

View Instrument Details



Instrument No 11753994.4
Status Registered
Date & Time Lodged 21 May 2020 15:20
Lodged By Garvey, Amanda Marie
Instrument Type Consent Notice under s221(4)(a) Resource Management Act 1991



Affected Records of Title	Land District
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898757	Wellington
898758	Wellington
898759	Wellington
898760	Wellington
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898805	Wellington

Annexure Schedule Contains 2 Pages.

Signature

Signed by Crichton Hanley Parker as Territorial Authority Representative on 08/05/2020 02:52 PM

***** End of Report *****



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

**IN THE MATTER OF A PLAN LODGED FOR
DEPOSIT UNDER NUMBER 538654
AND RESOURCE CONSENT NO. RM170018**

(being the subdivision of Lot 4 DP 505104)
At 169 Winara Avenue, Waikanae
For Kohekohe Developments 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 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, 35, 36, 39, 40, 41, 42, 43, 44, 45, 46, 50, 51, 52, 58, 60, 300, 400, 500 and 600** the following conditions are to be complied with on a continuing basis:

1. **With respect to Lots 4-31, 35, 36, 39-46, 50-52, 58, 60, 300, 400, 500 and 600:** Foundation design and construction for any new building or additions and alterations to a building shall be specifically designed and shall take into account the findings and recommendations within the *Geotechnical Investigation Report* prepared by ABuild Consulting Engineers Ltd, dated 16 January 2017 and submitted to Council in relation to application no. RM170018.

A copy of the report is available in Council's Office at any time the office is open to the public and is stored electronically under reference no. 6615040.

2. **With respect to Lots 12, 14 and 17:** As a secondary overflow is not available or is through private property, onsite stormwater disposal needs to be designed to cater for a 100 year return event. Any stormwater disposal system must be designed and constructed taking into account the findings and recommendations within the *Proposed Subdivision Development – 159 Winara Avenue Waikanae Stormwater Management Report* prepared by Landlink Limited, dated 16 December 2016 and submitted to Council in relation to application no. RM170018.

The stormwater disposal design is provided for a specific impervious surface covering. If this or any of the other design parameters change, stormwater disposal will need to be re-designed by a suitably qualified person(s), and subsequent modifications submitted to Council in support of any building consent(s).

A copy of the report is available in Council's Office at any time the office is open to the public and is stored electronically under e-docs reference no. 6615433.

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 5, 19, 45 and 60:** The vehicle crossing shall be provided on the more minor road and be located as far away from any intersection as the boundary will allow.
4. **With respect to Lot 400:** The following activities are prohibited in the area identified on Deposited Plan 538654 as HA:
 - Disturbance, removal, damage or destruction of native vegetation; and
 - Compaction, sealing, removal of soil, drilling, excavation or discharge of toxic substances within the drip line of native vegetation.
5. **With respect to Lots 51, 52, 400 and 500:** The margins of Ecological Site K062 and the boundaries of Hemi Matenga Memorial Park where the Ecological Site does not lie within the above allotments shall be fenced with a 9-wire post and wire fence with a minimum height of 1.2m. The fence shall be maintained in good order and condition on an ongoing basis by the owners of the above allotments.
6. **With respect to Lots 51, 52, 400 and 500:** The following activities are prohibited in the areas identified on Deposited Plan 538654 as AA, AB, AE, AF, AG, AH, AI AJ, AK, AL, AM, EA and HA:
 - Building works; and
 - Earthworks
7. **With respect to Lots 58, 400 and 500:** The erection or establishment of any buildings is prohibited within the well-defined fault hazard zone identified on Deposited Plan 538654 as BA, BD, BF, BG, BH, CA, CB and EA.
8. **With respect to Lot 500:** The allotment is located within the "uncertain poorly constrained" earthquake fault avoidance area associated with the Ohariu Fault and are therefore subject to restrictions relate to building type and the form of construction on the parts of the land so affected. Enquiries must be made to the Kapiti Coast District Council to determine the extent and limitations on any building works prior to the establishment or erection of any building on the land.
9. **With respect to Lots 4-31, 35, 36, 39-46, 50-52, 58, 60, 300, 400, 500 and 600:** A buffer zone shall be provided between steep slopes and dwellings of 5m back from the base and 2m back from the crest of any steeply sloping ground (slope greater than 30°) that no dwelling may encroach upon without specific design of foundations and/or retaining works to protect the dwelling from any adverse effects of potential instability.

Issued in respect of application no. RM170018 on this 1st day of May 2020.



Marnie Shayne Rydon
AUTHORISED OFFICER



Amy Maree Camilleri
AUTHORISED OFFICER