

STATEMENT OF PASSING OVER INFORMATION

This information has been supplied by the vendor or the vendor's agents. Accordingly, Ownly (REAA 2008) and Sold On Kapiti Limited is merely passing over the information as supplied to us by the vendor of the vendor's agents.

We cannot guarantee its accuracy and reliability as we have not checked, audited, or reviewed the information and all the intending purchasers are advised to conduct their own due diligence investigation into the same.

To the maximum extent permitted by law Ownly (REAA 2008) and Sold On Kapiti Limited does not accept any responsibility to any person for the accuracy of the information herein.

SOLD ON KĀPITI

30 September 2025

Eyse Carson

LAND INFORMATION MEMORANDUM (LIM)

The attached LIM provides you with information about 10 Karearea Avenue, 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

This page is intentionally blank.

Land Information Memorandum (LIM)

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

10 Karearea Avenue, 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	Eyse Carson
LIM number	L251008
Application date	23/09/25
Issue date	30/09/25

Property details

Property address	10 Karearea Avenue, Waikanae
Legal description	Lot 30 DP 549881
Area (hectares)	0.0599

Valuation information

Valuation number	1496035184
Capital value	\$1,100,000
Land value	\$395,000
Improvements value	\$705,000

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

Contents

<u>1. Rates</u>	3
<u>2. Consents, Certificates, Notices, Orders or Requisitions affecting the land and buildings</u>	4
<u>3. Weathertightness</u>	4
<u>4. Land use and Conditions</u>	5
<u>5. Special Features and Characteristics of the land</u>	7
<u>6. Other land and building classifications</u>	10
<u>7. Private and Public stormwater and sewerage drains</u>	10
<u>8. Drinking water supply</u>	10
<u>9. Network utility information</u>	10
<u>10. Other information about the property</u>	11
<u>Glossary of Terms and Maps attached</u>	12

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 \$6,269.98
This includes Greater Wellington Regional Council rates

Next instalment date 09/12/25

Arrears for previous years \$0.00

Water rates \$393.14 last year (2024/25)

For the 2025/2026 rating year, all water used is charged at a volumetric rate of \$1.72 (incl GST) per cubic metre (1000 litres) on the water rates invoice, and a fixed annual charge of \$318.60 (incl GST) per separately used or inhabited part of a rating unit, is charged on the property rates invoice.

Water balance due \$0.00

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

02/09/20 BUILDING CONSENT 200376 : New single storey, 4 bedroom house with a combination of cedar weatherboard and axon panel cladding, and attached Code Compliance Certificate issued 05/05/21

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

No pool registered to this property.

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 Residential

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 is 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 Residential in the Operative District Plan (2021).

This property was created via subdivision in 2020 under resource consent numbers RM170036 and RM170036A. A copy of the Decision is provided with this LIM.

Section 221 Consent Notices were imposed as part of this subdivision and previous subdivision of the underlying lot (Parent Title) which require certain conditions to be complied with on an on-going basis. For detail refer to the attachments provided with this LIM.

There are no known easements. Copies of the Deposited Plan (DP 549881) 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 110121: Undertake earthworks that do not meet the permitted activity standards.

RESOURCE CONSENT 170036A: Change on consent conditions to adjust internal boundaries and create additional lots (Found on related property: 1496035160).

RESOURCE CONSENT 170036: 36 lot residential subdivision with road to vest, surrender of sewage easements, creation of four rights of way and undertake earthworks that do not comply with the permitted activity standards

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 areas 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

All of the property is shown to be subject to and adjacent 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.

All of the property is shown to be subject to and adjacent to a shallow surface flow area which is affected by a direct flood risk on the Operative District Plan (2021) Natural Hazard Maps, and the latest Flood Hazard Maps.

Shallow surface flow areas are floodplain areas, typically on steeper catchments, where shallow moving flood waters could occur during a flood event. A shallow surface flow area is subject to a direct flood risk. This hazard is associated with high intensity rainfall that overwhelms the primary drainage paths resulting in shallow flows across the ground surface.

The adjoining road carriageway (Matenga Street) is shown to be subject to a stream corridor on the Operative District Plan (2021) Natural Hazard Maps, and the latest Flood Hazard Maps.

A stream corridor flood hazard is the minimum area able to contain a flood of up to a 1% AEP event magnitude and enable flood water to safely pass to the stream confluence or the sea. It includes flood and erosion prone land immediately adjacent to the stream.

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.

There is Council sewer reticulation available with a lateral. The location of the sewer lateral is shown on the services network plan. An as-built plan of private drainage is 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 discharged via the kerb connection provided.

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.

Council has a potable water supply system available with an ordinary dual restricted metered water supply connection. Location of the Council service valve (manifold/toby) is shown on the services network plan provided with this LIM. One pipe goes to the dwelling; the second pipe is restricted and goes to top up the rainwater storage tank [600 litres/day].

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

10 Karearea Avenue, Waikanae (Lot 30 DP 549881)



0 10 20 Metres

Scale @ A4 - 1:500

Date Printed: September 23, 2025

Kāpiti Coast District Council accepts no responsibility for incomplete or inaccurate information contained on this map. Use of this website is subject to, and constitutes acceptance of the conditions set out in our disclaimer. This publication is copyright reserved by the Kāpiti Coast District Council. Cadastral and Topographic information is derived from Land Information New Zealand, CROWN COPYRIGHT RESERVED.



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




R.W. Muir
Registrar-General
of Land

Identifier **947416**
Land Registration District **Wellington**
Date Issued 23 November 2020

Prior References
564428

Estate Fee Simple
Area 599 square metres more or less
Legal Description Lot 30 Deposited Plan 549881
Original Registered Owners
Aspen 2004 Limited

Interests

9160691.1 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 21.8.2012 at 4:22 pm
11440436.1 Mortgage to Wairarapa Building Society - 21.5.2019 at 10:45 am
11791798.1 Variation of Mortgage 11440436.1 - 8.7.2020 at 2:40 pm
11771416.4 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 23.11.2020 at 8:57 am
Land Covenant in Covenant Instrument 11771416.10 - 23.11.2020 at 8:57 am
11971867.1 Discharge of Mortgage 11440436.1 - 17.12.2020 at 10:15 am
11971111.1 Transfer to Alan Nils Carson and Elyse Michelle Brosnahan - 22.12.2020 at 10:16 am
11971111.2 Mortgage to Westpac New Zealand Limited - 22.12.2020 at 10:16 am

Title Plan - DP 549881

Survey Number DP 549881
Surveyor Reference 16AspMat
Surveyor Steven Paul Archer
Survey Firm A & C Surveys Ltd (Wanganui)
Surveyor Declaration I Steven Paul Archer, 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 the Rules for Cadastral Survey 2010, and
 (b) the survey was undertaken by me or under my personal direction.
 Declared on 18 Sep 2020 04:17 PM

Survey Details

Dataset Description Lots 1 - 15, 18 - 39, 41, 161, 162, 171, and 172 being Subdivision of Lot 2 DP 447296
Status Deposited
Land District Wellington
Submitted Date 18/09/2020
Survey Class Class A
Survey Approval Date 28/09/2020
Deposit Date 23/11/2020

Territorial Authorities

Kapiti Coast District

Comprised In

RT 564428

Created Parcels

Parcels	Parcel Intent	Area	RT Reference
Lot 1 Deposited Plan 549881	Fee Simple Title	0.0686 Ha	947385
Lot 2 Deposited Plan 549881	Fee Simple Title	0.0708 Ha	947386
Lot 3 Deposited Plan 549881	Fee Simple Title	0.0651 Ha	947386
Lot 4 Deposited Plan 549881	Fee Simple Title	0.0759 Ha	947386
Lot 5 Deposited Plan 549881	Fee Simple Title	0.0814 Ha	947389
Lot 6 Deposited Plan 549881	Fee Simple Title	0.0650 Ha	947390
Lot 7 Deposited Plan 549881	Fee Simple Title	0.0654 Ha	947391
Lot 8 Deposited Plan 549881	Fee Simple Title	0.0646 Ha	947392
Lot 9 Deposited Plan 549881	Fee Simple Title	0.0634 Ha	947386
Lot 10 Deposited Plan 549881	Fee Simple Title	0.0488 Ha	947394
Lot 11 Deposited Plan 549881	Fee Simple Title	0.0549 Ha	947395
Lot 12 Deposited Plan 549881	Fee Simple Title	0.0829 Ha	947386
Lot 13 Deposited Plan 549881	Fee Simple Title	0.0839 Ha	947397
Lot 14 Deposited Plan 549881	Fee Simple Title	0.0594 Ha	947398
Lot 15 Deposited Plan 549881	Fee Simple Title	0.0541 Ha	947399
Lot 162 Deposited Plan 549881	Fee Simple Title	0.0578 Ha	947401
Lot 161 Deposited Plan 549881	Fee Simple Title	0.0524 Ha	947400
Lot 171 Deposited Plan 549881	Fee Simple Title	0.0429 Ha	947402
Lot 172 Deposited Plan 549881	Fee Simple Title	0.0445 Ha	947403
Lot 18 Deposited Plan 549881	Fee Simple Title	0.0643 Ha	947404

Title Plan - DP 549881

Created Parcels

Parcels	Parcel Intent	Area	RT Reference
Lot 19 Deposited Plan 549881	Fee Simple Title	0.0638 Ha	947386
Lot 20 Deposited Plan 549881	Fee Simple Title	0.0600 Ha	947406
Lot 21 Deposited Plan 549881	Fee Simple Title	0.1071 Ha	947386
Lot 22 Deposited Plan 549881	Fee Simple Title	0.1062 Ha	947386
Lot 23 Deposited Plan 549881	Fee Simple Title	0.1034 Ha	947409
Lot 24 Deposited Plan 549881	Fee Simple Title	0.0662 Ha	947410
Lot 25 Deposited Plan 549881	Fee Simple Title	0.0663 Ha	947411
Lot 26 Deposited Plan 549881	Fee Simple Title	0.0599 Ha	947412
Lot 27 Deposited Plan 549881	Fee Simple Title	0.0825 Ha	947413
Lot 28 Deposited Plan 549881	Fee Simple Title	0.0823 Ha	947414
Lot 29 Deposited Plan 549881	Fee Simple Title	0.0600 Ha	947415
Lot 30 Deposited Plan 549881	Fee Simple Title	0.0599 Ha	947416
Lot 31 Deposited Plan 549881	Fee Simple Title	0.0822 Ha	947417
Lot 32 Deposited Plan 549881	Fee Simple Title	0.0821 Ha	947418
Lot 33 Deposited Plan 549881	Fee Simple Title	0.0600 Ha	947419
Lot 34 Deposited Plan 549881	Fee Simple Title	0.0549 Ha	947420
Lot 35 Deposited Plan 549881	Fee Simple Title	0.0549 Ha	947421
Lot 36 Deposited Plan 549881	Fee Simple Title	0.0550 Ha	947422
	Road	0.5482 Ha	
Lot 38 Deposited Plan 549881	Vesting on Deposit for Local Purpose Reserve	0.0147 Ha	947423
Lot 39 Deposited Plan 549881	Vesting on Deposit for Local Purpose Reserve	0.0366 Ha	947423
Lot 41 Deposited Plan 549881	Vesting on Deposit for Local Purpose Reserve	0.2832 Ha	947423
Area A Deposited Plan 549881	Easement		
Area B Deposited Plan 549881	Easement		
Area C Deposited Plan 549881	Easement		
Area D Deposited Plan 549881	Easement		
Area E Deposited Plan 549881	Easement		
Area F Deposited Plan 549881	Easement		
Area G Deposited Plan 549881	Easement		
Area H Deposited Plan 549881	Easement		
Area I Deposited Plan 549881	Easement		
Area J Deposited Plan 549881	Easement		
Area K Deposited Plan 549881	Easement		
Area L Deposited Plan 549881	Easement		
Area M Deposited Plan 549881	Easement		
Area N Deposited Plan 549881	Easement		
Area O Deposited Plan 549881	Easement		
Area P Deposited Plan 549881	Easement		
Area Q Deposited Plan 549881	Easement		
Area R Deposited Plan 549881	Easement		
Area S Deposited Plan 549881	Easement		

Title Plan - DP 549881

Created Parcels

Parcels	Parcel Intent	Area	RT Reference
Area T Deposited Plan 549881	Easement		
Area U Deposited Plan 549881	Easement		
Area V Deposited Plan 549881	Easement		
Area W Deposited Plan 549881	Easement		
Area AA Deposited Plan 549881	Easement		
Area AB Deposited Plan 549881	Easement		
Area AC Deposited Plan 549881	Easement		
Area AD Deposited Plan 549881	Easement		
Area AE Deposited Plan 549881	Easement		
Area AF Deposited Plan 549881	Easement		
Area AG Deposited Plan 549881	Easement		
Area AI Deposited Plan 549881	Easement		
Area AJ Deposited Plan 549881	Easement		
Total Area		3.4555 Ha	



DP 549881

Land Registration District:

Wellington

Territorial Authority:

Kapiti Coast District

Schedule of Easements in Gross to Surrender

<u>Purpose</u>	<u>Shown</u>	<u>Servient Tenement (Burdened Land)</u>	<u>Created By</u>
Water Drainage	A DP 447296	Previously Lot 2 DP 447296	EI 6012012.1
Water Drainage	F, C, G DP 447296		EI 9160691.3
Sewage Drainage	B, C, D DP 447296		EI 9160691.3

Memorandum of Easements in Gross

<u>Purpose</u>	<u>Shown</u>	<u>Servient Tenement (Burdened Land)</u>	<u>Grantee</u>
Drain Sewage	A	Lot 4	Kapiti Coast District Council
	B	Lot 5	
	G	Lot 12	
	H	Lot 13	
	T	Lot 27	
	U	Lot 28	
	V	Lot 31	
	W	Lot 32	
	Q	Lot 21	
	R	Lot 22	
	S	Lot 23	
	AI	Lot 34	
	AJ	Lot 35	
	A	Lot 4	
	B	Lot 5	
Drain Water	D, G	Lot 12	Kapiti Coast District Council
	E, F, H	Lot 13	
	AE, T	Lot 27	
	AD, AF, U	Lot 28	
	AC, AG, V	Lot 31	
	AB, W	Lot 32	
	AA	Lot 36	
	I, L	Lot 162	
	J, M	Lot 161	
	N	Lot 172	
	O	Lot 171	
	G	Lot 12	
	H	Lot 13	
	A	Lot 4	
	B	Lot 5	
Convey Water	G	Lot 12	Kapiti Coast District Council
	H	Lot 13	
Convey Telecommunications	A	Lot 4	Chorus New Zealand Limited
	B	Lot 5	
	G	Lot 12	
	H	Lot 13	
	T	Lot 27	
	U	Lot 28	
	V	Lot 31	
	W	Lot 32	

Schedule / Memorandum

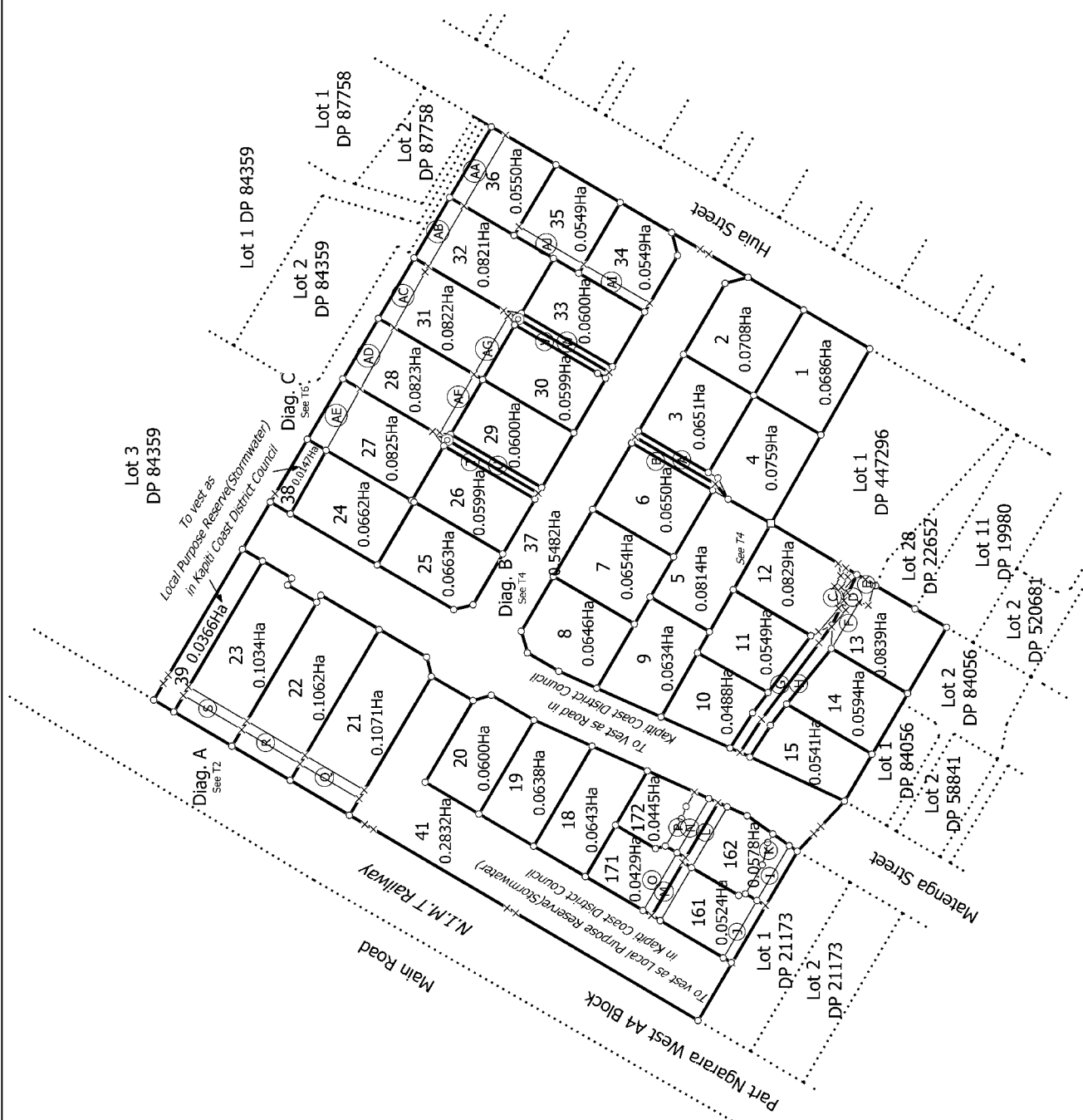
Convey Electricity	A	Lot 4	Electra Limited
	B	Lot 5	
	G	Lot 12	
	H	Lot 13	
	T	Lot 27	
	U	Lot 28	
	V	Lot 31	
Convey Gas	W	Lot 32	First Gas Limited
	A	Lot 4	
	B	Lot 5	
	G	Lot 12	
	H	Lot 13	
	T	Lot 27	
	U	Lot 28	
	V	Lot 31	
	W	Lot 32	

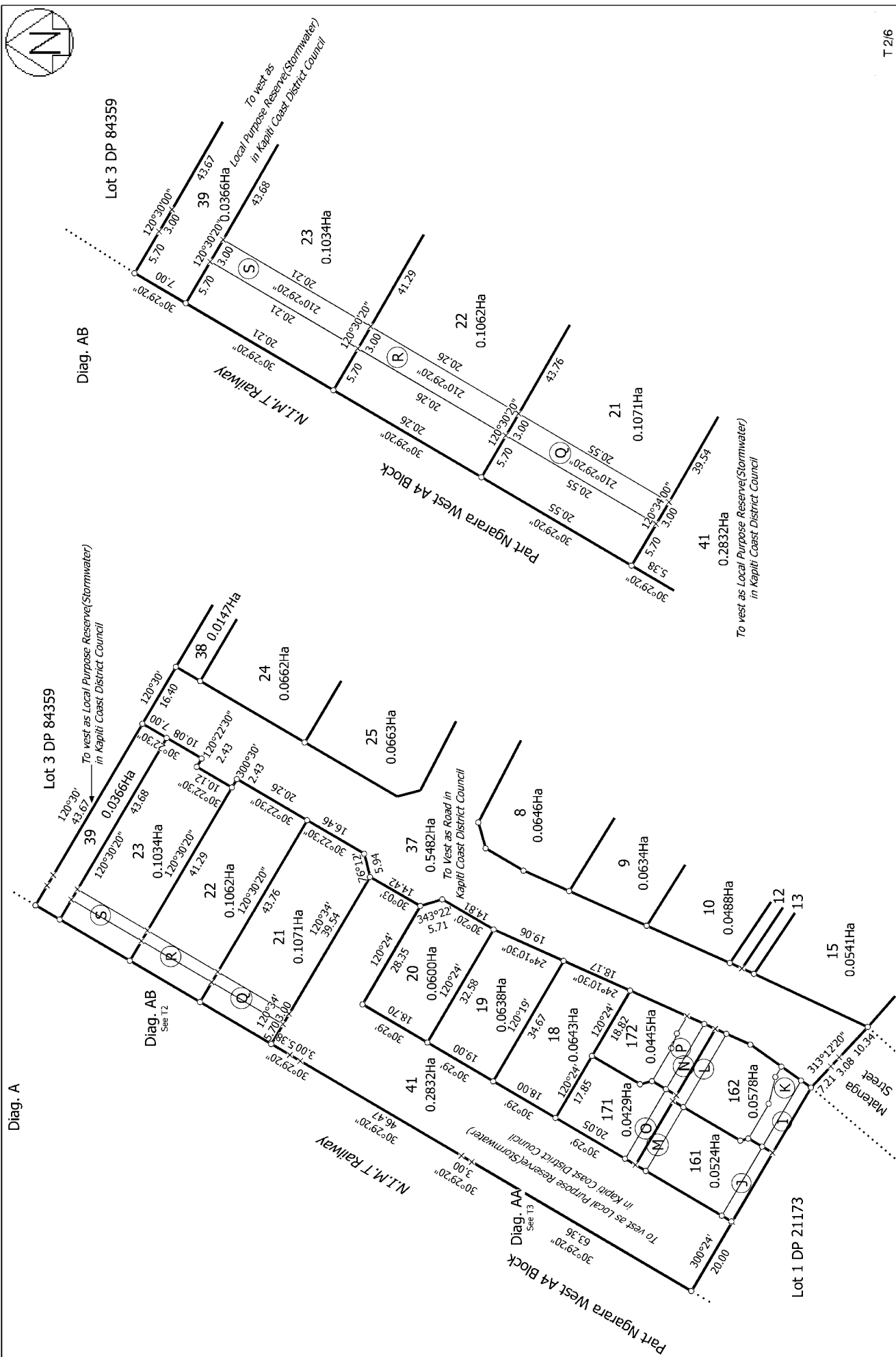
Memorandum of Easements

<u>Purpose</u>	<u>Shown</u>	<u>Servient Tenement (Burdened Land)</u>	<u>Dominant Tenement (Benefited Land)</u>
Right of Way, Drain Water and Sewage, Convey Water, Electricity, Gas, and Telecommunications	A	Lot 4	Lot 5
	B	Lot 5	Lot 4
	G	Lot 12	Lots 11, 13 & 14
	H	Lot 13	Lots 11, 12, & 14
	K	Lot 162	Lot 161
	P	Lot 172	Lot 171
	T	Lot 27	Lot 28
	U	Lot 28	Lot 27
	V	Lot 31	Lot 32
	W	Lot 32	Lot 31
Drain Sewage	C, G	Lot 12	Lot 1 DP 447296
	F, H	Lot 13	Lot 1 DP 447296
	V	Lot 31	Lot 33
	W	Lot 32	Lot 33
	AJ	Lot 35	Lot 36
Drain Water	AI	Lot 34	Lots 35 & 36
	AG	Lot 31	Lot 32
	AF, U	Lot 28	Lots 31 & 32

Schedule of Vesting

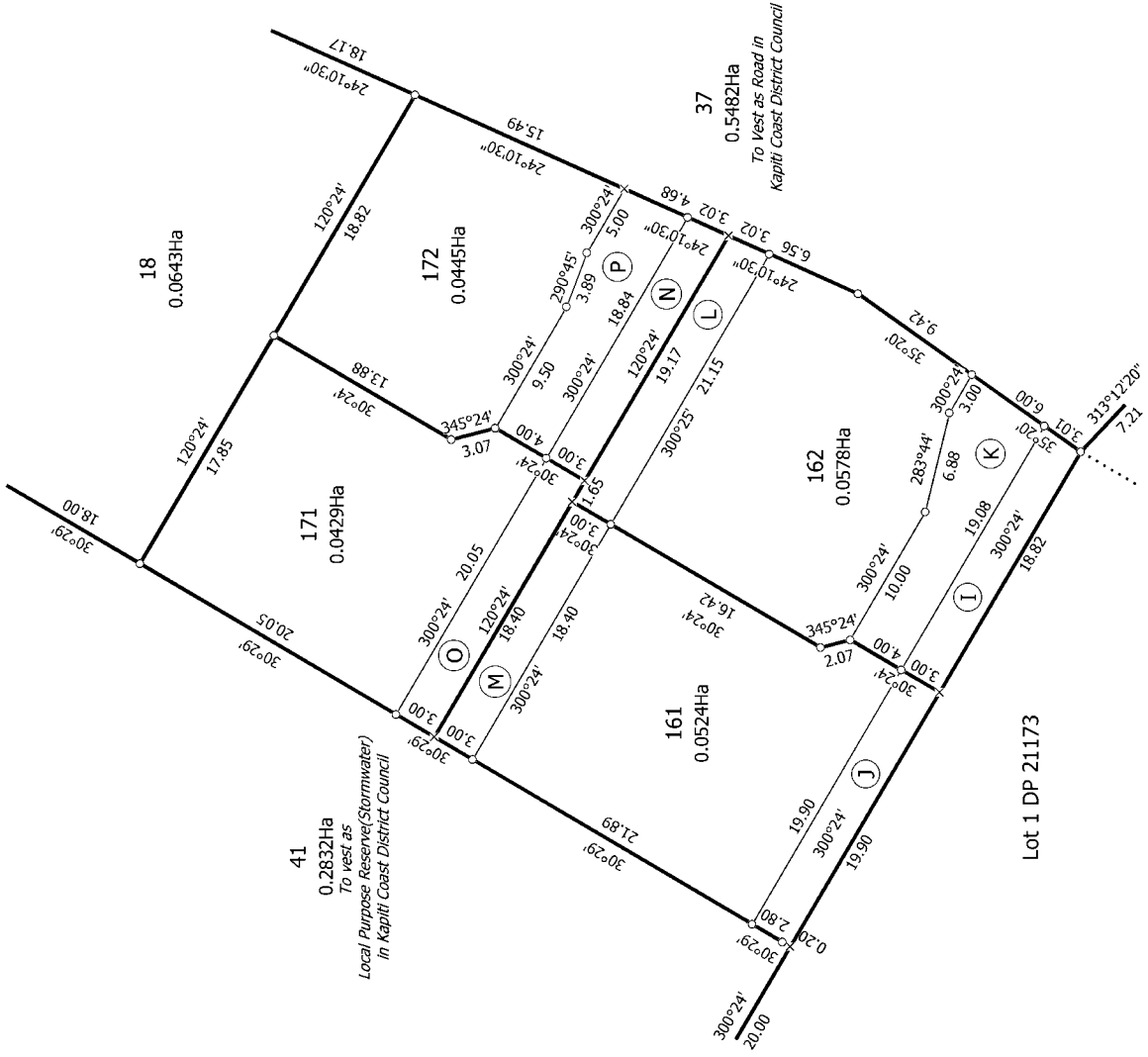
<u>Shown</u>	<u>Purpose</u>
Lot 38, 39, 41	To Vest as Local Purpose Reserve (Stormwater) in Kapiti Coast District Council
Lot 37	To Vest as Road in Kapiti Coast District Council







Diag. AA



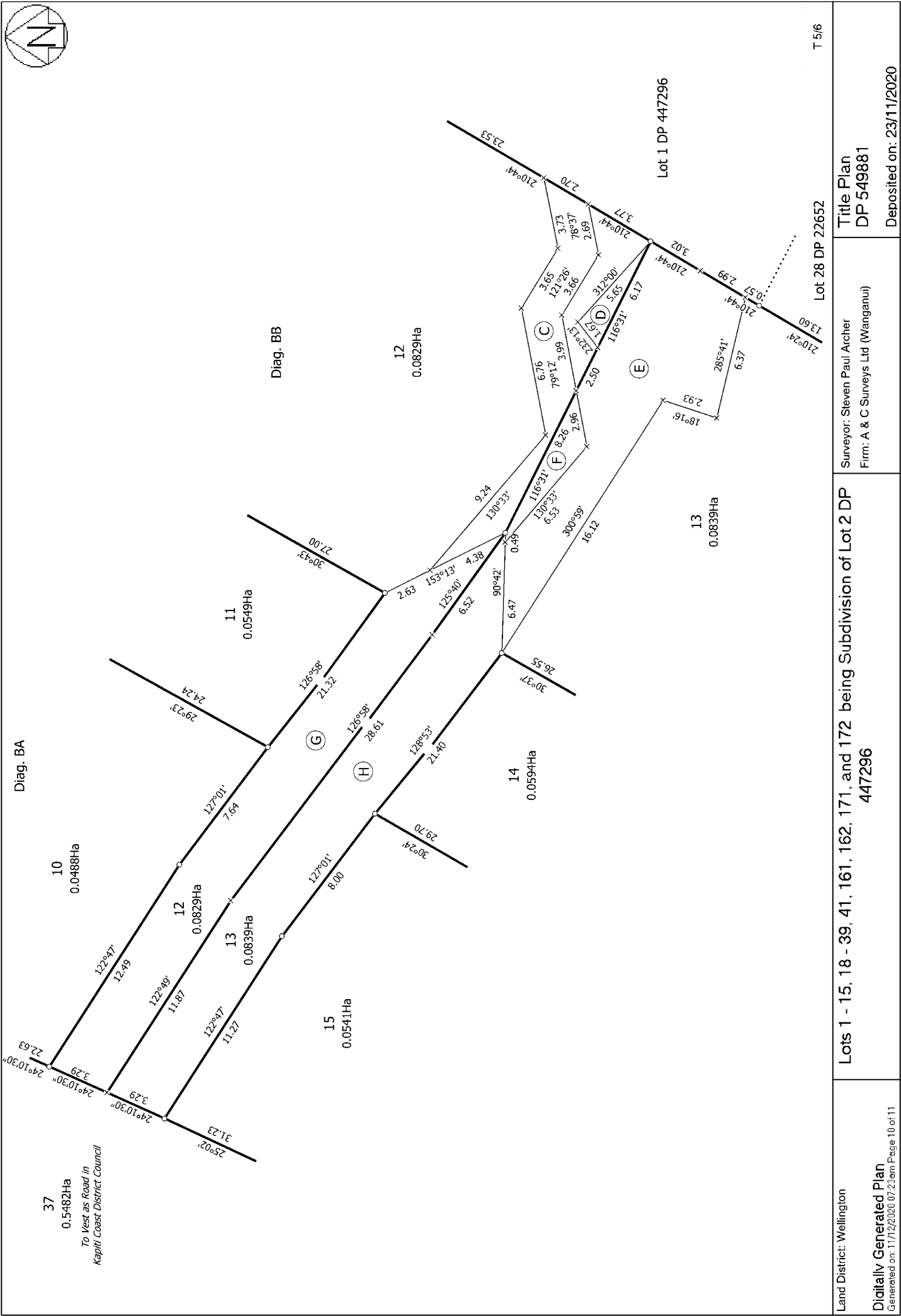
T 3/6

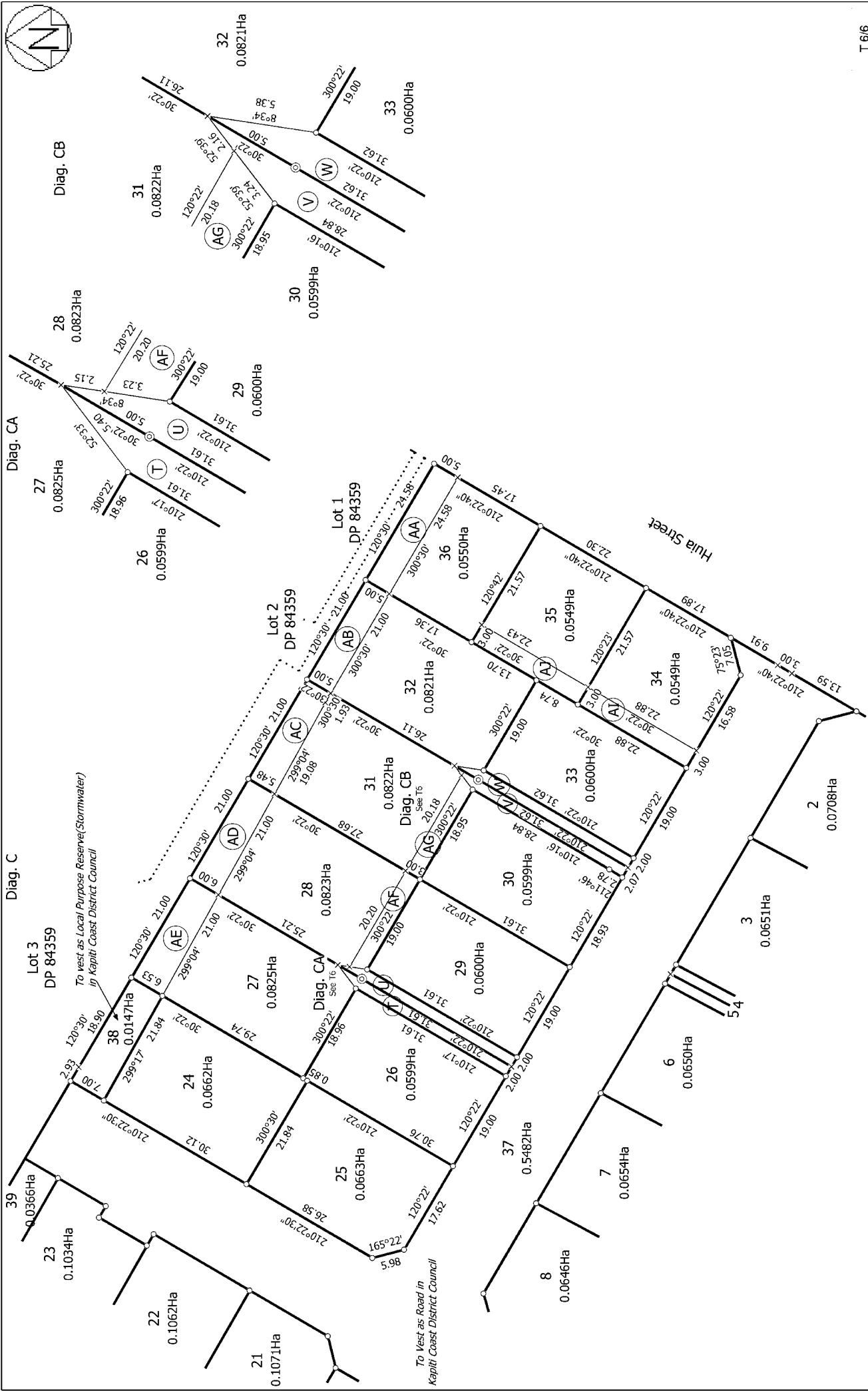
Land District: Wellington	Lots 1 - 15, 18 - 39, 41, 161, 162, 171, and 172 being Subdivision of Lot 2 DP 447296	Surveyor: Steven Paul Archer Firm: A & C Surveys Ltd (Wanganui)	Title Plan DP 549881 Deposited on: 23/11/2020
Digitally Generated Plan Generated on: 11/12/2020 07:23am Page 6 of 11			



T 4/6

Land District: Wellington	Lots 1 - 15, 18 - 39, 41, 161, 162, 171, and 172 being Subdivision of Lot 2 DP 447296	Surveyor: Steven Paul Archer Firm: A & C Surveys Ltd (Wanganui)	Title Plan DP 549881
Digitally Generated Plan Generated on: 11/12/2020 07:23am Page 9 of 11	Deposited on: 23/11/2020		





T 6/6

Land District: Wellington	Lots 1 - 15, 18 - 39, 41, 161, 162, 171, and 172 being Subdivision of Lot 2 DP 447296		Surveyor: Steven Paul Archer Firm: A & C Surveys Ltd (Wanganui)	Title Plan DP 549881
Digitally Generated Plan Generated on: 11/12/2020 07:23am Page 11 of 11		Deposited on: 23/11/2020		

Operative District Plan 2021 - Zones and Precincts

10 Karearea Avenue, Waikanae (Lot 30 DP 549881)



Key to map symbols

 General Residential Zone



0 20 40 Metres

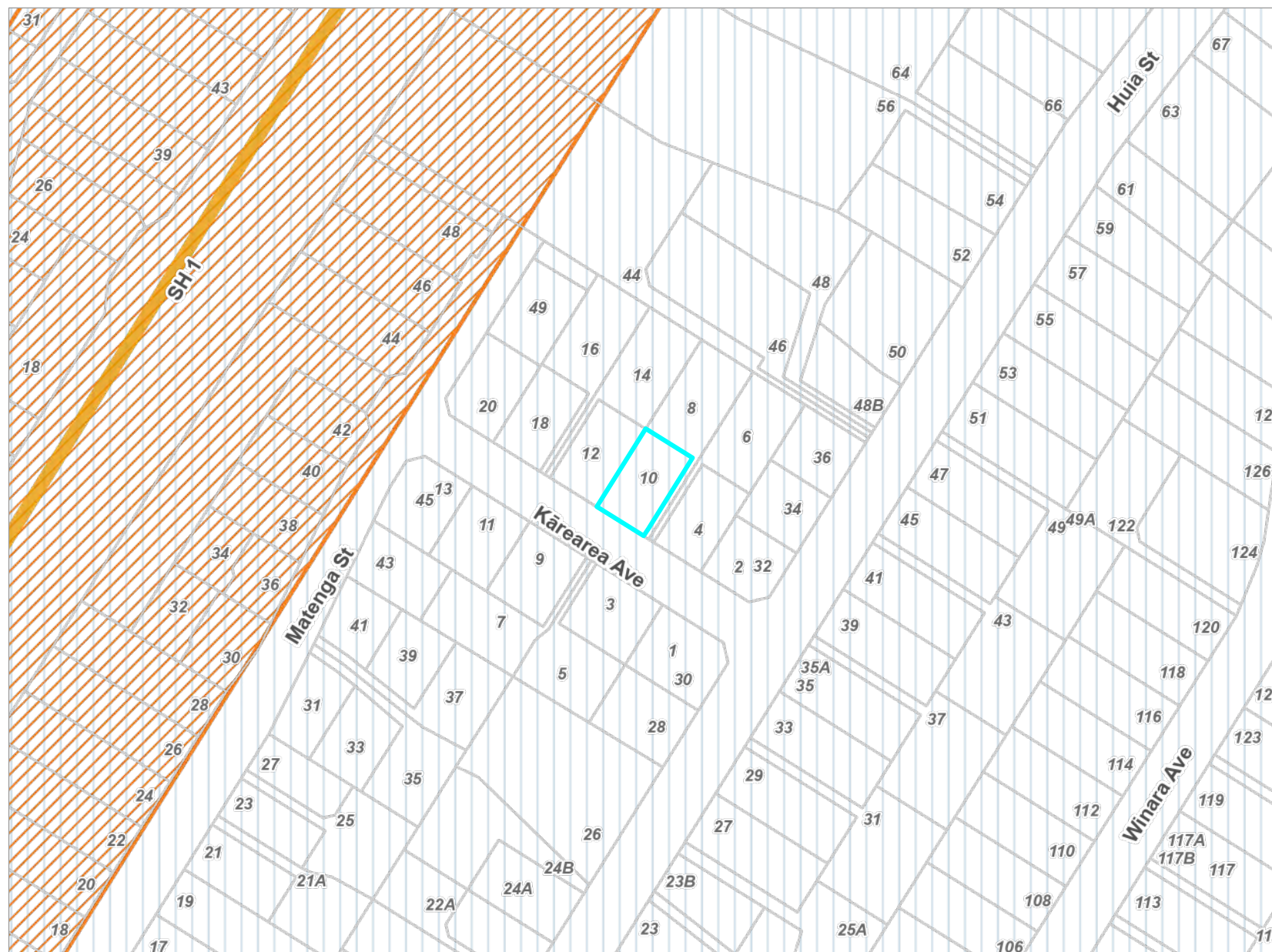
Scale @ A4 - 1:1,000

Date Printed: September 23, 2025

Kāpiti Coast District Council accepts no responsibility for incomplete or inaccurate information contained on this map. Use of this website is subject to, and constitutes acceptance of the conditions set out in our disclaimer. This publication is copyright reserved by the Kāpiti Coast District Council. Cadastral and Topographic information is derived from Land Information New Zealand, CROWN COPYRIGHT RESERVED.

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

10 Karearea Avenue, Waikanae (Lot 30 DP 549881)



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 40 80 Metres
Scale @ A4 - 1:2,000

Date Printed: September 23, 2025

Kāpiti Coast District Council accepts no responsibility for incomplete or inaccurate information contained on this map. Use of this website is subject to, and constitutes acceptance of the conditions set out in our disclaimer. This publication is copyright reserved by the Kāpiti Coast District Council. Cadastral and Topographic information is derived from Land Information New Zealand, CROWN COPYRIGHT RESERVED.

Operative District Plan 2021 - Designations & Miscellaneous Features

10 Karearea Avenue, Waikanae (Lot 30 DP 549881)



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 40 80 Metres

Scale @ A4 - 1:2,000

Date Printed: September 23, 2025

Kāpiti Coast District Council accepts no responsibility for incomplete or inaccurate information contained on this map. Use of this website is subject to, and constitutes acceptance of the conditions set out in our disclaimer. This publication is copyright reserved by the Kāpiti Coast District Council. Cadastral and Topographic information is derived from Land Information New Zealand, CROWN COPYRIGHT RESERVED.

10 Karearea Avenue, Waikanae (Lot 30 DP 549881)

 Key Indigenous Trees



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 40 80 Metres

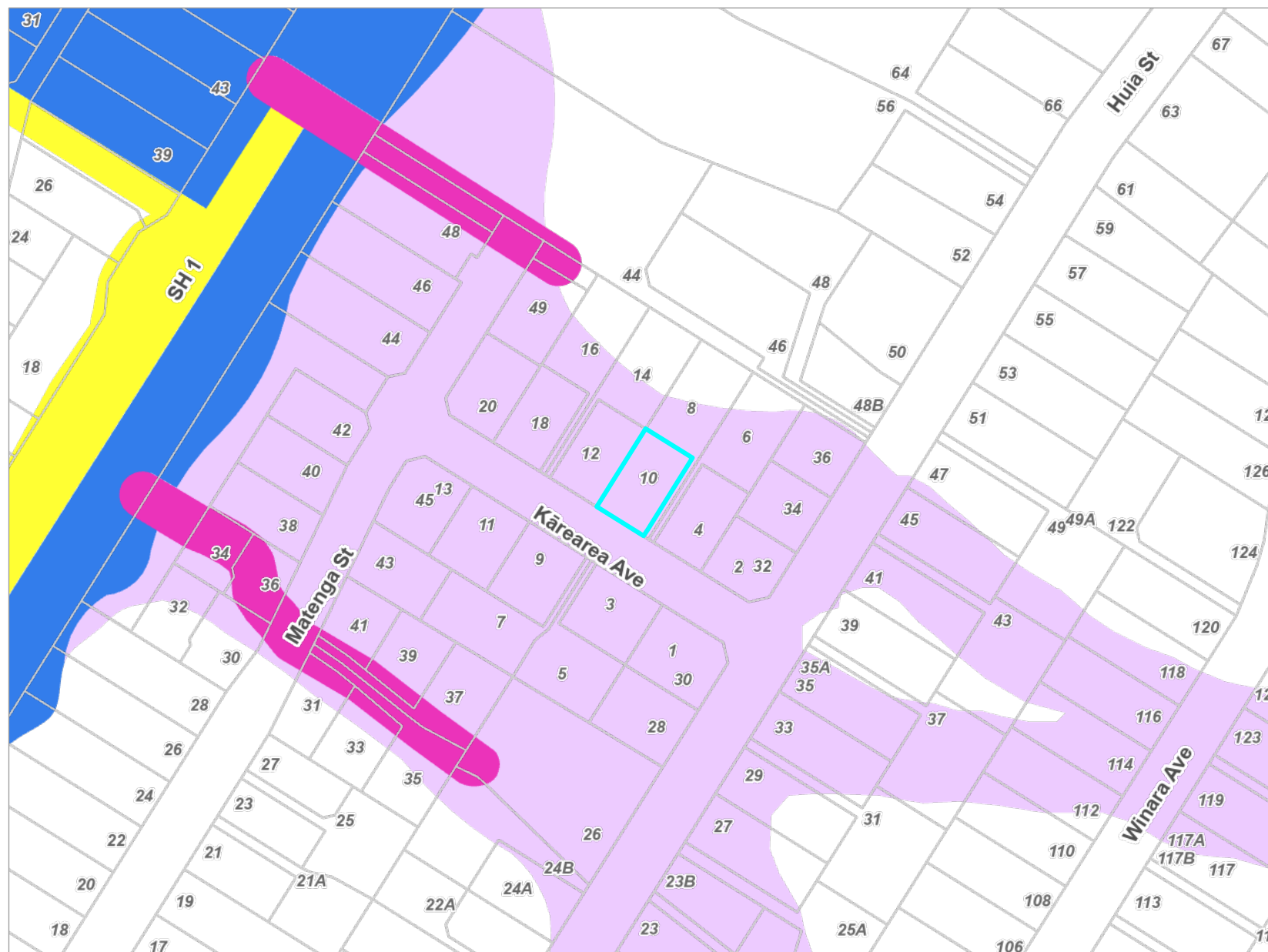
Scale @ A4 - 1:2,000

Date Printed: September 23, 2025

Kāpiti Coast District Council accepts no responsibility for incomplete or inaccurate information contained on this map. Use of this website is subject to, and constitutes acceptance of the conditions set out in our disclaimer. This publication is copyright reserved by the Kāpiti Coast District Council. Cadastral and Topographic information is derived from Land Information New Zealand, CROWN COPYRIGHT RESERVED.

Operative District Plan 2021 - Natural Hazards

10 Karearea Avenue, Waikanae (Lot 30 DP 549881)



Key to map symbols

- Stream Corridor
- Overflow Path
- Ponding Area
- Shallow Surface Flow

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 40 80 Metres

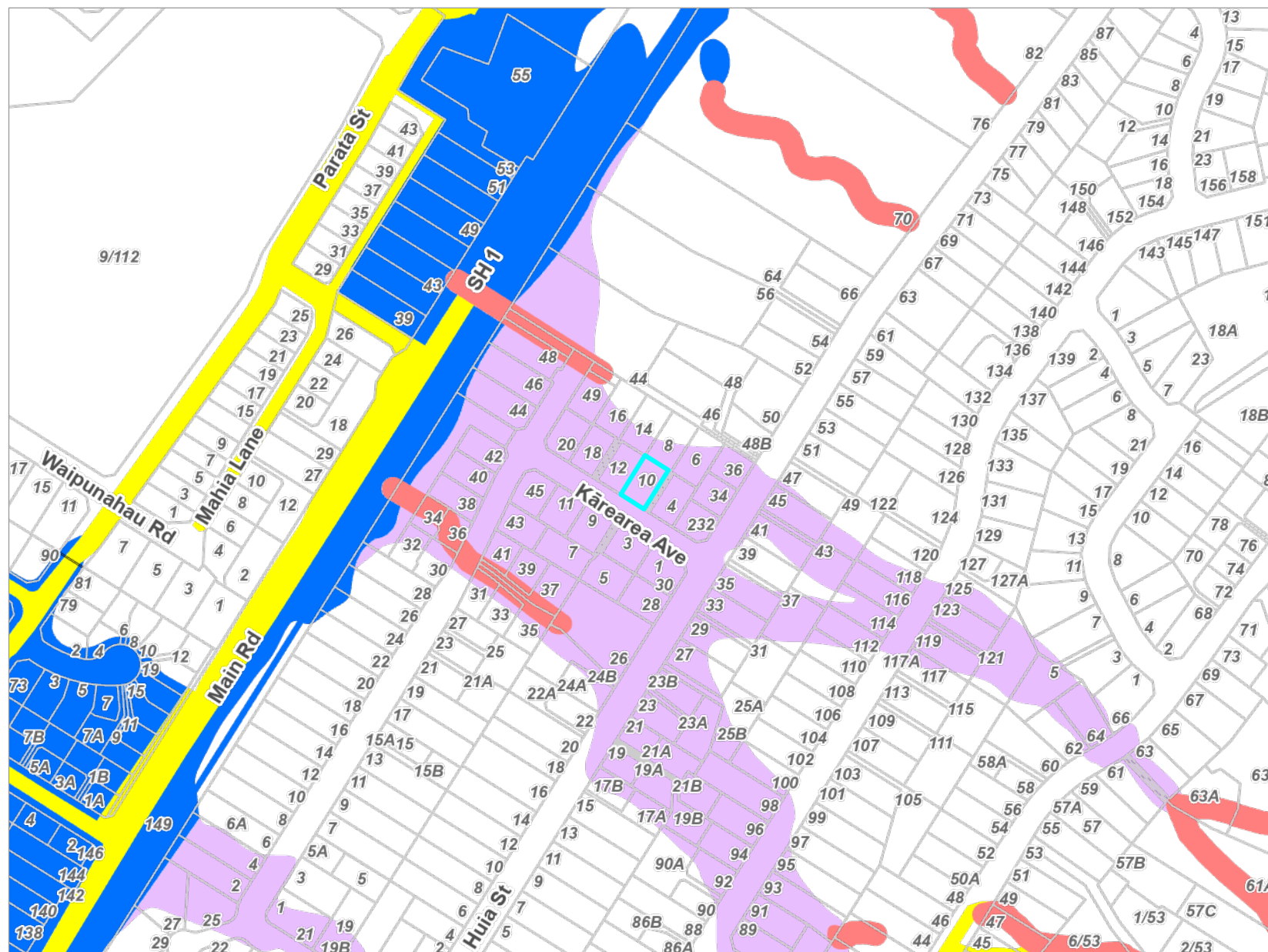
Scale @ A4 - 1:2,000

Date Printed: September 23, 2025

Kāpiti Coast District Council accepts no responsibility for incomplete or inaccurate information contained on this map. Use of this website is subject to, and constitutes acceptance of the conditions set out in our disclaimer. This publication is copyright reserved by the Kāpiti Coast District Council. Cadastral and Topographic information is derived from Land Information New Zealand, CROWN COPYRIGHT RESERVED.

Latest Flood Hazards

10 Karearea Avenue, Waikanae (Lot 30 DP 549881)



Key to map symbols

- Stream Corridor
- Overflow Path
- Ponding
- Shallow Surface Flow

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



0 90 180 Metres

Scale @ A4 - 1:4,000

Date Printed: September 23, 2025

Kāpiti Coast District Council accepts no responsibility for incomplete or inaccurate information contained on this map. Use of this website is subject to, and constitutes acceptance of the conditions set out in our disclaimer. This publication is copyright reserved by the Kāpiti Coast District Council. Cadastral and Topographic information is derived from Land Information New Zealand, CROWN COPYRIGHT RESERVED.

Resource Consents Map

10 Karearea Avenue, Waikanae (Lot 30 DP 549881)



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 10 20 Metres
Scale @ A4 - 1:750

Date Printed: September 23, 2025

Kāpiti Coast District Council accepts no responsibility for incomplete or inaccurate information contained on this map. Use of this website is subject to, and constitutes acceptance of the conditions set out in our disclaimer. This publication is copyright reserved by the Kāpiti Coast District Council. Cadastral and Topographic information is derived from Land Information New Zealand, CROWN COPYRIGHT RESERVED.

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
170036A	28 Huia Street, Waikanae	1496035160	Lot 1 DP 549881	SD	Change on consent conditions to adjust internal boundaries	N	N	Letter Generated	2/7/2019	19/3/2019
170036	28 Huia Street, Waikanae	1496035160	Lot 1 DP 549881	SN	36 lot residential subdivision with road to vest, surrender	N	N	Letter Generated	25/8/2017	3/3/2017
200233	28 Huia Street, Waikanae	1496035160	Lot 1 DP 549881	LD	Undertake earthworks that do not meet the permitted activity	N	N	Decision Issued	23/12/2020	2/11/2020
220141	8 Karearea Avenue, Waikanae	1496035185	Lot 31 DP 549881	LDR	To undertake earthworks for the construction of a dwelling	N	N	Application Returned incomplete		19/5/2022
210324	34 Huia Street, Waikanae	1496035189	Lot 35 DP 549881	LD	New Dwelling in the front yard	N	N	Letter Generated	17/3/2022	21/12/2021

Health and Alcohol Licenses

10 Karearea Avenue, Waikanae (Lot 30 DP 549881)



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.



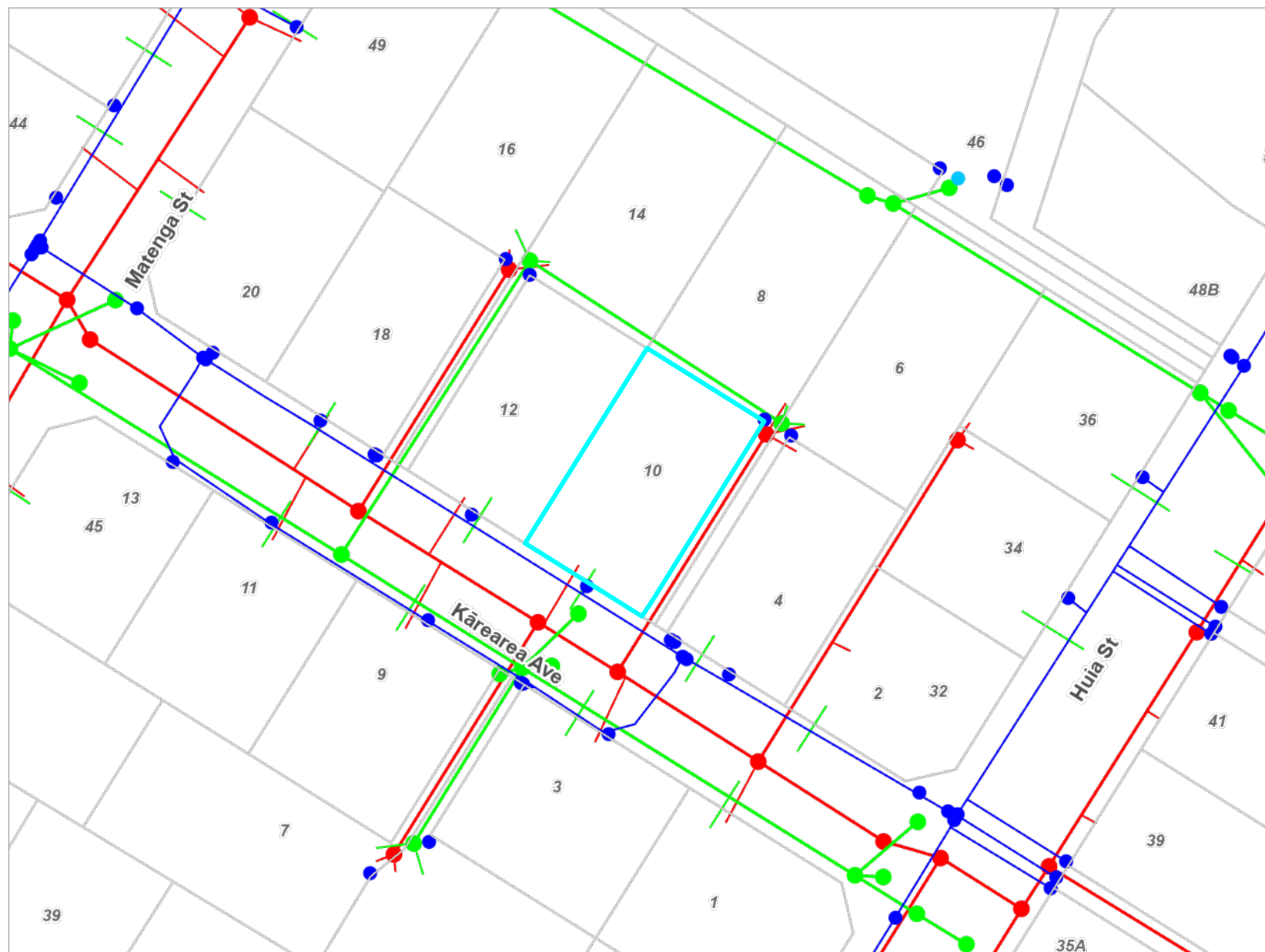
0 20 40 Metres
Scale @ A4 - 1:1,000

Date Printed: September 23, 2025

Kāpiti Coast District Council accepts no responsibility for incomplete or inaccurate information contained on this map. Use of this website is subject to, and constitutes acceptance of the conditions set out in our disclaimer. This publication is copyright reserved by the Kāpiti Coast District Council. Cadastral and Topographic information is derived from Land Information New Zealand, CROWN COPYRIGHT RESERVED.

Services Network

10 Karearea Avenue, Waikanae (Lot 30 DP 549881)



Key to map symbols

- WS Node
- Non-KCDC WS Node
- WS Pipe
- SW Point
- SW Pipe
- SW Lateral
- WW Point
- WW Pipe
- WW Lateral

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



0 10 20 Metres

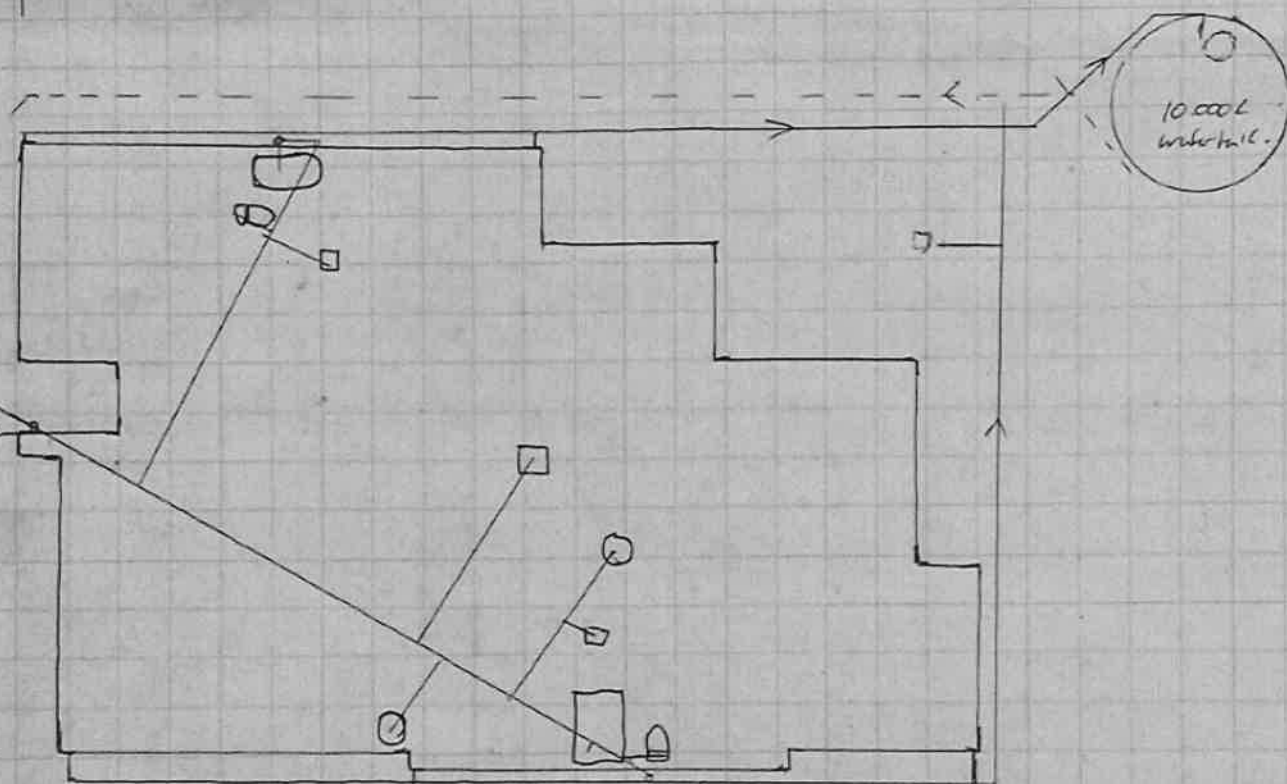
Scale @ A4 - 1:800

Date Printed: September 23, 2025

Kāpiti Coast District Council accepts no responsibility for incomplete or inaccurate information contained on this map. Use of this website is subject to, and constitutes acceptance of the conditions set out in our disclaimer. This publication is copyright reserved by the Kāpiti Coast District Council. Cadastral and Topographic information is derived from Land Information New Zealand, CROWN COPYRIGHT RESERVED.

3.2

2.6



Easy-flow

Plumbing & Drainage

AS-LAID**DRAINAGE PLAN**

(Amendment to consented foul and stormwater drainage plan)

Consent No. BC200376Site Address: Lot 30 Korearea

Applicant: _____

Certifying plumber: _____

Registration No. _____

Signature: _____

Certifying drain layer: _____

Registration No. 20388Signature: [Signature]Date completed: 20/11/20

Please show the following items:

1. Footprint of the building (scale 1:100)
2. Foul water drains (red ink)
3. Septic tank and effluent lines (red ink)
4. Stormwater drain - including down pipe positions (blue ink)
5. Existing drains (black ink)
6. Water supply line (green ink)
7. Tidy shut-off valve
8. GI - Gully trap positions
9. TV - Terminal vent positions
10. IP - Inspection points
11. Under slab drainage
12. Falls and invert levels

 Scale drawn: 1:100
 (Plans shall not be drawn in pencil)



Kāpiti Coast District Council

Private Bag 60 601
Paraparaumu 5254
New Zealand

Tel (04) 296 4700
or 0800 486 486

Fax (04) 296 4830 ■
kapiti.council@kapiticoast.govt.nz ■
www.kapiticoast.govt.nz ■

25/08/2011

Jenkins, Smith, & Wallace (as Executors)
C/- Truebridge Associated Limited
522 Queen Street
Levin

Attention: Sophie Campbell

Dear Jennifer, Margaret, and Lynette,

**RM110121: CORRECTION TO NOTICE OF DECISION FOR 2 LOT RESIDENTIAL
SUBDIVISION AT 26 HUIA STREET, WAIKANAE (LOT 1 DP 22652).**

It has been drawn to our attention that an error had been made in the wording of condition 3 of the consent issued on 12 August, 2011.

As a result in accordance with the provisions of section 133A of the Resource Management Act 1991, I attach a copy of the amended consent which now sets out the appropriate requirements for the timing of the payment of the Reserves Contribution within condition 3.

Please discard the previous Notice of Decision document to avoid any confusion.

I apologise for any inconvenience which this inadvertent error may have caused you.

If you have any concerns or enquiries about the conditions please do not hesitate to contact me by telephone at 04 2964 782 or alternatively, I may be contacted at the following email addresses:

wayne.gair@kapiticoast.govt.nz; or

Monique Robertson, who was the reporting officer may be contacted via email at monique.robertson@kapiticoast.govt.nz.

Thank you for dealing with the Kapiti Coast District Council.

Yours sincerely,

Wayne Gair
Senior Resource Consents Planner



Kāpiti Coast District Council

Private Bag 60 601
Paraparaumu 5254
New Zealand

Tel (04) 296 4700
or 0800 486 486

Fax (04) 296 4830 ■
kapiti.council@kapiticoast.govt.nz ■
www.kapiticoast.govt.nz ■

RESOURCE CONSENT UNDER PART VI OF THE RESOURCE MANAGEMENT ACT 1991 CONSENT NO: RM110121

APPLICANT:	Jenkins, Smith, & Wallace (as Executors)
LOCATION OF ACTIVITY:	26 Huia Street, Waikanae (Lot DP 22652)
DESCRIPTION OF ACTIVITY:	2 Lot Residential Subdivision

DECISION:

Granted subject to conditions on 12th August, 2011.

The following conditions were imposed under Section 108 of the Resource Management Act 1991:

Conditions:

General

1. The proposed subdivision shall be in general accordance with the plan "Lot 1 and 2 being a proposed subdivision of Lot 1 DP 22652" prepared by Truebridge Associates Limited, stamped "Final Approved Plans" dated 12/08/2011 and the information lodged with the application RM110121 except where modified by conditions of consent.

Fees, Levies, and Monitoring

2. The consent holder shall pay Council Engineering Fees of \$539, plus \$324 per lot, (total of \$1,187.00 GST inclusive) for work that may be required for plan approvals, site inspections and consent compliance monitoring prior to the Section 224(c) certification of the subdivision.

Extra fees may apply in accordance with the Engineering Fees Schedule adopted by Council from 01 July 2011.

Note: The current charge out rate is \$108.00 (GST inclusive) per hour.

3. The consent holder shall pay an Urban Services Reserves Contribution of **\$12,937.50** (including GST) prior to the issue of any certification pursuant to section 224(c) of the Resource Management Act 1991.
4. The consent holder shall comply with the requirements of the Kapiti Coast District Council Subdivision and Development Principles and Requirements 2005.

5. The consent holder shall submit to Council for approval copies of the plans and specifications for the engineering development in accordance with Paragraph 1 of Schedule 1 contained in Part 4 of the Council's Subdivision and Development requirements. No work shall commence until the plans and specifications have been approved by the Council in writing.
6. The consent holder shall advise the names of the Developer's or Owner's Representative or Representatives appointed in terms of Clause B(ii) of Part 3 of the Kapiti Coast District Council Subdivision and Development Principles and Requirements 2005 prior to the commencement of work, but no later than one month from the date of issue of this consent.
7. The consent holder shall advise the names and their professional qualifications and experience of Suitably Qualified Persons required in terms of Clause B(iii) of Part 3 of the Kapiti Coast District Council Subdivision and Development Principles and Requirements 2005. 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. Suitably Qualified Persons are required for, but not necessarily limited to, the following areas:
 - Geotechnical/ Foundations Engineering
8. The consent holder shall provide a copy signed by the consent holder's contractor of the Contractor Health and Safety Obligation Form as set out in Appendix 2 of Section 6 of the Council's Health and Safety Manual for those situations where connections are to be made to Council owned existing services or roads.

Building Site, Soil and Foundation

9. The consent holder shall supply to Council a report by a Suitably Qualified Person detailing site investigation work and findings together with recommendations for foundation design of the potential dwelling or building site or sites on Lot 2. If specifically designed foundations are required in accordance with the Building Act 2004, then the Council will issue a Consent Notice under Section 221 of the Resource Management Act recording that specifically designed foundations may be required.

Water Supply

10. Lot 2 shall be provided with a water supply connection in accordance with Council's Plan Change 75. The consent holder or his agent/representative will need to apply to Council for a new water connection to Council Water and Wastewater Engineer for the new water connection from the Council water main by providing a completed Water Supply Connection/Alteration Form (159). Council requires 20 working days to approve water connection applications.

Power and Telecommunication

11. Power and telecommunication services shall be available on Lot 2. The consent holder shall provide satisfactory evidence that power and telecommunication service providers are ready to supply services on Lot 2.

Easements

12. 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.

Administration

13. The consent holder shall supply a copy of the title plan and shall list and indicate how each condition has been met to the satisfaction of the Council.

Reasons for Conditions:

- The reason for Condition 1 is to ensure that the activity does not go beyond the scope of the application.
- The reason for Condition 2 is to ensure that compliance with the conditions of this resource consent is conducted effectively and without cost to the Council.
- The reason for Condition 3 is to provide for reserves to accommodate the increased demand resulting from an intensification in development.
- The reason for Conditions 4 to 13 is to ensure that the works are carried out to a standard acceptable to Council and that any adverse effects are properly mitigated.

Advice Notes:

- 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.
- All costs arising from any of the above conditions shall be borne by the consent holder.
- The consent holder should not encroach onto adjacent land owned by others without having first obtained their written consent.
- Contravention of the Land Drainage Act is not permitted and natural drainage patterns are to be preserved.

- Council requires the following connections be made available if and when any residential building is established on Lot 2:
 - A vehicle entrance at the road berm; and
 - A separate wastewater connection.
- The consent holder shall pay a Development Contribution of **\$11,418.35** (including GST) in accordance with Section 208 of the Local Government Act 2002. This fee must be paid in full prior to the issue of any certificate pursuant to Section 224(c) of the Resource Management Act 1991 and is made up as follows:

<u>Items</u>	<u>Fees including 15% GST(NZD)</u>
Water Supply	2,784.15
Sewerage	1,237.40
Community Facilities	4,693.15
Roads/CWB	1,909.00
Flood Mitigation works	<u>794.65</u>
TOTAL	11,418.35

Reasons for Decision:

In accordance with Sections 104 and 104B of the Resource Management Act 1991 the actual and potential effects associated with the proposed activity have been assessed and are outlined in the report. It is considered that the adverse effects of the proposed activity on the environment will be minor and that the proposed activity is not contrary to the relevant Objectives, Policies and Assessment Criteria of the Kapiti Coast District Plan.



Wayne Gair
Senior Resource Consents Planner

25 August 2017

Aspen 2004 Ltd
C/- A & C Surveys Ltd
PO Box 4028
Whanganui 4541

Dear Aspen 2004 Ltd

RM170036: 36 LOT RESIDENTIAL SUBDIVISION WITH ROAD TO VEST, SURRENDER OF SEWAGE EASEMENTS, CREATION OF FOUR RIGHTS OF WAY AND UNDERTAKE EARTHWORKS THAT DO NOT COMPLY WITH THE PERMITTED ACTIVITY STANDARDS

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 & Compliance 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) 2965 508 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 will email you in the next few weeks to invite you to make your comments and would be grateful if you could please take the time to complete an online survey.

Yours sincerely



Marnie Rydon
Resource Consents Planner

**RESOURCE CONSENT UNDER PART VI OF THE
RESOURCE MANAGEMENT ACT 1991
CONSENT NO: RM170036**

APPLICANT:	Aspen 2004 Ltd
LOCATION OF ACTIVITY:	28-48 Huia Street, Waikanae
DESCRIPTION OF ACTIVITY:	36 lot residential subdivision with road to vest, surrender of sewage easements, creation of four rights of way and undertake earthworks that do not comply with the permitted activity standards

DECISION:

Decision One:

That officers, acting under authority delegated from the Council and pursuant to Sections 104 and 104B and as per Section 104D of the Resource Management Act 1991, hereby **grant** consent for a 36 lot residential subdivision with road and stormwater reserve to vest subject to the following conditions which were imposed under Sections 108 and 220 of the Resource Management Act 1991 on 25 August 2017.

Conditions:

General

1. The e-survey dataset shall be in general conformity with the A & C Surveys plan titled *Proposed Subdivision Matenga Street, Waikanae* dated 02 February 2017, project 16AspMat, stamped as 'Final Approved Plans' on 25 August 2017 lodged with the application RM170036 except where modified by conditions of consent.

Fees, Levies and Contributions

2. A Reserve Contribution is exigible and has been assessed at \$12,937.50, inclusive of GST per additional allotment (total \$452,812.50). The contribution must be paid prior to the issue of any certificate pursuant to section 224(c) of the Resource Management Act 1991.
3. The consent holder shall pay Council Engineering Fees of \$583.00 plus \$291.00 per Lot (total \$11,350.00 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: The engineering fee shall be paid within one month of issue of engineering drawing certification, and the consent holder will be advised of further monitoring charge or charges as they fall due. Such further changes are to be paid within one month of the date of invoice.

4. The consent holder shall enter into a fencing covenant to ensure that Council shall not be liable for, or called upon to erect or maintain or contribute towards the cost of erection or maintenance of any fence along any reserve boundary (Lots 16-23). The consent holder shall enter into a bond or cash deposit of \$500.00 per lot subject to the covenant on application for the Section 224(c) certificate. The bond will be refunded once evidence is submitted that the covenants have been registered on the appropriate titles.

Engineering Requirements

5. The consent holder shall submit to Council for consideration and acceptance copies of the plans and specifications for the engineering development in accordance with Paragraphs 1 to 5 of Schedule 1 contained in Part 4 of the Kapiti Coast District Council's Subdivision and Development Requirements 2012. No work shall commence until the plans and specifications have been accepted by the Council's Development Engineer in writing.

Note 1: 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 and to enable accurate construction.

Note 2: Where hydraulic modelling is required to verify compliance with design parameters, drawings to provide the following information in the format specified:

- NZTM projection
- Proposed land use changes in DWG format (Development layout clearly annotated).
- Survey of the existing ground topography in DWG and/or SHP including hardlines. (Development may be in an area where Lidar is insufficient – will need to be determined)
- Proposed cut/fill earthworks in DWG and/or SHP including hardlines.
- Additional development asset information – dwg of proposed manhole/outlet etc. locations, printed plans of proposed network including long-sections detailing LL, IL, Diameter, etc.

The consent holder shall pay the actual and reasonable costs that are incurred in testing the final design scenario through Council's flood hazard model. The charge shall be paid prior to the issue of engineering approval.

6. Prior to works commencing on site, the consent holder or their authorised representative, shall submit a Quality Assurance plan (QA plan) to the Development engineer, for consideration and acceptance, in accordance with Part 3, Section B

(vii) of the Kapiti Coast District Council's Subdivision and Development Principles and Requirements 2012.

7. The consent holder shall comply with the requirements of the Kapiti Coast District Council's Subdivision and Development Principles and Requirements 2012, unless alternatives are proposed by the consent holder and accepted by the Council's Development Engineer.
8. The Council's Development Engineer, or their authorised representative, shall be present on site to inspect certain stages of the works. These stages are as follows:
 - Commencement of works or recommencement after a substantial lapse
 - Water reticulation connections and services prior to back fill
 - Wastewater services and construction of new manholes prior to back fill
 - Completed earthworks and prepared subgrade (roading and footpaths)
 - Finished base course before the commencement of road sealing
 - Roads during Benkelman Beam testing (and NDM if required)
 - Road sealing – waterproof and final seal coat (and NDM)
 - Final inspection
9. Prior to the commencement of work, the consent holder shall advise the names of the Developer's or Owner's Representative(s) appointed in terms of Clause B(ii) of Part 3 of the Kapiti Coast District Council's Subdivision and Development Principles and Requirements 2012.
10. The consent holder shall supply to Council a report by a suitably qualified person detailing site investigation work and findings together with recommendations for foundation design for Lots 1-36.

Note: If specifically designed foundations may be required in accordance with the Building Act 2004, then a Consent Notice pursuant to 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.
11. A road safety audit shall be undertaken by an suitably qualified person or persons during the following stages of the construction:
 - a) Post Construction Stage on completion of the development and prior to the intersections becoming operational. If there are any adverse safety issues raised by the safety audit, recommendations shall be included in the report for necessary corrections and remedial works. The required remedial works must be completed to the satisfaction of the Council's Development Engineer prior to the intersections becoming operational. The suitably qualified person shall advise Council in writing, upon completion of any improvements or remedial work when it has been carried out in accordance with the recommendations of the report.

Note: The consent holder's attention is drawn to the New Zealand Transport Agency's publication 'Road Safety Audit Procedures for Projects Guidelines'. Adopting the appropriate procedures from this publication is a means of compliance with this condition.

12. The subdivision shall be reticulated with a public water supply. Firefighting requirements shall comply with the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNL PAS 4509:2008.
13. Underground power and telecommunication services, including the installation of street lighting standards and lamps, shall be provided to the consideration and acceptance of the Council's Development Engineer. The lighting layout shall comply with NZTA M30 Specification and Guidelines for Road Lighting Design. Where required, transformer and cell phone sites shall be specifically provided for.

A street lighting design shall be submitted with the engineering drawings for certification. The design shall be in accordance with Part 4, schedule 3, clause 3.3.14 of the Council's Subdivision and Development Principles and Requirements 2012, except where otherwise provided for in NZTA M30 Specification and Guidelines for Road Lighting Design, and employ LED and smart dimming control technology. Construction shall be in accordance with the accepted plan(s).

Note: The street lighting design may be peer reviewed at the consent holders cost.
14. 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. 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. Easement documents shall be prepared by solicitors at the consent holder's expense.
15. Completion documentation shall be submitted in support of an application for certification pursuant to Section 224(c) of the Resource Management Act 1991 in accordance with Part 1 of NZS4404 and Part 4, Schedule 1 of the Kapiti Coast District Council Subdivision and Development Principles and Requirements 2012.
16. The consent holder shall provide Council with an itemised schedule of quantities and costs, and the CCTV inspection reports, for those services and assets which are to vest in Council.

Stormwater Requirements

17. The final engineering plans and specifications for the development [or subsequent modification], or modification of any overflow paths shall be accompanied by confirmation by a suitably qualified hydrologist or hydraulic modeling specialist that the plans ensure pre-development flood hazard depths and velocities are maintained for the Q_2 , Q_5 , Q_{10} and Q_{100} design events.

Note: Hydraulic modelling undertaken by persons other than a suitably qualified hydrologist or hydraulic modelling specialist will only be accepted if accompanied by a peer review from a suitably qualified hydrologist or hydraulic modelling specialist.
18. A stormwater disposal design shall be submitted with the engineering drawings for certification. The stormwater disposal design shall be in accordance with the principles contained in Part 3 Section E of the Council's Subdivision and Development Principles and Requirements 2012; and the requirements and intent of the report entitled '*Proposed Subdivision – Matenga Street, Model Results*' 6 prepared by Awa Environmental and dated 12 December 2016; '*Waikanae Subdivision Design Report*', prepared by GHD and dated March 2017; the memorandum entitled '*design statement*' prepared by GHD and dated 18 July 2017;

and drawings 51-34521-C111, C202 [revision D] dated 13 July 2017; except where modified by any subsequent hydraulic modelling required by condition 19; and unless otherwise approved by the Development Engineer.

The following design criteria apply:

- hydraulic neutrality so that peak flows into receiving bodies or other properties for Q_2 , Q_5 , Q_{10} , Q_{100} design rainfall event does not exceed the pre-development peak flows or velocities for the same design rainfall event.

The stormwater disposal design shall include, but not be limited to, the following:

- device selection and design approach;
- detailed design of all components [with supporting calculations and site specific investigation];
- provision for effective operation and maintenance;
- if the solution requires stormwater to be conveyed through and either attenuated or disposed of on adjacent lots, appropriate easements shall be registered and must be subject to section 243 of the Resource Management Act 1991.

Reserves and Landscaping:

19. Lot 37 shall vest as local purpose reserve [stormwater] and shall be fenced adjoining in accordance with Part 7 of NZS4404 and Schedule 7 of the Council's Subdivision and Development Principles and Requirements 2012, and as accepted by the Development Engineer.
20. No close boarded fences higher than 0.7 metres or open type fences (more than 50% visually permeable) higher than 1.2 metres shall be permitted within 3 metres of the common boundaries between any reserve or proposed reserve and Lots 16-23.

Note: To ensure ongoing compliance with these provisions the Council will issue a consent notice pursuant to 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 ongoing basis.

21. A Landscape Plan for the development covering the attenuation area and riparian margins of all waterways, prepared by a suitably qualified ecologist in consultation with a suitably qualified hydrologist or hydraulic modelling specialist, shall be submitted with the engineering drawings for certification by Council's Development Engineer. In addition to location, size and species; the Landscape Plan shall describe all works involved in installation, surveillance, reporting, maintenance and pest control [for a period up to 24 months following s224(c) certificate is issued or until the reserve is vested (whichever is greater)]. Landscape work shall be completed and any remedial/maintenance works identified undertaken, in accordance with the accepted Landscape Plan.

Note: Council may require a performance bond or cash contribution to cover possible maintenance requirements with landscaping or plants. The bonded monies may be progressively repaid as the bond term progresses and key milestones are met, as negotiated with the Council's Parks and Reserve Manager.

Wetland - Construction Monitoring & Inspection:

22. The flood storage capacity of any attenuation areas proposed for the development shall be verified in writing by a Chartered Professional Engineer [CEng] in the appropriate engineering practice field [civil] and submitted in support of the engineering drawings. Verification undertaken by person(s) other than a suitably qualified and experienced specialist will only be accepted if accompanied by a peer review from such a person.

Note: The consent holder's attention is drawn to the IPENZ, Practice Note 2, Peer Review – reviewing the work of another engineer, June 2003.

23. A Construction Monitoring & Inspection Plan shall be provided from a Chartered Professional Engineer [CEng] in the appropriate engineering practice field [civil or geotechnical]. All construction, monitoring and surveillance of the flood attenuation area shall be undertaken in accordance with the *Construction Monitoring & Inspection Plan*.
24. The construction of the flood attenuation areas, and waterways must be supervised by its designer(s) and inspections carried out by representatives of the same firm, unless otherwise approved by the Development Engineer.
25. The *Construction Monitoring & Inspection Plan* shall include a requirement for material testing and inspections, witness hold point and specialist inspections, and inspections following unusual occurrences. A copy of the report documenting each inspection shall be submitted to the Development Engineer within one month of completion for Council's record.

Completion Requirements

26. The consent holder shall engage the designer (or its representative from the same firm) to certify in writing, that all aspects of the construction of the attenuation wetland has been completed in accordance with the engineering plans and specifications certified by the Council's Development Engineer under condition 5. This certification shall be accompanied by detailed plans of all earthworks and completed landscaping work (if any), and certification shall include commentary on the adequate sizing and construction of the attenuation wetland and structural soundness of the attenuation wetland and all adjacent structures, and an *Operational Monitoring [surveillance], Inspection & Maintenance Plan*.
27. The Operational Monitoring [surveillance], Inspection & Maintenance Plan shall include:
- a. the triggers and timeframe for routine and specialist inspections;
 - b. the requirement for inspections following unusual occurrences;
 - c. the procedure if embankment deformation or failure is observed; and
 - d. a description of any on-going maintenance requirements together with trigger points and /or timeframes.

Note: A Consent Notice pursuant to 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 owners' responsibility to maintain the attenuation basin on an ongoing basis to meet

its performance standard applied at the time of engineering approval in accordance with the certified Operational Monitoring [surveillance], Inspection and Maintenance Plan.

28. The consent holder shall provide the following information in the format specified, in support of an application for s224(c) certification, to enable Council to update its flood hazard maps:
- Post construction development survey contours/spot heights in DWG and/or SHP including hardlines;
 - Indicative location of dwellings; and
 - Post construction network asset information [public and private] – drawing of built manhole/outlet etc locations, printed plans of network including long-sections detailing lid level, invert level, Diameter, attenuation ponds, etc.

The consent holder shall pay the actual and reasonable costs that are incurred in updating Council's flood hazard maps.

Note: The charge shall be paid prior to the issue of a certificate pursuant to section 224(c) of the Resource Management Act 1991 for the subdivision.

Decision Two:

That officers, acting under authority delegated from the Council and pursuant to Sections 104 and 104B of the Resource Management Act 1991, hereby **grant** consent for earthworks to be undertaken within 20m of a waterbody at 28-48 Huia Street, Waikanae (Lot 2 DP 447296) subject to the following conditions which were imposed under Section 108 of the Resource Management Act 1991 on 25 August 2017.

Conditions:

29. The proposed activity shall be undertaken in general accordance with the following GHD plans and specifications lodged with the application RM170036 and the further information supplied by Steven Archer of A & C Surveys Ltd except where modified by conditions of consent:
- Proposed Layout Plan Overview (Drawing No 51-34521-C101 Rev A)
 - Proposed Layout Plan Sheet 1 of 2 (Drawing No 51-34521-C102 Rev A)
 - Proposed Contour Plan (Drawing No 51-34521-C104 Rev A)
- All stamped as 'Final Approved Plans' on 25 August 2017.
30. No nuisance effect may be caused by discharge of material beyond the boundary of the subject site.
31. The consent holder shall comply with the requirements of the Kapiti Coast District Council's Subdivision and Development Principles and Requirements 2012, unless alternatives are proposed by the consent holder and accepted by the Council's Development Engineer.
32. Sediment shall be controlled to ensure it does not enter any waterway or open drain.

Advice Notes:

- 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.
- The subdivision may be undertaken in a staged approach.
- All costs arising from any of the above conditions shall be borne by the consent holder.
- The consent holder shall supply a copy of the Title Plan and shall list and indicate how each condition has been met to the satisfaction of the Council shall be paid prior to the issue of engineering approval.
- For the avoidance of doubt material includes but is not limited to silt, sediment, vegetation, aggregate and excess stormwater.
- The consent holder should not encroach onto adjacent land owned by others without having first obtained their written consent.
- All works carried out onsite are required to be undertaken in accordance with the section 221 Notice of the Resource Management Act 1991 registered on the title.
- All batters should be self-supporting.
- Contravention of the Land Drainage Act is not permitted and natural drainage patterns are to be preserved.
- A separate application is required for a building consent if any earth-retaining structure is intended as part of this work and the wall is higher than 1.5 metres or is subject to surcharging.
- Should a waahi tapu or other cultural site be unearthed during earthworks the contractor and/or owner shall :-
 - cease operations;
 - inform local Iwi (Te Ati Awa ki Whakarongotai);
 - inform the Heritage New Zealand and apply for an appropriate authority if required;

Take appropriate action, after discussion with Heritage New Zealand, Council and Iwi to remedy damage and/or restore the site.

Note: In accordance with the Heritage New Zealand Pouhere Taonga Act 2014, where an archaeological site is present (or uncovered), an authority from Heritage New Zealand is required if the site is to be modified in any way.

- A certificate pursuant to section 243 of the Resource Management Act 1991 will be issued contemporaneously with the section 224 certification for the subdivision referred to in recommendation three below.

- 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.
- A stormwater attenuation pond with a water depth in excess of 400mm that is constructed on a site containing, or adjacent to, any residential dwelling, may require fencing in compliance with the requirements of the Fencing of Swimming Pool Act, 1987.
- 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 approval of any works within the road reserve must comply with Council procedures and processes which are set out below:

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.

Ensure that before any excavations are undertaken a "Before U Dig" inquiry is 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.

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.

- Development Contributions will be required pursuant to Section 198 of the Local Government Act 2002 and the Council's 2016/2017 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 consent is granted. The fees are listed below:

Items	Fees including GST(NZD)
Roading - District	\$ 1,880.00
Water Treatment - Central	4,772.00
Water Reticulation - Waikanae	1,807.00
Wastewater - Central	297.00
Wastewater Reticulation - Waikanae	1,378.00
Stormwater - District	41.00
Stormwater - Waikanae	544.00
Community Infrastructure - District	1,678.00
Subtotal (per lot)	\$12,397.00
Total	\$433,895.00

There are 35 additional allotments created by this Resource Consent.

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).

A Development Contribution Agreement may be entered into in regards to the works required for the upgrade of the sewer pipe that runs from Huia Street to State Highway One. Any discount on the Development Contributions will be based on the value of the upgrade works that will service and provide betterment for the wider residential area. The agreement is to be drawn up by the consent holder at the consent holder's expense in conjunction with Council's Water and Wastewater Asset Manager. The agreement must be accepted in writing by Council prior to it having effect.

Recommendation Three:

That officers acting under authority delegated from the Council pursuant to section 243 of the Resource Management Act 1991, hereby **grant** consent for the surrender of stormwater drainage and sewage drainage easements in gross marked as B, C, D and G created by Easement Instrument 9160691.3 over Lot 2 DP 447296 and which are appurtenant to the Kapiti Coast District Council as grantee at 28-48 Huia Street, Waikanae on 25 August 2017.

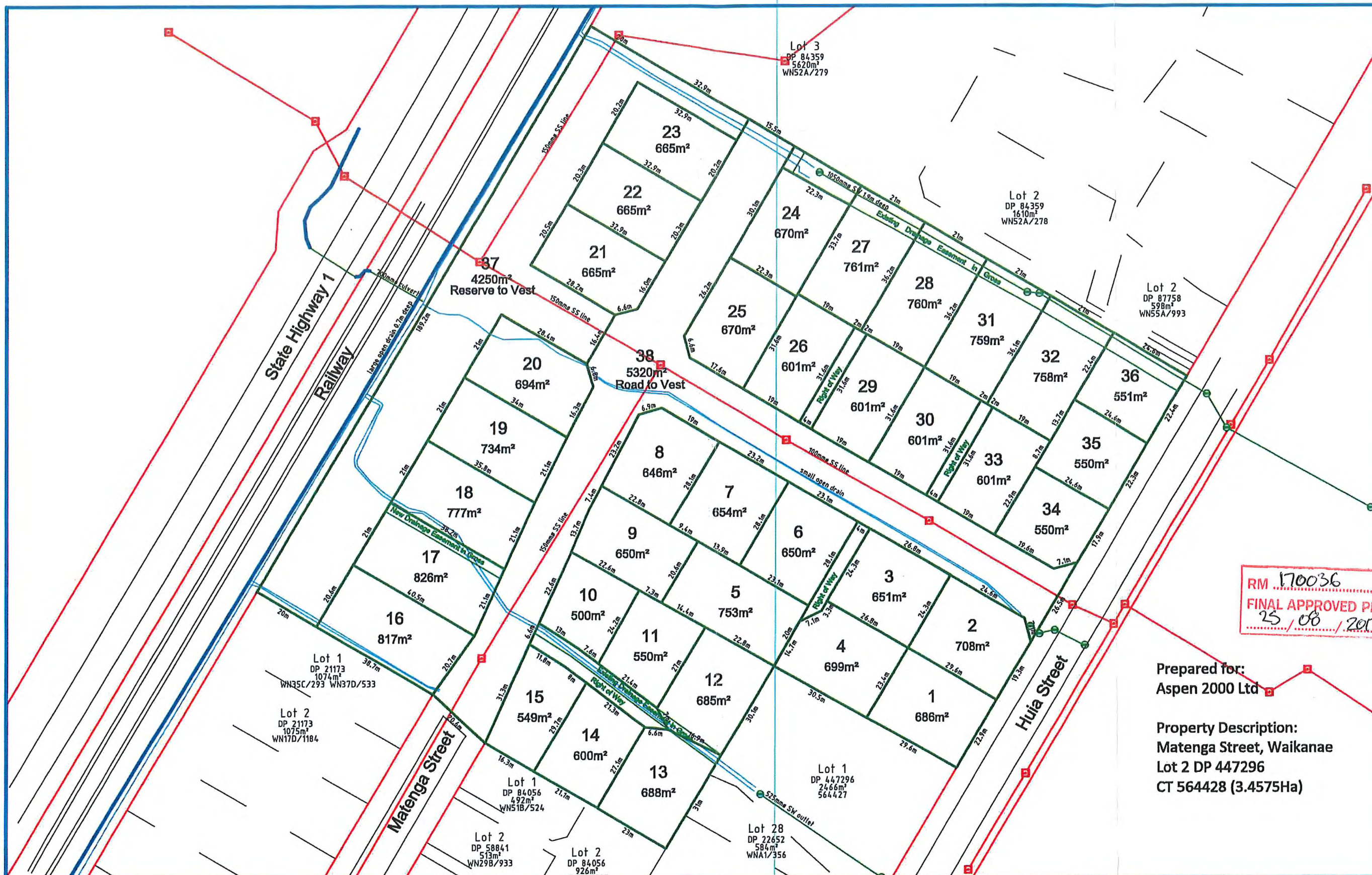
Reasons for Decision:

In accordance with Sections 104 and 104B and as per Sections 104D and 243 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 and Proposed District Plans.

A handwritten signature in black ink, appearing to read 'Marnie Rydon', with a stylized, flowing script.

Marnie Rydon
Resource Consents Planner



RM 170036
 FINAL APPROVED PLANS
 25/08/2017

Prepared for:
 Aspen 2000 Ltd

Property Description:
 Matenga Street, Waikanae
 Lot 2 DP 447296
 CT 564428 (3.4575Ha)

A&C Surveys Ltd
 Steven Archer
 Ph 06 347 8586 Mb 021 664 571
 email: steven.archer@acsurveys.co.nz
 project: 16AspMat

PO Box 4028
 Wanganui

**Proposed Subdivision
 Matenga Street, Waikanae**

Date: 02 February 2017
 Scale (A3): 1:1000
 Drawn by: spa
 Project: 16AspMat





RM 170036
FINAL APPROVED PLANS
25/08/2017

NOTES

1. FOOTPATHS TO BE CONSTRUCTED WITH HIGH FRICTION SURFACING
2. VEHICLE CROSSING ARE TO BE 3.5m WIDE AND CONSTRUCTED AS PER DRAWING KCDC-RD-005

LEGEND

- NEW PAVEMENT
- NEW FOOTPATH
- NEW BERM
- EARTHWORKS (CUT)
- EARTHWORKS (FILL)
- NEW KERB & CHANNEL
- NEW VEHICLE CROSSING
- NEW STREETLIGHT
- NEW TREE
- NEW PLANTING

PRELIMINARY

A PRELIMINARY		PG	27/12/16
No	Revision	Note: * Indicates signatures on original issue of drawing or last revision of drawing	Date
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			
14			
15			
16			
17			
18			
19			
20			
21			
22			
23			
24			
25			
26			
27			
28			
29			
30			
31			
32			
33			
34			
35			
36			

Plot Date: 1 March 2017 - 5:19 p.m. Plotted by: Eamonn Hyland

Cad File No: G:\5134521\CADD\Drawings\51-34521-C101-C103.dwg



Level 1, Grant Thornton House
215 Lambton Quay, Wellington New Zealand
T 64 4 472 0799 F 64 4 472 0833
E wghnmail@ghd.com W www.ghd.com

DO NOT SCALE

GHD Limited
Conditions of Use:
This document may only be used by
GHD's client (and any other person who
GHD has agreed can use this document)
for the purpose for which it was prepared
and must not be used by any other
person or for any other purpose.

Drawn P GREGORY

Designer E HYLAND

Drafting
Check
Approved
(Project Director)
Date
Scale 1:500 @ A1

Design
Check
This Drawing must not be
used for Construction unless
signed as Approved

Client

Project

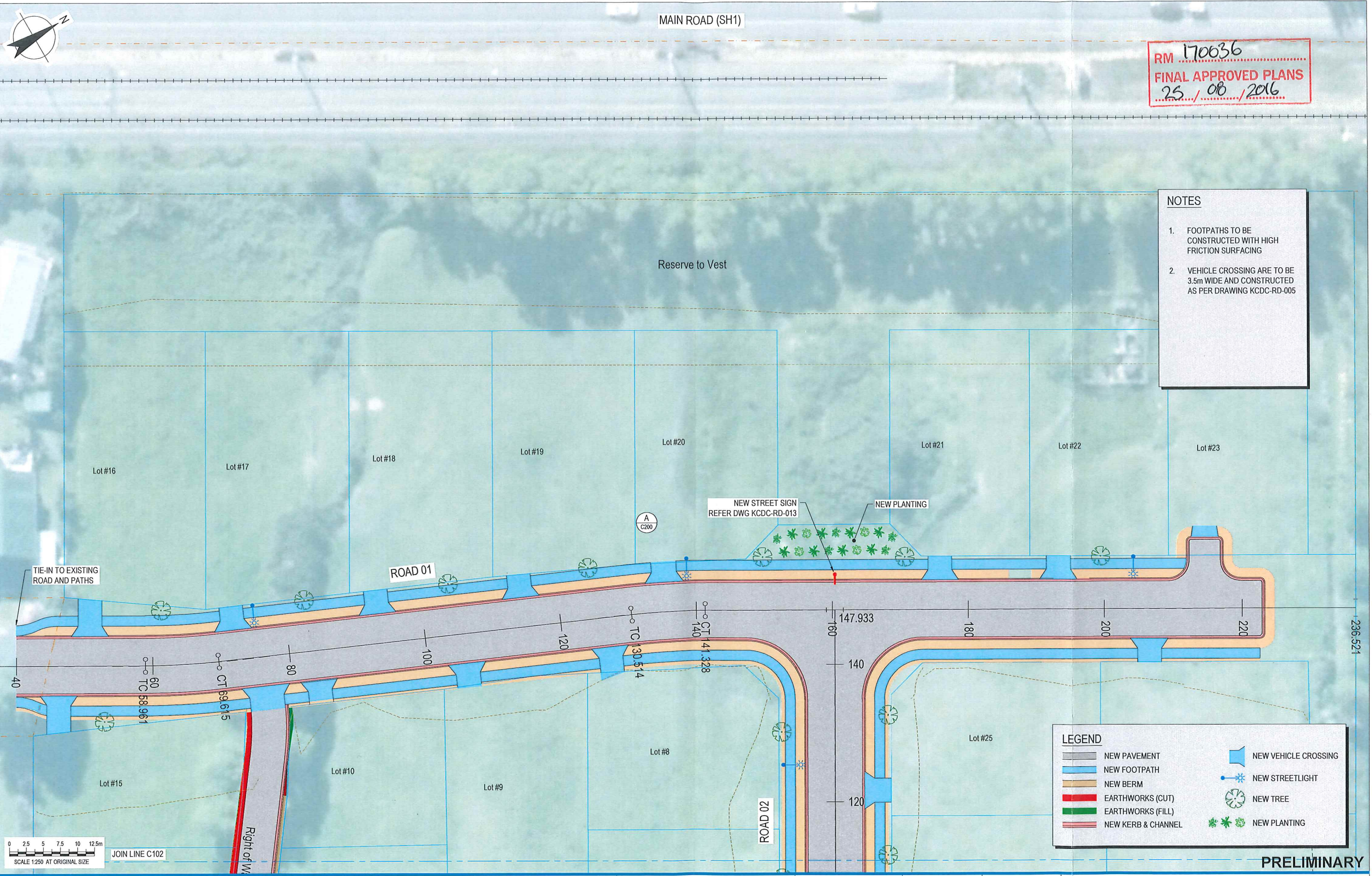
Title

Original Size

ASPEN 2004 LTD
WAIKANA E SUBDIVISION
PROPOSED LAYOUT PLAN
OVERVIEW

Drawing No: 51-34521-C101

Rev: A



RM 170636
FINAL APPROVED PLANS
25 / 08 / 2016

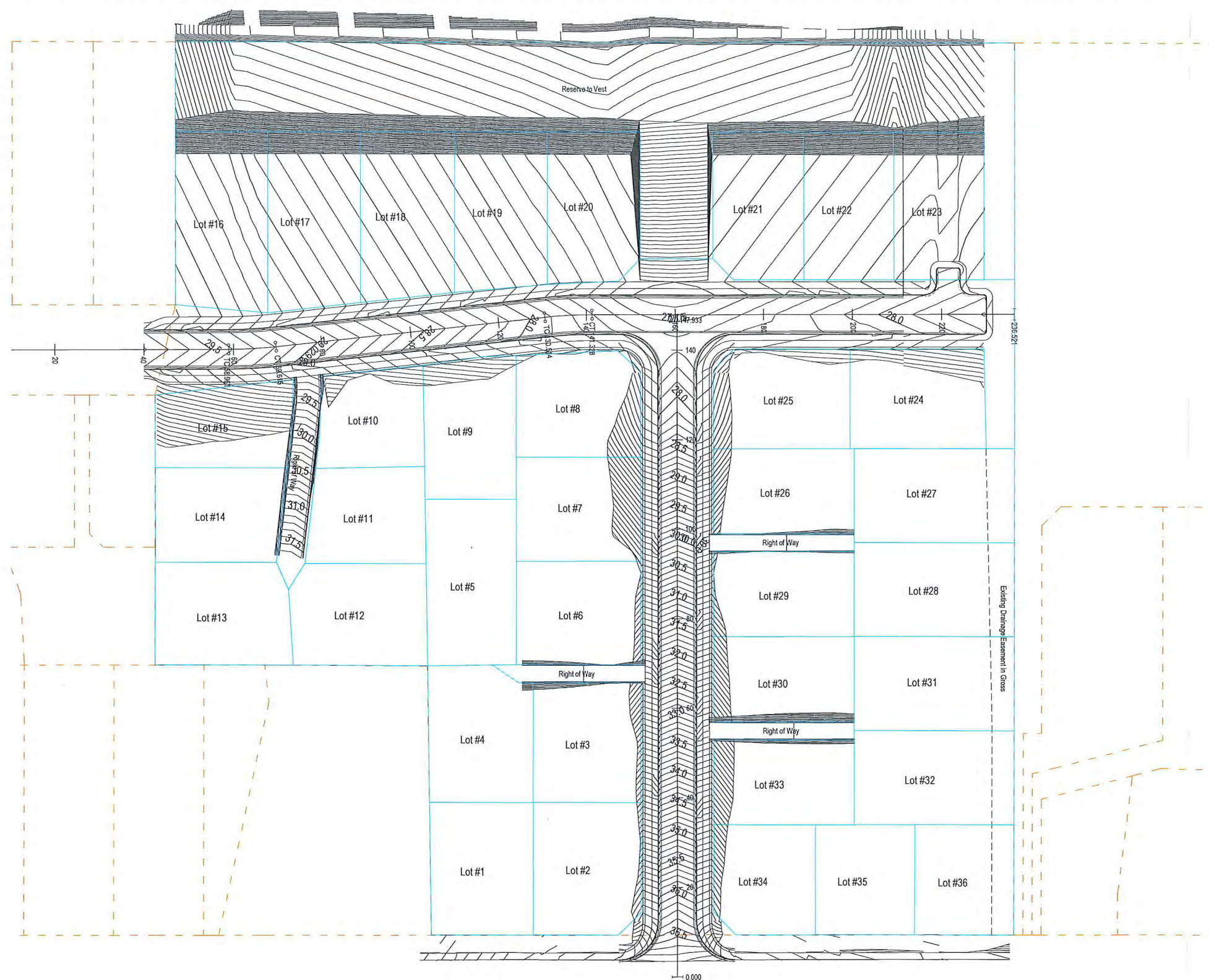
- NOTES
1. FOOTPATHS TO BE CONSTRUCTED WITH HIGH FRICTION SURFACING
 2. VEHICLE CROSSING ARE TO BE 3.5m WIDE AND CONSTRUCTED AS PER DRAWING KCDC-RD-005

LEGEND

NEW PAVEMENT	NEW VEHICLE CROSSING
NEW FOOTPATH	NEW STREETLIGHT
NEW BERM	NEW TREE
EARTHWORKS (CUT)	NEW PLANTING
EARTHWORKS (FILL)	
NEW KERB & CHANNEL	

						DO NOT SCALE		Drawn P GREGORY	Designer E HYLAND	Client ASPEN 2004 LTD
				Level 1, Grant Thornton House 215 Lambton Quay, Wellington New Zealand T 64 4 472 0799 F 64 4 472 0833 E wgh@mail@ghd.com W www.ghd.com		GHD Limited Conditions of Use: This document may only be used by GHD's client (and any other person who GHD has agreed can use this document) for the purpose for which it was prepared and must not be used by any other person or for any other purpose.		Drafting Check	Design Check	Project WAIKANA E SUBDIVISION
						Approved (Project Director)		Date		Title PROPOSED LAYOUT PLAN
						Scale 1:250 @ A1		This Drawing must not be used for Construction unless signed as Approved		Sheet 1 OF 2
A PRELIMINARY				PG		27/12/16		Drawing No: 51-34521-C102		Rev: A
No	Revision	Note: * Indicates signatures on original issue of drawing or last revision of drawing		Drawn	Job Manager	Project Director	Date			

Plot Date: 1 March 2017 - 5:19 p.m. Plotted by: Eamonn Hyland Cad File No: G:\5134521\CADD\Drawings\51-34521-C101-C103.dwg



RM 170036
FINAL APPROVED PLANS
25 / 08 / 2017

PRELIMINARY

				 Level 1, Grant Thornton House 215 Lambton Quay, Wellington New Zealand T 64 4 472 0799 F 64 4 472 0833 E wgnm@mail@ghd.com W www.ghd.com	DO NOT SCALE GHD Limited Conditions of Use: This document may only be used by GHD's client (and any other person who GHD has agreed can use this document) for the purpose for which it was prepared and must not be used by any other person or for any other purpose.	Drawn P GREGORY	Designer E HYLAND	Client ASPEN 2004 LTD Project WAIKANAE SUBDIVISION Title PROPOSED CONTOUR PLAN		
						Drafting Check	Design Check			
						Approved (Project Director) Date				
A PRELIMINARY				PG	28/02/17	Scale 1:500 @ A1		This Drawing must not be used for Construction unless signed as Approved	Original Size A1 Drawing No: 51-34521-C104	Rev: A
No	Revision	Note: * indicates signatures on original issue of drawing or last revision of drawing		Drawn	Job Manager	Project Director	Date			

Plot Date: 1 March 2017 - 5:20 p.m. Plotted by: Eamonn Hyland Cad File No: G:\5134521\CADD\Drawings\51-34521-C104.dwg

**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: duty.complianceofficer@kapiticoast.govt.nz

Application No:	RM170036
Site Address:	28-48 Huia Street, Waikanae LOT 2 DP 447296 CT 564428
Proposal:	36 lot residential subdivision with road to vest, surrender of sewage easements, creation of four rights of way and undertake earthworks that do not comply with the permitted activity standards

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

2 July 2019

Aspen 2004 Limited
C/- Tony Thomas
1197 Queen Street East
RD1
Levin 5571

Dear Tony

RM170036A: Change on consent conditions to adjust internal boundaries and create two additional lots

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) 0279067 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
Consultant Planner

**RESOURCE CONSENT UNDER PART VI OF THE
RESOURCE MANAGEMENT ACT 1991
CONSENT NO: RM170036A**

APPLICANT:	Aspen 2004 Limited
LOCATION OF ACTIVITY:	28-42 Huia Street, Waikanae
DESCRIPTION OF ACTIVITY:	Change in consent conditions to adjust internal boundaries and create two additional lots

DECISION:

Granted subject to conditions on 2 July 2019.

That the undersigned officers, acting under authority delegated from the Council and pursuant to sections 104, 104B and section 127 of the Resource Management Act 1991, hereby **grant** consent to vary the conditions of RM170036, as follows:

(deletions strike through and additions underlined)

Conditions:

General

1. The e-survey dataset shall be in general conformity with the A & C Surveys plan titled *Proposed Subdivision Matenga Street, Waikanae* dated ~~02 February 2017~~, 14 June 2019 project 16AspMat, stamped as 'Final Approved Plans' on ~~25 August 2017~~ 2 July 2019 lodged with the application RM170036A except where modified by conditions of consent.

Fees, Levies and Contributions

2. A Reserve Contribution is exigible and has been assessed at \$12,937.50, inclusive of GST per additional allotment (total \$452,812.50). The contribution must be paid prior to the issue of any certificate pursuant to section 224(c) of the Resource Management Act 1991.
- 2A In addition to the above, a Reserve Contribution is exigible for the two additional lots created under RM170036A and has been assessed at \$13,907.54 including GST, per additional allotment (total \$27,815.08). The contribution must be paid prior to the

issue of any certificate pursuant to section 224(c) of the Resource Management Act 1991.

3. The consent holder shall pay Council Engineering Fees of \$583.00 plus \$291.00 per Lot (total \$11,350.00 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.

Note: The engineering fee shall be paid within one month of issue of engineering drawing certification, and the consent holder will be advised of further monitoring charge or charges as they fall due. Such further changes are to be paid within one month of the date of invoice.

- 3A. In addition to the above, the consent holder shall pay Council Engineering Fees of \$306.00 per Lot for the two new lots authorised under RM170036A (total \$612.00 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.

Note: The engineering fee shall be paid within one month of issue of engineering drawing certification, and the consent holder will be advised of further monitoring charge or charges as they fall due. Such further changes are to be paid within one month of the date of invoice.

33. Prior to the issue of the 224 certificate, the consent holder shall provide a CCTV report and footage to demonstrate that the section of the existing sewer within Lots 21-23 & 41 to be in sound condition and at reasonable gradient. If the sewer is not in sound condition and at a reasonable gradient, the defective section of the existing sewer line shall be re-laid in accordance with the Council' Subdivision and Development Principles and Requirements 2012, at the consent holders expense.

Advice Notes

- Development Contributions will be required pursuant to Section 198 of the Local Government Act 2002 and the Council's 2016/2017 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 consent is granted. The fees are listed below:

Items	Fees GST(NZD)	including
Roading - District		\$ 1,880.00
Water Treatment - Central		4,772.00
Water Reticulation - Waikanae		1,807.00
Wastewater - Central		297.00
Wastewater Reticulation - Waikanae		1,378.00
Stormwater - District		41.00
Stormwater - Waikanae		544.00
Community Infrastructure - District		1,678.00
Subtotal (per lot)		\$12,397.00
Total		\$433,895.00

There are 35 additional allotments created by this Resource Consent.

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).

A Development Contribution Agreement may be entered into in regards to the works required for the upgrade of the sewer pipe that runs from Huia Street to State Highway One. Any discount on the Development Contributions will be based on the value of the upgrade works that will service and provide betterment for the wider residential area. The agreement is to be drawn up by the consent holder at the consent holder's expense in conjunction with Council's Water and Wastewater Asset Manager. The agreement must be accepted in writing by Council prior to it having effect.

- Development Contributions will be required pursuant to Section 198 of the Local Government Act 2002 and the Council's 2018/2019 Development Contribution Policy for the additional two dwellings created under RM170036A. 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 granted. The fees are listed below:

<u>Items</u>	<u>Fees including GST(NZD)</u>
<u>Roading - District</u>	<u>\$1,974.00</u>
<u>Water Treatment - Central</u>	<u>\$4,834.00</u>
<u>Water Reticulation - Waikanae</u>	<u>\$2,152.00</u>
<u>Wastewater - Central</u>	<u>\$584.00</u>
<u>Wastewater Reticulation - Waikanae</u>	<u>\$1,150.00</u>
<u>Stormwater - Waikanae/Peka Peka</u>	<u>\$787.00</u>

<u>Stormwater - District</u>	<u>\$490.00</u>
<u>Community Infrastructure - District</u>	<u>\$1,678.00</u>
<u>Subtotal (per lot)</u>	<u>\$13,649.00</u>
<u>Total (for two lots)</u>	<u>\$27,298.00</u>

There are 2 additional allotments being created by this resource consent RM170036A.

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, 104B and 127 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.



Marnie Rydon
Senior Resource Consent Planner

For the avoidance of doubt a full list of conditions is presented below:

Decision One:

Conditions:

General

1. The e-survey dataset shall be in general conformity with the A & C Surveys plan titled *Proposed Subdivision Matenga Street, Waikanae* dated, 14 June 2019, project 16AspMat, stamped as 'Final Approved Plans' on 2 July 2019, lodged with the application RM170036A, except where modified by conditions of consent.

Fees, Levies and Contributions

2. A Reserve Contribution is exigible and has been assessed at \$12,937.50, inclusive of GST per additional allotment (total \$452,812.50). The contribution must be paid prior to the issue of any certificate pursuant to section 224(c) of the Resource Management Act 1991.

2A. In addition to the above, a Reserve Contribution is exigible for the two additional lots created under RM170036A and has been assessed at \$13,907.54 including GST, per additional allotment (total \$27,815.08). The contribution must be paid prior to the issue of any certificate pursuant to section 224(c) of the Resource Management Act 1991.

3. The consent holder shall pay Council Engineering Fees of \$583.00 plus \$291.00 per Lot (total \$11,350.00 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: The engineering fee shall be paid within one month of issue of engineering drawing certification, and the consent holder will be advised of further monitoring charge or charges as they fall due. Such further changes are to be paid within one month of the date of invoice.

3A. In addition to the above, the consent holder shall pay Council Engineering Fees of \$306.00 per Lot for the two new lots authorised under RM170036A (total \$612.00 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: The engineering fee shall be paid within one month of issue of engineering drawing certification, and the consent holder will be advised of further monitoring charge or charges as they fall due. Such further changes are to be paid within one month of the date of invoice.

4. The consent holder shall enter into a fencing covenant to ensure that Council shall not be liable for, or called upon to erect or maintain or contribute towards the cost of erection or maintenance of any fence along any reserve boundary (Lots 16-23). The consent holder shall enter into a bond or cash deposit of \$500.00 per lot subject to the covenant on application for the Section 224(c) certificate. The bond will be refunded once evidence is submitted that the covenants have been registered on the appropriate titles.

Engineering Requirements

5. The consent holder shall submit to Council for consideration and acceptance copies of the plans and specifications for the engineering development in accordance with Paragraphs 1 to 5 of Schedule 1 contained in Part 4 of the Kapiti Coast District Council's Subdivision and Development Requirements 2012. No work shall commence until the plans and specifications have been accepted by the Council's Development Engineer in writing.

Note 1: 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 and to enable accurate construction.

Note 2: Where hydraulic modelling is required to verify compliance with design parameters, drawings to provide the following information in the format specified:

- NZTM projection

- Proposed land use changes in DWG format (Development layout clearly annotated).
- Survey of the existing ground topography in DWG and/or SHP including hardlines. (Development may be in an area where Lidar is insufficient – will need to be determined)
- Proposed cut/fill earthworks in DWG and/or SHP including hardlines.
- Additional development asset information – dwg of proposed manhole/outlet etc. locations, printed plans of proposed network including long-sections detailing LL, IL, Diameter, etc.

The consent holder shall pay the actual and reasonable costs that are incurred in testing the final design scenario through Council's flood hazard model. The charge shall be paid prior to the issue of engineering approval.

6. Prior to works commencing on site, the consent holder or their authorised representative, shall submit a Quality Assurance plan (QA plan) to the Development engineer, for consideration and acceptance, in accordance with Part 3, Section B (vii) of the Kapiti Coast District Council's Subdivision and Development Principles and Requirements 2012.
7. The consent holder shall comply with the requirements of the Kapiti Coast District Council's Subdivision and Development Principles and Requirements 2012, unless alternatives are proposed by the consent holder and accepted by the Council's Development Engineer.
8. The Council's Development Engineer, or their authorised representative, shall be present on site to inspect certain stages of the works. These stages are as follows:
 - Commencement of works or recommencement after a substantial lapse
 - Water reticulation connections and services prior to back fill
 - Wastewater services and construction of new manholes prior to back fill
 - Completed earthworks and prepared subgrade (roading and footpaths)
 - Finished base course before the commencement of road sealing
 - Roads during Benkelman Beam testing (and NDM if required)
 - Road sealing – waterproof and final seal coat (and NDM)
 - Final inspection
9. Prior to the commencement of work, the consent holder shall advise the names of the Developer's or Owner's Representative(s) appointed in terms of Clause B(ii) of Part 3 of the Kapiti Coast District Council's Subdivision and Development Principles and Requirements 2012.
10. The consent holder shall supply to Council a report by a suitably qualified person detailing site investigation work and findings together with recommendations for foundation design for Lots 1-36.

Note: If specifically designed foundations may be required in accordance with the Building Act 2004, then a Consent Notice pursuant to 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.

11. A road safety audit shall be undertaken by an suitably qualified person or persons during the following stages of the construction:
 - a) Post Construction Stage on completion of the development and prior to the intersections becoming operational. If there are any adverse safety issues raised by the safety audit, recommendations shall be included in the report for necessary corrections and remedial works. The required remedial works must be completed to the satisfaction of the Council's Development Engineer prior to the intersections becoming operational. The suitably qualified person shall advise Council in writing, upon completion of any improvements or remedial work when it has been carried out in accordance with the recommendations of the report.

Note: The consent holder's attention is drawn to the New Zealand Transport Agency's publication 'Road Safety Audit Procedures for Projects Guidelines'. Adopting the appropriate procedures from this publication is a means of compliance with this condition.

12. The subdivision shall be reticulated with a public water supply. Firefighting requirements shall comply with the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNL PAS 4509:2008.
13. Underground power and telecommunication services, including the installation of street lighting standards and lamps, shall be provided to the consideration and acceptance of the Council's Development Engineer. The lighting layout shall comply with NZTA M30 Specification and Guidelines for Road Lighting Design. Where required, transformer and cell phone sites shall be specifically provided for.

A street lighting design shall be submitted with the engineering drawings for certification. The design shall be in accordance with Part 4, schedule 3, clause 3.3.14 of the Council's Subdivision and Development Principles and Requirements 2012, except where otherwise provided for in NZTA M30 Specification and Guidelines for Road Lighting Design, and employ LED and smart dimming control technology. Construction shall be in accordance with the accepted plan(s).

Note: The street lighting design may be peer reviewed at the consent holders cost.

14. 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. 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. Easement documents shall be prepared by solicitors at the consent holder's expense.
15. Completion documentation shall be submitted in support of an application for certification pursuant to Section 224(c) of the Resource Management Act 1991 in accordance with Part 1 of NZS4404 and Part 4, Schedule 1 of the Kapiti Coast District Council Subdivision and Development Principles and Requirements 2012.
16. The consent holder shall provide Council with an itemised schedule of quantities and costs, and the CCTV inspection reports, for those services and assets which are to vest in Council.

Stormwater Requirements

17. The final engineering plans and specifications for the development [or subsequent modification], or modification of any overflow paths shall be accompanied by confirmation by a suitably qualified hydrologist or hydraulic modeling specialist that the plans ensure pre-development flood hazard depths and velocities are maintained for the Q_2 , Q_5 , Q_{10} and Q_{100} design events.

Note: Hydraulic modelling undertaken by persons other than a suitably qualified hydrologist or hydraulic modelling specialist will only be accepted if accompanied by a peer review from a suitably qualified hydrologist or hydraulic modelling specialist.

18. A stormwater disposal design shall be submitted with the engineering drawings for certification. The stormwater disposal design shall be in accordance with the principles contained in Part 3 Section E of the Council's Subdivision and Development Principles and Requirements 2012; and the requirements and intent of the report entitled '*Proposed Subdivision – Matenga Street, Model Results*' 6 prepared by Awa Environmental and dated 12 December 2016; '*Waikanae Subdivision Design Report*', prepared by GHD and dated March 2017; the memorandum entitled '*design statement*' prepared by GHD and dated 18 July 2017; and drawings 51-34521-C111, C202 [revision D] dated 13 July 2017; except where modified by any subsequent hydraulic modelling required by condition 19; and unless otherwise approved by the Development Engineer.

The following design criteria apply:

- hydraulic neutrality so that peak flows into receiving bodies or other properties for Q_2 , Q_5 , Q_{10} , Q_{100} design rainfall event does not exceed the pre-development peak flows or velocities for the same design rainfall event.

The stormwater disposal design shall include, but not be limited to, the following:

- device selection and design approach;
- detailed design of all components [with supporting calculations and site specific investigation];
- provision for effective operation and maintenance;
- if the solution requires stormwater to be conveyed through and either attenuated or disposed of on adjacent lots, appropriate easements shall be registered and must be subject to section 243 of the Resource Management Act 1991.

Reserves and Landscaping:

19. Lot 37 shall vest as local purpose reserve [stormwater] and shall be fenced adjoining in accordance with Part 7 of NZS4404 and Schedule 7 of the Council's Subdivision and Development Principles and Requirements 2012, and as accepted by the Development Engineer.
20. No close boarded fences higher than 0.7 metres or open type fences (more than 50% visually permeable) higher than 1.2 metres shall be permitted within 3 metres of the common boundaries between any reserve or proposed reserve and Lots 16-23.

Note: To ensure ongoing compliance with these provisions the Council will issue a consent notice pursuant to 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 ongoing basis.

21. A Landscape Plan for the development covering the attenuation area and riparian margins of all waterways, prepared by a suitably qualified ecologist in consultation with a suitably qualified hydrologist or hydraulic modelling specialist, shall be submitted with the engineering drawings for certification by Council's Development Engineer. In addition to location, size and species; the Landscape Plan shall describe all works involved in installation, surveillance, reporting, maintenance and pest control [for a period up to 24 months following s224(c) certificate is issued or until the reserve is vested (whichever is greater)]. Landscape work shall be completed and any remedial/maintenance works identified undertaken, in accordance with the accepted Landscape Plan.

Note: Council may require a performance bond or cash contribution to cover possible maintenance requirements with landscaping or plants. The bonded monies may be progressively repaid as the bond term progresses and key milestones are met, as negotiated with the Council's Parks and Reserve Manager.

Wetland - Construction Monitoring & Inspection:

22. The flood storage capacity of any attenuation areas proposed for the development shall be verified in writing by a Chartered Professional Engineer [CEng] in the appropriate engineering practice field [civil] and submitted in support of the engineering drawings. Verification undertaken by person(s) other than a suitably qualified and experienced specialist will only be accepted if accompanied by a peer review from such a person.

Note: The consent holder's attention is drawn to the IPENZ, Practice Note 2, Peer Review – reviewing the work of another engineer, June 2003.

23. A Construction Monitoring & Inspection Plan shall be provided from a Chartered Professional Engineer [CEng] in the appropriate engineering practice field [civil or geotechnical]. All construction, monitoring and surveillance of the flood attenuation area shall be undertaken in accordance with the *Construction Monitoring & Inspection Plan*.
24. The construction of the flood attenuation areas, and waterways must be supervised by its designer(s) and inspections carried out by representatives of the same firm, unless otherwise approved by the Development Engineer.
25. The *Construction Monitoring & Inspection Plan* shall include a requirement for material testing and inspections, witness hold point and specialist inspections, and inspections following unusual occurrences. A copy of the report documenting each inspection shall be submitted to the Development Engineer within one month of completion for Council's record.

Completion Requirements

26. The consent holder shall engage the designer (or its representative from the same firm) to certify in writing, that all aspects of the construction of the attenuation wetland has been completed in accordance with the engineering plans and specifications certified by the Council's Development Engineer under condition 5. This certification shall be accompanied by detailed plans of all earthworks and

completed landscaping work (if any), and certification shall include commentary on the adequate sizing and construction of the attenuation wetland and structural soundness of the attenuation wetland and all adjacent structures, and an *Operational Monitoring [surveillance], Inspection & Maintenance Plan*.

27. The Operational Monitoring [surveillance], Inspection & Maintenance Plan shall include:

- a. the triggers and timeframe for routine and specialist inspections;
- b. the requirement for inspections following unusual occurrences;
- c. the procedure if embankment deformation or failure is observed; and
- d. a description of any on-going maintenance requirements together with trigger points and /or timeframes.

Note: A Consent Notice pursuant to 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 owners' responsibility to maintain the attenuation basin on an ongoing basis to meet its performance standard applied at the time of engineering approval in accordance with the certified Operational Monitoring [surveillance], Inspection and Maintenance Plan.

28. The consent holder shall provide the following information in the format specified, in support of an application for s224(c) certification, to enable Council to update its flood hazard maps:

- Post construction development survey contours/spot heights in DWG and/or SHP including hardlines;
- Indicative location of dwellings; and
- Post construction network asset information [public and private] – drawing of built manhole/outlet etc locations, printed plans of network including long-sections detailing lid level, invert level, Diameter, attenuation ponds, etc.

The consent holder shall pay the actual and reasonable costs that are incurred in updating Council's flood hazard maps.

Note: The charge shall be paid prior to the issue of a certificate pursuant to section 224(c) of the Resource Management Act 1991 for the subdivision.

Decision Two:

Conditions:

29. The proposed activity shall be undertaken in general accordance with the following GHD plans and specifications lodged with the application RM170036 and the further information supplied by Steven Archer of A & C Surveys Ltd except where modified by conditions of consent:

- Proposed Layout Plan Overview (Drawing No 51-34521-C101 Rev A)
- Proposed Layout Plan Sheet 1 of 2 (Drawing No 51-34521-C102 Rev A)
- Proposed Contour Plan (Drawing No 51-34521-C104 Rev A)

All stamped as 'Final Approved Plans' on 25 August 2017.

30. No nuisance effect may be caused by discharge of material beyond the boundary of the subject site.
31. The consent holder shall comply with the requirements of the Kapiti Coast District Council's Subdivision and Development Principles and Requirements 2012, unless alternatives are proposed by the consent holder and accepted by the Council's Development Engineer.
32. Sediment shall be controlled to ensure it does not enter any waterway or open drain.
33. Prior to the issue of the 224 certificate, the consent holder shall provide a CCTV report and footage to demonstrate that the section of the existing sewer within Lots 21-23 & 41 to be in sound condition and at reasonable gradient. If the sewer is not in sound condition and at a reasonable gradient, the defective section of the existing sewer line shall be re-laid in accordance with the Council's Subdivision and Development Principles and Requirements 2012, at the consent holders expense.

Advice Notes:

- 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.
- The subdivision may be undertaken in a staged approach.
- All costs arising from any of the above conditions shall be borne by the consent holder.
- The consent holder shall supply a copy of the Title Plan and shall list and indicate how each condition has been met to the satisfaction of the Council shall be paid prior to the issue of engineering approval.
- For the avoidance of doubt material includes but is not limited to silt, sediment, vegetation, aggregate and excess stormwater.
- The consent holder should not encroach onto adjacent land owned by others without having first obtained their written consent.
- All works carried out onsite are required to be undertaken in accordance with the section 221 Notice of the Resource Management Act 1991 registered on the title.
- All batters should be self-supporting.
- Contravention of the Land Drainage Act is not permitted and natural drainage patterns are to be preserved.

- A separate application is required for a building consent if any earth-retaining structure is intended as part of this work and the wall is higher than 1.5 metres or is subject to surcharging.
- Should a waahi tapu or other cultural site be unearthed during earthworks the contractor and/or owner shall :-
 - cease operations;
 - inform local Iwi (Te Ati Awa ki Whakarongotai);
 - inform the Heritage New Zealand and apply for an appropriate authority if required;

Take appropriate action, after discussion with Heritage New Zealand, Council and Iwi to remedy damage and/or restore the site.

Note: In accordance with the Heritage New Zealand Pouhere Taonga Act 2014, where an archaeological site is present (or uncovered), an authority from Heritage New Zealand is required if the site is to be modified in any way.

- A certificate pursuant to section 243 of the Resource Management Act 1991 will be issued contemporaneously with the section 224 certification for the subdivision referred to in recommendation three below.
- 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.
- A stormwater attenuation pond with a water depth in excess of 400mm that is constructed on a site containing, or adjacent to, any residential dwelling, may require fencing in compliance with the requirements of the Fencing of Swimming Pool Act, 1987.
- 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 approval of any works within the road reserve must comply with Council procedures and processes which are set out below:

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.

Ensure that before any excavations are undertaken a "Before U Dig" inquiry is 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.

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.

- Development Contributions will be required pursuant to Section 198 of the Local Government Act 2002 and the Council's 2016/2017 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 consent is granted. The fees are listed below:

Items	Fees including GST(NZD)
Roading - District	\$ 1,880.00
Water Treatment - Central	4,772.00
Water Reticulation - Waikanae	1,807.00
Wastewater - Central	297.00
Wastewater Reticulation - Waikanae	1,378.00
Stormwater - District	41.00
Stormwater - Waikanae	544.00
Community Infrastructure - District	1,678.00
Subtotal (per lot)	\$12,397.00
Total	\$433,895.00

There are 35 additional allotments created by this Resource Consent.

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).

A Development Contribution Agreement may be entered into in regards to the works required for the upgrade of the sewer pipe that runs from Huia Street to State Highway One. Any discount on the Development Contributions will be based on the value of the upgrade works that will service and provide betterment for the wider residential area. The agreement is to be drawn up by the consent holder at the consent holder's expense in conjunction with Council's Water and Wastewater

Asset Manager. The agreement must be accepted in writing by Council prior to it having effect.

- Development Contributions will be required pursuant to Section 198 of the Local Government Act 2002 and the Council's 2018/2019 Development Contribution Policy for the additional two dwellings created under RM170036A. 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 granted. The fees are listed below:

<u>Items</u>	<u>Fees including GST(NZD)</u>
<u>Roading - District</u>	<u>\$1,974.00</u>
<u>Water Treatment - Central</u>	<u>\$4,834.00</u>
<u>Water Reticulation - Waikanae</u>	<u>\$2,152.00</u>
<u>Wastewater - Central</u>	<u>\$584.00</u>
<u>Wastewater Reticulation - Waikanae</u>	<u>\$1,150.00</u>
<u>Stormwater - Waikanae/Peka Peka</u>	<u>\$787.00</u>
<u>Stormwater - District</u>	<u>\$490.00</u>
<u>Community Infrastructure - District</u>	<u>\$1,678.00</u>
<u>Subtotal (per lot)</u>	<u>\$13,649.00</u>
<u>Total (for two lots)</u>	<u>\$27,298.00</u>

There are 2 additional allotments being created by this resource consent RM170036A.

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



Prepared for:
Aspen 2000 Ltd

Property Description:
Matenga Street, Waikanae
Lot 2 DP 447296
CT 564428 (3.4575Ha)

Proposed Subdivision Matenga Street, Waikanae

RM 170036A
FINAL APPROVED PLANS
27/19

A&C Surveys Ltd

Steven Archer
Ph 06 347 8586 Mb 021 664 571
email: steven.archer@acsurveys.co.nz

project: 16AspMat

PO Box 4028
Wanganui

Date: 14 June 2019
Scale (A3): 1:1000
Drawn by: spa
Project: 16AspMat



**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:	RM170036A
Site Address:	28-42 Huia Street, Waikanae LOT 2 DP 447296 CT 564428
Proposal:	Change on consent conditions to adjust internal boundaries and create additional lots

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

View Instrument Details



Instrument No	9160691.1
Status	Registered
Date & Time Lodged	21 August 2012 16:22
Lodged By	Lowe, Naomi Jennifer
Instrument Type	Consent Notice under s221(4)(a) Resource Management Act 1991



Affected Computer Registers Land District

WN18D/884

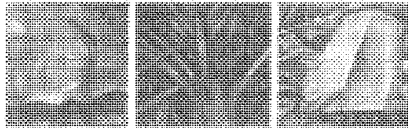
Wellington

Annexure Schedule: Contains 1 Page.

Signature

Signed by Naomi Jennifer Lowe as Territorial Authority Representative on 21/08/2012 04:18 PM

*** End of Report ***



Kāpiti Coast District Council

Private Bag 60 601
Paraparaumu 5254
New Zealand

Tel (04) 296 4700
or 0800 486 486

Fax (04) 296 4830 *
kapiti.council@kapiticoast.govt.nz *
www.kapiticoast.govt.nz *

**CONSENT NOTICE
PURSUANT TO SECTION 221 OF
THE RESOURCE MANAGEMENT ACT 1991**

**IN THE MATTER OF A PLAN LODGED FOR
DEPOSIT UNDER NUMBER 447296
AND RESOURCE CONSENT NO. RM 110121**

(BEING THE SUBDIVISION OF LOT 1 DP 22652),
AT 26 HUIA STREET, WAIKANAE
For Jenkins, Smith and Wallace (as Executors)

To the Regional Regulatory Titles Officer at Wellington

PURSUANT to Section 221 of the Resource Management Act 1991 the Kapiti Coast District Council hereby gives notice that it has consented to the subdivision and that with respect to Lot 2 only, the following condition is to be complied with on a continuing basis:

Foundation design and construction for any new building or additions and alterations to a building shall take into account the findings and recommendations within the Foundation Investigation Report prepared by Base Consulting Engineers Limited, dated 27 June, 2012 and submitted to Council in relation to application No. RM110121. A copy of the report is available in Council's Office at any time the office is open to the public.

Issued in respect of application No. RM 110121 on this 9th day of August, 2012.

David Wayne Gair
AUTHORISED OFFICER

Monique Sarah Robertson
AUTHORISED OFFICER

..... *delivering on the community's plan*



**CONSENT NOTICE
PURSUANT TO SECTION 221 OF
THE RESOURCE MANAGEMENT ACT 1991**

**IN THE MATTER OF A PLAN LODGED FOR
DEPOSIT UNDER NUMBER 549881
AND RESOURCE CONSENT NO. RM170036**

(being the subdivision of Lot 2 DP 447296)
At 28-48 Huia Street, Waikanae
For Aspen (2004) Limited

The Regional Regulatory Titles Officer at Wellington

PURSUANT to Section 221 of the Resource Management Act 1991 the Kapiti Coast District Council hereby gives notice that it has consented to the subdivision and in respect to Lots 1-15, 18-36, 161, 162, 171 and 172 the following conditions are to be complied with on a continuing basis:

1. **With respect to Lots 1-15, 18-36, 161, 162, 171 and 172:** Foundation design and construction for any new building or additions and alterations to a building shall take into account the findings and recommendations within the *Foundation Reports*, submitted to Council in relation to application no. RM170036.

A copy of the reports is available in Council's Office at any time the office is open to the public and are stored electronically under reference no. 7344481.

2. **With respect to Lots 1-15, 18-36, 161, 162, 171 and 172:** Stormwater discharge has been designed assuming 50% impervious cover to be discharged to the stormwater reserve. Any impervious areas on the lots exceeding the assumption requires an onsite stormwater storage/disposal system to achieve hydraulic neutrality in accordance with the *Stormwater Design Memorandum* prepared by GHD, dated 10 July 2020 and submitted to Council in relation to application no. RM170036.

A copy of the memorandum is available in Council's Office at any time the office is open to the public and is stored electronically under reference no. 7314541.

It shall be the ongoing responsibility of the owner to construct and maintain a system which meets the above performance standard.

3. **With respect to Lots 18-21 (inclusive), 23, 24, 27, 161 and 171:** No close boarded fences higher than 0.7 metres or open type fences (more than 50% visually permeable) higher than 1.2 metres shall be permitted within 3 metres of the common boundaries with Lots 38, 39 and 41 being Local Purpose Reserves.
4. **With respect to Lots 38, 39 and 41:** It is the owners' responsibility to maintain the attenuation basin on an ongoing basis to meet the performance standard in accordance with the certified *Operational Monitoring (surveillance), Inspection and Maintenance Plan* prepared Boffa Miskell, dated 6 April 2020 and submitted to Council in relation to application no. RM170036.

A copy of the plan is available in Council's Office at any time the office is open to the public and is stored electronically under reference no. 7130559.

Issued in respect of application no. RM170036 on this 21st day of August 2020.



Marnie Shayne Rydon
AUTHORISED OFFICER



Amy Maree Camilleri
AUTHORISED OFFICER