

View Instrument Details



Instrument No 11909719.4
Status Registered
Date & Time Lodged 02 November 2020 12:16
Lodged By Stevenson, Jane Maree
Instrument Type Consent Notice under s221(4)(a) Resource Management Act 1991



Affected Records of Title	Land District
934883	Wellington
934884	Wellington
934885	Wellington
934886	Wellington
934887	Wellington
934888	Wellington
934889	Wellington
934890	Wellington
934891	Wellington
934892	Wellington
934893	Wellington
934894	Wellington
934895	Wellington
934896	Wellington
934897	Wellington
934898	Wellington
934899	Wellington

Annexure Schedule Contains 3 Pages.

Signature

Signed by Jane Maree Stevenson as Territorial Authority Representative on 14/10/2020 11:02 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 547543
AND RESOURCE CONSENT NO. RM190153**

(being the subdivision of Lot 1 DP 544253)
At 104 Ngarara Road, Waikanae
For Anderson Park Trust

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 1-17 the following conditions are to be complied with on a continuing basis:

1. **With respect to Lots 1, 4, 5 and 8-12:** Any fence located along or within 2m of the boundary with Ngarara Road shall not exceed 1.5m in height.
2. **With respect to Lots 4, 5 and 8-11:** Vehicle access to Ngarara Road is prohibited.
3. **With respect to Lots 1, 2 and 12:** No additional vehicle crossings shall be constructed on these Lots and any widening of the constructed vehicle crossing will be restricted to:
 - Within 8m of the common boundary with Lot 4 for Lot 1;
 - Within 8m of the common boundary with the right of way serving Lots 4 and 5 for Lot 2;
 - Within 12m of the common boundary with Part Lot 1 DP 23513 (Waikanae Park) for Lot 12.
4. **With respect to Lots 4, 5 and 8-11:** The 4.5m setback from Ngarara Road for any building shall be reduced to 3m.

5. **With respect to Lots 1-17:** Foundation design and construction for any new building or additions and alterations to a building shall take into account the findings, conclusions and recommendations within the *Statement of Suitability Stage 1 104-110 Ngarara Road, Waikanae Kapiti Coast dated July 15 2020 and the Geotechnical Assessment for Proposed Multi-Lot Subdivision Stage 1B, 104-110 Ngarara Road, Waikanae Kapiti Coast dated September 23 2019*, both prepared by ABuild Consulting Engineers Ltd and submitted to Council in relation to application no. RM190153. Any future structure requiring a building consent in terms of the Building Act 2004 shall have specific building location, platform and design by a suitably qualified experienced Chartered Engineer or an appropriately qualified Geotechnical Engineer in regards to the potential settlement and/or potential for shallow land instability.

A copy of the reports are available in Council's Office at any time the office is open to the public and is stored electronically under reference no. 7616520.

6. **With respect to Lots 1, 4, 5 and 8-12:** Vegetation along Ngarara Road shall be trimmed regularly to maintain adequate sightlines in accordance with Rule 11E.1.3 of the Proposed District Plan Appeals Version 2018 at all times.

7. **With respect to Lots 1-17:** Onsite stormwater disposal shall be designed and constructed for a 1% AEP event in accordance Part 3 Section E and Part 4 Schedule 4 of the Kapiti Coast District Council Subdivision and Development Principles and Requirements 2012 and the requirements and intent of the report *Conceptual Stormwater Disposal Design Report for Resource Consent Application* prepared by Cuttriss Consultants Limited, dated 13 November 2019 and submitted to Council in relation to application no. RM190153.

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. 7593869.

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

8. **With respect to Lots 1-3, 6 and 17:** All land use activities, including the construction of new buildings/structures, earthworks, fences, any operation or mobile plant and/or persons working near exposed line parts shall comply with the New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP34:2001) or any subsequent revision of the code.

9. **With respect to Lots 1-3, 6 and 17:** Buildings and structures on these lots will be established within the building envelopes identified in the Electrical Clearance Report, from Groundline Engineering, dated 28 August 2019 and Groundline Engineering drawings number NZ-6367-SK-01, sheets 1 & 2, revision 1.

Buildings for Sensitive Activities include Dwellings, Childcare, Schools, Hospitals.

A copy of the report and drawings are available in Council's Office at any time the office is open to the public and is stored electronically under reference no. 7617080.

10. **With respect to Lots 1-3, 6 and 17:** No buildings or structures shall be located within 12m of any outer visible edge of any National Grid support structure; except for non-conductive fencing, which can be located 6m from any outer visible edge of the support structure foundation.

11. **With respect to Lots 1-3, 6 and 17:** Any proposed new trees or vegetation within 12m either side of the centreline of the BPE-HAY-A National Grid transmission line, or within the no build/ max swing/blowout corridor as identified in the Electrical Clearance Report, from Groundline Engineering, dated 28 August 2019 and drawings

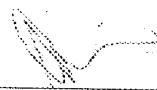
number NZ-6367-SK-01, sheets 1 & 2, revision 1, undated but stamped as approved by Transpower New Zealand Limited 20 November 2019 must not exceed 2 metres in height at full maturity. Any proposed new trees or vegetation outside the above area must be setback sufficiently to ensure the tree cannot fall within 4 m of the BPE-HAY-A lines. All trees and vegetation must comply with the Electricity (Hazards from Trees) Regulations 2003, or any subsequent revision of the regulations.

A copy of the report and drawings are available in Council's Office at any time the office is open to the public and is stored electronically under reference no. 7617080.

Issued in respect of application no. RM190153 on this 13th day of October 2020.



Marnie Shayne Rydon
AUTHORISED OFFICER



Amy Maree Camilleri
AUTHORISED OFFICER