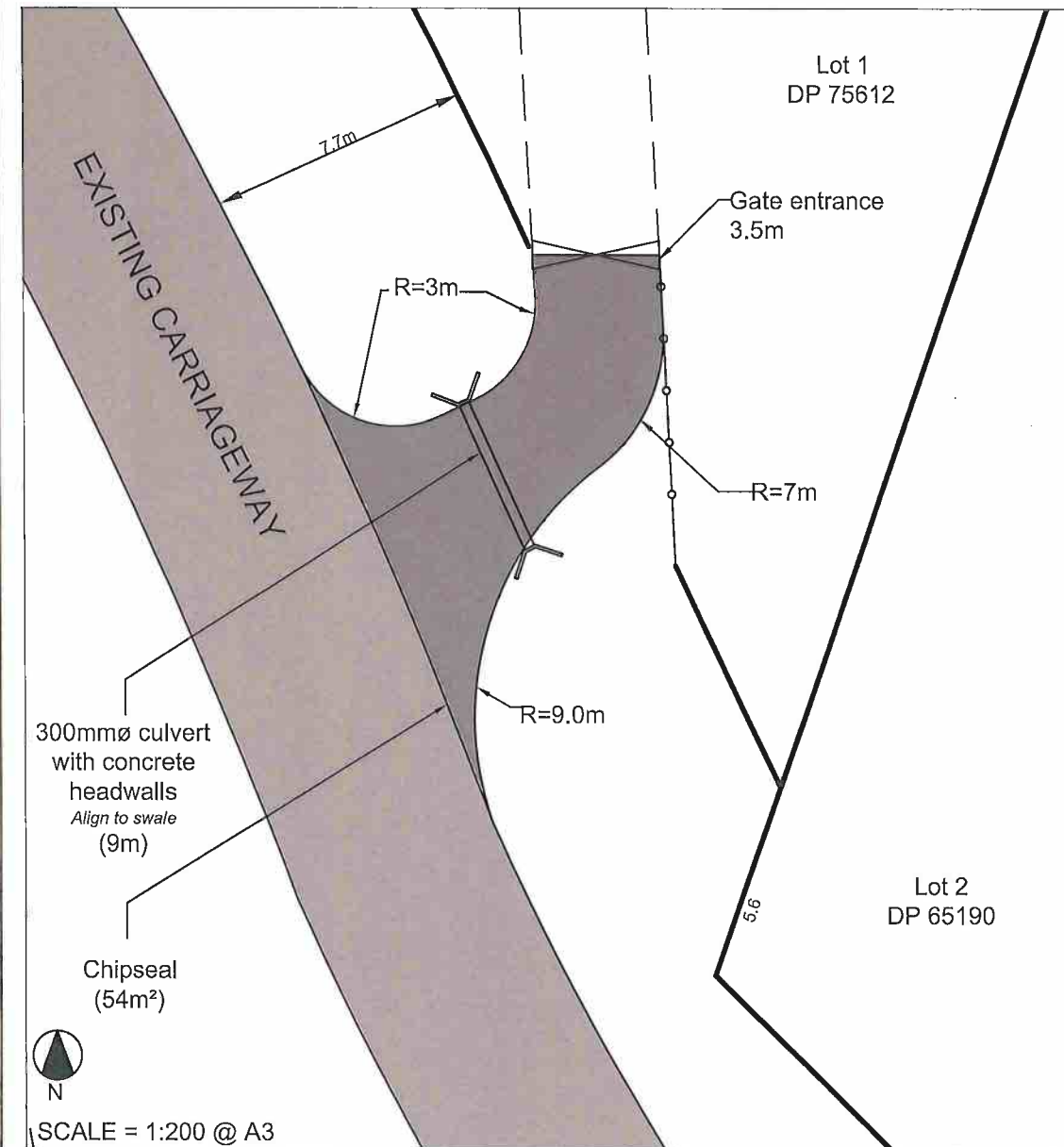
Purpose / Interest	Shown	Burdened Land	Creating Document
Right of way	A	Lot 2 DP 65190	B004744.2
	B	Lot 1 DP 65190	
Right to convey electricity	B & C	Lot 1 DP 65190	



RM 210107
 FINAL APPROVED PLANS
 23.7.2021

This drawing contains data from other sources and has been prepared for a specific site and event. Landlink Limited does not accept any liability for its accuracy, content or unauthorised use.

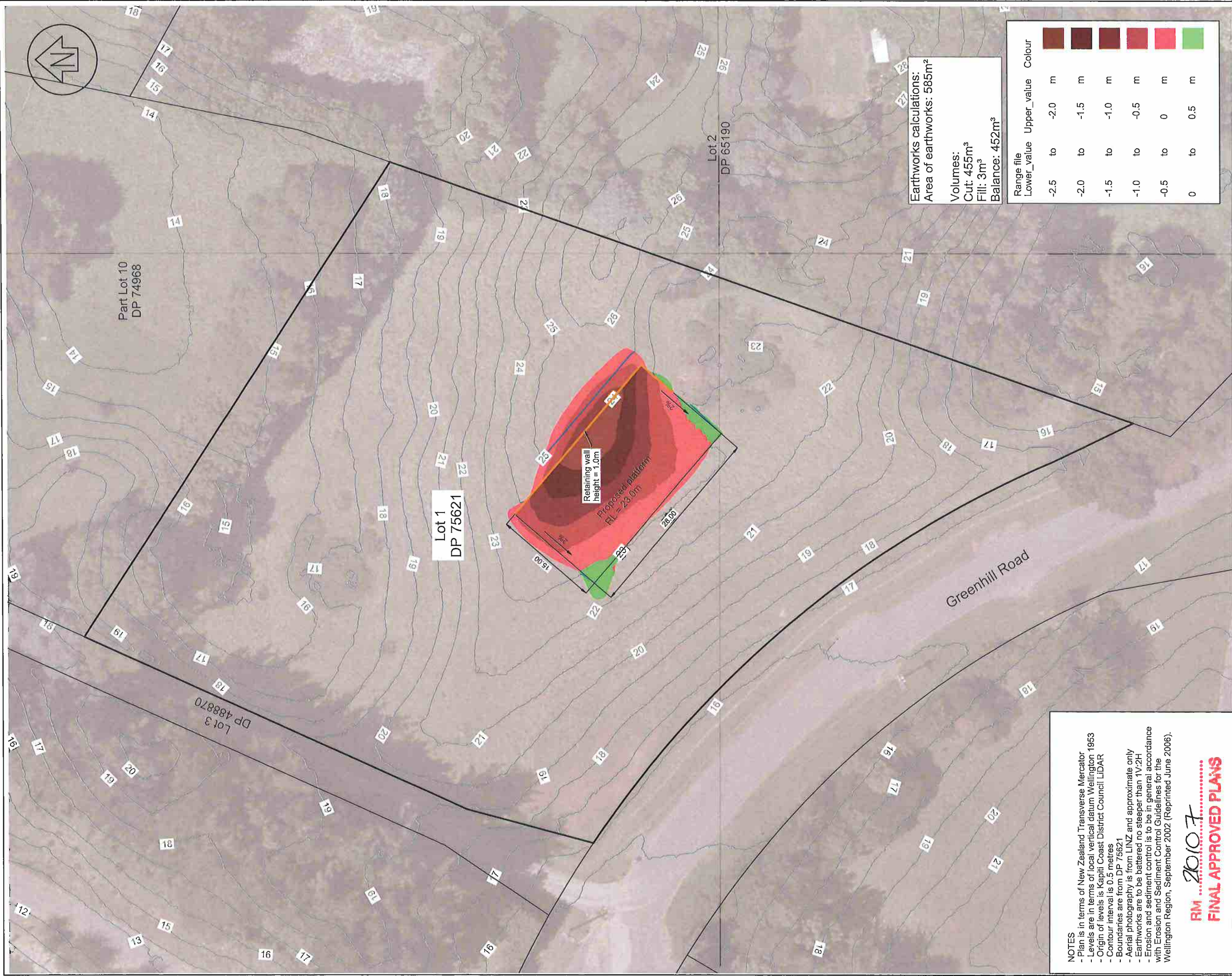
© Landlink Limited 2021	Client	Title	Project	Issue Description Original				
 1 Ngaio Rd Waikanae + contactus@landlink.co.nz + 04-902-6161	Murray McCulloch	Sightlines Diagram for Proposed Subdivision of Lot 1 DP 65190 and Lot 2 DP 75621	48-56 Greenhill Road, Waikanae	-	BA	JH	BA	14/05/2021
				Surveyed	Designed	Drawn	Checked	Date
				Scale:			1:500	A3
				Drawing No.				
				2721-P1		002	A	



NOT TO SCALE



2721-E1	001	B
---------	-----	---



Earthworks calculations:
Area of earthworks: 585m²
Volumes:
Cut: 455m³
Fill: 3m³
Balance: 452m³

Range file	Lower_value	Upper_value	Colour
	-2.5	to -2.0	m
	-2.0	to -1.5	m
	-1.5	to -1.0	m
	-1.0	to -0.5	m
	-0.5	to 0	m
	0	to 0.5	m

NOTES
- Plan is in terms of New Zealand Transverse Mercator
- Levels are in terms of local vertical datum Wellington 1953
- Origin of levels is Kapiti Coast District Council LIDAR
- Contour interval is 0.5 metres
- Boundaries are from DP 75621
- Aerial photography is from LINZ and approximate only
- Earthworks are to be battered no steeper than 1V:2H
- Erosion and sediment control is to be in general accordance with Erosion and Sediment Control Guidelines for the Wellington Region, September 2002 (Reprinted June 2006).

RM 2010.7
FINAL APPROVED PLANS

23.07.2021



1 Ngalo Rd Waikanae + contactus@landlink.co.nz + 04-902 6161

Client		Murray McCulloch		© Landlink Limited 2021	
Title		Concept Earthworks Plan		Issue description	
Project		56 Greenhill Road, Waikanae		Original issue	
				CZ	
				BA	
				18-Mar-2021	
				Date	
				A3	
				Scale:	
				1:500	
				Drawing No.	
				2721-E1	
				002	
				A	

12 January 2022

McCulloch Family Trust
C/- Murray McCulloch
murray@mccullochassociates.co.nz

Dear McCulloch Family Trust

RM210304: To undertake a 2-lot subdivision creating no additional allotments and the surrender of easements

We are pleased to enclose the decision on your Resource Consent application.

As you will see from the decision, there are a number of conditions that need to be complied with.

If you do not agree with the conditions of your consent you may lodge an objection with the Council in accordance with Section 357 of the Resource Management Act 1991. The objection would be heard by Hearing Commissioners. Please note that, if you do wish to object, you must advise the Resource Consents Manager no later than 15 working days from the date of receiving this consent.

If you have any concerns regarding the conditions please contact me prior to lodging an objection to discuss on (04) 2964 700 as it may be possible to make minor amendments or corrections outside of the objection process.

If the deposit paid at the time of lodging your resource consent application has not been sufficient to cover the Council's costs of considering your application you will receive an invoice in the next few weeks.

Please note that this consent will lapse within 5 years of the date of issue of this decision unless it is given effect to within that time. You may apply for an extension of the consent before the consent lapses. Please contact the Council to find out more if you wish to do this.

The Resource Consents Team is continually working to improve the service we provide and would appreciate your feedback. We would be grateful if you could please take the time to complete an online survey.

Yours sincerely



Marnie Rydon
Consultant Planner

**RESOURCE CONSENT UNDER PART VI OF THE
RESOURCE MANAGEMENT ACT 1991
CONSENT NO: RM210304**

APPLICANT:	McCulloch Family Trust
LOCATION OF ACTIVITY:	48 Greenhill Road, Waikanae
DESCRIPTION OF ACTIVITY:	To undertake a 2-lot subdivision creating no additional allotments and the surrender of easements

DECISION ONE:

That officers, acting under authority delegated from the Council and pursuant to Sections 104 and 104A of the Resource Management Act 1991, hereby **grant** consent to undertake a two-lot subdivision creating no additional allotments at 48 Greenhill Road, Waikanae (being Lot 2 DP 65190 and Lot 1 DP 75621) subject to the following conditions which were imposed under Sections 108 and 220 of the Resource Management Act 1991 on 12 January 2022.

Conditions:

General

1. The proposed activity shall be undertaken in general accordance with the Landlink plan and the information, and specifications lodged with the application RM210304 except where modified by conditions of consent.
2. The e-survey dataset shall be in general conformity with the Landlink plan *Scheme Plan for Lot 1 DP 75621 & Lot 2 DP 65190, Drawing No. 2721-P3-001-J* stamped as 'Final Approved Plans' on 12 January 2022 except where modified by conditions of consent.

Easements

3. Easements are required over any rights of way and communal, private and public services where these pass through the lots in the subdivision. This consent is condition on the easements being granted or reserved and they must be subject to section 243 of the Resource Management Act 1991.

Advice Notes:

- The consent holder shall notify the Council's RMA Compliance Officer of the start and completion dates of the works in writing 48 hours before the works are carried out. The consent holder shall fill out and return (by email to the duty compliance officer at

compliance.dutyofficer@kapiticoast.govt.nz, or by fax to (04) 2964 830 or by post to Private Bag 60601, Paraparaumu) the form that is attached to the decision letter.

- The consent holder shall pay to the Kapiti Coast District Council the actual and reasonable costs associated with the monitoring of conditions (or review of consent conditions), or supervision of the resource consent as set in accordance with Section 36 of the Resource Management Act 1991. These costs* may include site visits, correspondence and the actual costs of materials or services which may have to be obtained.

*Please refer to Kapiti Coast District Council's current schedule of Resource Management fees for guidance on the current hourly rate chargeable for Council's staff.

- Under Section 125 of the Resource Management Act 1991, this resource consent will lapse in five years, unless it is given effect to within that time.
- It is the consent holder's responsibility to comply with any conditions imposed on this resource consent prior to and during (as applicable) exercising this resource consent.
- Please note that a resource consent is not a consent to build. A building consent must be issued prior to any building work being undertaken.
- If you disagree with any of the above conditions or disagree with the additional charges relating to the processing of the application, you have a right of objection pursuant to sections 357A or 357B of the Resource Management Act 1991. Any objection must be made in writing to the council within 15 working days of notification of the decision.
- The consent holder is responsible for obtaining all other necessary consents, permits, and licences, including those under the Building Act 2004, and the Heritage New Zealand Pouhere Taonga Act 2014. This consent does not remove the need to comply with all other applicable Acts (including the Property Law Act 2007 and the Health and Safety in Employment Act 1992), regulations, relevant Bylaws, and rules of law. This consent does not constitute building consent approval. Please check whether a building consent is required under the Building Act 2004.

DECISION TWO:

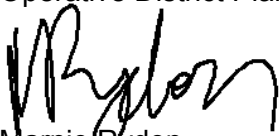
That officers, acting under authority delegated from the Council and pursuant to Section 243(e) of the Resource Management Act 1991, hereby **grant** consent to the surrender of easement B (right of way) over Lot 1 DP 65190 insofar as it related to proposed Lot 1 and easement C (power supply) over Lot 1 DP 65190 insofar as it relates to proposed Lot 2 at 48 Greenhill Road, Waikanae (being Lot 2 DP 65190 and Lot 1 DP 75621) on 12 January 2022.

Note: A certificate to give effect to Decision Two will be issued contemporaneously with the section 224(c) certification for Decision One above.

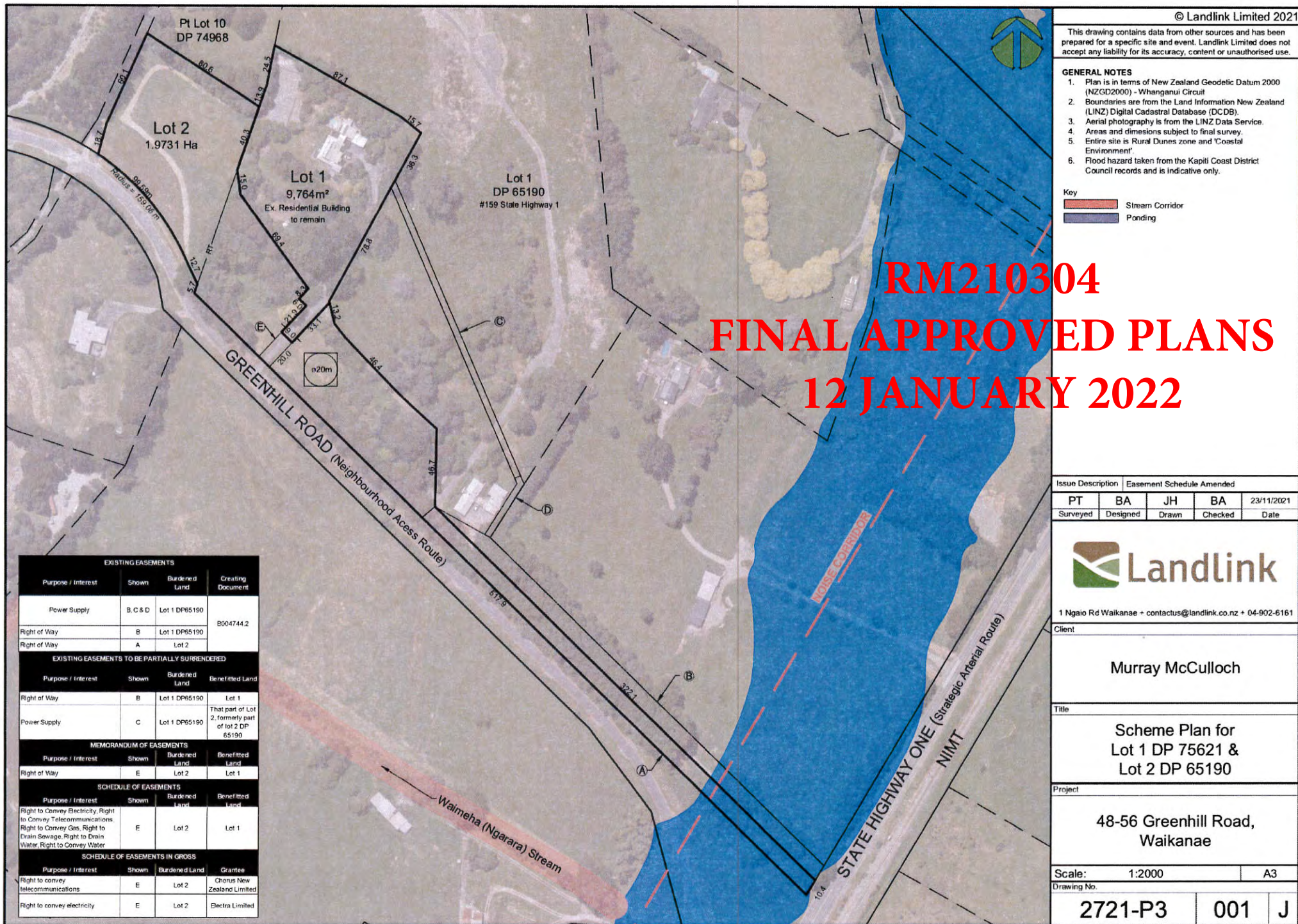
Reasons for Decision:

In accordance with Sections 104, 104A and 243(e) of the Resource Management Act 1991, the actual and potential effects associated with the proposed activity have been assessed and are outlined above.

I consider that the adverse effects of the proposed activity on the environment will be less than minor and that the proposed activity is not contrary to the Objectives and Policies of the Kapiti Coast Operative District Plan.



Marnie Bydon
Consultant Planner



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GENERAL NOTES

1. Plan is in terms of New Zealand Geodetic Datum 2000 (NZGD2000) - Whanganui Circuit
2. Boundaries are from the Land Information New Zealand (LINZ) Digital Cadastral Database (DCDB).
3. Aerial photography is from the LINZ Data Service.
4. Areas and dimensions subject to final survey.
5. Entire site is Rural Dunes zone and 'Coastal Environment'.
6. Flood hazard taken from the Kapiti Coast District Council records and is indicative only.

Key

- Stream Corridor
- Ponding

RM210304
FINAL APPROVED PLANS
12 JANUARY 2022

EXISTING EASEMENTS			
Purpose / Interest	Shown	Burdened Land	Creating Document
Power Supply	B, C & D	Lot 1 DP65190	B004744.2
Right of Way	B	Lot 1 DP65190	
Right of Way	A	Lot 2	
EXISTING EASEMENTS TO BE PARTIALLY SURRENDERED			
Purpose / Interest	Shown	Burdened Land	Benefitted Land
Right of Way	B	Lot 1 DP65190	Lot 1
Power Supply	C	Lot 1 DP65190	That part of Lot 2, formerly part of lot 2 DP 65190
MEMORANDUM OF EASEMENTS			
Purpose / Interest	Shown	Burdened Land	Benefitted Land
Right of Way	E	Lot 2	Lot 1
SCHEDULE OF EASEMENTS			
Purpose / Interest	Shown	Burdened Land	Benefitted Land
Right to Convey Electricity, Right to Convey Telecommunications, Right to Convey Gas, Right to Drain Sewage, Right to Drain Water, Right to Convey Water	E	Lot 2	Lot 1
SCHEDULE OF EASEMENTS IN GROSS			
Purpose / Interest	Shown	Burdened Land	Grantee
Right to convey telecommunications	E	Lot 2	Chorus New Zealand Limited
Right to convey electricity	E	Lot 2	Electra Limited

Issue Description	Easement Schedule Amended			
PT	BA	JH	BA	23/11/2021
Surveyed	Designed	Drawn	Checked	Date



1 Ngaio Rd Waikanae + contactus@landlink.co.nz + 04-902-6161

Client:

Murray McCulloch

Title:

Scheme Plan for
Lot 1 DP 75621 &
Lot 2 DP 65190

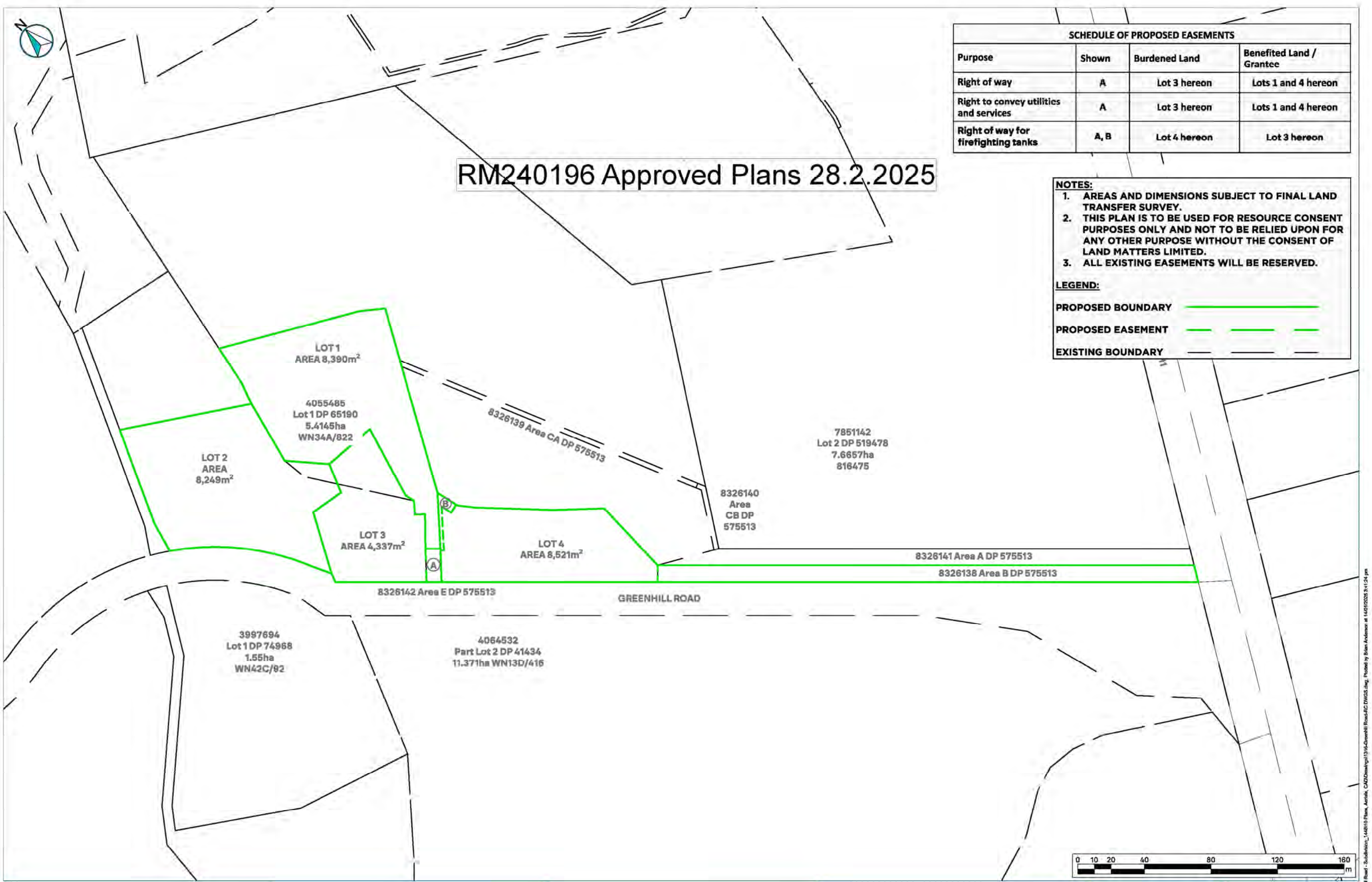
Project:

48-56 Greenhill Road,
Waikanae

Scale: 1:2000 A3

Drawing No.

2721-P3 001 J



RM240196 Approved Plans 28.2.2025

SCHEDULE OF PROPOSED EASEMENTS			
Purpose	Shown	Burdened Land	Benefited Land / Grantee
Right of way	A	Lot 3 hereon	Lots 1 and 4 hereon
Right to convey utilities and services	A	Lot 3 hereon	Lots 1 and 4 hereon
Right of way for firefighting tanks	A, B	Lot 4 hereon	Lot 3 hereon

NOTES:

- 1. AREAS AND DIMENSIONS SUBJECT TO FINAL LAND TRANSFER SURVEY.
- 2. THIS PLAN IS TO BE USED FOR RESOURCE CONSENT PURPOSES ONLY AND NOT TO BE RELIED UPON FOR ANY OTHER PURPOSE WITHOUT THE CONSENT OF LAND MATTERS LIMITED.
- 3. ALL EXISTING EASEMENTS WILL BE RESERVED.

LEGEND:

PROPOSED BOUNDARY

PROPOSED EASEMENT

EXISTING BOUNDARY

C:\2025\48-56 Greenhill Road\48-56 Greenhill Road-4C DWG.dwg, Plotted by: Brian Anderson at 14/01/2025 3:14 pm



NOTES:

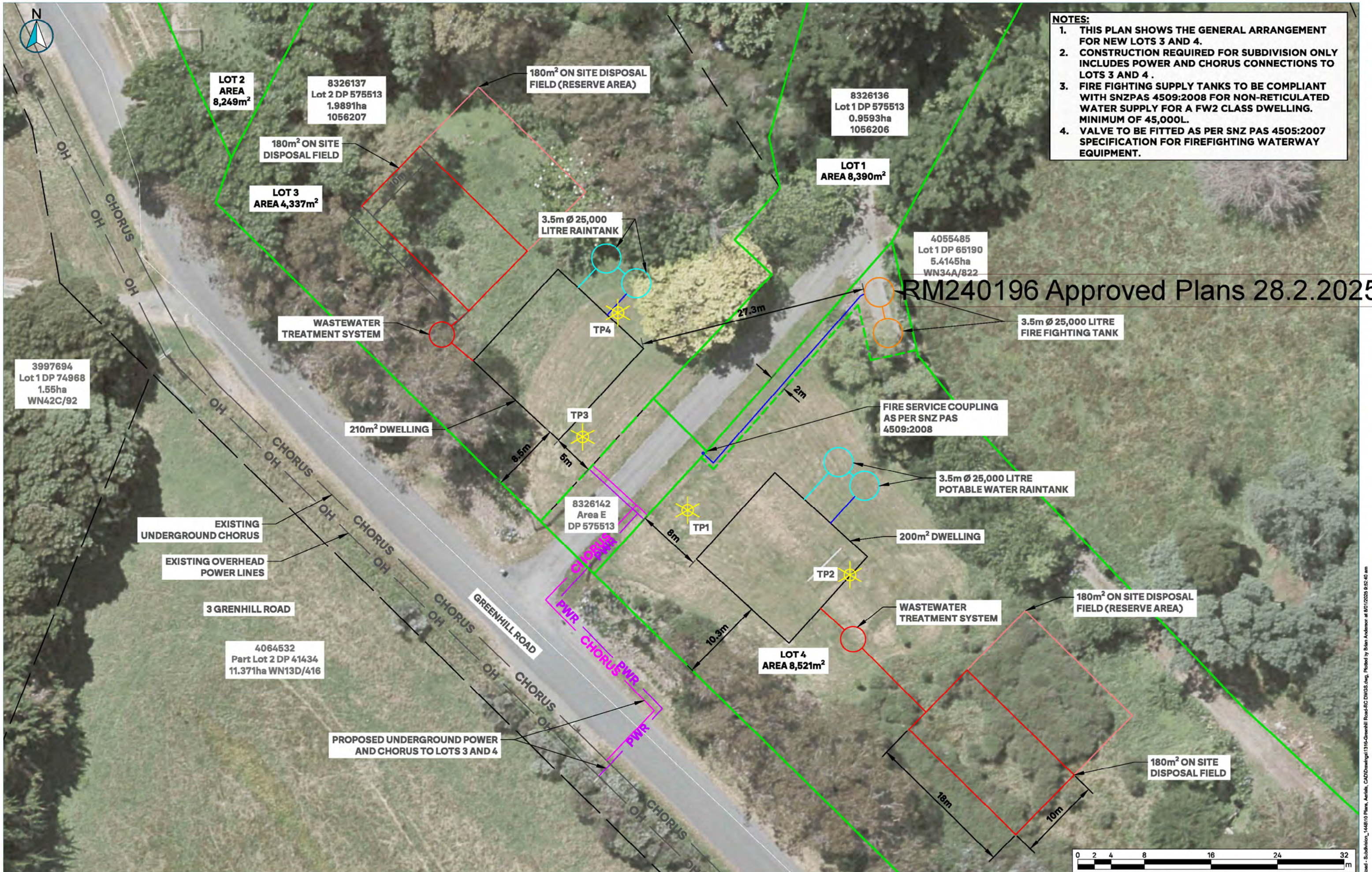
- 1. AREAS AND DIMENSIONS SUBJECT TO FINAL LAND TRANSFER SURVEY**
- 2. THIS PLAN IS TO BE USED FOR RESOURCE CONSENT PURPOSES ONLY AND NOT TO BE RELIED UPON FOR ANY OTHER PURPOSE WITHOUT THE CONSENT OF LAND MATTERS LIMITED.**
- 3. THIS PLAN SHOWS EXISTING FEATURES ON LOT 2.**

PROPOSED BOUNDARY _____

PROPOSED EASEMENT _____

EXISTING BOUNDARY _____

LOT 3
AREA 4,337m²



- NOTES:**
1. THIS PLAN SHOWS THE GENERAL ARRANGEMENT FOR NEW LOTS 3 AND 4.
 2. CONSTRUCTION REQUIRED FOR SUBDIVISION ONLY INCLUDES POWER AND CHORUS CONNECTIONS TO LOTS 3 AND 4.
 3. FIRE FIGHTING SUPPLY TANKS TO BE COMPLIANT WITH SNZPAS 4509:2008 FOR NON-RETICULATED WATER SUPPLY FOR A FW2 CLASS DWELLING. MINIMUM OF 45,000L.
 4. VALVE TO BE FITTED AS PER SNZ PAS 4505:2007 SPECIFICATION FOR FIREFIGHTING WATERWAY EQUIPMENT.

RM240196 Approved Plans 28.2.2025

PREPARED BY  LAND MATTERS	CLIENT MCCULLOCH FAMILY TRUST	PROJECT 48-56 GREENHILL ROAD, WAIKANAЕ 4-LOT SUBDIVISION	DRAWING TITLE GENERAL ARRANGEMENT PLAN	SURVEYED BY	DATE	PROJECT NO.
				DESIGNED BY P CORRIGAN	17/12/2024	1316
				CHECKED BY D TURNER	SCALE	1:400 A3 1:200 A1
				DRAWING BY P CORRIGAN	DRAWING NO.	REV
				ISSUED FOR: RESOURCE CONSENT	1316-200	C

C:\2025\Subdiv\48-56 Greenhill Road\48-56 Greenhill Road-4C DWG.dwg, Plotted by: Brian Anderson at 8/01/2025 9:52:40 am

18 February 2025

McCulloch Family Trust
C/- Land Matters
20 Addington Road
Ōtaki 5581

Dear Liz,

DECISION CORRECTED PURSUANT TO SECTION 133A OF THE RESOURCE MANAGEMENT ACT 1991.

RM240196: To undertake a four-lot fee simple subdivision and associated earthworks 100m³.

We are pleased to enclose the corrected decision on your Resource Consent application pursuant to s133A of the Resource Management Act 1991. Typos and corrections raised in the email 18 February 2025 have been altered. All other conditions remain unchanged.

The date of issue of the original decision is not changed by the issue of this corrected decision and remains at 18 February 2025. The previous decision has now been superseded so please disregard this document.

If you do not agree with the conditions of your resource consent you may lodge an objection with the Council in accordance with Section 357 of the Resource Management Act 1991. The objection would be heard by Hearing Commissioners. Please note that, if you do wish to object, you must advise the Resource Consents Manager no later than 15 working days from the date of receiving this consent.

If you have any concerns regarding the conditions, please contact me prior to lodging an objection to discuss, as it may be possible to make minor amendments or corrections outside of the objection process.

If the deposit paid at the time of lodging your resource consent application has not been able to cover the Council's costs of considering your application, then you will receive an invoice in the next few weeks.

Please note that this consent will lapse within five years of the date of issue of this decision unless it is given effect to within that time. You may apply for an extension of the consent before the consent lapses. Please contact the Council to find out more if you wish to do this.

To help us improve the customer experience with Kapiti Coast District Council, we would appreciate you taking a couple of minutes to complete this survey by clicking on the following link:

<https://www.kapiticoast.govt.nz/your-council/surveys/resource-consents-customer-experience-survey/>.

Yours sincerely

A handwritten signature in black ink, appearing to read 'S. Banks'.

Sarah Banks
Principal Resource Consents Planner

**RESOURCE CONSENT UNDER PART VI OF THE RESOURCE MANAGEMENT ACT
1991
CONSENT: RM240196**

Applicant	McCulloch Family Trust
Location of activity	48-56 Greenhill Road, Waikanae
Description of activity	Four lot simple subdivision

Decision:

Granted subject to conditions on 18 February 2025.

That the undersigned officers, acting under authority delegated from the Council and pursuant to Sections 104, 104B and 104D of the Resource Management Act 1991, hereby grant consent for a four-lot fee simple subdivision at 46 and 56 Greenhill Road, Waikanae subject to the following conditions which were imposed under Section 108 of the Resource Management Act 1991.

Conditions:

General

1. The proposed activity shall be undertaken in general accordance with the plans, information and specifications lodged with the application and the information and further information supplied by the consent holder and held on the file RM240196 except where modified by conditions of consent with reference to the following plans stamped as "Final Approved Plans" on 18 February 2025;
 - Scheme Plan Rev.C prepared by LandMatters and dated 17 December 2024;
 - Scheme Plan Detail Rev.C prepared by LandMatters and dated 17 December 2024;
 - Lot 2 Existing Scheme Plan Rev.C prepared by LandMatters and dated 17 December 2024
 - General Arrangement Plan Rev. C prepared by LandMatters and dated 17 December 2024
2. The e-survey dataset shall be in general conformity with the Scheme Plan Rev.C prepared by LandMatters and dated 17 December 2024 (see condition 1) lodged with the application RM240196 except where modified by conditions of consent.

Fees, Levies and Contributions

3. Prior to certification under section 224(c) the consent holder shall pay a Reserve Contribution this has been assessed at \$8,541.27 per additional lot totalling \$17,082.54 of GST per additional allotment.

The contribution must be paid prior to the issue of any certificate pursuant to section 224(c) of the Resource Management Act 1991.

4. Prior to certification under section 224(c) the consent holder shall pay Council Engineering Fees of \$612.00 plus \$306.00 per lot (total \$1256.00 GST inclusive) for work that may be required for plan approvals, site inspections and consent compliance monitoring, plus any further monitoring charge or changes to recover the actual and reasonable costs that have been incurred to ensure compliance with the conditions attached to this consent.

Easements

5. Prior to certification under s223 the consent holder shall provide easements that are required over any rights of way and communal, private and public services where these pass through the lots in the subdivision. This consent is condition on the easements being granted or reserved and they must be subject to section 243 of the Resource Management Act 1991.

Engineering

6. During works the consent holder shall comply with the requirements of the Kapiti Coast District Council's (KCDC's) Land Development Minimum Requirements, 2022, unless alternatives are proposed by the consent holder and accepted by the Council's Development Engineer.
7. Prior to works commencing the consent holder shall advise Council's Development Engineer the names of the Developer's or Owner's Representative(s) appointed in terms of Clause B(ii) of Part 3 of the KCDC's Land Development Minimum Requirements, 2022.
8. Prior to works commencing, the consent holder shall submit copies of the plans and specifications for the engineering development for approval to the satisfaction of the Council's Development Engineer. The engineering development must be in accordance with Paragraphs 1 to 5 of Schedule 1 contained in Part 4 of the Kapiti Coast District Council's Land Development Minimum Requirement 2022.

Note: Engineering drawings shall contain sufficient detail to clearly illustrate the proposal to enable assessment of compliance with the Kapiti Coast District Council's Subdivision and Development Principles and Requirements, 2012 and to enable accurate construction.

9. During works the consent holder shall advise the names and professional qualifications of any Suitably Qualified Persons required in terms of Clause B(iii) of Part 3 of the Kapiti Coast District Council's Land Development Minimum Requirements, 2022. Suitably Qualified Persons are required for, but not necessarily limited to, the following areas:

I. Civil Engineering.

Note: If the Council considers any of the nominated persons are not acceptable then the consent holder shall nominate alternative persons, or the Council may require the consent holder to employ a specified Suitably Qualified Person or Persons at the consent holders cost.

10. The consent holder shall ensure that foundation design and construction for any new building or additions and alterations to a building on each lot shall take into account the findings and recommendations within the Geo-Technical Assessment Report prepared by Hamish Well dated on 15/01/2025.

Note: A consent Notice under section 221 of the Resource Management Act will be issued for Lots 3 and 4 to facilitate the recording of this condition which is to be complied with on an on-going basis.

11. The access to Lots 3 and 4 must be via the right of way and not directly from Greenhill Road.

Note: This is an ongoing matter and a Consent Notice under Section 221 of the Resource Management Act 1991 will be issued to facilitate the recording of this condition which is to be complied with on an on-going basis.

12. Prior to certification pursuant to Section 224(c) of the Resource Management Act 1991, the consent holder shall ensure that the stormwater disposal design shall be in accordance with the requirements and intent of the updated *Engineering report prepared by Landmatters on January 25.*

Note: Stormwater disposal for each lot shall be attenuated/disposed within the proposed lot's boundary to maintain hydraulic neutrality. In the event that the certified stormwater disposal design is not installed prior to the issue of the 224(c) certificate, a Consent Notice under Section 221 of the Resource Management Act will be issued to facilitate the recording of this condition, which is to be complied with on an on-going basis. The Consent Notice shall include reference to the following:

- 1. the certified stormwater disposal design as an option for compliance;*
- 2. the owners' responsibility to construct a system to meet the above performance standard*
- 3. the owners' responsibility to maintain the system on an on-going basis to meet the above performance standard as it applied at the time of approval.*

13. The consent holder shall ensure that the finish floor level of any building constructed on Lot 4 shall not be less than RL 13.4 metres above the 1953 Wellington MSL datum or 12.8 metres above the NZD2016 Vertical Datum.

Note: This is an ongoing matter and a Consent Notice under Section 221 of the Resource Management Act 1991 will be issued to facilitate the recording of this condition which is to be complied with on an on-going basis.

14. The consent holder or future owners of each lot shall comply with the following:

On-site wastewater disposal of any new building constructed on each lot shall be in general accordance with the findings, recommendations and constraints contained within the updated engineering report titled "Engineering Report 48-56

Greenhill Road, Waikanae, 4-Lot Subdivision” prepared by Landmatters, dated January 25.

Note: A consent Notice under section 221 of the Resource Management Act will be issued to facilitate the recording of this condition which is to be complied with on an on-going basis.

15. The consent holder shall ensure that any future dwelling on each lot shall provide on-site potable water storage with minimum 30,000 litres (50,000 litres is recommended).
16. The consent holder shall ensure that On-site Stormwater management and discharge for each lot shall be in general accordance with the findings, recommendations and constraints contained in the engineering report titled “Engineering Report 48-56 Greenhill Road, Waikanae, 4-Lot Subdivision” prepared by LandMatters, dated January 25.

It shall be the on-going responsibility of the lot owner(s) to provide, maintain and monitor the installation and operation of the individual household water supply in accordance with the Ministry of Health’s publication ‘Household water supplies, the selection, operation, and maintenance of individual household water supplies’ (revised April 2006) that provides a minimum storage capacity of 30,000 litres where council supply is not available.

Note: A Consent Notice under Section 221 of the Resource Management Act will be issued to facilitate the recording of this condition, which is to be complied with on an on-going basis.

17. Prior to certification pursuant to Section 224(c) of the Resource Management Act 1991, the consent holder shall provide Firefighting supply is required for Lots 3 and 4. The requirements for Lots 3 and 4 shall comply with the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008 for an FW2 dwelling as per table 2.

Note: A Consent Notice under Section 221 of the Resource Management Act will be issued to facilitate the recording of this condition, which is to be complied with on an on-going basis

18. Prior to an approval under Section 223 of the Resource Management Act 1991, the existing services shall be located to confirm their location to confirm the necessary easements have been provided. If any services extend beyond the site boundaries, then either:
 - a) Easements shall be shown over the relevant property or properties, or
 - b) If the easements required by a) are unable to be provided, the services must be relocated so that they are situated entirely within the lots in the subdivision.
19. The consent holder must ensure that no nuisance effect, including dust, may be caused by discharge of material beyond the boundary of the subject site. For the avoidance of doubt material includes but is not limited to silt, sediment, vegetation and aggregate.

20. The consent holder shall make adequate provision for the control of stormwater run-off during the construction period and shall apply the appropriate recommendations found in Greater Wellington Regional Council's Erosion and Sediment Control Guidelines for the Wellington Region" and "Small earthworks – Erosion and sediment control for small sites to the satisfaction of the Council's Development Engineer. Where required, Silt retaining structures or ponding areas shall be constructed and maintained throughout the duration of the works to the satisfaction of the Council's Development Engineer or their authorised representative.
21. Prior to the issue of a certificate pursuant to section 224(c) of the Resource Management Act 1991, the consent holder shall supply all completion documentation, including operation and maintenance manuals, shall be submitted in support of an application for s224c certification in accordance with Part 1 of NZS4404 and Part 4, Schedule 1 of the KCDC's LDMR 2022.
22. Prior to the issue of a certificate pursuant to section 224(c) of the Resource Management Act 1991, the consent holder shall supply a copy of the title sheets of the e-survey dataset and shall list and indicate how each condition has been met to the satisfaction of the Council.

Power and Telecommunications

23. Each additional lot shall be serviced with electric power & telecommunication to lot boundaries. If alternative means of providing electrical and telecommunications services are proposed by the consent holder and approved by Council, or it is unlikely that services will be required, then a consent notice under Section 221 will be lodged on the title noting this.

Note: For the avoidance of doubt, 'serviced to lot boundaries' shall mean that the supply of electric power is available from an underground system, and for telecommunications, shall mean that the reticulation of telecommunications facilities is available, which can be satisfied by a direct installation, or a fibre ready network facility or via wireless technology being available.

Advice Notes:

- The consent holder shall notify the Council's RMA Compliance Officer of the start and completion dates of the works in writing 48 hours before the works are carried out. The consent holder shall fill out and return (by email to the duty compliance officer at compliance.dutyofficer@kapiticoast.govt.nz, or by fax to (04) 2964 830 or by post to Private Bag 60601, Paraparaumu) the form that is attached to the decision letter.
- The consent holder shall pay to the Kapiti Coast District Council the actual and reasonable costs associated with the monitoring of conditions (or review of consent conditions), or supervision of the resource consent as set in accordance with Section 36 of the Resource Management Act 1991. These costs may include site visits, correspondence and the actual costs of materials or services which may have to be obtained. Please refer to Kapiti Coast District Council's current schedule of Resource Management fees for guidance on the current hourly rate chargeable for Council's staff.

- Under Section 125 of the Resource Management Act 1991, this resource consent will lapse in five years, unless it is given effect to within that time.
- It is the consent holder's responsibility to comply with any conditions imposed on this resource consent prior to and during (as applicable) exercising this resource consent.
- Please note that a resource consent is not a consent to build. A building consent must be issued prior to any building work being undertaken.
- If you disagree with any of the above conditions, or disagree with the additional charges relating to the processing of the application, you have a right of objection pursuant to sections 357A or 357B of the Resource Management Act 1991. Any objection must be made in writing to the council within 15 working days of notification of the decision.

Council regards the following persons as fulfilling the requirements for being "suitably qualified" with respect to the above:

- Chartered Professional Engineers (CPEng);
 - Members of Engineering New Zealand;
 - Registered Architects who are currently listed by the New Zealand Registered Architects Board (NZRAB)
 - Registered Clerks of Works.
- The consent holder is responsible for obtaining all other necessary consents, permits, and licences, including those under the Building Act 2004, and the Heritage New Zealand Pouhere Taonga Act 2014. This consent does not remove the need to comply with all other applicable Acts (including the Property Law Act 2007 and the Health and Safety in Employment Act 1992), regulations, relevant Bylaws, and rules of law. This consent does not constitute building consent approval. Please check whether a building consent is required under the Building Act 2004.
- Development Contributions will be required pursuant to Section 198 of the Local Government Act 2002 and the Council's 2024 Development Contribution Policy when creating new allotments. The contributions will be calculated and levied for each additional allotment created by this resource consent in accordance with the fees that apply at the time the consent was lodged. The fees are listed below:

Items	Fees including GST(NZD)
Roading - District	\$2,608.00
Community Infrastructure - District	\$1,841.00
Sub – Total for 1 RUE	\$4,449.00
Total for 2 RUE	\$8,898.00

There are 2 additional allotments created by this Resource Consent and two existing credits have been applied for the existing dwellings.

The contributions must be paid prior to the issue of any certificate pursuant to Section 224(c) of the Resource Management Act 1991 (please refer also to Section

208 of the Local Government Act 2002).

Reasons for Decision:

In accordance with Sections 104, 104B and 104D of the Resource Management Act 1991, Kapiti Coast District Council has granted consent to this application for the reasons that:

1. I consider that the design and layout of the four-lot subdivision is practical and is consistent with the density anticipated by the District Plan in this location and that the effects of this will be less than minor.
2. I consider that the vehicle access and transport effects of the proposed four Lot subdivision will be less than minor.
3. Given the proposal has addressed the hazards applicable through engineering design I consider the natural hazard effects of the proposed subdivision will be less than minor.
4. Council's Development Engineers have advised that this is acceptable and have requested conditions to be imposed. On this basis I consider that the effects of provision of services associated with this subdivision will be less than minor.
- 5.
6. I consider that the application is for an activity that will not be contrary to the Objectives and Policies of the Kapiti Coast Operative District Plan.
7. The proposal is consistent with Part 2 of the RMA.

A full copy of the reasons for granting consent is contained in the decision report.



Sarah Banks
Principal Resource Consents Planner

**EMAIL OR POST THIS COMPLETED PAGE AT LEAST 48 HOURS BEFORE
CONSTRUCTION TAKES PLACE**

Email: RMA.compliance@kapiticoast.govt.nz

The RMA Compliance Officer
Kāpiti Coast District Council
Private Bag 60601
PARAPARAUMU

Application No	RM240196
Site Address	48-56 Greenhill Road, Waikanae LOT 2 DP 575513
Proposal	Boundary adjustment and further 3 lot subdivision

Construction will take place on	
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Owner's contact details			
Name			
Postal Address			
Mobile		Phone	
Email			

Contractor's contact details (e.g., house relocation contractors)			
Name			
Mobile		Phone	
Email			

Name	
-------------	--

Signature	
Date	

18 February 2025

**Notification and s104 report for resource consent(s) under the
Resource Management Act 1991 (RMA)**

Application no.	RM240196
Applicant	McCulloch Family Trust
Site address	48 - 56 Greenhill Road, Waikanae
Legal description	Lots 1 & 2 DP 575513
Site area	2.8 Hectares
Applicant's address for service	C/- Land Matters, Liz Amott
Proposal	To undertake a four-lot fee simple subdivision and associated earthworks 100m ³ .
Operative District Plan Zone	General Rural Zone
Activity status	Subdivision – Non-complying

Report prepared by	Sarah Banks, Principal Resource Consents Planner
Report peer reviewed by	Sashin Nair, Team Leader Resource Consents

Date consent application received	25 November 2024
Further Information Requested	6 December 2024
Further Information Received	17 January 2024

1 EXECUTIVE SUMMARY

This report provides an analysis of the resource management issues relating to notification status and the Council's Section 104 decision for the activity proposed under resource consent application RM240196. The decisions at sections 5 and 9 are to:

- Consider the proposed development on a non-notified basis (section 5); and
- Grant consent to the proposed four lot fee simple subdivision (section 9) subject to a number of conditions as set out at the end of this report.

1.1 Application documents (plans and reference documents)

The following information has been provided with the application:

- Application form and Assessment of Environmental Effects (AEE) prepared by Land Matters and dated 13 November 2024. The AEE concludes that the effects on the environment will be less than minor;
- Record of Titles 1056206 and 1056207;
- Plans prepared by LandMatters and dated 6 November 2024; and
- Engineering Report dated November 2024.

2 THE PROPOSAL

2.1 Description of Proposal

The applicant seeks resource consent for a four-lot fee simple subdivision around two dwellings contained within 48 Greenhill Road, within Lot 1 DP 575513 and a second dwelling to be positioned within proposed Lot 2 previously 56 Greenhill Road, within Lot 2 DP 575513. The Lots proposed are as follows;

Proposed Lots	Lot Area	Maximum 1ha and minimum 4000m ²	Buildings
1	8390m ²	✓	440m ²
2	8249m ²	✓	430m ²
3	4337m ²	✓	Vacant + Indicative Position Provided
4	8521m ²	✓	Vacant + Indicative Position Provided
Average 4ha	7374.25m ²	X	Land Least Suitable for Primary Production

The proposed subdivision is unable to meet the 4 hectares average, noting that the site is within Land Use Capability 6 which is not Highly Productive. It is described as Non-Arable land with moderate limitations for use.

The applicant has stated that no earthworks are proposed beyond 100m³ in association with the subdivision.

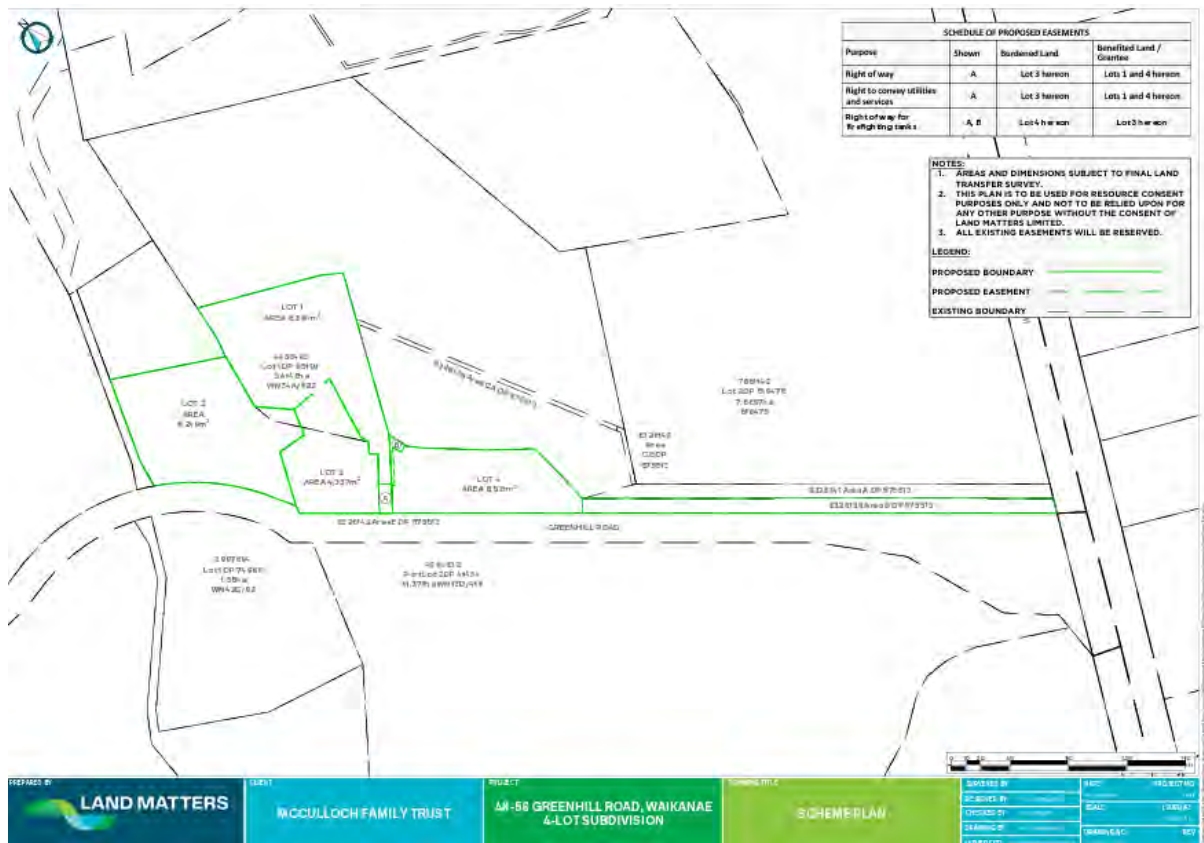


Figure 1: Proposed scheme plan.

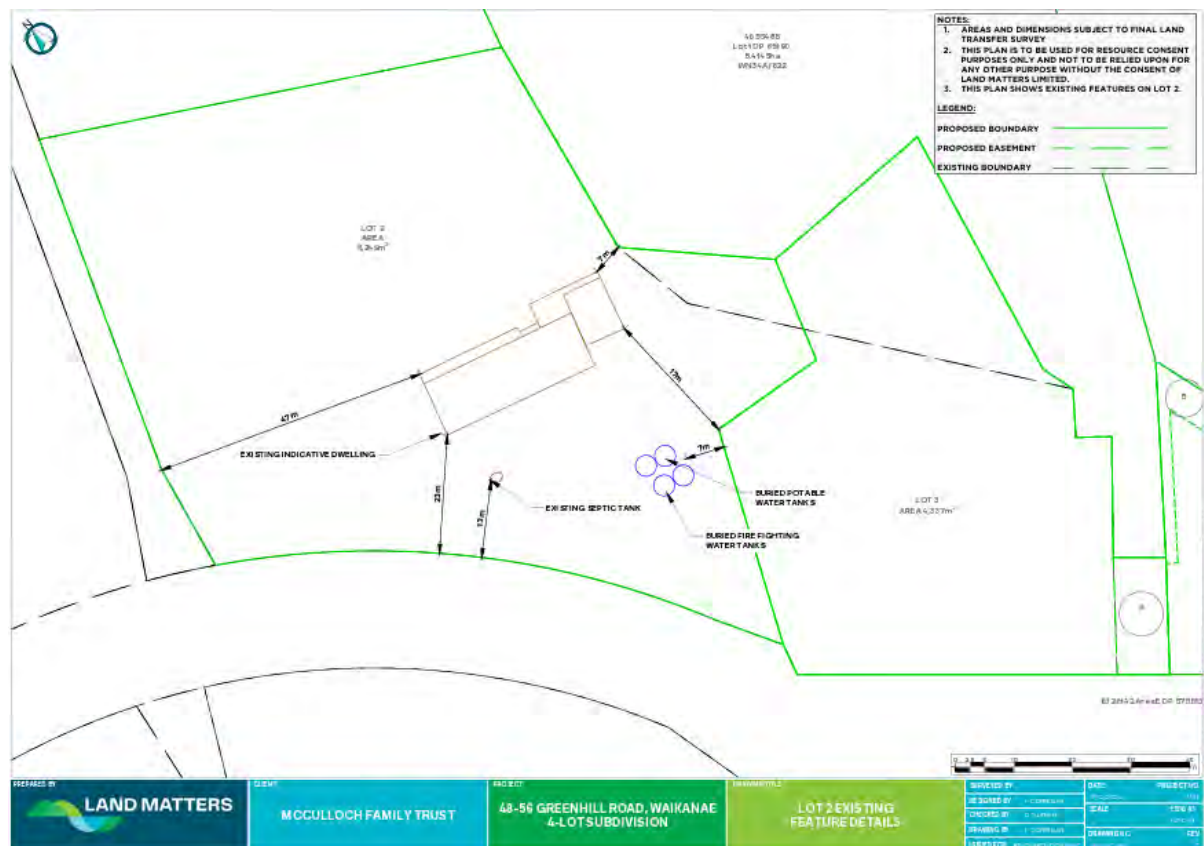


Figure 2: Existing Dwelling Position Proposed Lot 2

3 SITE AND SURROUNDING ENVIRONMENT

3.1 Site Description

The site is located at 48 and 56 Greenhill Road, Waikanae.

The site is legally described as follows;

Address	Legal Description	Record of Title	Area
48 Greenhill Road	Lot 1 DP 575513	1056206	1.9891 hectares
56 Greenhill Road	Lot 2 DP 575513	1056207	9593m ²

There are no restrictions on these records of title which would limit the proposed subdivision. There is a limited access highway identified (State Highway 1) on both Lots 1 and Lot 2 DP 575513. The proposal does not include additional access to the State Highway as legal frontage these were provided as part of the earlier subdivision.

The site is gradually sloping rising up from the edge of Greenhill Road and gains 10m in elevation where the existing dwelling within 48 Greenhill Road is located.

3.2 Surrounding Environment

The surrounding environment is low density rural in nature which is anticipated given the zoning and like the subject site is located on dunes with a gently undulating topography.

The surrounding properties are largely of a similar size to that of the subject site and also contain dwellings, accessory buildings and vegetation typical of a semi-rural environment (where the Rural Dunes Precinct requires Maximum 1ha and minimum 4000m²). On the opposite side of the state highway the zoning changes to be Rural Lifestyle Zone.

3.3 Consent History

The following consents have been lodged for the subject site:

Application Number	Proposal	Status Date
RM920144	Boundary Adjustment	Declined until Parent subdivision issued.
RM210107	To undertake a two-lot subdivision with associated earthworks for a building platform.	Granted 23/7/2021
RM210304	To undertake a two-lot subdivision creating no additional allotments. (LT575513)	S224 Granted 25/7/2022

3.4 External Consultation

Local Iwi

No comments were sought in respect of this proposal.

NZTA

No comments were sought on this proposal, there is a limited access highway identified (State Highway 1) on both Lots 1 and Lot 2 DP 575513. The proposal does not include additional access to the State Highway as legal frontage these were provided as part of the earlier subdivision.

4 OPERATIVE DISTRICT PLAN PROVISIONS

4.1 Kapiti Coast Operative District Plan

The Kapiti Coast District Plan sets out the status of the activity within rules, that is whether they are permitted, controlled, restricted discretionary, discretionary, non-complying or prohibited. The Objectives and Policies contained in the District Plan are also important in decision making as they are to be taken into account in the evaluation of the activities.

Plan Change 2 (Intensification) was notified on 18 August 2022. In this instance, all of the rules within Plan Change 2 are now relevant for consideration in this application.

Plan Change 1E regarding Rural Indigenous Biodiversity Incentives is not considered to be relevant to the proposal.

Operative District Plan Zoning and Overlays

The combined site is zoned General Rural and Rural Dunes Precinct (PREC48) under the Kapiti Coast District Plan. The subject site is also affected by the Coastal Environment, and Transport Noise Effects route overlays and is shown to have Flood Hazard Ponding but this is located near the State Highway and will not affect the new Lots as per the District Planning Maps.

The southern side of Greenhill Road falls into a Waikanae North Eco-Hamlet Precinct and structure plan but this does not extend to within the application site.

4.2 Operative District Plan Rules and Standards

The Rules and Standards that apply to this application are:

- For a cluster of lots (less than 12) the proposal meets the maximum Lot area of 1 hectare and minimum lot area of 4000m², the lots are being created on land with Land Use capability 6 which is not identified as productive.
- The average of 4 hectares is not able to be met as there is no balance land to sufficient to achieve this. The average available is 7374m².

This means that the subdivision is considered to be a **Non-complying** Activity under SUB-RUR-R56. Additionally the proposal will also require consideration under the following rules;

- Subdivision where the soil type is Sand or Peat SUB-DW-R9 is a Controlled Activity;
- Subdivision where land contains flood storage and ponding are a restricted discretionary activity under SUB-DW-R7; and
- Subdivision of land in the Rural Zone SUB-DW-R4 RDA.

Note: The proposed permitted level earthworks are to be located outside of the flood hazard ponding overlay, this part of the site fronts State Highway 1 is not within the new lots. On this basis the earthworks require consideration under EW-R3 where they exceed 100m³, this limit is not exceeded in this case.

4.3 Activity Status

I consider it is appropriate to bundle the various activity statuses together as they all form part of the same staged proposal and no separate consents are sought. Taking into account the above assessment the proposal is considered to be a non-complying activity overall.

Note: The site is not an identified potentially contaminated site or a site that has contained Hazardous Activities and Industries List uses. On this basis the proposal does not need to be considered under the National Environmental Standard for Assessing and Managing Contaminants in soil to protect human health (NESCS).

Note: The applicant has stated that they are applying under the development incentives within the District Plan, this was later confirmed not to be the case and their application needs amending to reflect this.

5 NOTIFICATION

In considering whether or not notification is required, Sections 95A to 95E of the Resource Management Act 1991 must be considered. Sections 95F and G are not relevant to this application. Sections 95 to 95E are referenced below:

95 Time limit for public notification or limited notification

95A Public notification of consent applications

95B Limited notification of consent applications

95C Public notification of consent application after request for further information or report

95D Consent authority decides if adverse effects likely to be more than minor

95E Consent authority decides if person is affected person

For the full text of the above provisions, please refer to the Resource Management Act 1991.

5.1 Effects that must be disregarded

Effects on persons who are owners and occupiers of the land in, on or over which the application relates, or of land adjacent to that land must be disregarded with respect to public notification.

The adjacent land includes the following properties:

- 159 State Highway 1, Waikanae (Lot 1 DP 65190); and
- 64 Greenhill Road, Waikanae (Pt Lot 1 DP 74968).

Any effect on a person who has given written approval to the application must also be disregarded. No written approvals were provided with the application.

5.2 Effects that may be disregarded – permitted baseline assessment

The permitted baseline refers to the adverse effects of permitted activities on the subject site.

There is no permitted baseline for subdivision as this always requires a resource consent, but there is an applicable land use one for the General Rural Zone, Rural Dunes Precinct where a single dwelling, minor unit of up to 60m² and up to 100m³ of earthworks outside of the ponding overlay.

5.3 Receiving environment

The effects of the activity are also required to be assessed against the “existing environment”. This includes existing use rights, existing activities carried out under existing consents and resource consents which have been granted where it appears those consents will be implemented. The concept of the existing environment refers to a state of affairs which a consent authority must determine and take into account when assessing the effects of allowing an activity; by contrast, the permitted baseline provide the authority with an optional means of measuring – or more appropriately excluding – adverse effects of that activity which would otherwise be inherent in the proposal.

The receiving environment is comprised of rural and rural-residential development which is an anticipated form of development within this General Rural zoned area. This includes the Fast-track at 99 State Highway 1 (RM230022) which included 101 residential sized allotments subdivision which has a high likelihood of being implemented as this is part of the terms of it being a fast-track.

This is the reasonably foreseeable environment within which the adverse effects of the proposal are considered.

5.4 Adverse Effects

As a non-complying activity, it is considered that the following potential effects need to be considered in respect of this proposal:

- Design and Layout Effects;
- Vehicle Access and Transport Effects;
- Visual, character and Amenity Effects;
- Natural Hazard Effects; and
- Effects relating to the provision of services.

Design & Layout Effects

The proposal is a four-lot fee simple subdivision with relatively modest lot sizes Lot 1 will have area of 8390m² contains an existing dwelling, Lot 2 will have an area of 8249m² and will contain an existing dwelling, Lot 3 will have an area of 4367m² and Lot 4 will have an area of 8521m².

These lots are but not sufficient to meet the average as there is no large balance lot available the District Plan notes that for a cluster subdivision the least Land Least Suitable for Primary Production is to be utilised for this purpose.



Figure 3: Councils Land use Capability map

For the most part the proposed subdivision is located within Land Use Capability 6 which is not Highly Productive. It is described as Non-Arable land with moderate limitations for use. This means that the National Policy Statement for Highly Productive Land (NPS-HPL) is not triggered in respect of the site.

There is a small area of Land Use Capability 2 at the adjoining the Road - State Highway 1 with a width of 10.4m wide this is not being altered by the proposed boundaries of the subdivision as the fragment already exists in this area.

Proposed Lots 1,3 and 4 are to be accessed via a single direct road frontage and right of way 'A' access to Greenhill Road, Waikanae. Additionally proposed Lot 2 is accessed by direct frontage with Greenhill Road. This will keep the number of accesses to Greenhill Road to a minimum which is favourable for traffic safety.

Given that the site is located in the General Rural Zone this site is not connected to a public wastewater system and as such the proposed Lots need to contain sufficient area to contain the onsite wastewater disposal fields needed for proposed Lots 3 and 4 in accordance with NZS 1547: 2012.

I consider that the design and layout of the four-lot subdivision is practical and is consistent with the density anticipated by the District Plan in this location and that the effects of this will be less than minor.

Vehicle Access and Transport Effects

Proposed Lots 1,3 and 4 are to be accessed via a single direct road frontage and right of way 'A' access to Greenhill Road, Waikanae. Additionally proposed Lot 2 is accessed by direct frontage with Greenhill Road. This will keep the number of accesses to Greenhill Road to a minimum which is favourable for traffic safety.

There is a limited access highway identified (State Highway 1) on both existing Lots 1 and Lot 2 DP 575513. The proposal does not include additional access to the State Highway as legal frontage these were provided as part of the earlier subdivision.

Given the right of way 'A' providing a single point of access for Lots 1, 3, and 4 no conditions are needed to be included on the subdivision in respect of this access.

I consider that the vehicle access and transport effects of the proposed four Lot subdivision will be less than minor.

Visual, Character and Amenity Effects

The proposal is a four-lot fee simple subdivision with relatively modest lot sizes. Lot 1 will have an area of 8390m² contains an existing dwelling, Lot 2 will have an area of 8249m² and will contain an existing dwelling, Lot 3 will have an area of 4367m² and Lot 4 will have an area of 8521m².

The proposed lot sizes are considered to be entirely consistent with the General Rural area surrounding the site which are predominantly large lot sizes and low density lots, to the south it is anticipated that the character of this area will change significantly when the 101 residential lots are developed under the fast-track RM230022. Proposed Lots 1 and 2 will continue to contain an existing dwellings, proposed Lots 3 and 4 will be vacant with possible dwellings to be established in this area. The applicant has provided indicative building platforms for these lots which indicate the dwellings will be 8.5m and 10.3m from the road boundary.

From an ecological perspective there are no identified ecosites on the application site and the nearest is K064 Paetawa Bush and K188. I consider these will not be impacted by the proposal.

There is a requirement within the District Plan that is within SUB-RUR-R51 that - *each new allotment, including balance allotments, must carry an encumbrance on the title preventing further subdivision.* I consider there is no basis to impose such a condition where the Lot has no productive land within it except joining the State Highway 1 which is not be altered by the subdivision layout. Additionally this approach is not supported by relevant caselaw and is widely described as being *ultra vires* or not legal.

I consider the visual, character and amenity effects of the proposed subdivision will be less than minor.

Natural Hazard Effects

There are no fault avoidance areas identified in respect of this property. The applicant has provided an Engineering Report prepared by Land Matters.

In this case it is appropriate in this case that a Geotech Report is provided at the time of the dwelling location being known in respect of proposed Lots 3 and 4 either as part of a future land use consent or as part of the building consent process.

The applicant has provided an Engineering Report from Landmatters, this details the following recommendations;

- *Stormwater neutrality for each dwelling is achieved by capturing all rainwater from the roof in a raintank and attenuating and releasing the flow through a restricted orifice. The rain tank size and orifice size can be designed to ensure post development flows are less than predevelopment flows.*
- *Sanitary sewer can be disposed of on-site using subsurface pipes via a pressure compensating drip irrigation system. It is recommended that the sanitary sewer be secondary treated.*
- *Potable water will be provided from roof captured rainwater. First flush diverters and appropriate water treatment devices should be used to ensure the water is safe to drink.*
- *Power can be provided via a connection to the overhead power lines located on Greenhill Road. Internet can be provided using the Chorus service located on Greenhill Road.*
- *The existing access to 48 Greenhill Road will provide access to lots 3 and 4. No new access construction is required for this subdivision.*
- *A firefighting water supply for lots 3 and 4 can be achieved by providing 2 x 25,000 litre water tanks on lot 4 adjacent to the access. These will be installed as part of this subdivision.*
- *Specific engineering design will be required for each dwelling foundation.*

As such this will be included as a condition requiring a consent notice noting the foundation requirements specific to proposed Lots 3 and 4.

For the new dwellings on proposed Lots 3 and 4 each of these would need to have a suitable stormwater system that has been designed to meet the 1% AEP when a future dwelling is constructed. In respect of the correspondence from GWRC provided by the applicant the building levels would only be relevant on proposed Lot 4, if a building was proposed near the State Highway 1 where the property is only 10.4m wide, I consider this unlikely a building would be constructed in this area but it seems reasonable to impose a consent notice on this lot taking into account the 2016VD requiring that any future buildings be constructed above 12.8 2016VD.

Given the proposal has addressed the hazards applicable through engineering design I consider the natural hazard effects of the proposed subdivision will be less than minor.

Effects relating to the provision of services (LDMR)

The applicant has stated that the proposed subdivision will be undertaken in accordance with the LDMR requirements as follows;

Lot Reference	Water	Stormwater	Wastewater
1	Existing potable tank	Existing Soakpit	Existing Onsite Disposal
2	Existing potable tank	Existing soakpit	Existing Onsite Disposal
3	Rainwater Tank	Future flow Restricted Tank	Future Onsite Disposal
4	Rainwater Tank	Future Flow Restricted Tank	Future Onsite Disposal

Council's Development Engineers have advised that this is acceptable and have requested conditions to be imposed. On this basis I consider that the effects of provision of services associated with this subdivision will be less than minor.

5.5 Conclusion on Adverse Effects

As assessed above, the proposed four-lot subdivision will have less than minor effects. There are no adverse effects that would extend beyond the application site.

5.6 s95A Public Notification

Recommendation:

That the application need not be publicly notified in accordance with Sections 95A and 95C-95D of the Resource Management Act 1991 as the effects of the proposal are less than minor and there are no special circumstances exist that would warrant public notification.

Reported and recommended
by



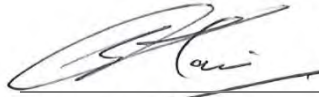
Sarah Banks
Principal Resource Consents Planner

"That the above recommendation be adopted."

Decision

Delegated Officer

(Peer Reviewer)



Sashin Nair
Team Leader Resource Consents

5.7 s95B Limited Notification

Recommendation:

That the application be processed on a non-notified basis in accordance with Sections 95B and 95E of the Resource Management Act 1991, the effects of the proposal are considered to be less than minor and no special circumstances apply.

Reported and recommended
by



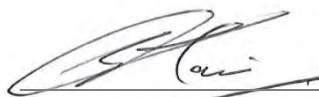
Sarah Banks
Principal Resource Consents Planner

"That the above recommendation be adopted."

Decision

Delegated Officer

(Peer Reviewer)



Sashin Nair
Team Leader Resource Consents

6 SECTION 104 ASSESSMENT

In considering the merits of an application, Section 104 of the Resource Management Act 1991 must be considered. Section 104 is set out below:

104 Consideration of applications

- (1) *When considering an application for a resource consent and any submissions received, the consent authority must, subject to Part 2, have regard to—*
- and
- (a) *any actual and potential effects on the environment of allowing the activity;*
- (ab) *any measure proposed or agreed to by the applicant for the purpose of ensuring positive effects on the environment to offset or compensate for any*

adverse effects on the environment that will or may result from allowing the activity; and

- (b) any relevant provisions of—*
 - (i) a national environmental standard:*
 - (ii) other regulations:*
 - (iii) a national policy statement:*
 - (iv) a New Zealand coastal policy statement:*
 - (v) a regional policy statement or proposed regional policy statement:*
 - (vi) a plan or proposed plan; and*
 - (c) any other matter the consent authority considers relevant and reasonably necessary to determine the application.*
- (2) When forming an opinion for the purposes of subsection (1)(a), a consent authority may disregard an adverse effect of the activity on the environment if a national environmental standard or the plan permits an activity with that effect.*
- (2A) When considering an application affected by section 124 [or 165ZH(1)(c)], the consent authority must have regard to the value of the investment of the existing consent holder.*
- (2B) When considering a resource consent application for an activity in an area within the scope of a planning document prepared by a customary marine title group under section 85 of the Marine and Coastal Area (Takutai Moana) Act 2011, a consent authority must have regard to any resource management matters set out in that planning document.*
- (2C) Subsection (2B) applies until such time as the regional council, in the case of a consent authority that is a regional council, has completed its obligations in relation to its regional planning documents under section 93 of the Marine and Coastal Area (Takutai Moana) Act 2011.*
- (3) A consent authority must not,—*
- (a) when considering an application, have regard to—*
 - (i) trade competition or the effects of trade competition; or*
 - (ii) any effect on a person who has given written approval to the application:*
 - (b) [Repealed]*
 - (c) grant a resource consent contrary to—*
 - (i) section 107, 107A, or 217:*
 - (ii) an Order in Council in force under section 152:*
 - (iii) any regulations:*
 - (iv) wāhi tapu conditions included in a customary marine title order or agreement:*
 - (v) section 55(2) of the Marine and Coastal Area (Takutai Moana) Act 2011:*
 - (d) grant a resource consent if the application should have been notified and was not.*

- (4) *A consent authority considering an application must ignore subsection (3)(a)(ii) if the person withdraws the approval in a written notice received by the consent authority before the date of the hearing, if there is one, or, if there is not, before the application is determined.*
- (5) *A consent authority may grant a resource consent on the basis that the activity is a controlled activity, a restricted discretionary activity, a discretionary activity, or a non-complying activity, regardless of what type of activity the application was expressed to be for.*
- (6) *A consent authority may decline an application for a resource consent on the grounds that it has inadequate information to determine the application.*
- (7) *In making an assessment on the adequacy of the information, the consent authority must have regard to whether any request made of the applicant for further information or reports resulted in further information or any report being available.*

Sections 104A-104D set out particular restrictions on determining applications for controlled, restricted discretionary, discretionary, or non-complying activities. The relevant provisions are summarised below:

104B Determination of applications for discretionary or non-complying activities

Section 104B states that after considering an application for a resource consent for a discretionary or non-complying activity, a consent authority-

- (a) *May grant or refuse the application; and*
- (b) *if it grants the application, may impose conditions under section 108.*

104D Particular restrictions for non-complying activities

Section 104D(1) states that despite any decision made for the purpose of Section 93 in relation to minor effects, a consent authority may grant a resource consent for a non-complying activity only if it is satisfied that either-

- (a) *The adverse effects of the activity on the environment (other than any effect to which 104(3)(b) applies) will be minor; or*
- (b) *The application is for an activity that will not be contrary to the objectives and policies of-*
 - (i) *The relevant plan, if there is a plan but no proposed plan in respect of the activity; or*
 - (ii) *The relevant proposed plan, if there is a proposed plan but no relevant plan in respect of the activity; or*
 - (iii) *Both the relevant plan and the relevant proposed plan, if there is both a plan and a proposed plan in respect of the activity.*

Section 104D(2) states that to avoid doubt, Section 104(2) applies to the determination of an application for a non-complying activity.

Section 104(6) allows the consent authority to decline a consent application if it has inadequate information to determine the application.

Adequate information was provided to process the application.

6.1 Internal Consultation

The Council's Development Engineer, Traffic Engineer, Stormwater Coastal Engineer and Water/Wastewater Engineer has reviewed the application requested further information where necessary and has recommended conditions.

6.2 Actual or potential effects on the environment

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.

Methods of analysis to determine the actual or potential environmental effects of the activity have focused on site visits, studies of Council held data and feedback from other relevant Council departments.

All of the effects related to the proposed development have been discussed in detail above at section 9 of this report. Aspects which have not already been covered are discussed below.

6.3 Summary of Actual and Potential Effects

The actual and potential effects of the proposal can be adequately avoided, remedied or mitigated by the imposition of the conditions outlined in the assessment above to ensure they are acceptable.

6.4 National Environmental Standards – s104(1)(b)(i)

There are currently ten operative National Environmental Standards, these relate to the Air Quality, Marine Aquaculture, Air Pollutants, Outdoor Storage of Tyres; Sources of Drinking Water, Telecommunication Facilities, Electricity Transmission Activities, Contaminants in Soil, Freshwater and Plantation Forestry.

None of these are considered relevant to the proposal.

6.5 National Policy Statements – s104(1)(b)(iii)

There are currently eight operative National Policy Statements, these relate to the Coastal Environment, Indigenous Biodiversity, Highly Productive Land, Urban Development, Freshwater Management, Greenhouse Gases from Industrial Process Heat, Renewable Electricity Generation, Indigenous Biodiversity and Electricity Transmission.

The NPSUD and NZCPS are considered relevant to the proposal.

6.5.1 National Policy Statement on Urban Development (NPSUD)

The National Policy Statement on Urban Development 2020 (NPSUD) sets out the objectives and policies for planning for well-functioning urban environments under the Resource Management Act 1991.

The NPSUD came into effect on 20 August 2020.

The Kapiti Coast is a Tier 1 local authority and the NPSUD must be considered when making planning decisions that affect an urban environment.

Plan Change 2 (Intensification) was notified 18 August 2022 in response to this direction. In respect of any land use resource consent received after 18 August 2022, the rules contained within Plan Change 2 have immediate legal effect and they are not relevant to this particular site because it is in the General Rural Zone.

6.5.2 New Zealand Coastal Policy Statement (NZCPS) – s104(1)(b)(iv)

The purpose of the NZCPS is to state policies in order to achieve the purpose of the RMA in relation to the coastal environment of New Zealand.

The Objectives of the New Zealand Coastal Policy Statement 2010 are:

- To safeguard the integrity, form, functioning and resilience of the coastal environment and sustain its ecosystems, including marine and intertidal areas, estuaries, dunes and land;
- To preserve the natural character of the coastal environment and protect natural features and landscape values through;
- To take account of the principles of the Treaty of Waitangi, recognise the role of tangata whenua as kaitiaki and provide for tangata whenua involvement in management of the coastal environment;
- To maintain and enhance the public open space qualities and recreation opportunities of the coastal environment;
- To ensure that coastal hazard risks taking account of climate change;
- To enable people and communities to provide for their social, economic, and cultural wellbeing and their health and safety, through subdivision, use, and development; and
- To ensure that management of the coastal environment recognises and provides for New Zealand's international obligations regarding the coastal environment, including the coastal marine area.

It is considered that the proposed subdivision will be in keeping with the above objectives of the New Zealand Coastal Policy Statement. The risks associated with the proposed subdivision, being in proximity to the coast and within the defined Coastal Environment Overlay, needs to be balanced with enabling communities to still provide for their social, economic, and cultural wellbeing and their health and safety, through subdivision, use, and development. In this instance it is considered that proposal meets this balance.

6.6 Wellington Regional Policy Statement – s104(1)(b)(v)

The Wellington Regional Policy Statement (RPS) sets out the strategic framework for managing the use, development and protection of the natural and physical resources of the Wellington region in an integrated and co-ordinated manner.

Briefly assess - The RPS provides an overview of the resource management issues for the region (within the regional council's functions under s.30 of the RMA), and states the policies and methods required to achieve the integrated management of the region's natural and physical resources. I am of the opinion that none of the Policies and Objectives of the RPS are relevant to this proposal.

Change 1 to the RPS was notified in August 2022. I consider that the changes proposed are not relevant to this proposal.

6.7 Plan or Proposed Plan – s104(1)(b)(vi)

The following Objectives and Policies of the Operative District Plan 2021 are of particular relevance to this application:

Objectives:

DO1 – Tāngata Whenua
DO-03 – Development Management
DO-04 – Coastal Environment
DO-06 – Rural Productivity
DO-011 – Character and Amenity Values
DO-012 Housing Choice and Affordability
DO-013 – Infrastructure
DO-014 – Access and Transport

Flood Hazard Policies:

NH-FLOOD-P10 - Flood and Erosion Free Building Areas
NH-FLOOD-P11 - Flood Risk Levels
NH-FLOOD-P12 - High Hazard Flood Areas

Rural Zone:

GRUZ - P1- Primary Production
GRUZ - P2 - Rural Character
GRUZ - P5 - Management of Conflicting Uses
GRUZ - P7 - Growth Management
GRUZ - P9 - Residential Units and Buildings (excluding minor buildings)
GRUZ - P10 - Rural Dunes Precinct

As the proposal is for a non-complying activity it is appropriate to consider further the relevant objectives and policies pursuant to s104D, the District Plan states as follows
Subdivision, use and development in the Rural Dunes Precinct will be undertaken in a manner which:

1. Supports the primary production activity focus of the Rural Zones while protecting the valued landforms and ecological character, including dunes and wetlands of the Precinct;

Response: The site does not contain productive land, as it has a Land Use Capability (LUC) of 6 which is it is described as Non-Arable land with moderate limitations for use. This means that the National Policy Statement for Highly Productive Land (NPS-HPL) is not triggered in respect of the site. As the site does not contain highly productive land it is difficult to require the applicant to protect as it has no productive value and no productive potential is being lost. The fragment of LUC3 near the state highway cannot be used for production land as it is 10.4m in width and is not able to be used to support primary production activities. The site is within a area where the site sizes along Greenhill Road are already developed in the way the plan intended in clusters with many of them being between 1 ha and 4000m² the plan rules do not provide the protection of a large 4ha lot if the land is not productive. Additionally the Fast-track consent to the south has normal residential lot sizes less than 600-1000m² and we must take this into account because of the requirements on the applicant to

implement projects under the earlier fast-track legislation following the Covid 19 pandemic.

2. Retains an overall low-density scale and intensity to retain an overall rural character;

Response: Each of the Lots is between 4337m² to 8521m² this complies with the minimum lot requirement, and is suitable for small scale farming activities. The minimum lot sizes do not provide for the ability to have a full range of primary production available and the site is not productive as it has a LUC 6 for the majority of the site.

3. Avoids activities, such as industrial, commercial or retail activities which are not ancillary activities to primary production activities;

Response: No industrial, commercial or retail activities are proposed.

4. Ensures sensitive areas and areas of visually sensitive open space in the Rural Dunes Precinct are protected;

Response: There are no visually sensitive open spaces in this vicinity as was documented in a previous Landscape and Visual Assessment on the earlier resource consent RM210107 and this describes the character as low.

5. Clusters development in areas characterised by undulating topography where the development can be accommodated in a sensitive manner, with minimal disruption to natural landform;

Response: The site is relatively flat and is not an area of undulating topography.

6. Locates buildings and other structures in a way which avoids adverse visual and landform effects on dominant dune ridges;

Response: The site is not characterised by dune ridges given the previous modifications undertaken in the area.

7. Provides areas which are capable of accommodating a primary residential building which is not at risk from identified natural hazards; and

Response: The site has identified building platforms which are not affected by the flooding area located near state highway 1.

8. Encourages increases in biodiversity, water quality and energy efficiency.

Response: Each of the Lots is between 4337m² to 8521m² and contains sufficient area that it will not affect biodiversity.

Following the above analysis, I consider the proposal fully consistent with the Objectives and Policies of the ODP which anticipates rural subdivision where land is not highly productive.

6.7.1 Assessment

I consider the proposal consistent with the Objectives and Policies of the ODP which anticipates rural subdivision where land is not highly productive.

Wellington Regional Proposed Natural Resources Plan

The Proposed Natural Resources Plan for the Wellington Region was notified on 31 July 2015 with decisions released on 31 July 2019. I am of the opinion that, in this particular case, none of the provisions of the plan are relevant because there are no hazards (aside from flooding) on this site and no other provisions of the plan appear to apply.

6.8 Any Other Matters

Section 104(1)(c) provides that when considering an application for a resource consent and any submissions received, the consent authority must, subject to Part 2, have regard to any other matter the consent authority considers relevant and reasonably necessary to determine the application.

7 OTHER RELEVANT RESOURCE MANAGEMENT ACT SECTIONS

7.1 Section 104D Assessment

Section 104D of the Act is a threshold test, and both limbs of the test must be considered when assessing applications for non-complying activities even if they are being processed on a limited or non-notified basis.

Consent may only be granted if at least one of the following tests is passed:

- (a) *the adverse effects of the activity on the environment (other than any effect to which section 104(3)(a)(ii) applies) will be minor; or*
- (b) *the application is for an activity that will not be contrary to the objectives and policies of—*
 - (i) *the relevant plan, if there is a plan but no proposed plan in respect of the activity; or*
 - (ii) *the relevant proposed plan, if there is a proposed plan but no relevant plan in respect of the activity; or*
 - (iii) *both the relevant plan and the relevant proposed plan, if there is both a plan and a proposed plan in respect of the activity.*

Based on the above assessment, I consider that the adverse effects of the activity on the environment (other than any effect to which Section 104(3)(a)(ii) applies) will be less than minor.

I consider that the application is for an activity that will not be contrary to the Objectives and Policies of the Kapiti Coast Operative District Plan.

The application passes the 104D tests and consent may be granted under Section 104B.

7.2 Section 106 of the Resource Management Act 1991

Section 106 provides for the consent authority to refuse consent in certain circumstances or to impose conditions to mitigate the effects which may arise from a series of natural hazards. Section 106 also deals with matters related to the provision of satisfactory access to allotments. Section 106 is set out below:

106 Consent authority may refuse subdivision consent in certain circumstances

- (1) *A consent authority may refuse to grant a subdivision consent, or may grant a subdivision consent subject to conditions, if it considers that—*
 - (a) *there is a significant risk from natural hazards; or*
 - (b) *[Repealed]*
 - (c) *sufficient provision has not been made for legal and physical access to each allotment to be created by the subdivision.*

- (1A) *For the purpose of subsection (1)(a), an assessment of the risk from natural hazards requires a combined assessment of—*
- (a) *the likelihood of natural hazards*
 - (b) *the material damage to land in respect of which the consent is sought, other than land, or structures that would result from natural hazards; and*
 - (c) *any likely subsequent use of the land in respect of which the consent is sought that would accelerate, worsen, or result in material damage of the kind referred to in paragraph (b)*
- (2) *Conditions under subsection (1) must be—*
- (a) *for the purposes of avoiding, remedying, or mitigating the effects referred to in subsection (1); and*
 - (b) *of a type that could be imposed under section 108.*

There are no fault avoidance areas identified in respect of this property. The applicant has provided an Engineering Report prepared by Land Matters.

In this case it is appropriate in this case that a Geotech Report is provided at the time of the dwelling location being known in respect of proposed Lots 3 and 4 either as part of a future land use consent or as part of the building consent process.

The applicant has provided an Engineering Report from Landmatters, this details the following recommendations;

- *Stormwater neutrality for each dwelling is achieved by capturing all rainwater from the roof in a raintank and attenuating and releasing the flow through a restricted orifice. The rain tank size and orifice size can be designed to ensure post development flows are less than predevelopment flows.*
- *Sanitary sewer can be disposed of on-site using subsurface pipes via a pressure compensating drip irrigation system. It is recommended that the sanitary sewer be secondary treated.*
- *Potable water will be provided from roof captured rainwater. First flush diverters and appropriate water treatment devices should be used to ensure the water is safe to drink.*
- *Power can be provided via a connection to the overhead power lines located on Greenhill Road. Internet can be provided using the Chorus service located on Greenhill Road.*
- *The existing access to 48 Greenhill Road will provide access to lots 3 and 4. No new access construction is required for this subdivision.*
- *A firefighting water supply for lots 3 and 4 can be achieved by providing 2 x 25,000 litre water tanks on lot 4 adjacent to the access. These will be installed as part of this subdivision.*
- *Specific engineering design will be required for each dwelling foundation.*

As such this will be included as a condition requiring a consent notice noting the foundation requirements specific to proposed Lots 3 and 4.

For the new dwellings on proposed Lots 3 and 4 each of these would need to have a suitable stormwater system that has been designed to meet the 1% AEP when a future dwelling is constructed. In respect of the correspondence from GWRC provided by the applicant the building levels would only be relevant on proposed Lot 4, if a building was proposed near the State Highway 1 where the property is only 10.4m wide, I consider this unlikely a building

would be constructed in this area but it seems reasonable to impose a consent notice on this lot taking into account the 2016VD requiring that any future buildings be constructed above 12.8 2016VD.

Given the proposal has addressed the hazards applicable through engineering design I consider the natural hazard effects including those under s106 of the proposed subdivision will be less than minor.

The site has access to both the State Highway via an easement and also to Greenhill Road via direct frontage for proposed Lot 2 and via a right of way 'A' for Lots 1, 3 and 4.

7.3 Conditions of Resource Consents – s108 or s220

S.108AA Requirements of conditions of resource consents

(1) A consent authority must not include a condition in a resource consent for an activity unless—

(a) the applicant for the resource consent agrees to the condition; or

(b) the condition is directly connected to 1 or both of the following:

(i) an adverse effect of the activity on the environment:

(ii) an applicable district or regional rule, or a national environmental standard;

or

(c) the condition relates to administrative matters that are essential for the efficient implementation of the relevant resource consent.

(2) Subsection (1) does not limit this Act or regulations made under it.

(3) This section does not limit section 77A (power to make rules to apply to classes of activities and specify conditions), 106 (consent authority may refuse subdivision consent in certain circumstances), or 220 (condition of subdivision consents).

(4) For the purpose of this section, a district or regional rule or a national environmental standard is applicable if the application of that rule or standard to the activity is the reason, or one of the reasons, that a resource consent is required for the activity.

(5) Nothing in this section affects section 108(2)(a) (which enables a resource consent to include a condition requiring a financial contribution).

No additional conditions will be added above those mentioned in the s104 assessment.

Draft conditions were circulated to the Applicant's agent on 13 February 2025. The draft conditions were agreed to by return email on 14 February 2025.

7.4 Financial Contribution Conditions

The proposal triggers the requirement for two additional development contributions.

8 PART 2 MATTERS

Any consideration under Section 104(1) is subject to Part 2 of the Act. Part 2 sets out the purpose and principles of the Act. In addition, Part 2 requires the Council to recognise and provide for matters of national importance (Section 6); have particular regard to other matters (Section 7); and to take into account the principles of the Treaty of Waitangi (Section 8).

Overall, the proposal is consistent with Part 2 matters because this proposal allows for a four lot fee simple subdivision without having a detrimental effect on the surrounding environment.

9 RECOMMENDATION

That the undersigned officers, acting under authority delegated from the Council and pursuant to Sections 104, 104B and 104D of the Resource Management Act 1991, hereby grant consent for a four-lot fee simple subdivision at 46 and 56 Greenhill Road, Waikanae subject to the following conditions which were imposed under Section 108 of the Resource Management Act 1991.

Conditions:

General

1. The proposed activity shall be undertaken in general accordance with the plans, information and specifications lodged with the application and the information and further information supplied by the consent holder and held on the file RM240196 except where modified by conditions of consent with reference to the following plans stamped as "Final Approved Plans" on 18 February 2025;
 - Scheme Plan Rev.C prepared by LandMatters and dated 17 December 2024;
 - Scheme Plan Detail Rev.C prepared by LandMatters and dated 17 December 2024;
 - Lot 2 Existing Scheme Plan Rev.C prepared by LandMatters and dated 17 December 2024
 - General Arrangement Plan Rev. C prepared by LandMatters and dated 17 December 2024
2. The e-survey dataset shall be in general conformity with the Scheme Plan Rev.C prepared by LandMatters and dated 17 December 2024 (see condition 1) lodged with the application RM240196 except where modified by conditions of consent.

Fees, Levies and Contributions

3. Prior to certification under section 224(c) the consent holder shall pay a Reserve Contribution this has been assessed at \$8,541.27 per additional lot totalling \$17,082.54 of GST per additional allotment.

The contribution must be paid prior to the issue of any certificate pursuant to section 224(c) of the Resource Management Act 1991.
4. Prior to certification under section 224(c) the consent holder shall pay Council Engineering Fees of \$612.00 plus \$306.00 per lot (total \$1256.00 GST inclusive) for work that may be required for plan approvals, site inspections and consent compliance monitoring, plus any further monitoring charge or changes to recover the actual and reasonable costs that have been incurred to ensure compliance with the conditions attached to this consent.

Easements

5. Prior to certification under s223 the consent holder shall provide easements that are required over any rights of way and communal, private and public services where these pass through the lots in the subdivision. This consent is condition on the easements being granted or reserved and they must be subject to section 243 of the Resource Management Act 1991.

Engineering

6. During works the consent holder shall comply with the requirements of the Kapiti Coast District Council's (KCDC's) Land Development Minimum Requirements, 2022, unless alternatives are proposed by the consent holder and accepted by the Council's Development Engineer.
7. Prior to works commencing the consent holder shall advise Council's Development Engineer the names of the Developer's or Owner's Representative(s) appointed in terms of Clause B(ii) of Part 3 of the KCDC's Land Development Minimum Requirements, 2022.
8. Prior to works commencing, the consent holder shall submit copies of the plans and specifications for the engineering development for approval to the satisfaction of the Council's Development Engineer. The engineering development must be in accordance with Paragraphs 1 to 5 of Schedule 1 contained in Part 4 of the Kapiti Coast District Council's Land Development Minimum Requirement 2022.

Note: Engineering drawings shall contain sufficient detail to clearly illustrate the proposal to enable assessment of compliance with the Kapiti Coast District Council's Subdivision and Development Principles and Requirements, 2012 and to enable accurate construction.

9. During works the consent holder shall advise the names and professional qualifications of any Suitably Qualified Persons required in terms of Clause B(iii) of Part 3 of the Kapiti Coast District Council's Land Development Minimum Requirements, 2022. Suitably Qualified Persons are required for, but not necessarily limited to, the following areas:

I. Civil Engineering.

Note: If the Council considers any of the nominated persons are not acceptable then the consent holder shall nominate alternative persons, or the Council may require the consent holder to employ a specified Suitably Qualified Person or Persons at the consent holders cost.

10. The consent holder shall ensure that foundation design and construction for any new building or additions and alterations to a building on each lot shall take into account the findings and recommendations within the Geo-Technical Assessment Report prepared by Hamish Well dated on 15/01/2025.

Note: A consent Notice under section 221 of the Resource Management Act will be issued for Lots 3 and 4 to facilitate the recording of this condition which is to be complied with on an on-going basis.

11. The access to Lots 3 and 4 must be via the right of way and not directly from Greenhill Road.

Note: This is an ongoing matter and a Consent Notice under Section 221 of the Resource Management Act 1991 will be issued to facilitate the recording of this condition which is to be complied with on an on-going basis.

12. Prior to certification pursuant to Section 224(c) of the Resource Management Act 1991, the consent holder shall ensure that the stormwater disposal design shall be in

accordance with the requirements and intent of the updated *Engineering report prepared by Landmatters on January 25.*

Note: Stormwater disposal for each lot shall be attenuated/disposed within the proposed lot's boundary to maintain hydraulic neutrality. In the event that the certified stormwater disposal design is not installed prior to the issue of the 224(c) certificate, a Consent Notice under Section 221 of the Resource Management Act will be issued to facilitate the recording of this condition, which is to be complied with on an on-going basis. The Consent Notice shall include reference to the following:

- 1. the certified stormwater disposal design as an option for compliance;*
- 2. the owners' responsibility to construct a system to meet the above performance standard*
- 3. the owners' responsibility to maintain the system on an on-going basis to meet the above performance standard as it applied at the time of approval.*

13. The consent holder shall ensure that the finish floor level of any building constructed on Lot 4 shall not be less than RL 13.4 metres above the 1953 Wellington MSL datum or 12.8 metres above the NZD2016 Vertical Datum.

Note: This is an ongoing matter and a Consent Notice under Section 221 of the Resource Management Act 1991 will be issued to facilitate the recording of this condition which is to be complied with on an on-going basis.

14. The consent holder or future owners of each lot shall comply with the following:

On-site wastewater disposal of any new building constructed on each lot shall be in general accordance with the findings, recommendations and constraints contained within the updated engineering report titled "Engineering Report 48-56 Greenhill Road, Waikanae, 4-Lot Subdivision" prepared by Landmatters, dated January 25.

Note: A consent Notice under section 221 of the Resource Management Act will be issued to facilitate the recording of this condition which is to be complied with on an on-going basis.

15. The consent holder shall ensure that any future dwelling on each lot shall provide on-site potable water storage with minimum 30,000 litres (50,000 litres is recommended).
16. The consent holder shall ensure that On-site Stormwater management and discharge for each lot shall be in general accordance with the findings, recommendations and constraints contained in the engineering report titled "Engineering Report 48-56 Greenhill Road, Waikanae, 4-Lot Subdivision" prepared by LandMatters, dated January 25.

It shall be the on-going responsibility of the lot owner(s) to provide, maintain and monitor the installation and operation of the individual household water supply in accordance with the Ministry of Health's publication 'Household water supplies, the selection, operation, and maintenance of individual household water supplies' (revised April 2006) that provides a minimum storage capacity of 30,000 litres where council supply is not available.

Note: A Consent Notice under Section 221 of the Resource Management Act will be issued to facilitate the recording of this condition, which is to be complied with on an on-going basis.

17. Prior to certification pursuant to Section 224(c) of the Resource Management Act 1991, the consent holder shall provide Firefighting supply is required for Lots 3 and 4. The requirements for Lots 3 and 4 shall comply with the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008 for an FW2 dwelling as per table 2.

Note: A Consent Notice under Section 221 of the Resource Management Act will be issued to facilitate the recording of this condition, which is to be complied with on an on-going basis

18. Prior to an approval under Section 223 of the Resource Management Act 1991, the existing services shall be located to confirm their location to confirm the necessary easements have been provided. If any services extend beyond the site boundaries, then either:
- a) Easements shall be shown over the relevant property or properties, or
 - b) If the easements required by a) are unable to be provided, the services must be relocated so that they are situated entirely within the lots in the subdivision.
19. The consent holder must ensure that no nuisance effect, including dust, may be caused by discharge of material beyond the boundary of the subject site. For the avoidance of doubt material includes but is not limited to silt, sediment, vegetation and aggregate.
20. The consent holder shall make adequate provision for the control of stormwater run-off during the construction period and shall apply the appropriate recommendations found in Greater Wellington Regional Council's Erosion and Sediment Control Guidelines for the Wellington Region" and "Small earthworks – Erosion and sediment control for small sites to the satisfaction of the Council's Development Engineer. Where required, Silt retaining structures or ponding areas shall be constructed and maintained throughout the duration of the works to the satisfaction of the Council's Development Engineer or their authorised representative.
21. Prior to the issue of a certificate pursuant to section 224(c) of the Resource Management Act 1991, the consent holder shall supply all completion documentation, including operation and maintenance manuals, shall be submitted in support of an application for s224c certification in accordance with Part 1 of NZS4404 and Part 4, Schedule 1 of the KCDC's LDMR 2022.
22. Prior to the issue of a certificate pursuant to section 224(c) of the Resource Management Act 1991, the consent holder shall supply a copy of the title sheets of the e-survey dataset and shall list and indicate how each condition has been met to the satisfaction of the Council.

Power and Telecommunications

23. Each additional lot shall be serviced with electric power & telecommunication to lot boundaries. If alternative means of providing electrical and telecommunications services are proposed by the consent holder and approved by Council, or it is unlikely

that services will be required, then a consent notice under Section 221 will be lodged on the title noting this.

Note: *For the avoidance of doubt, 'serviced to lot boundaries' shall mean that the supply of electric power is available from an underground system, and for telecommunications, shall mean that the reticulation of telecommunications facilities is available, which can be satisfied by a direct installation, or a fibre ready network facility or via wireless technology being available.*

Advice Notes:

- The consent holder shall notify the Council's RMA Compliance Officer of the start and completion dates of the works in writing 48 hours before the works are carried out. The consent holder shall fill out and return (by email to the duty compliance officer at compliance.dutyofficer@kapiticoast.govt.nz, or by fax to (04) 2964 830 or by post to Private Bag 60601, Paraparaumu) the form that is attached to the decision letter.
- The consent holder shall pay to the Kapiti Coast District Council the actual and reasonable costs associated with the monitoring of conditions (or review of consent conditions), or supervision of the resource consent as set in accordance with Section 36 of the Resource Management Act 1991. These costs may include site visits, correspondence and the actual costs of materials or services which may have to be obtained. Please refer to Kapiti Coast District Council's current schedule of Resource Management fees for guidance on the current hourly rate chargeable for Council's staff.
- Under Section 125 of the Resource Management Act 1991, this resource consent will lapse in five years, unless it is given effect to within that time.
- It is the consent holder's responsibility to comply with any conditions imposed on this resource consent prior to and during (as applicable) exercising this resource consent.
- Please note that a resource consent is not a consent to build. A building consent must be issued prior to any building work being undertaken.
- If you disagree with any of the above conditions or disagree with the additional charges relating to the processing of the application, you have a right of objection pursuant to sections 357A or 357B of the Resource Management Act 1991. Any objection must be made in writing to the council within 15 working days of notification of the decision.
- Council regards the following persons as fulfilling the requirements for being "suitably qualified" with respect to the above:
 - Chartered Professional Engineers (CPEng);
 - Members of Engineering New Zealand;
 - Registered Architects who are currently listed by the New Zealand Registered Architects Board (NZRAB)
 - Registered Clerks of Works.
- The consent holder is responsible for obtaining all other necessary consents, permits, and licences, including those under the Building Act 2004, and the Heritage New Zealand Pouhere Taonga Act 2014. This consent does not remove the need to comply with all other applicable Acts (including the Property Law Act 2007 and the Health and Safety in Employment Act 1992), regulations, relevant Bylaws, and rules of law. This consent does not constitute building consent approval. Please check whether a building consent is required under the Building Act 2004.

- Development Contributions will be required pursuant to Section 198 of the Local Government Act 2002 and the Council's 2024 Development Contribution Policy when creating new allotments. The contributions will be calculated and levied for each additional allotment created by this resource consent in accordance with the fees that apply at the time the consent was lodged. The fees are listed below:

Items	Fees including GST(NZD)
Roading - District	\$2,608.00
Community Infrastructure - District	\$1,841.00
Sub – Total for 1 RUE	\$4,449.00
Total for 2 RUE	\$8,898.00

There are 2 additional allotments created by this Resource Consent and two existing credits have been applied for the existing dwellings.

The contributions must be paid prior to the issue of any certificate pursuant to Section 224(c) of the Resource Management Act 1991 (please refer also to Section 208 of the Local Government Act 2002).

10 DECISION

That the above recommendation be adopted under delegated authority.

Reasons for Decision:

In accordance with Sections 104 and 104B and with reference to 104D of the Resource Management Act 1991, the actual and potential effects associated with the proposed activity have been assessed and are outlined above.

I consider that the adverse effects of the proposed activity on the environment will be less than minor and that the proposed activity is not contrary to the Objectives and Policies of the Kapiti Coast Operative District Plan.



Sarah Banks
Principal Resource Consents Planner



Sashin Nair
Team Leader Resource Consents