

View Instrument Details



Instrument No 12958651.2
Status Registered
Date & Time Lodged 08 April 2024 14:52
Lodged By Stevenson, Jane Maree
Instrument Type Consent Notice under s221(4)(a) Resource Management Act 1991



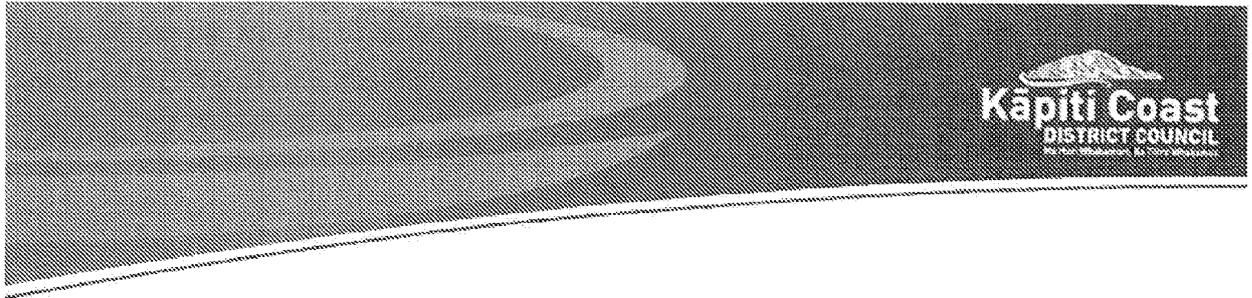
Affected Records of Title	Land District
921363	Wellington

Annexure Schedule Contains 3 Pages.

Signature

Signed by Jane Maree Stevenson as Territorial Authority Representative on 26/03/2024 10:15 AM

***** 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 592074
AND RESOURCE CONSENT RM200227 and RM200227A**

(being the subdivision of Lot 2 DP 544253)
At 110 Ngarara Road, Waikanae
For Anderson Park Estates Limited

The Regional Regulatory Titles Officer at Wellington

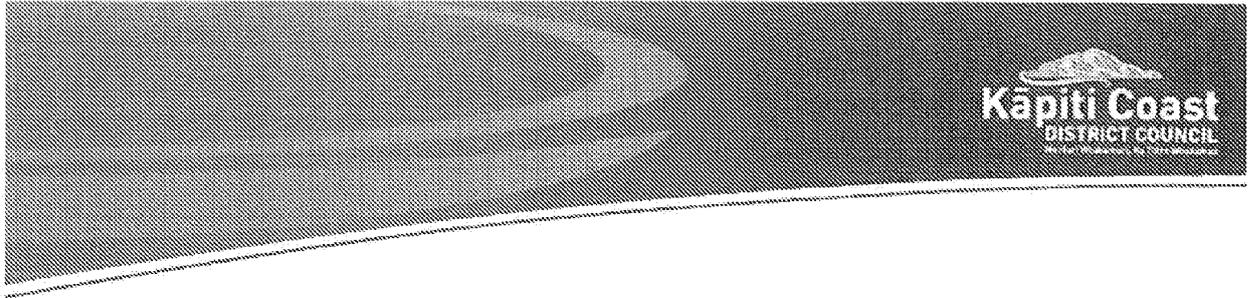
PURSUANT to Section 221 of the Resource Management Act 1991 the Kapiti Coast District Council hereby gives notice that it has consented to the subdivision and in respect to Lots 1 -45 the following conditions are to be complied with on a continuing basis:

1. **With respect to Lot 21:** No buildings or structures are permitted to be constructed in overland flow path area identified as I on DP 592074.
2. **With respect to Lots 1-45:** The lot owner(s) must ensure all foundation excavations and earthworks undertaken on each lot are inspected by a suitably qualified professional. The inspection must verify that actual ground conditions meet the design requirements of the Geotechnical Engineering Report prepared by CGW Consulting Engineers Ref: "Earth Fill and Site Suitability Report, 110 Ngarara Road – Anderson Park Stage 2" dated 24 August 2022 and Final Geo-Tech Report Ref: "Re: 110 Ngarara Road, Anderson Park Stage 2: Geotechnical Addendum", CGW Ref: 21852-LET-G-001-E dated 30 November 2023, submitted to Council in relation to application No. RM200227 and RM200227A. A copy of the reports are available in Council's Office at any time the office is open to the public and are stored electronically under reference no. RESCON-1917568819-72057.

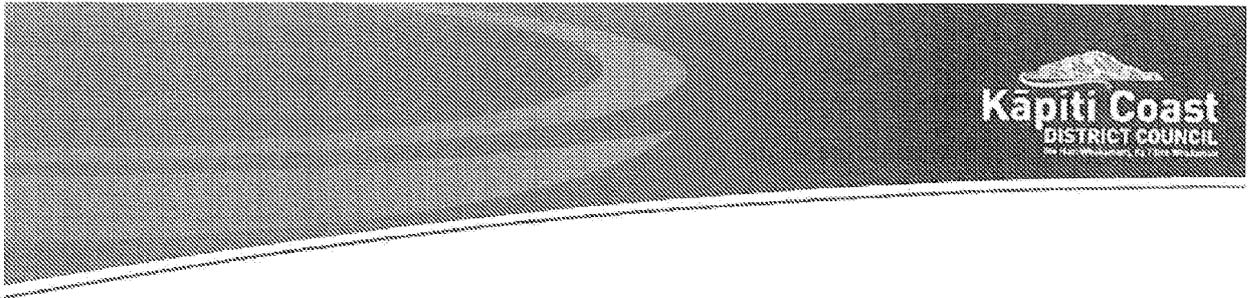
In the absence of unsuitable material, the lot specific foundation, earthworks and retention design should be carried out by a suitably qualified Chartered Professional Engineer (CPEng). Specific Engineering Design (SED) shall be provided on each lot as per the Geotechnical Completion Report.

Note: Geotechnical Completion Report for each residential lot shall include:

- Identified building platforms suitable (subject to defined conditions) for residential development;
- General ground stability and foundation conditions on the lot;
- Detail geotechnical hazards that exist on the lots that will require mitigation during site development;



- Recommend geotechnical conditions on site developments;
 - Provide general restrictions on site development such as maximum fill and cut heights, maximum batter slopes gradient, etc.
3. **With respect to Lots 1-45:** Foundation design and construction for any new building or additions and alterations to a building on each lot shall take into account the findings and recommendations within the Geotechnical Engineering Report prepared by CGW Consulting Engineers Ref: "Earth Fill and Site Suitability Report, 110 Ngarara Road, - Anderson Park Stage 2" dated 24 August 2022 and Final Geo-Tech Report Ref: "Re: 110 Ngarara Road, Anderson Park Stage 2: Geotechnical Addendum", CGW Ref: 21852-LET-G-001-E dated 30 November 2023, submitted to Council in relation to application No. RM200227 and RM200227A. A copy of the reports are available in Council's Office at any time the office is open to the public and are stored electronically under reference no. RESCON-1917568819-72057.
4. **With respect to Lots 38-45:** The lot owner(s) shall be responsible for the on-going operation, maintenance and renewal of private pressurized wastewater system (including pump chamber, grinder pump, pipes and fittings, manhole(s), control panel, and private pressurized sewer. The lot owner(s) shall also enter into an on-going operation and maintenance contract with an approved supplier for the installation, maintenance and operation. Compliance with the operation and maintenance contract shall be the responsibility of the lot owner(s).
5. **With respect to Lots 1-45:** Any sanitary plumbing of future dwellings set below the invert levels for the property end, as shown on the Wastewater As-Built Plan prepared by Leith Consulting Ltd Project Name "RM200227 (Stage 2) 45 Lot Subdivision Lot 2 DP 544253 110 Ngarara Road Waikanae" Drawing No. KAP-0532-SEWER (Sheets 1-5) dated 09 November 2023, will require private pump and private pressurised sewer to be installed and discharged to the sewer lateral in accordance with the latest building code, at the cost of the lot owner(s). 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. RESCON-1917568819-72056
- The storage and installation of the private pressured wastewater system must be designed and constructed in accordance with the latest building code and be subject to a building consent.
 - The on-going operation, maintenance and renewal of the private pressured wastewater system shall be the responsibility of the owner of the lot.
6. **With respect to Lots 1-37:** As a secondary overflow is not available or is through private property, on-site stormwater disposal needs to be designed to cater for a 100 year return event. Any stormwater disposal system must be designed and constructed in accordance with the principles contained in Land Development Minimum Requirements 2022 and shall take into account the findings and recommendations within the "Conceptual Stormwater Disposal Design Report" prepared by Leith Consulting and dated 27 October 2020, and submitted to Council in relation to application No. RM200227 and RM200227A. 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. RESCON-1917568819-70004.



- It shall be the ongoing responsibility of the lot owner(s) to construct and maintain a system which meets the above performance standard.
7. **With respect to Lots 38-45:** As a secondary overflow is not available or is through private property, on-site stormwater disposal needs to be designed to cater for a 100 year return event. Any stormwater disposal system must be designed and constructed in accordance with the principles contained in Part 3 Section E of the Kapiti Coast District Council Subdivision and Development Principles and Requirements 2012 and shall take into account the findings and recommendations within the "Conceptual Stormwater Disposal Design Report" prepared by Leith Consulting and dated 27 October 2020, and submitted to Council in relation to application No. RM200227 and RM200227A. 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. RESCON-1917568819-70004.
- It shall be the ongoing responsibility of the lot owner/s to construct and maintain a system which meets the above performance standard.
 - The owners of Lots 38-45 shall be responsible for the on-going operation, maintenance and renewal of the private stormwater disposal within ROW 4 on DP 592074.
8. **With respect to Lots 38 – 45:** The lot owner(s) shall be responsible for the maintenance, operation, renewal and supply of power to the lights located in the private Rights-of-Way that will be remained as private and the responsibility of the lot owner(s).
9. **With respect to Lots 38-45:** Rubbish and recycling collection shall be located at the cul-de-sac head of Anderson Park Drive.
10. **With respect to Lots 28, 30-33, 38-39 and 45:** It shall be the ongoing responsibility of the owners of these lots to ensure that activities undertaken on each lot takes into consideration the contents of the most up-to-date version of the informational and educational booklet titled "Ecological Site K189 adjoins your residential property and needs your care to help it thrive!" submitted to Council in relation to application no. RM200227 and R200227A. A copy of the booklet is available in Council's Office at any time the office is open to the public and is stored electronically under reference no. RESCON-1917568819-66944.

Issued in respect of application No. RM200227 and RM200227A on this day of March 06, 2024.

YVETTE REYNISH
AUTHORISED OFFICER

SOPHAS UCH
AUTHORISED OFFICER